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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BROWN COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Brown 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 Brown County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Peggy Gross, Brown County Assessor

Table of Contents

2025 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

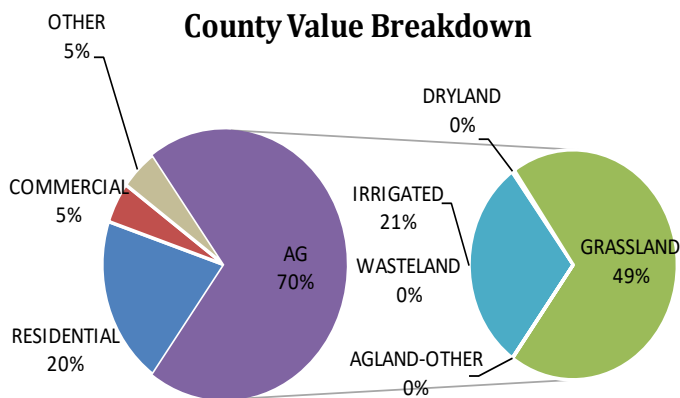
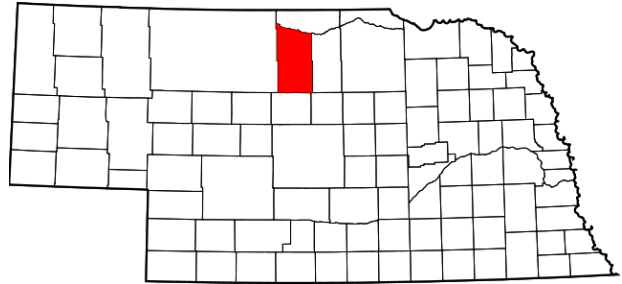
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 1,221 square miles, Brown County has 2,853 residents, per the Census Bureau Quick Facts for 2023, a 2% population increase from the 2020 U.S. Census. Reports indicate that 74% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is 101,129 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



2024 Certificate of Taxes Levied

NE Dept. of Revenue, Research Division 2024

CITY POPULATION CHANGE			
	2014	2024	Change
AINSWORTH	1,728	1,616	-6.5%
JOHNSTOWN	64	47	-26.6%
LONG PINE	305	305	0.0%

The majority of the commercial properties in Brown County are located in and around Ainsworth, the county seat. According to the latest information available from the U.S. Census Bureau, there are 142 employer establishments with total employment of 905, a 10% decrease from 2019.

Brown County's valuation base is comprised mostly by agricultural land. Grassland makes up a majority of the land in the county, with irrigated land contributing to a significant portion of the valuation base. Brown County is included in both the Middle Niobrara and Upper Loup Natural Resources Districts (NRD).

Assessment Practices & Actions

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

The sales qualification and verification procedures of the county were reviewed. Non-qualified sales contain sufficient comments and all available arm's length transactions have been made available for the measurement of the residential class.

The residential class has been divided into five valuation groups based on the economics of the county. Valuation Group 1 is the City of Ainsworth, the county seat and economic hub. Valuation Group 2 is the Village of Johnstown located in the western side of the county. Valuation Group 3 is the Village of Long Pine located on the eastern side of the county. Valuation Group 4 encompasses the rural recreational parcels located in Hidden Paradise and Clear Lake. Valuation Group 5 contains all rural residential parcels located outside of the other valuation groups.

The six-year inspection and review cycle was also evaluated. The review cycle is up to date with statutory inspection requirements.

There is not a valuation methodology; to improve transparency in the valuation process and to ensure compliance with Reg-50, the county assessor should write a valuation methodology for the 2025 assessment year.

2025 Residential Assessment Details for Brown County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Ainsworth	2021	*2021	*2024	*2024	
2	Johnstown	2020	2018	2020	2019	
3	Long Pine	2020	2018	2020	2019	
4	Rural Recreational	2021	*2021	*2024	2023/2024	
5	Rural Residential	2021	*2021	*2024	2020/2024	
Additional comments: Contract appraisal services were hired to physically review Hidden Paradise along with new construction of a pavillion Increases were applied by condition of the residential parcels throughout the county. Small homes under 900 sq ft received an economic factor of 25%. Parcels in Johnstown received a 20% economic factor. * = assessment action for current year						

Description of Analysis

Review of the statistical profile indicates that both the median and the weighted mean were below the acceptable range; while the mean is within the acceptable range; the COD and PRD are both high. The sales price substratum shows a clearly regressive pattern of assessments.

In March 2025, at the county assessor's request for assistance, the Division assisted the county assessor with sales analysis, so that assessments could be increased within the acceptable range, with an emphasis on improving the quality of assessment. Prior to the Division's analysis, the county assessor reported that costing tables had been updated to the Marshall and Swift 2021 tables.

An extensive ratio study was conducted using the values established with the 2021 cost tables; the ratio study indicated that homes with a condition rating 10 to 20 were over assessed, while those with conditions ratings of 25 or higher were under assessed; additionally, small homes with less than 900 square feet were generally over assessed. Based on the analysis, the Division recommended condition factors: a 25% functional depreciation on homes less than 900 square feet, and a 20% economic depreciation in Johnstown. The Division also recommended an increase to rural residential homesite acres. It is estimated that these adjustments would have brought all measures of central tendency within the acceptable range, while reducing the PRD from a preliminary level of 113% to 106%, and the COD from a preliminary 32% to 28%. It was the Division's opinion that there were still some data issues that needed to be addressed through property review, but these adjustments were the best possible solution for the looming 2025 assessment deadline.

While the Division was conducting analysis, the county assessor was seemingly having difficulty with the Computer-Assisted Mass Appraisal (CAMA) system to an extent that was previously unseen by Division staff. The county assessor indicated that the cost manually did not "roll correctly", and that site improvements did not "roll to appraisal values", seemingly something occurred at this point to "do an adjustment in the appraisal value so it would only be \$1 or \$2 different" presumably from the administrative value. The Division is unaware of what changes might have been made to adjust these values to the prior value but cannot imagine a scenario in which this match to prior value would adhere with generally accepted mass appraisal practices.

A review of valuation changes made shows that Valuation Groups 1, 2, and 3 generally reflect the valuation adjustments recommended by the Division, but some exceptions exist. The recommended adjustments do not appear to have been made in Valuation Group 4 and 5. Further, review of the 2025 County Abstract of Assessment, Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) indicates that \$18 million in recreational value shifted to rural residential or agricultural improved categories. When this reclassification is analyzed in total, it appears that rural improvements county wide actually decreased by 0.5%.

Valuation Group 1 is within the acceptable range, Valuation Group 2 and 4 are outside of the range with extremely small samples, and Valuation Group 3 is low at 83%, while Valuation Groups 5 is extremely low at 57% with nine sales.

Valuation Group 3 has 16 sales with both the median and mean being at 83% and the weighted mean being 80%, although the COD and PRD are slightly high, the maximum sale ratio at 146%, has a significant impact on the statistics. Its hypothetical removal brings all three measures of central tendency to 79% to 80%, the COD to 19%, and the PRD to 101%. Based on the influence of this sale, the sample is considered reliable, even though the median fluctuated somewhat with its removal. Further, the date of sale substratum shows that ratios are declining over the two-year study period, suggesting that no adjustment would result in a disproportionately large future adjustment. A 16% increase to total value in Valuation Group 3 would bring all measures of central tendency into the acceptable range, without having a significant effect on the qualitative statistics. The adjustment also brings the median of the residential class into the acceptable range at 92%. A substat of Valuation Group 3 prior to the adjustment, a substat reflecting the adjustment, and a statistic of the overall class showing the adjustment can be found in the appendix of this report.

Valuation Group 5 has nine sales, all three measures of central tendency are low, but the measures do not correlate well. The COD is extremely high at 38% and the PRD is high at 106%. Although there are two outlier sales above the acceptable range, seven of the nine sales are low with ratios ranging from 37% to 78%, there are no ratios within the acceptable range. A 68% increase to total value would be necessary to move the median of nine sale to the midpoint of the acceptable range; while the adjustment does not improve the quality of the valuation group statistics it does improve the PRD of the class as a whole to 104%, a result that is logical given that the rural properties have the highest average sale price. The adjustment would also bring the median and weighted mean of the class into the acceptable range, while slightly elevating the median. A substat of Valuation Group 5 prior to the adjustment, a substat reflecting the adjustment, and a statistic of the overall class showing the adjustment can be found in the appendix of this report.

Finally, when both adjustments are applied to the residential class, the median and weighted mean are within the acceptable range at 95% and 99%, respectively. The mean is high at 103%, the COD slightly declines to 28% and the PRD is significantly improved at 104%.

It is the opinion of the Property Tax Administrator that rural properties are significantly under assessed in Brown County; however, a 68% adjustment based on a small sample with significant dispersion will not improve the equalization of assessment. The Division's review of sales showed data issues, such as condition discrepancies and a mobile home that was valued as a stick-built home; that outbuildings on rural residential parcels are significantly under assessed; and that rural site values were too low. The only way to improve the equalization of rural improvements is to correct the data, increase land values, and establish a depreciation table that is adjusted to the market. It is worth noting that two additional rural residential sales have occurred since the end of

the study period, both with assessment-to-sale ratios of 58-63%. A large adjustment will need to be made to rural residential property in the next assessment year; however, that is best done through reappraisal and cannot be equalized with a percent adjustment.

After reviewing all available information, only the 16% adjustment to Valuation Group 3 will be recommended.

Review of the changes in valuation in the sales file compared to the 2025 Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied indicates that the sales file changed 6% more than the abstract did. This adds further concern that valuation adjustments were not applied uniformly.

Equalization and Quality of Assessment

The statistics, review of assessment changes, and general assessment practices of the Brown County Assessor do not instill confidence that residential assessments are equalized. Further, the rural residential properties are significantly below the acceptable range, but there is no feasible adjustment to the midpoint of a class or subclass that will improve equalization.

The county assessor seemingly lacks an understanding of the CAMA system and needs training as soon as practical. The county assessor also needs to commit to using table-driven valuations, the Division will continue to provide assessment training.

The quality of assessment of the residential class does not adhere to generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the residential property in Brown County is 90%. The non-binding recommendation of the PTA is that to achieve equalization in Brown County a 16% increase to total value in Valuation Group 3 should be made. With the increase, the median of the valuation group will move to the midpoint of the acceptable range, and the level of value for the entire residential class will be within the acceptable range at 93%.

09 - Brown COUNTY

PAD 2025 R&O Statistics

RESIDENTIAL IMPROVED

Type :

Number of Sales :	105	Median :	93	
Total Sales Price :	11,727,740	Wgt. Mean :	89	
Total Adj. Sales Price :	11,727,740	Mean :	99	Avg.Abs
Total Assessed Value :	10,467,530			
Avg. Adj. Sales Price :	111,693	COD :	28.97	MAX Sales P
Avg. Assessed Value :	99,691	PRD :	110.94	MIN Sales P

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	77	92.94	103.35	97.02	29.48	106.52
2	2	105.31	105.31	99.90	08.24	105.42
3	16	95.84	96.73	92.70	22.55	104.35
4	1	67.04	67.04	67.04		100.00
5	9	57.17	68.09	64.34	38.34	105.83

Assessment Practices & Actions

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

A review of the sales qualification and verification process was completed. The usability rate for the commercial class is typical of the statewide average. The county assessor is knowledgeable of transactions and provides documentation of reason for disqualification. However, the proper screening of sales continues to be an issue. Further sales qualification training will be provided in the future.

Only one valuation group is used for the commercial market in Brown County. The six-year inspection and review cycle for the commercial class was also examined. the review cycle is in compliance with state statute and physical inspections are completed by a contract appraiser.

2025 Commercial Assessment Details for Brown County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	All commercial parcels	2021	2021	2022	2022	7% increase was applied to the improvement values.
Additional comments:						
* = assessment action for current year						

Description of Analysis

Review of the statistical profile shows that, with 16 sales, none of the measures of central tendency are within the acceptable range, and the COD and PRD are high at 47% and 120%, respectively.

Prior to March 2025, the preliminary stats for Brown County commercial property correlated much more closely. The median was 90%, mean 88%, and weighted mean 85% with a COD of 36% and a PRD of 104%. A couple of outliers were inflating the COD by nine percentage points without significant impact to the median. Based on the analysis of the sample, the Division assisted the county assessor by recommending that a 7% increase be applied to all commercial properties, which would have brought all three measures of central tendency within the acceptable range.

Between the beginning of March and March 19, the county assessor made several adjustments to valuations without analysis. These included removing a 15% increase from prior years and conducting a review of use changes on seven commercial properties and applying the recommended seven percent adjustment.

Sales analysis after these changes resulted in a 9% increase to the sample and a 6% increase to the class; these results are not mathematically logical given the assessor's explanation that a 15% increase was removed, and a 7% increase was applied; additionally, these changes would not have caused a significant increase in the dispersion of the assessment-to-sale ratios.

The assessor described glitches in the computer-assisted mass appraisal (CAMA), that were preventing values from updating or updating incorrectly. Due to the uncertainty of the assessment actions and whether they were equalized in the application of value, a level of value cannot be accurately determined.

The Division strongly encourages the county assessor to seek training in the CAMA system for herself and her staff, and to ensure that values are being calculated from an assessment model. The Division will continue to provide assessment training.

As indicated, the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflects a 6% increase, while the sales file increased more at 9%.

Equalization and Quality of Assessment

There is no evidence that commercial assessments have been uniformly applied; further the level of value of the class is likely low, but the ratio study is not reliable for purposes of making a non-binding recommendation.

Based on the evidence available, the quality of assessment of commercial property in Brown County does not comply 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 Brown County cannot be determined.

Assessment Practices & Actions

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

The sales qualification and verification process was reviewed with the county assessor. The usability rate was above the statewide average range. Review of non-qualified sales determined the comments were adequate and that all arm's-length transactions were used.

The Brown County Assessor utilizes only one market area for agricultural land the county. The county assessor's staff conducts physical reviews with the assistance of a contract appraiser. Feedlots and hog confinements are identified as intensive use. The county does identify Conservation Reserve Program (CRP) acres. Recreational influences identified around the Niobrara River, and various other creeks have continued to be reviewed. The county assessor is in the process of reviewing all parcels as they complete their six-year review cycle for primary use of rural parcels. There are special valuation applications on file and these parcels are valued using uninfluenced value within the county.

2025 Agricultural Assessment Details for Brown County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2021	2018	2021	2020	
AB DW	Agricultural dwellings	2021	2021*	2024	2020	
<u>Additional comments:</u> For the 2025 assessment year, the contract appraiser reappraised the larger feedlots of the county while the office staff reviewed the smaller feedlots * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Only one market area is recognized in Brown County	2021-2023	Irrigated land 2% increase Dryland remained the same Grassland 8% increase Timber 14-18% increase
<u>Additional comments:</u> *= assessment action for current year			

Description of Analysis

The agricultural sample reveals there are 43 qualified sales in the three-year study period. Review of the overall statistics shows that the median and mean are within the acceptable range while the weighted mean is below the range. Analysis of the 80% Majority Land Use (MLU) substrata shows both the irrigated land and grassland subclasses with medians within the range. There are no 80% MLU dryland sales.

Review of the weighted average values by a subclass in comparison to surrounding counties indicates the values set by the county assessor are similar to surrounding counties.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) is consistent with the reported actions of the assessor.

Equalization and Quality of Assessment

Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties.

Agricultural improvements are believed to be values using the same appraisal process that is utilized for rural residential properties, since rural residential properties are under assessed, agricultural improvements are also not believed to be equalized.

The quality of assessment of agricultural land in Brown County does not comply with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	7	72.28	69.91	66.28	12.30	105.48
1	7	72.28	69.91	66.28	12.30	105.48
____Grass____						
County	29	69.42	72.25	74.99	29.56	96.35
1	29	69.42	72.25	74.99	29.56	96.35
____ALL____	43	71.34	73.66	79.05	26.34	93.18

Level of Value

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

Special Valuation

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

2025 Opinions of the Property Tax Administrator for Brown 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	90	Does not meet generally accepted mass appraisal techniques.	Valuation Grouping # 3, an adjustment of 16%
Commercial Real Property	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary

for Brown County

Residential Real Property - Current

Number of Sales	106	Median	89.79
Total Sales Price	\$12,332,740	Mean	96.49
Total Adj. Sales Price	\$12,332,740	Wgt. Mean	85.60
Total Assessed Value	\$10,557,192	Average Assessed Value of the Base	\$96,757
Avg. Adj. Sales Price	\$116,347	Avg. Assessed Value	\$99,596

Confidence Interval - Current

95% Median C.I	83.49 to 97.01
95% Wgt. Mean C.I	77.71 to 93.50
95% Mean C.I	88.80 to 104.18
% of Value of the Class of all Real Property Value in the County	14.47
% of Records Sold in the Study Period	6.46
% of Value Sold in the Study Period	6.65

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	120	94	93.91
2023	128	94	94.37
2022	107	0	92.05
2021	139	97	96.70

2025 Commission Summary for Brown County

Commercial Real Property - Current

Number of Sales	16	Median	91.07
Total Sales Price	\$2,562,551	Mean	100.90
Total Adj. Sales Price	\$2,562,551	Wgt. Mean	84.26
Total Assessed Value	\$2,159,282	Average Assessed Value of the Base	\$221,810
Avg. Adj. Sales Price	\$160,159	Avg. Assessed Value	\$134,955

Confidence Interval - Current

95% Median C.I	57.43 to 128.48
95% Wgt. Mean C.I	57.87 to 110.66
95% Mean C.I	70.17 to 131.63
% of Value of the Class of all Real Property Value in the County	4.93
% of Records Sold in the Study Period	6.56
% of Value Sold in the Study Period	3.99

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	18	100	93.04
2023	13	100	110.71
2022	10	100	96.13
2021	13	100	89.95

09 Brown
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 105
 Total Sales Price : 11,727,740
 Total Adj. Sales Price : 11,727,740
 Total Assessed Value : 10,285,427
 Avg. Adj. Sales Price : 111,693
 Avg. Assessed Value : 97,956

MEDIAN : 90
 WGT. MEAN : 88
 MEAN : 97

 COD : 29.44
 PRD : 110.58

COV : 41.50
 STD : 40.25
 Avg. Abs. Dev : 26.55

 MAX Sales Ratio : 330.05
 MIN Sales Ratio : 36.92

95% Median C.I. : 83.49 to 97.72
 95% Wgt. Mean C.I. : 80.40 to 95.01
 95% Mean C.I. : 89.28 to 104.68

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	13	88.34	102.47	98.01	30.64	104.55	58.74	185.70	74.23 to 136.99	87,577	85,834
01-JAN-23 To 31-MAR-23	11	108.75	109.76	102.06	30.46	107.54	39.01	206.09	54.02 to 158.04	100,591	102,664
01-APR-23 To 30-JUN-23	12	105.89	124.80	105.45	38.86	118.35	74.37	330.05	79.24 to 139.43	107,875	113,757
01-JUL-23 To 30-SEP-23	13	87.27	100.50	90.76	32.03	110.73	41.24	190.20	75.41 to 134.77	136,454	123,842
01-OCT-23 To 31-DEC-23	11	97.72	94.25	85.79	14.01	109.86	45.28	131.00	77.02 to 113.99	82,804	71,039
01-JAN-24 To 31-MAR-24	13	88.77	83.90	83.58	13.51	100.38	39.76	111.05	69.26 to 94.27	111,038	92,801
01-APR-24 To 30-JUN-24	21	77.19	83.59	78.70	25.86	106.21	47.48	138.41	67.08 to 101.68	102,405	80,589
01-JUL-24 To 30-SEP-24	11	78.37	86.95	72.53	38.99	119.88	36.92	160.30	46.32 to 125.60	173,591	125,913
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	49	92.94	109.05	98.25	35.74	110.99	39.01	330.05	84.19 to 112.75	108,437	106,534
01-OCT-23 To 30-SEP-24	56	88.77	86.41	78.97	23.14	109.42	36.92	160.30	77.02 to 96.63	114,542	90,451
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	47	97.72	107.41	96.07	30.65	111.80	39.01	330.05	87.27 to 108.75	108,207	103,952
<u>ALL</u>	105	90.17	96.98	87.70	29.44	110.58	36.92	330.05	83.49 to 97.72	111,693	97,956

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	77	92.94	103.35	97.02	29.48	106.52	39.01	330.05	88.34 to 102.16	96,942	94,051
2	2	105.31	105.31	99.90	08.24	105.42	96.63	113.99	N/A	106,250	106,144
3	16	82.63	83.39	79.91	22.55	104.35	39.76	145.70	69.26 to 98.96	89,013	71,134
4	1	67.04	67.04	67.04	00.00	100.00	67.04	67.04	N/A	115,000	77,095
5	9	57.17	68.09	64.34	38.34	105.83	36.92	118.17	45.28 to 112.75	279,056	179,548
<u>ALL</u>	105	90.17	96.98	87.70	29.44	110.58	36.92	330.05	83.49 to 97.72	111,693	97,956

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	104	90.25	97.27	87.91	29.45	110.65	36.92	330.05	84.10 to 97.72	111,661	98,157
06	1	67.04	67.04	67.04	00.00	100.00	67.04	67.04	N/A	115,000	77,095
07											
<u>ALL</u>	105	90.17	96.98	87.70	29.44	110.58	36.92	330.05	83.49 to 97.72	111,693	97,956

09 Brown
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 105	MEDIAN : 90	COV : 41.50	95% Median C.I. : 83.49 to 97.72
Total Sales Price : 11,727,740	WGT. MEAN : 88	STD : 40.25	95% Wgt. Mean C.I. : 80.40 to 95.01
Total Adj. Sales Price : 11,727,740	MEAN : 97	Avg. Abs. Dev : 26.55	95% Mean C.I. : 89.28 to 104.68
Total Assessed Value : 10,285,427			
Avg. Adj. Sales Price : 111,693	COD : 29.44	MAX Sales Ratio : 330.05	
Avg. Assessed Value : 97,956	PRD : 110.58	MIN Sales Ratio : 36.92	

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	206.09	206.09	206.09	00.00	100.00	206.09	206.09	N/A	9,000	18,548
Less Than 30,000	9	103.65	115.41	109.69	24.97	105.21	70.20	206.09	77.02 to 145.70	19,222	21,084
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	105	90.17	96.98	87.70	29.44	110.58	36.92	330.05	83.49 to 97.72	111,693	97,956
Greater Than 14,999	104	89.79	95.93	87.61	28.61	109.50	36.92	330.05	83.49 to 97.01	112,680	98,720
Greater Than 29,999	96	88.91	95.25	87.37	29.18	109.02	36.92	330.05	82.13 to 96.63	120,362	105,163
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	206.09	206.09	206.09	00.00	100.00	206.09	206.09	N/A	9,000	18,548
15,000 TO 29,999	8	102.91	104.07	104.40	15.85	99.68	70.20	145.70	70.20 to 145.70	20,500	21,401
30,000 TO 59,999	17	113.99	114.81	111.40	21.45	103.06	41.24	190.20	97.72 to 131.00	46,255	51,529
60,000 TO 99,999	23	88.77	105.94	103.34	36.99	102.52	47.48	330.05	79.93 to 101.68	74,387	76,872
100,000 TO 149,999	32	86.96	85.91	85.47	20.87	100.51	39.01	149.32	73.12 to 98.68	117,078	100,071
150,000 TO 249,999	18	87.81	86.14	84.24	20.10	102.26	45.28	138.41	69.67 to 96.63	176,444	148,642
250,000 TO 499,999	5	57.17	75.54	71.74	53.89	105.30	36.92	158.04	N/A	302,000	216,655
500,000 TO 999,999	1	78.48	78.48	78.48	00.00	100.00	78.48	78.48	N/A	625,000	490,525
1,000,000 +											
<u>ALL</u>	105	90.17	96.98	87.70	29.44	110.58	36.92	330.05	83.49 to 97.72	111,693	97,956

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	83	COV :	30.42	95% Median C.I. :	69.26 to 98.96
Total Sales Price :	1,424,200	Wgt. Mean :	80	STD :	25.37	95% Wgt. Mean C.I. :	68.94 to 90.89
Total Adj. Sales Price :	1,424,200	Mean :	83	Avg. Abs. Dev :	18.63	95% Mean C.I. :	69.87 to 96.91
Total Assessed Value :	1,138,148						
Avg. Adj. Sales Price :	89,013	COD :	22.55	MAX Sales Ratio :	145.70		
Avg. Assessed Value :	71,134	PRD :	104.35	MIN Sales Ratio :	39.76		

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
____Qrtrs____											
10/01/2022 To 12/31/2022	2	75.29	75.29	78.61	18.77	95.78	61.16	89.41	N/A	85,000	66,818
01/01/2023 To 03/31/2023	1	145.70	145.70	145.70		100.00	145.70	145.70	N/A	25,000	36,425
04/01/2023 To 06/30/2023	2	94.49	94.49	88.14	09.70	107.20	85.32	103.65	N/A	65,000	57,291
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	2	89.45	89.45	91.97	10.64	97.26	79.93	98.96	N/A	83,000	76,333
01/01/2024 To 03/31/2024	5	73.12	73.04	76.80	20.24	95.10	39.76	94.27	N/A	137,640	105,711
04/01/2024 To 06/30/2024	4	73.70	76.23	70.32	23.60	108.40	47.48	110.06	N/A	61,250	43,071
07/01/2024 To 09/30/2024											
____Study Yrs____											
10/01/2022 To 09/30/2023	5	89.41	97.05	87.58	23.01	110.81	61.16	145.70	N/A	65,000	56,928
10/01/2023 To 09/30/2024	11	77.19	77.18	77.65	20.27	99.39	39.76	110.06	47.48 to 98.96	99,927	77,592
____Calendar Yrs____											
01/01/2023 To 12/31/2023	5	98.96	102.71	94.60	17.00	108.57	79.93	145.70	N/A	64,200	60,734

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	16	82.63	83.39	79.91	22.55	104.35	39.76	145.70	69.26 to 98.96	89,013	71,134

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	83	COV :	30.42	95% Median C.I. :	69.26 to 98.96
Total Sales Price :	1,424,200	Wgt. Mean :	80	STD :	25.37	95% Wgt. Mean C.I. :	68.94 to 90.89
Total Adj. Sales Price :	1,424,200	Mean :	83	Avg. Abs. Dev :	18.63	95% Mean C.I. :	69.87 to 96.91
Total Assessed Value :	1,138,148						
Avg. Adj. Sales Price :	89,013	COD :	22.55	MAX Sales Ratio :	145.70		
Avg. Assessed Value :	71,134	PRD :	104.35	MIN Sales Ratio :	39.76		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	16	82.63	83.39	79.91	22.55	104.35	39.76	145.70	69.26 to 98.96	89,013	71,134
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	103.65	106.52	106.72	24.28	99.81	70.20	145.70	N/A	23,333	24,902
__Ranges Excl. Low \$__											
Greater Than 4,999	16	82.63	83.39	79.91	22.55	104.35	39.76	145.70	69.26 to 98.96	89,013	71,134
Greater Than 15,000	16	82.63	83.39	79.91	22.55	104.35	39.76	145.70	69.26 to 98.96	89,013	71,134
Greater Than 30,000	13	79.93	78.05	78.53	19.13	99.39	39.76	110.06	61.16 to 94.27	104,169	81,803
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	103.65	106.52	106.72	24.28	99.81	70.20	145.70	N/A	23,333	24,902
30,000 TO 59,999	1	110.06	110.06	110.06		100.00	110.06	110.06	N/A	40,000	44,025
60,000 TO 99,999	4	69.18	66.44	65.10	17.52	102.06	47.48	79.93	N/A	76,500	49,805
100,000 TO 149,999	6	79.22	75.97	75.79	19.26	100.24	39.76	98.96	39.76 to 98.96	108,033	81,881
150,000 TO 249,999	2	91.52	91.52	91.37	03.00	100.16	88.77	94.27	N/A	180,000	164,457
250,000 TO 499,999											
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
VALUATION GROUP	3	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	96	COV :	30.41	95% Median C.I. :	80.35 to 114.80
Total Sales Price :	1,424,200	Wgt. Mean :	93	STD :	29.42	95% Wgt. Mean C.I. :	79.97 to 105.43
Total Adj. Sales Price :	1,424,200	Mean :	97	Avg. Abs. Dev :	21.61	95% Mean C.I. :	81.06 to 112.40
Total Assessed Value :	1,320,251						
Avg. Adj. Sales Price :	89,013	COD :	22.55	MAX Sales Ratio :	169.01		
Avg. Assessed Value :	82,516	PRD :	104.35	MIN Sales Ratio :	46.12		

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
____Qrtrs____											
10/01/2022 To 12/31/2022	2	87.34	87.34	91.19	18.77	95.78	70.95	103.72	N/A	85,000	77,509
01/01/2023 To 03/31/2023	1	169.01	169.01	169.01		100.00	169.01	169.01	N/A	25,000	42,253
04/01/2023 To 06/30/2023	2	109.60	109.60	102.24	09.70	107.20	98.97	120.23	N/A	65,000	66,457
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	2	103.76	103.76	106.68	10.65	97.26	92.71	114.80	N/A	83,000	88,546
01/01/2024 To 03/31/2024	5	84.82	84.72	89.09	20.24	95.09	46.12	109.35	N/A	137,640	122,625
04/01/2024 To 06/30/2024	4	85.49	88.43	81.57	23.61	108.41	55.07	127.67	N/A	61,250	49,963
07/01/2024 To 09/30/2024											
____Study Yrs____											
10/01/2022 To 09/30/2023	5	103.72	112.58	101.60	23.00	110.81	70.95	169.01	N/A	65,000	66,037
10/01/2023 To 09/30/2024	11	89.54	89.53	90.07	20.28	99.40	46.12	127.67	55.07 to 114.80	99,927	90,006
____Calendar Yrs____											
01/01/2023 To 12/31/2023	5	114.80	119.14	109.74	16.99	108.57	92.71	169.01	N/A	64,200	70,452

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	16	95.84	96.73	92.70	22.55	104.35	46.12	169.01	80.35 to 114.80	89,013	82,516

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	96	COV :	30.41	95% Median C.I. :	80.35 to 114.80
Total Sales Price :	1,424,200	Wgt. Mean :	93	STD :	29.42	95% Wgt. Mean C.I. :	79.97 to 105.43
Total Adj. Sales Price :	1,424,200	Mean :	97	Avg. Abs. Dev :	21.61	95% Mean C.I. :	81.06 to 112.40
Total Assessed Value :	1,320,251						
Avg. Adj. Sales Price :	89,013	COD :	22.55	MAX Sales Ratio :	169.01		
Avg. Assessed Value :	82,516	PRD :	104.35	MIN Sales Ratio :	46.12		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	16	95.84	96.73	92.70	22.55	104.35	46.12	169.01	80.35 to 114.80	89,013	82,516
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	120.23	123.56	123.80	24.28	99.81	81.43	169.01	N/A	23,333	28,886
__Ranges Excl. Low \$__											
Greater Than 4,999	16	95.84	96.73	92.70	22.55	104.35	46.12	169.01	80.35 to 114.80	89,013	82,516
Greater Than 15,000	16	95.84	96.73	92.70	22.55	104.35	46.12	169.01	80.35 to 114.80	89,013	82,516
Greater Than 30,000	13	92.71	90.54	91.09	19.13	99.40	46.12	127.67	70.95 to 109.35	104,169	94,892
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	120.23	123.56	123.80	24.28	99.81	81.43	169.01	N/A	23,333	28,886
30,000 TO 59,999	1	127.67	127.67	127.67		100.00	127.67	127.67	N/A	40,000	51,069
60,000 TO 99,999	4	80.25	77.07	75.52	17.52	102.05	55.07	92.71	N/A	76,500	57,774
100,000 TO 149,999	6	91.90	88.13	87.92	19.26	100.24	46.12	114.80	46.12 to 114.80	108,033	94,982
150,000 TO 249,999	2	106.16	106.16	105.98	03.00	100.17	102.97	109.35	N/A	180,000	190,770
250,000 TO 499,999											
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
VALUATION GROUP	3	Total	Increase	16%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	105	Median :	93	COV :	40.65	95% Median C.I. :	84.82 to 101.67
Total Sales Price :	11,727,740	Wgt. Mean :	89	STD :	40.25	95% Wgt. Mean C.I. :	81.84 to 96.67
Total Adj. Sales Price :	11,727,740	Mean :	99	Avg. Abs. Dev :	26.85	95% Mean C.I. :	91.31 to 106.71
Total Assessed Value :	10,467,530						
Avg. Adj. Sales Price :	111,693	COD :	28.97	MAX Sales Ratio :	330.05		
Avg. Assessed Value :	99,691	PRD :	110.94	MIN Sales Ratio :	36.92		

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
____ Qrtrs ____											
10/01/2022 To 12/31/2022	13	88.34	104.32	99.89	31.04	104.43	58.74	185.70	74.23 to 136.99	87,577	87,479
01/01/2023 To 03/31/2023	11	108.75	111.88	102.59	32.40	109.06	39.01	206.09	54.02 to 169.01	100,591	103,193
04/01/2023 To 06/30/2023	12	113.15	127.32	106.87	35.92	119.14	74.37	330.05	79.24 to 139.43	107,875	115,285
07/01/2023 To 09/30/2023	13	87.27	100.50	90.76	32.03	110.73	41.24	190.20	75.41 to 134.77	136,454	123,842
10/01/2023 To 12/31/2023	11	97.72	96.85	88.47	14.29	109.47	45.28	131.00	77.02 to 114.80	82,804	73,260
01/01/2024 To 03/31/2024	13	89.05	88.39	89.43	13.45	98.84	46.12	111.05	80.35 to 102.97	111,038	99,307
04/01/2024 To 06/30/2024	21	81.51	85.91	79.98	24.88	107.41	51.92	138.41	67.08 to 101.68	102,405	81,901
07/01/2024 To 09/30/2024	11	78.37	86.95	72.53	38.99	119.88	36.92	160.30	46.32 to 125.60	173,591	125,913
____ Study Yrs ____											
10/01/2022 To 09/30/2023	49	98.97	110.64	99.10	34.03	111.64	39.01	330.05	84.19 to 113.27	108,437	107,464
10/01/2023 To 09/30/2024	56	89.86	88.84	81.10	22.80	109.54	36.92	160.30	81.43 to 97.72	114,542	92,890
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	47	98.68	109.16	97.02	31.01	112.51	39.01	330.05	90.84 to 112.75	108,207	104,986

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	77	92.94	103.35	97.02	29.48	106.52	39.01	330.05	88.34 to 102.16	96,942	94,051
2	2	105.31	105.31	99.90	08.24	105.42	96.63	113.99	N/A	106,250	106,144
3	16	95.84	96.73	92.70	22.55	104.35	46.12	169.01	80.35 to 114.80	89,013	82,516
4	1	67.04	67.04	67.04		100.00	67.04	67.04	N/A	115,000	77,095
5	9	57.17	68.09	64.34	38.34	105.83	36.92	118.17	45.28 to 112.75	279,056	179,548

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	105	Median :	93	COV :	40.65	95% Median C.I. :	84.82 to 101.67
Total Sales Price :	11,727,740	Wgt. Mean :	89	STD :	40.25	95% Wgt. Mean C.I. :	81.84 to 96.67
Total Adj. Sales Price :	11,727,740	Mean :	99	Avg.Abs.Dev :	26.85	95% Mean C.I. :	91.31 to 106.71
Total Assessed Value :	10,467,530						
Avg. Adj. Sales Price :	111,693	COD :	28.97	MAX Sales Ratio :	330.05		
Avg. Assessed Value :	99,691	PRD :	110.94	MIN Sales Ratio :	36.92		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	104	92.69	99.32	89.47	28.98	111.01	36.92	330.05	87.27 to 101.67	111,661	99,908
06	1	67.04	67.04	67.04		100.00	67.04	67.04	N/A	115,000	77,095
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	1	206.09	206.09	206.09		100.00	206.09	206.09	N/A	9,000	18,548
Less Than 30,000	9	108.89	121.09	116.60	26.15	103.85	77.02	206.09	81.43 to 169.01	19,222	22,412
__Ranges Excl. Low \$__											
Greater Than 4,999	105	92.67	99.01	89.25	28.97	110.94	36.92	330.05	84.82 to 101.67	111,693	99,691
Greater Than 15,000	104	92.11	97.98	89.16	28.25	109.89	36.92	330.05	84.82 to 99.11	112,680	100,471
Greater Than 30,000	96	90.59	96.94	88.85	28.79	109.11	36.92	330.05	84.10 to 98.68	120,362	106,936
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	206.09	206.09	206.09		100.00	206.09	206.09	N/A	9,000	18,548
15,000 TO 29,999	8	105.53	110.46	111.68	18.85	98.91	77.02	169.01	77.02 to 169.01	20,500	22,895
30,000 TO 59,999	17	117.67	115.84	112.30	21.08	103.15	41.24	190.20	97.72 to 131.00	46,255	51,943
60,000 TO 99,999	23	91.54	107.79	105.20	34.09	102.46	51.98	330.05	82.13 to 101.68	74,387	78,258
100,000 TO 149,999	32	88.83	88.19	87.57	20.71	100.71	39.01	149.32	76.25 to 102.41	117,078	102,528
150,000 TO 249,999	18	87.81	87.76	85.90	21.96	102.17	45.28	138.41	69.67 to 102.97	176,444	151,565
250,000 TO 499,999	5	57.17	75.54	71.74	53.89	105.30	36.92	158.04	N/A	302,000	216,655
500,000 TO 999,999	1	78.48	78.48	78.48		100.00	78.48	78.48	N/A	625,000	490,525
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	16%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	57	COV :	43.44	95% Median C.I. :	45.28 to 112.75
Total Sales Price :	2,511,500	Wgt. Mean :	64	STD :	29.58	95% Wgt. Mean C.I. :	46.96 to 81.73
Total Adj. Sales Price :	2,511,500	Mean :	68	Avg. Abs. Dev :	21.92	95% Mean C.I. :	45.35 to 90.83
Total Assessed Value :	1,615,935						
Avg. Adj. Sales Price :	279,056	COD :	38.34	MAX Sales Ratio :	118.17		
Avg. Assessed Value :	179,548	PRD :	105.83	MIN Sales Ratio :	36.92		

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
____Qrtrs____											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	112.75	112.75	112.75		100.00	112.75	112.75	N/A	107,500	121,210
04/01/2023 To 06/30/2023	1	118.17	118.17	118.17		100.00	118.17	118.17	N/A	170,000	200,895
07/01/2023 To 09/30/2023	1	78.48	78.48	78.48		100.00	78.48	78.48	N/A	625,000	490,525
10/01/2023 To 12/31/2023	1	45.28	45.28	45.28		100.00	45.28	45.28	N/A	219,000	99,155
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	62.13	62.13	60.47	07.98	102.75	57.17	67.08	N/A	262,500	158,743
07/01/2024 To 09/30/2024	3	46.32	44.63	44.70	09.89	99.84	36.92	50.65	N/A	288,333	128,888
____Study Yrs____											
10/01/2022 To 09/30/2023	3	112.75	103.13	90.04	11.73	114.54	78.48	118.17	N/A	300,833	270,877
10/01/2023 To 09/30/2024	6	48.49	50.57	49.93	15.94	101.28	36.92	67.08	36.92 to 67.08	268,167	133,884
____Calendar Yrs____											
01/01/2023 To 12/31/2023	4	95.62	88.67	81.30	28.02	109.07	45.28	118.17	N/A	280,375	227,946

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	9	57.17	68.09	64.34	38.34	105.83	36.92	118.17	45.28 to 112.75	279,056	179,548

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	57	COV :	43.44	95% Median C.I. :	45.28 to 112.75
Total Sales Price :	2,511,500	Wgt. Mean :	64	STD :	29.58	95% Wgt. Mean C.I. :	46.96 to 81.73
Total Adj. Sales Price :	2,511,500	Mean :	68	Avg. Abs. Dev :	21.92	95% Mean C.I. :	45.35 to 90.83
Total Assessed Value :	1,615,935						
Avg. Adj. Sales Price :	279,056	COD :	38.34	MAX Sales Ratio :	118.17		
Avg. Assessed Value :	179,548	PRD :	105.83	MIN Sales Ratio :	36.92		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	9	57.17	68.09	64.34	38.34	105.83	36.92	118.17	45.28 to 112.75	279,056	179,548
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	9	57.17	68.09	64.34	38.34	105.83	36.92	118.17	45.28 to 112.75	279,056	179,548
Greater Than 15,000	9	57.17	68.09	64.34	38.34	105.83	36.92	118.17	45.28 to 112.75	279,056	179,548
Greater Than 30,000	9	57.17	68.09	64.34	38.34	105.83	36.92	118.17	45.28 to 112.75	279,056	179,548
__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	1	112.75	112.75	112.75		100.00	112.75	112.75	N/A	107,500	121,210
150,000 TO 249,999	4	58.87	70.30	67.25	37.93	104.54	45.28	118.17	N/A	198,500	133,485
250,000 TO 499,999	3	46.32	46.80	47.74	14.57	98.03	36.92	57.17	N/A	328,333	156,753
500,000 TO 999,999	1	78.48	78.48	78.48		100.00	78.48	78.48	N/A	625,000	490,525
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	96	COV :	43.45	95% Median C.I. :	76.06 to 189.43
Total Sales Price :	2,511,500	Wgt. Mean :	108	STD :	49.70	95% Wgt. Mean C.I. :	78.89 to 137.30
Total Adj. Sales Price :	2,511,500	Mean :	114	Avg. Abs. Dev :	36.83	95% Mean C.I. :	76.19 to 152.59
Total Assessed Value :	2,714,771						
Avg. Adj. Sales Price :	279,056	COD :	38.35	MAX Sales Ratio :	198.53		
Avg. Assessed Value :	301,641	PRD :	105.83	MIN Sales Ratio :	62.03		

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
____Qrtrs____											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	189.43	189.43	189.43		100.00	189.43	189.43	N/A	107,500	203,633
04/01/2023 To 06/30/2023	1	198.53	198.53	198.53		100.00	198.53	198.53	N/A	170,000	337,504
07/01/2023 To 09/30/2023	1	131.85	131.85	131.85		100.00	131.85	131.85	N/A	625,000	824,082
10/01/2023 To 12/31/2023	1	76.06	76.06	76.06		100.00	76.06	76.06	N/A	219,000	166,580
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	104.37	104.37	101.60	07.98	102.73	96.04	112.70	N/A	262,500	266,688
07/01/2024 To 09/30/2024	3	77.82	74.98	75.10	09.88	99.84	62.03	85.09	N/A	288,333	216,532
____Study Yrs____											
10/01/2022 To 09/30/2023	3	189.43	173.27	151.27	11.74	114.54	131.85	198.53	N/A	300,833	455,073
10/01/2023 To 09/30/2024	6	81.46	84.96	83.88	15.95	101.29	62.03	112.70	62.03 to 112.70	268,167	224,925
____Calendar Yrs____											
01/01/2023 To 12/31/2023	4	160.64	148.97	136.58	28.02	109.07	76.06	198.53	N/A	280,375	382,950

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	9	96.04	114.39	108.09	38.35	105.83	62.03	198.53	76.06 to 189.43	279,056	301,641

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	96	COV :	43.45	95% Median C.I. :	76.06 to 189.43
Total Sales Price :	2,511,500	Wgt. Mean :	108	STD :	49.70	95% Wgt. Mean C.I. :	78.89 to 137.30
Total Adj. Sales Price :	2,511,500	Mean :	114	Avg. Abs. Dev :	36.83	95% Mean C.I. :	76.19 to 152.59
Total Assessed Value :	2,714,771						
Avg. Adj. Sales Price :	279,056	COD :	38.35	MAX Sales Ratio :	198.53		
Avg. Assessed Value :	301,641	PRD :	105.83	MIN Sales Ratio :	62.03		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	9	96.04	114.39	108.09	38.35	105.83	62.03	198.53	76.06 to 189.43	279,056	301,641
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	9	96.04	114.39	108.09	38.35	105.83	62.03	198.53	76.06 to 189.43	279,056	301,641
Greater Than 15,000	9	96.04	114.39	108.09	38.35	105.83	62.03	198.53	76.06 to 189.43	279,056	301,641
Greater Than 30,000	9	96.04	114.39	108.09	38.35	105.83	62.03	198.53	76.06 to 189.43	279,056	301,641
__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	1	189.43	189.43	189.43		100.00	189.43	189.43	N/A	107,500	203,633
150,000 TO 249,999	4	98.90	118.10	112.97	37.94	104.54	76.06	198.53	N/A	198,500	224,255
250,000 TO 499,999	3	77.82	78.63	80.21	14.57	98.03	62.03	96.04	N/A	328,333	263,345
500,000 TO 999,999	1	131.85	131.85	131.85		100.00	131.85	131.85	N/A	625,000	824,082
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	68%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	105	Median :	92	COV :	40.61	95% Median C.I. :	85.32 to 98.96
Total Sales Price :	11,727,740	Wgt. Mean :	97	STD :	41.00	95% Wgt. Mean C.I. :	89.26 to 104.88
Total Adj. Sales Price :	11,727,740	Mean :	101	Avg.Abs.Dev :	26.88	95% Mean C.I. :	93.11 to 108.79
Total Assessed Value :	11,384,263						
Avg. Adj. Sales Price :	111,693	COD :	29.36	MAX Sales Ratio :	330.05		
Avg. Assessed Value :	108,422	PRD :	104.00	MIN Sales Ratio :	39.01		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2022 To 12/31/2022	13	88.34	102.47	98.01	30.64	104.55	58.74	185.70	74.23 to 136.99	87,577	85,834
01/01/2023 To 03/31/2023	11	108.75	116.73	109.51	36.86	106.59	39.01	206.09	54.02 to 189.43	100,591	110,157
04/01/2023 To 06/30/2023	12	105.89	131.50	116.01	45.18	113.35	74.37	330.05	79.24 to 178.15	107,875	125,141
07/01/2023 To 09/30/2023	13	96.66	104.61	109.56	31.02	95.48	41.24	190.20	75.41 to 134.77	136,454	149,500
10/01/2023 To 12/31/2023	11	97.72	97.05	93.19	11.14	104.14	76.06	131.00	77.02 to 113.99	82,804	77,169
01/01/2024 To 03/31/2024	13	88.77	83.90	83.58	13.51	100.38	39.76	111.05	69.26 to 94.27	111,038	92,801
04/01/2024 To 06/30/2024	21	81.64	87.61	88.74	25.10	98.73	47.48	138.41	70.20 to 103.75	102,405	90,869
07/01/2024 To 09/30/2024	11	85.09	95.22	86.30	26.90	110.34	62.03	160.30	67.11 to 125.60	173,591	149,816
____Study Yrs____											
10/01/2022 To 09/30/2023	49	96.66	113.35	108.65	38.12	104.33	39.01	330.05	85.32 to 113.54	108,437	117,811
10/01/2023 To 09/30/2024	56	89.61	90.10	87.48	20.04	102.99	39.76	160.30	79.93 to 97.01	114,542	100,205
____Calendar Yrs____											
01/01/2023 To 12/31/2023	47	98.68	112.54	108.26	33.37	103.95	39.01	330.05	90.33 to 108.89	108,207	117,144

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	77	92.94	103.35	97.02	29.48	106.52	39.01	330.05	88.34 to 102.16	96,942	94,051
2	2	105.31	105.31	99.90	08.24	105.42	96.63	113.99	N/A	106,250	106,144
3	16	82.63	83.39	79.91	22.55	104.35	39.76	145.70	69.26 to 98.96	89,013	71,134
4	1	67.04	67.04	67.04		100.00	67.04	67.04	N/A	115,000	77,095
5	9	96.04	114.39	108.09	38.35	105.83	62.03	198.53	76.06 to 189.43	279,056	301,641

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	105	Median :	92	COV :	40.61	95% Median C.I. :	85.32 to 98.96
Total Sales Price :	11,727,740	Wgt. Mean :	97	STD :	41.00	95% Wgt. Mean C.I. :	89.26 to 104.88
Total Adj. Sales Price :	11,727,740	Mean :	101	Avg.Abs.Dev :	26.88	95% Mean C.I. :	93.11 to 108.79
Total Assessed Value :	11,384,263						
Avg. Adj. Sales Price :	111,693	COD :	29.36	MAX Sales Ratio :	330.05		
Avg. Assessed Value :	108,422	PRD :	104.00	MIN Sales Ratio :	39.01		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	104	92.11	101.27	97.37	29.20	104.01	39.01	330.05	87.27 to 98.96	111,661	108,723
06	1	67.04	67.04	67.04		100.00	67.04	67.04	N/A	115,000	77,095
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	1	206.09	206.09	206.09		100.00	206.09	206.09	N/A	9,000	18,548
Less Than 30,000	9	103.65	115.41	109.69	24.97	105.21	70.20	206.09	77.02 to 145.70	19,222	21,084
__Ranges Excl. Low \$__											
Greater Than 4,999	105	91.54	100.95	97.07	29.36	104.00	39.01	330.05	85.32 to 98.96	111,693	108,422
Greater Than 15,000	104	91.19	99.94	96.99	28.54	103.04	39.01	330.05	85.32 to 98.68	112,680	109,286
Greater Than 30,000	96	90.25	99.59	96.88	29.22	102.80	39.01	330.05	84.19 to 97.01	120,362	116,609
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	206.09	206.09	206.09		100.00	206.09	206.09	N/A	9,000	18,548
15,000 TO 29,999	8	102.91	104.07	104.40	15.85	99.68	70.20	145.70	70.20 to 145.70	20,500	21,401
30,000 TO 59,999	17	113.99	114.81	111.40	21.45	103.06	41.24	190.20	97.72 to 131.00	46,255	51,529
60,000 TO 99,999	23	88.77	105.94	103.34	36.99	102.52	47.48	330.05	79.93 to 101.68	74,387	76,872
100,000 TO 149,999	32	86.96	88.31	87.67	23.63	100.73	39.01	189.43	73.12 to 98.68	117,078	102,647
150,000 TO 249,999	18	88.56	96.76	95.67	21.08	101.14	67.11	198.53	77.59 to 97.01	176,444	168,813
250,000 TO 499,999	5	79.24	94.63	92.92	28.84	101.84	62.03	158.04	N/A	302,000	280,610
500,000 TO 999,999	1	131.85	131.85	131.85		100.00	131.85	131.85	N/A	625,000	824,082
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	68%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	105	Median :	95	COV :	39.62	95% Median C.I. :	88.60 to 102.16
Total Sales Price :	11,727,740	Wgt. Mean :	99	STD :	40.80	95% Wgt. Mean C.I. :	90.90 to 106.35
Total Adj. Sales Price :	11,727,740	Mean :	103	Avg. Abs. Dev :	27.04	95% Mean C.I. :	95.18 to 110.78
Total Assessed Value :	11,566,366						
Avg. Adj. Sales Price :	111,693	COD :	28.46	MAX Sales Ratio :	330.05		
Avg. Assessed Value :	110,156	PRD :	104.42	MIN Sales Ratio :	39.01		

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
____ Qrtrs ____											
10/01/2022 To 12/31/2022	13	88.34	104.32	99.89	31.04	104.43	58.74	185.70	74.23 to 136.99	87,577	87,479
01/01/2023 To 03/31/2023	11	108.75	118.85	110.04	38.81	108.01	39.01	206.09	54.02 to 189.43	100,591	110,686
04/01/2023 To 06/30/2023	12	114.18	134.02	117.42	41.46	114.14	74.37	330.05	79.24 to 178.15	107,875	126,669
07/01/2023 To 09/30/2023	13	96.66	104.61	109.56	31.02	95.48	41.24	190.20	75.41 to 134.77	136,454	149,500
10/01/2023 To 12/31/2023	11	97.72	99.65	95.88	11.43	103.93	76.06	131.00	77.02 to 114.80	82,804	79,389
01/01/2024 To 03/31/2024	13	89.05	88.39	89.43	13.45	98.84	46.12	111.05	80.35 to 102.97	111,038	99,307
04/01/2024 To 06/30/2024	21	89.54	89.94	90.02	22.58	99.91	51.92	138.41	70.75 to 103.75	102,405	92,182
07/01/2024 To 09/30/2024	11	85.09	95.22	86.30	26.90	110.34	62.03	160.30	67.11 to 125.60	173,591	149,816
____ Study Yrs ____											
10/01/2022 To 09/30/2023	49	103.72	114.93	109.50	35.71	104.96	39.01	330.05	87.27 to 120.23	108,437	118,741
10/01/2023 To 09/30/2024	56	92.11	92.52	89.61	19.29	103.25	46.12	160.30	84.82 to 98.68	114,542	102,644
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	47	98.97	114.29	109.21	33.91	104.65	39.01	330.05	92.71 to 113.99	108,207	118,178

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	77	92.94	103.35	97.02	29.48	106.52	39.01	330.05	88.34 to 102.16	96,942	94,051
2	2	105.31	105.31	99.90	08.24	105.42	96.63	113.99	N/A	106,250	106,144
3	16	95.84	96.73	92.70	22.55	104.35	46.12	169.01	80.35 to 114.80	89,013	82,516
4	1	67.04	67.04	67.04		100.00	67.04	67.04	N/A	115,000	77,095
5	9	96.04	114.39	108.09	38.35	105.83	62.03	198.53	76.06 to 189.43	279,056	301,641

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	105	Median :	95	COV :	39.62	95% Median C.I. :	88.60 to 102.16
Total Sales Price :	11,727,740	Wgt. Mean :	99	STD :	40.80	95% Wgt. Mean C.I. :	90.90 to 106.35
Total Adj. Sales Price :	11,727,740	Mean :	103	Avg.Abs.Dev :	27.04	95% Mean C.I. :	95.18 to 110.78
Total Assessed Value :	11,566,366						
Avg. Adj. Sales Price :	111,693	COD :	28.46	MAX Sales Ratio :	330.05		
Avg. Assessed Value :	110,156	PRD :	104.42	MIN Sales Ratio :	39.01		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	104	95.53	103.33	98.94	28.29	104.44	39.01	330.05	88.77 to 102.16	111,661	110,474
06	1	67.04	67.04	67.04		100.00	67.04	67.04	N/A	115,000	77,095
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	1	206.09	206.09	206.09		100.00	206.09	206.09	N/A	9,000	18,548
Less Than 30,000	9	108.89	121.09	116.60	26.15	103.85	77.02	206.09	81.43 to 169.01	19,222	22,412
___Ranges Excl. Low \$___											
Greater Than 4,999	105	95.01	102.98	98.62	28.46	104.42	39.01	330.05	88.60 to 102.16	111,693	110,156
Greater Than 15,000	104	93.98	101.99	98.54	27.91	103.50	39.01	330.05	88.60 to 101.68	112,680	111,037
Greater Than 30,000	96	92.69	101.28	98.35	28.46	102.98	39.01	330.05	87.27 to 99.11	120,362	118,382
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999	1	206.09	206.09	206.09		100.00	206.09	206.09	N/A	9,000	18,548
15,000 TO 29,999	8	105.53	110.46	111.68	18.85	98.91	77.02	169.01	77.02 to 169.01	20,500	22,895
30,000 TO 59,999	17	117.67	115.84	112.30	21.08	103.15	41.24	190.20	97.72 to 131.00	46,255	51,943
60,000 TO 99,999	23	91.54	107.79	105.20	34.09	102.46	51.98	330.05	82.13 to 101.68	74,387	78,258
100,000 TO 149,999	32	88.83	90.59	89.77	23.42	100.91	39.01	189.43	76.25 to 102.41	117,078	105,103
150,000 TO 249,999	18	89.34	98.38	97.33	22.71	101.08	67.11	198.53	77.59 to 109.35	176,444	171,737
250,000 TO 499,999	5	79.24	94.63	92.92	28.84	101.84	62.03	158.04	N/A	302,000	280,610
500,000 TO 999,999	1	131.85	131.85	131.85		100.00	131.85	131.85	N/A	625,000	824,082
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	68%
VALUATION GROUP	3	Total	Increase	16%

09 Brown
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 16
Total Sales Price : 2,562,551
Total Adj. Sales Price : 2,562,551
Total Assessed Value : 2,159,282
Avg. Adj. Sales Price : 160,159
Avg. Assessed Value : 134,955

MEDIAN : 91
WGT. MEAN : 84
MEAN : 101

COD : 46.94
PRD : 119.75

COV : 57.17
STD : 57.68
Avg. Abs. Dev : 42.75

MAX Sales Ratio : 226.19
MIN Sales Ratio : 26.14

95% Median C.I. : 57.43 to 128.48
95% Wgt. Mean C.I. : 57.87 to 110.66
95% Mean C.I. : 70.17 to 131.63

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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-21 To 31-DEC-21	2	128.44	128.44	128.47	00.03	99.98	128.40	128.48	N/A	107,000	137,468
01-JAN-22 To 31-MAR-22	2	77.02	77.02	62.30	25.64	123.63	57.27	96.76	N/A	269,250	167,735
01-APR-22 To 30-JUN-22	2	69.54	69.54	86.65	46.66	80.25	37.09	101.98	N/A	317,500	275,113
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	221.45	221.45	221.45	00.00	100.00	221.45	221.45	N/A	40,000	88,578
01-JAN-23 To 31-MAR-23	1	26.14	26.14	26.14	00.00	100.00	26.14	26.14	N/A	300,000	78,405
01-APR-23 To 30-JUN-23	2	62.62	62.62	63.09	08.29	99.26	57.43	67.80	N/A	82,500	52,046
01-JUL-23 To 30-SEP-23	2	101.08	101.08	98.63	15.53	102.48	85.38	116.78	N/A	32,000	31,560
01-OCT-23 To 31-DEC-23	1	66.15	66.15	66.15	00.00	100.00	66.15	66.15	N/A	201,051	133,000
01-JAN-24 To 31-MAR-24	1	67.93	67.93	67.93	00.00	100.00	67.93	67.93	N/A	50,000	33,965
01-APR-24 To 30-JUN-24	2	177.70	177.70	140.14	27.29	126.80	129.21	226.19	N/A	177,500	248,746
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	6	99.37	91.66	83.65	28.14	109.58	37.09	128.48	37.09 to 128.48	231,250	193,438
01-OCT-22 To 30-SEP-23	6	76.59	95.83	58.73	59.24	163.17	26.14	221.45	26.14 to 221.45	94,833	55,699
01-OCT-23 To 30-SEP-24	4	98.57	122.37	109.64	56.13	111.61	66.15	226.19	N/A	151,513	166,114
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	5	96.76	102.91	80.29	47.34	128.17	37.09	221.45	N/A	242,700	194,855
01-JAN-23 To 31-DEC-23	6	66.98	69.95	51.86	29.92	134.88	26.14	116.78	26.14 to 116.78	121,675	63,103
<u>ALL</u>	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955
<u>ALL</u>	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955

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	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955
04											
<u>ALL</u>	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955

09 Brown
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 16	MEDIAN : 91	COV : 57.17	95% Median C.I. : 57.43 to 128.48
Total Sales Price : 2,562,551	WGT. MEAN : 84	STD : 57.68	95% Wgt. Mean C.I. : 57.87 to 110.66
Total Adj. Sales Price : 2,562,551	MEAN : 101	Avg. Abs. Dev : 42.75	95% Mean C.I. : 70.17 to 131.63
Total Assessed Value : 2,159,282			
Avg. Adj. Sales Price : 160,159	COD : 46.94	MAX Sales Ratio : 226.19	
Avg. Assessed Value : 134,955	PRD : 119.75	MIN Sales Ratio : 26.14	

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
___Low \$ Ranges___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	122.59	122.59	122.37	04.74	100.18	116.78	128.40	N/A	26,000	31,815
___Ranges Excl. Low \$___											
Greater Than 4,999	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955
Greater Than 14,999	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955
Greater Than 29,999	14	76.66	97.80	83.47	56.81	117.17	26.14	226.19	57.27 to 129.21	179,325	149,689
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	122.59	122.59	122.37	04.74	100.18	116.78	128.40	N/A	26,000	31,815
30,000 TO 59,999	4	153.42	150.24	146.47	47.96	102.57	67.93	226.19	N/A	41,750	61,152
60,000 TO 99,999	3	67.80	74.00	72.96	19.34	101.43	57.43	96.76	N/A	77,833	56,791
100,000 TO 149,999											
150,000 TO 249,999	3	66.15	77.24	79.90	46.05	96.67	37.09	128.48	N/A	180,017	143,825
250,000 TO 499,999	4	79.63	78.65	79.57	46.40	98.84	26.14	129.21	N/A	392,500	312,299
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___	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955

09 Brown
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 16
 Total Sales Price : 2,562,551
 Total Adj. Sales Price : 2,562,551
 Total Assessed Value : 2,159,282
 Avg. Adj. Sales Price : 160,159
 Avg. Assessed Value : 134,955

MEDIAN : 91
 WGT. MEAN : 84
 MEAN : 101
 COD : 46.94
 PRD : 119.75

COV : 57.17
 STD : 57.68
 Avg. Abs. Dev : 42.75
 MAX Sales Ratio : 226.19
 MIN Sales Ratio : 26.14

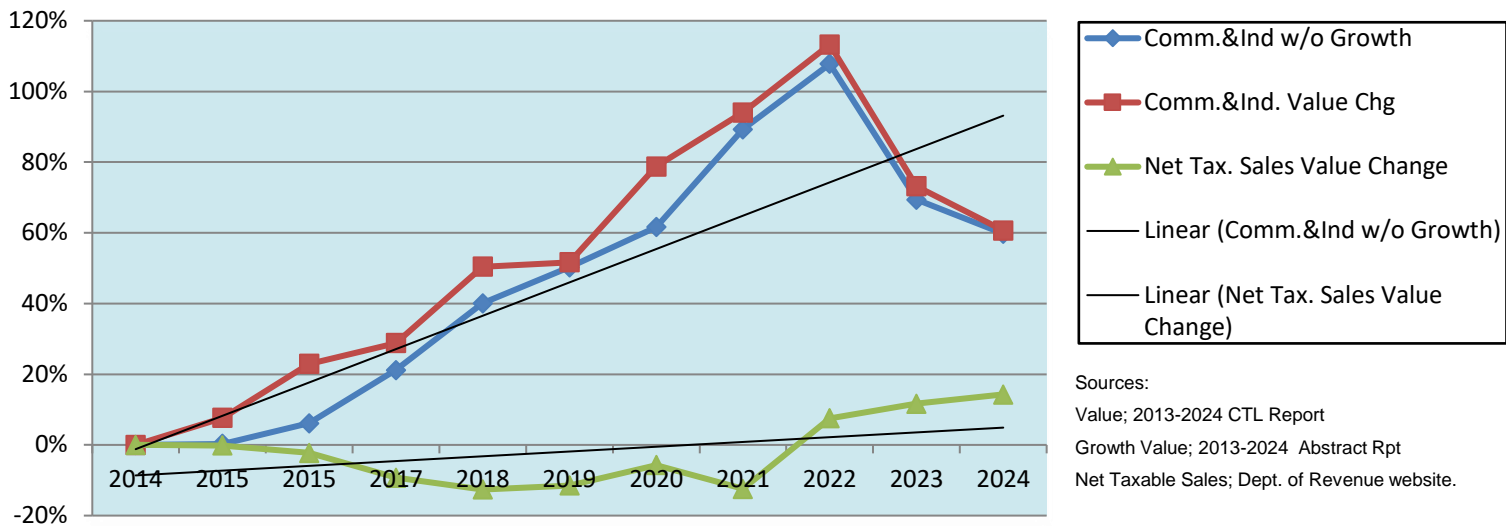
95% Median C.I. : 57.43 to 128.48
 95% Wgt. Mean C.I. : 57.87 to 110.66
 95% Mean C.I. : 70.17 to 131.63

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	57.27	57.27	57.27	00.00	100.00	57.27	57.27	N/A	470,000	269,190
343	1	129.21	129.21	129.21	00.00	100.00	129.21	129.21	N/A	315,000	407,017
350	1	221.45	221.45	221.45	00.00	100.00	221.45	221.45	N/A	40,000	88,578
353	5	116.78	124.91	112.65	34.49	110.88	67.80	226.19	N/A	43,800	49,342
384	1	67.93	67.93	67.93	00.00	100.00	67.93	67.93	N/A	50,000	33,965
419	1	26.14	26.14	26.14	00.00	100.00	26.14	26.14	N/A	300,000	78,405
442	1	57.43	57.43	57.43	00.00	100.00	57.43	57.43	N/A	75,000	43,075
470	1	66.15	66.15	66.15	00.00	100.00	66.15	66.15	N/A	201,051	133,000
471	1	96.76	96.76	96.76	00.00	100.00	96.76	96.76	N/A	68,500	66,280
528	2	82.79	82.79	88.05	55.20	94.03	37.09	128.48	N/A	169,500	149,238
999	1	101.98	101.98	101.98	00.00	100.00	101.98	101.98	N/A	485,000	494,585
<u> ALL </u>	16	91.07	100.90	84.26	46.94	119.75	26.14	226.19	57.43 to 128.48	160,159	134,955

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
2013	\$ 27,223,134	\$ 667,202	2.45%	\$ 26,555,932		\$ 38,736,887	
2014	\$ 29,302,116	\$ 2,006,370	6.85%	\$ 27,295,746	0.27%	\$ 38,668,955	-0.18%
2015	\$ 33,461,571	\$ 4,576,176	13.68%	\$ 28,885,395	-1.42%	\$ 37,867,454	-2.07%
2015	\$ 35,058,099	\$ 2,065,694	5.89%	\$ 32,992,405	-1.40%	\$ 35,134,237	-7.22%
2017	\$ 40,949,580	\$ 2,821,706	6.89%	\$ 38,127,874	8.76%	\$ 33,842,953	-3.68%
2018	\$ 41,289,269	\$ 382,036	0.93%	\$ 40,907,233	-0.10%	\$ 34,278,576	1.29%
2019	\$ 48,661,733	\$ 4,662,747	9.58%	\$ 43,998,986	6.56%	\$ 36,513,668	6.52%
2020	\$ 52,833,441	\$ 1,296,991	2.45%	\$ 51,536,450	5.91%	\$ 33,919,143	-7.11%
2021	\$ 58,058,725	\$ 1,496,775	2.58%	\$ 56,561,950	7.06%	\$ 41,650,935	22.79%
2022	\$ 47,139,446	\$ 1,036,195	2.20%	\$ 46,103,251	-20.59%	\$ 43,252,076	3.84%
2023	\$ 43,737,960	\$ 243,170	0.56%	\$ 43,494,790	-7.73%	\$ 44,272,189	2.36%
2024	\$ 50,143,648	\$ 235,790	0.47%	\$ 49,907,858	14.11%	\$ 43,201,481	-2.42%
Ann %chg	5.52%			Average	1.04%	1.11%	1.29%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	0.27%	7.64%	-0.18%
2015	6.11%	22.92%	-2.24%
2016	21.19%	28.78%	-9.30%
2017	40.06%	50.42%	-12.63%
2018	50.27%	51.67%	-11.51%
2019	61.62%	78.75%	-5.74%
2020	89.31%	94.08%	-12.44%
2021	107.77%	113.27%	7.52%
2022	69.35%	73.16%	11.66%
2023	59.77%	60.66%	14.29%
2024	83.33%	84.19%	11.53%

County Number	9
County Name	Brown

09 Brown**AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 43	MEDIAN : 71	COV : 37.80	95% Median C.I. : 60.39 to 80.40
Total Sales Price : 33,895,341	WGT. MEAN : 79	STD : 27.84	95% Wgt. Mean C.I. : 65.66 to 92.44
Total Adj. Sales Price : 33,895,341	MEAN : 74	Avg. Abs. Dev : 18.79	95% Mean C.I. : 65.34 to 81.98
Total Assessed Value : 26,795,558			
Avg. Adj. Sales Price : 788,264	COD : 26.34	MAX Sales Ratio : 162.75	
Avg. Assessed Value : 623,153	PRD : 93.18	MIN Sales Ratio : 00.00	

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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-21 To 31-DEC-21	4	101.03	102.57	118.81	37.98	86.33	58.08	150.12	N/A	1,195,919	1,420,912
01-JAN-22 To 31-MAR-22	4	79.66	83.66	82.86	10.95	100.97	74.17	101.13	N/A	595,000	493,029
01-APR-22 To 30-JUN-22	5	51.81	69.64	92.45	74.45	75.33	00.00	162.75	N/A	404,057	373,549
01-JUL-22 To 30-SEP-22	3	75.80	65.34	68.30	21.75	95.67	35.37	84.84	N/A	501,113	342,241
01-OCT-22 To 31-DEC-22	2	55.38	55.38	55.21	02.89	100.31	53.78	56.97	N/A	819,614	452,522
01-JAN-23 To 31-MAR-23	7	72.28	70.64	74.59	14.96	94.70	47.41	91.18	47.41 to 91.18	905,633	675,475
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	3	60.39	65.42	66.93	10.38	97.74	58.52	77.34	N/A	1,270,517	850,320
01-OCT-23 To 31-DEC-23	3	66.43	73.16	75.27	10.25	97.20	66.31	86.73	N/A	939,174	706,936
01-JAN-24 To 31-MAR-24	4	54.51	55.41	60.78	10.25	91.16	49.66	62.96	N/A	1,003,155	609,683
01-APR-24 To 30-JUN-24	6	81.21	80.08	79.57	09.04	100.64	68.40	93.46	68.40 to 93.46	438,853	349,209
01-JUL-24 To 30-SEP-24	2	77.56	77.56	71.94	31.76	107.81	52.93	102.18	N/A	977,286	703,100
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	16	75.75	80.57	98.72	37.52	81.61	00.00	162.75	51.81 to 101.13	667,956	659,390
01-OCT-22 To 30-SEP-23	12	65.87	66.79	69.42	17.50	96.21	47.41	91.18	54.53 to 77.34	982,517	682,028
01-OCT-23 To 30-SEP-24	15	68.40	71.78	70.60	18.87	101.67	49.66	102.18	59.03 to 86.73	761,189	537,400
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	14	74.94	70.68	76.52	32.59	92.37	00.00	162.75	51.77 to 84.84	538,775	412,259
01-JAN-23 To 31-DEC-23	13	71.34	70.02	72.48	14.20	96.61	47.41	91.18	58.52 to 81.21	997,577	723,084
<u>ALL</u>	43	71.34	73.66	79.05	26.34	93.18	00.00	162.75	60.39 to 80.40	788,264	623,153

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	43	71.34	73.66	79.05	26.34	93.18	00.00	162.75	60.39 to 80.40	788,264	623,153
<u>ALL</u>	43	71.34	73.66	79.05	26.34	93.18	00.00	162.75	60.39 to 80.40	788,264	623,153

09 Brown
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 43	MEDIAN : 71	COV : 37.80	95% Median C.I. : 60.39 to 80.40
Total Sales Price : 33,895,341	WGT. MEAN : 79	STD : 27.84	95% Wgt. Mean C.I. : 65.66 to 92.44
Total Adj. Sales Price : 33,895,341	MEAN : 74	Avg. Abs. Dev : 18.79	95% Mean C.I. : 65.34 to 81.98
Total Assessed Value : 26,795,558			
Avg. Adj. Sales Price : 788,264	COD : 26.34	MAX Sales Ratio : 162.75	
Avg. Assessed Value : 623,153	PRD : 93.18	MIN Sales Ratio : 00.00	

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	1	81.86	81.86	81.86	00.00	100.00	81.86	81.86	N/A	330,000	270,148
1	1	81.86	81.86	81.86	00.00	100.00	81.86	81.86	N/A	330,000	270,148
____Grass____											
County	25	69.42	72.36	74.77	30.32	96.78	00.00	162.75	58.52 to 82.01	767,511	573,876
1	25	69.42	72.36	74.77	30.32	96.78	00.00	162.75	58.52 to 82.01	767,511	573,876
____ALL____	43	71.34	73.66	79.05	26.34	93.18	00.00	162.75	60.39 to 80.40	788,264	623,153

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	7	72.28	69.91	66.28	12.30	105.48	52.93	83.62	52.93 to 83.62	708,571	469,665
1	7	72.28	69.91	66.28	12.30	105.48	52.93	83.62	52.93 to 83.62	708,571	469,665
____Grass____											
County	29	69.42	72.25	74.99	29.56	96.35	00.00	162.75	58.52 to 82.01	787,770	590,745
1	29	69.42	72.25	74.99	29.56	96.35	00.00	162.75	58.52 to 82.01	787,770	590,745
____ALL____	43	71.34	73.66	79.05	26.34	93.18	00.00	162.75	60.39 to 80.40	788,264	623,153

Brown County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Brown	1	3,670	3,670	3,470	3,470	2,400	3,200	3,200	3,090	3,377
Cherry	1	3,000	2,999	n/a	2,989	3,000	3,000	2,998	3,000	2,996
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Rock	2	n/a	2,850	2,750	2,725	2,675	2,650	2,600	2,400	2,601
Rock	3	n/a	4,150	4,100	4,000	3,928	3,924	3,899	3,330	3,937
Keya Paha	1	3,550	3,550	3,525	3,525	3,500	3,500	3,480	3,480	3,515

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	1,003
Cherry	1	n/a	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	650	650
Loup	1	n/a	1,000	1,000	1,000	935	935	935	935	967
Rock	2	n/a	n/a	1,230	1,230	1,100	n/a	n/a	920	1,073
Rock	3	n/a	1,265	1,230	1,230	1,100	1,060	1,000	920	1,093
Keya Paha	1	1,330	1,330	1,320	1,320	1,300	1,300	1,295	1,295	1,316

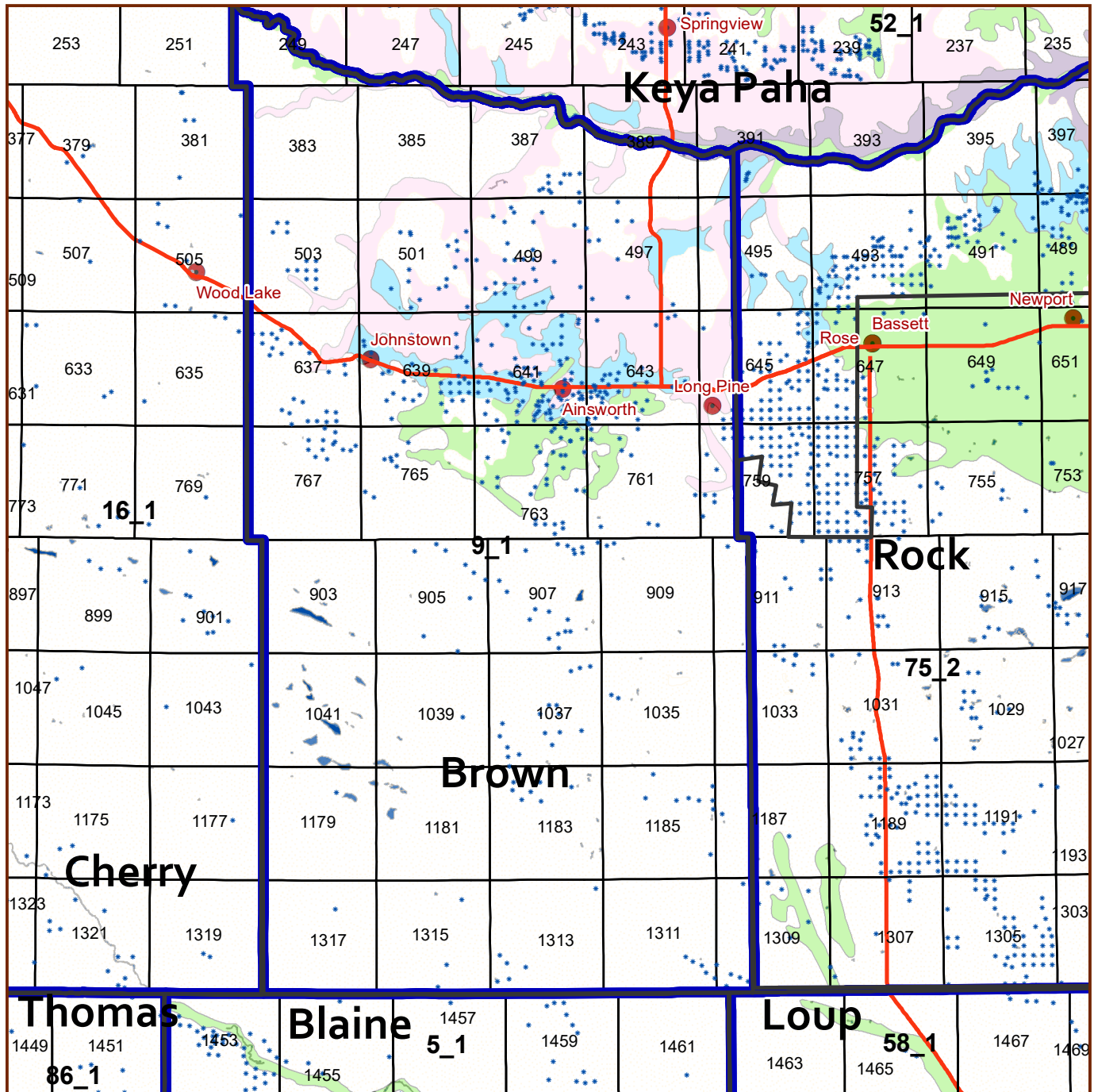
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Brown	1	974	973	828	828	769	768	740	734	795
Cherry	1	739	730	730	730	730	600	560	560	615
Blaine	2	680	680	680	680	650	650	650	650	655
Loup	1	900	n/a	900	900	900	900	900	900	900
Rock	2	1,250	1,188	1,115	1,065	894	875	770	570	1,019
Rock	3	1,250	1,185	1,115	1,051	1,000	880	770	731	1,005
Keya Paha	1	1,110	1,110	1,100	1,100	1,090	1,090	1,085	1,059	1,092

County	Mkt Area	CRP	TIMBER	WASTE
Brown	1	739	793	75
Cherry	1	1,000	n/a	100
Blaine	2	n/a	n/a	25
Loup	1	802	n/a	100
Rock	2	763	500	100
Rock	3	775	500	100
Keya Paha	1	n/a	n/a	79

Source: 2025 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.

BROWN COUNTY



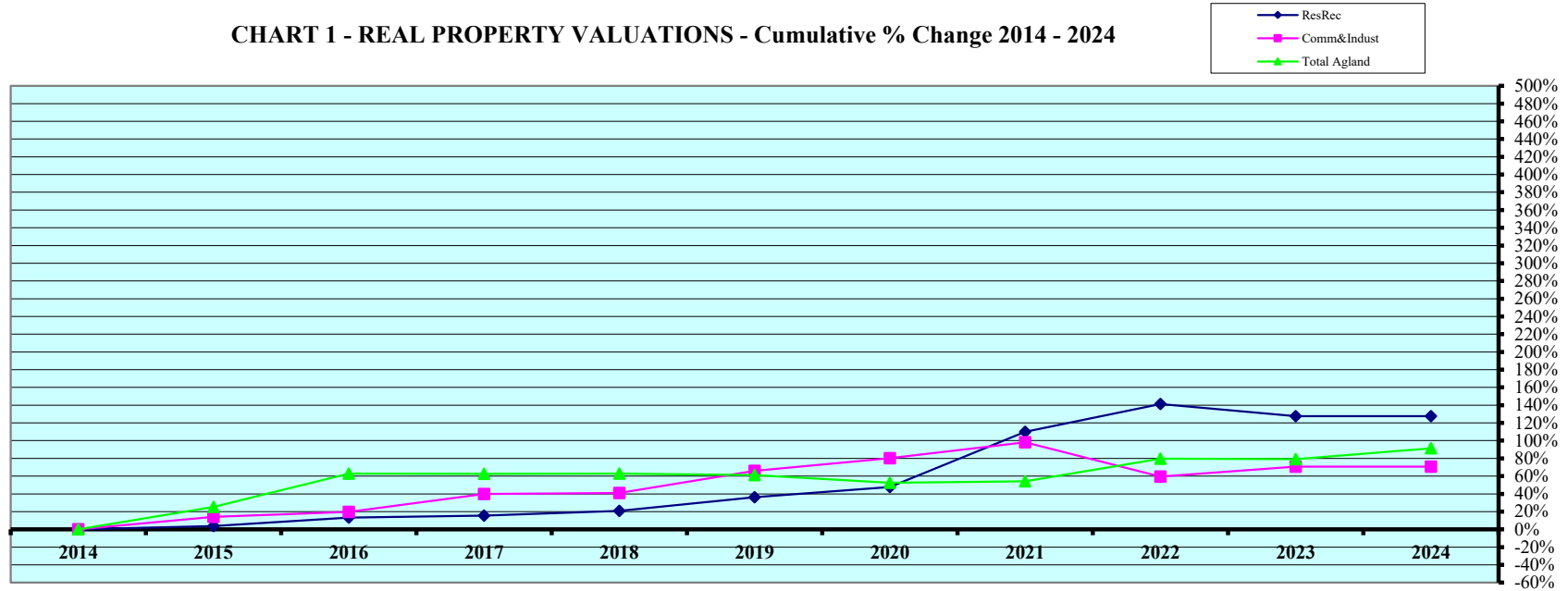
Legend

- 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 2014 - 2024



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
2014	64,421,430	-	-	-	29,302,116	-	-	-	374,031,558	-	-	-
2015	66,876,470	2,455,040	3.81%	3.81%	33,461,571	4,159,455	14.20%	14.20%	469,028,080	94,996,522	25.40%	25.40%
2016	72,896,571	6,020,101	9.00%	13.16%	35,058,099	1,596,528	4.77%	19.64%	609,279,242	140,251,162	29.90%	62.90%
2017	74,341,874	1,445,303	1.98%	15.40%	40,949,580	5,891,481	16.80%	39.75%	608,529,270	-749,972	-0.12%	62.69%
2018	77,833,696	3,491,822	4.70%	20.82%	41,289,269	339,689	0.83%	40.91%	608,988,254	458,984	0.08%	62.82%
2019	87,795,804	9,962,108	12.80%	36.28%	48,661,733	7,372,464	17.86%	66.07%	602,918,300	-6,069,954	-1.00%	61.19%
2020	95,214,511	7,418,707	8.45%	47.80%	52,833,441	4,171,708	8.57%	80.31%	570,835,775	-32,082,525	-5.32%	52.62%
2021	135,230,996	40,016,485	42.03%	109.92%	58,058,725	5,225,284	9.89%	98.14%	576,800,993	5,965,218	1.04%	54.21%
2022	155,418,237	20,187,241	14.93%	141.25%	46,726,772	-11,331,953	-19.52%	59.47%	671,727,681	94,926,688	16.46%	79.59%
2023	146,552,549	-8,865,688	-5.70%	127.49%	50,025,876	3,299,104	7.06%	70.72%	669,946,794	-1,780,887	-0.27%	79.12%
2024	146,550,080	-2,469	0.00%	127.49%	50,039,681	13,805	0.03%	70.77%	715,663,344	45,716,550	6.82%	91.34%

Rate Annual %chg: Residential & Recreational **8.57%**

Commercial & Industrial **5.50%**

Agricultural Land **6.70%**

Cnty# **9**
County **BROWN**

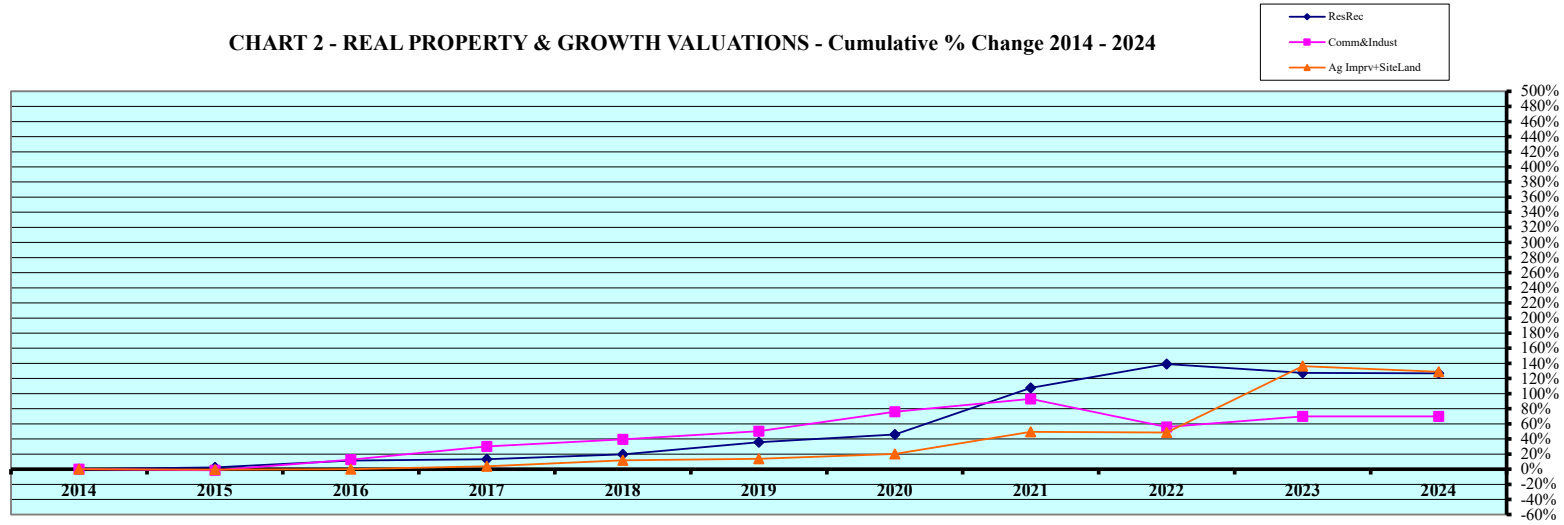
CHART 1

(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.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	64,421,430	1,384,273	2.15%	63,037,157	--	--	29,302,116	2,006,370	6.85%	27,295,746	--	--
2015	66,876,470	878,570	1.31%	65,997,900	2.45%	2.45%	33,461,571	4,576,176	13.68%	28,885,395	-1.42%	-1.42%
2016	72,896,571	1,097,403	1.51%	71,799,168	7.36%	11.45%	35,058,099	2,065,694	5.89%	32,992,405	-1.40%	12.59%
2017	74,341,874	1,374,609	1.85%	72,967,265	0.10%	13.27%	40,949,580	2,821,706	6.89%	38,127,874	8.76%	30.12%
2018	77,833,696	826,421	1.06%	77,007,275	3.59%	19.54%	41,289,269	382,036	0.93%	40,907,233	-0.10%	39.61%
2019	87,795,804	464,295	0.53%	87,331,509	12.20%	35.56%	48,661,733	4,662,747	9.58%	43,998,986	6.56%	50.16%
2020	95,214,511	1,142,601	1.20%	94,071,910	7.15%	46.03%	52,833,441	1,296,991	2.45%	51,536,450	5.91%	75.88%
2021	135,230,996	1,579,010	1.17%	133,651,986	40.37%	107.47%	58,058,725	1,496,775	2.58%	56,561,950	7.06%	93.03%
2022	155,418,237	1,359,680	0.87%	154,058,557	13.92%	139.14%	46,726,772	1,036,195	2.22%	45,690,577	-21.30%	55.93%
2023	146,552,549	128,404	0.09%	146,424,145	-5.79%	127.29%	50,025,876	243,170	0.49%	49,782,706	6.54%	69.89%
2024	146,550,080	352,145	0.24%	146,197,935	-0.24%	126.94%	50,039,681	235,790	0.47%	49,803,891	-0.44%	69.97%
Rate Ann%chg	8.57%	Resid & Recreat w/o growth				8.11%	5.50%	C & I w/o growth				1.01%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	27,532,265	20,400,823	47,933,088	2,777,493	5.79%	45,155,595	--	--
2015	28,673,862	19,788,116	48,461,978	812,280	1.68%	47,649,698	-0.59%	-0.59%
2016	29,370,417	20,647,275	50,017,692	2,034,355	4.07%	47,983,337	-0.99%	0.10%
2017	29,081,944	23,675,092	52,757,036	2,938,978	5.57%	49,818,058	-0.40%	3.93%
2018	34,474,892	20,901,064	55,375,956	1,777,522	3.21%	53,598,434	1.59%	11.82%
2019	34,802,885	20,709,275	55,512,160	943,306	1.70%	54,568,854	-1.46%	13.84%
2020	37,695,171	22,257,037	59,952,208	2,381,552	3.97%	57,570,656	3.71%	20.11%
2021	41,167,301	32,979,359	74,146,660	2,484,796	3.35%	71,661,864	19.53%	49.50%
2022	47,917,244	23,629,640	71,546,884	422,597	0.59%	71,124,287	-4.08%	48.38%
2023	57,451,830	56,239,516	113,691,346	411,994	0.36%	113,279,352	58.33%	136.33%
2024	60,505,560	50,875,354	111,380,914	1,736,165	1.56%	109,644,749	-3.56%	128.75%
Rate Ann%chg	8.19%	9.57%	8.80%	Ag Imprv+Site w/o growth			7.21%	

(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; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

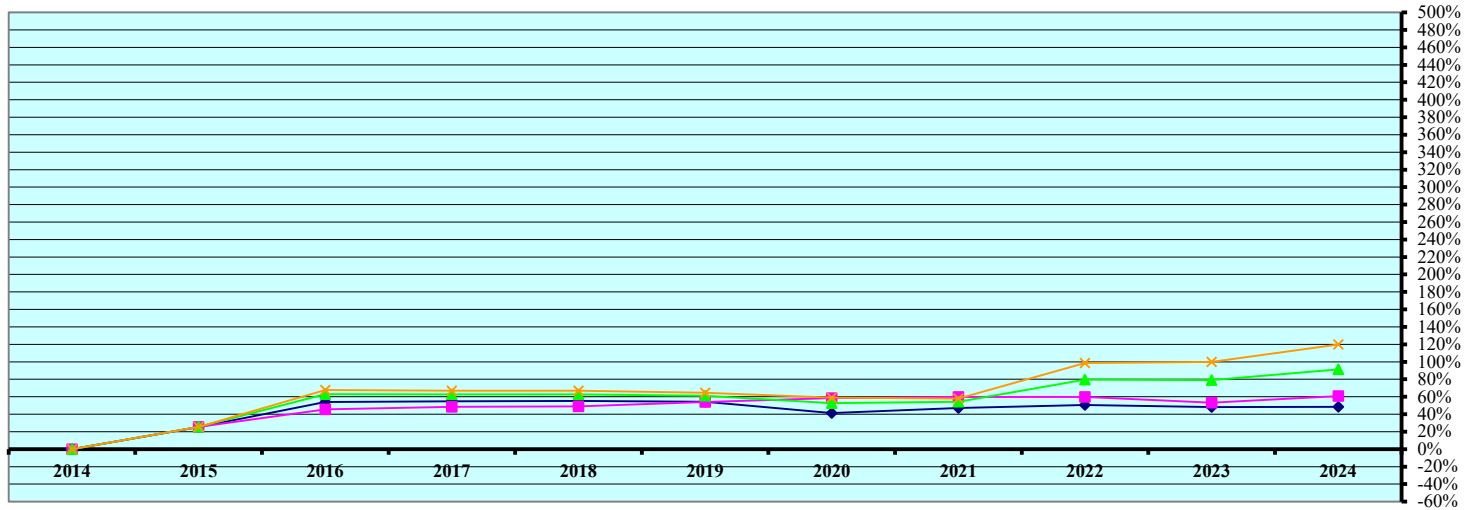
Cnty#
County

9
BROWN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	144,784,815	-	-	-	1,876,250	-	-	-	226,280,114	-	-	-
2015	181,301,723	36,516,908	25.22%	25.22%	2,355,739	479,489	25.56%	25.56%	283,954,312	57,674,198	25.49%	25.49%
2016	223,116,533	41,814,810	23.06%	54.10%	2,729,434	373,695	15.86%	45.47%	379,286,650	95,332,338	33.57%	67.62%
2017	224,181,923	1,065,390	0.48%	54.84%	2,788,036	58,602	2.15%	48.60%	377,568,746	-1,717,904	-0.45%	66.86%
2018	224,736,229	554,306	0.25%	55.22%	2,794,967	6,931	0.25%	48.97%	377,456,639	-112,107	-0.03%	66.81%
2019	223,406,695	-1,329,534	-0.59%	54.30%	2,891,245	96,278	3.44%	54.10%	372,154,626	-5,302,013	-1.40%	64.47%
2020	204,478,413	-18,928,282	-8.47%	41.23%	2,972,113	80,868	2.80%	58.41%	359,635,662	-12,518,964	-3.36%	58.93%
2021	213,199,846	8,721,433	4.27%	47.25%	2,996,782	24,669	0.83%	59.72%	357,647,239	-1,988,423	-0.55%	58.06%
2022	217,908,797	4,708,951	2.21%	50.51%	2,997,695	913	0.03%	59.77%	449,499,320	91,852,081	25.68%	98.65%
2023	214,400,387	-3,508,410	-1.61%	48.08%	2,874,515	-123,180	-4.11%	53.21%	452,402,652	2,903,332	0.65%	99.93%
2024	214,885,390	485,003	0.23%	48.42%	3,016,224	141,709	4.93%	60.76%	497,425,336	45,022,684	9.95%	119.83%

Rate Ann.%chg: Irrigated **4.03%** Dryland **4.86%** Grassland **8.20%**

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
2014	1,090,379	-	-	-	0	-	-	-	374,031,558	-	-	-
2015	1,416,306	325,927	29.89%	29.89%	0	0	-	-	469,028,080	94,996,522	25.40%	25.40%
2016	1,417,107	801	0.06%	29.96%	2,729,518	2,729,518	-	-	609,279,242	140,251,162	29.90%	62.90%
2017	1,523,045	105,938	7.48%	39.68%	2,467,520	-261,998	-9.60%	-	608,529,270	-749,972	-0.12%	62.69%
2018	1,535,189	12,144	0.80%	40.79%	2,465,230	-2,290	-0.09%	-	608,988,254	458,984	0.08%	62.82%
2019	1,762,669	227,480	14.82%	61.66%	2,703,065	237,835	9.65%	-	602,918,300	-6,069,954	-1.00%	61.19%
2020	3,749,587	1,986,918	112.72%	243.88%	0	-2,703,065	-100.00%	-	570,835,775	-32,082,525	-5.32%	52.62%
2021	2,957,126	-792,461	-21.13%	171.20%	0	0	-	-	576,800,993	5,965,218	1.04%	54.21%
2022	1,321,869	-1,635,257	-55.30%	21.23%	0	0	-	-	671,727,681	94,926,688	16.46%	79.59%
2023	269,240	-1,052,629	-79.63%	-75.31%	0	0	-	-	669,946,794	-1,780,887	-0.27%	79.12%
2024	336,394	67,154	24.94%	-69.15%	0	0	-	-	715,663,344	45,716,550	6.82%	91.34%

Cnty# **9**
County **BROWN**

Rate Ann.%chg: Total Agric Land **6.70%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(¹)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	145,419,823	66,550	2,185			1,860,924	2,841	655			226,130,433	674,784	335		
2015	181,280,661	66,422	2,729	24.90%	24.90%	2,355,739	2,811	838	27.95%	27.95%	283,850,980	674,804	421	25.52%	25.52%
2016	223,183,964	66,548	3,354	22.88%	53.48%	2,702,116	2,808	962	14.79%	46.88%	379,209,483	669,624	566	34.63%	68.99%
2017	223,659,620	66,641	3,356	0.07%	53.59%	2,760,032	2,867	963	0.07%	46.98%	376,567,382	669,580	562	-0.69%	67.82%
2018	224,664,022	66,911	3,358	0.04%	53.66%	2,794,967	2,902	963	0.05%	47.06%	377,462,545	669,179	564	0.30%	68.32%
2019	223,439,406	66,562	3,357	-0.02%	53.62%	2,891,245	2,984	969	0.60%	47.93%	375,282,572	665,611	564	-0.04%	68.25%
2020	222,617,205	66,702	3,337	-0.58%	52.74%	2,987,110	2,979	1,003	3.49%	53.10%	373,949,306	670,327	558	-1.06%	66.47%
2021	219,800,962	66,281	3,316	-0.64%	51.76%	3,003,947	2,996	1,003	-0.01%	53.08%	373,980,553	666,460	561	0.59%	67.45%
2022	224,304,230	67,871	3,305	-0.34%	51.24%	2,970,900	2,960	1,004	0.10%	53.23%	491,386,959	675,213	728	29.69%	117.16%
2023	206,434,615	62,421	3,307	0.07%	51.35%	2,252,335	2,248	1,002	-0.16%	52.99%	411,406,490	610,635	674	-7.42%	101.05%
2024	214,589,624	64,811	3,311	0.12%	51.52%	3,006,033	2,998	1,003	0.06%	53.08%	498,676,793	676,754	737	9.37%	119.88%

Rate Annual %chg Average Value/Acre: 3.97%

4.91%

8.23%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	1,089,952	18,166	60			113,597	1,344	84			374,614,729	763,685	491		
2015	1,416,306	18,168	78	29.92%	29.92%	142,069	1,346	106	24.96%	24.96%	469,045,755	763,550	614	25.23%	25.23%
2016	1,416,223	18,167	78	0.00%	29.92%	2,867,647	6,228	460	336.07%	444.92%	609,379,433	763,376	798	29.95%	62.73%
2017	1,523,146	19,451	78	0.45%	30.51%	2,468,025	4,936	500	8.60%	491.77%	606,978,205	763,476	795	-0.41%	62.07%
2018	1,523,163	19,452	78	0.00%	30.51%	2,465,230	4,930	500	0.00%	491.77%	608,909,927	763,374	798	0.33%	62.61%
2019	1,790,919	22,861	78	0.04%	30.56%	2,646,477	5,295	500	-0.04%	491.54%	606,050,619	763,313	794	-0.46%	61.86%
2020	1,772,111	22,676	78	-0.24%	30.25%	0	0				601,325,732	762,683	788	-0.70%	60.73%
2021	9,659,810	21,868	442	465.26%	636.23%	0	0				606,445,272	757,605	800	1.53%	63.18%
2022	9,705	129	75	-83.02%	25.04%	0	0				718,671,794	746,174	963	20.32%	96.35%
2023	1,052,970	14,040	75	-0.03%	25.00%	0	0				621,146,410	689,343	901	-6.44%	83.69%
2024	220,947	2,946	75	0.00%	25.01%	0	0				716,493,397	747,508	959	6.37%	95.40%

9
BROWN

Rate Annual %chg Average Value/Acre: 6.70%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,903	BROWN	54,151,420	2,748,508	724,620	113,816,584	50,039,681	0	32,733,496	715,663,344	60,505,560	50,875,354	0	1,081,258,567
cnty sectorvalue % of total value:		5.01%	0.25%	0.07%	10.53%	4.63%		3.03%	66.19%	5.60%	4.71%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,616	AINSWORTH	12,564,527	1,349,019	518,659	70,281,813	25,123,199	0	0	27,267	0	0	0	109,864,484
55.67%	%sector of county sector	23.20%	49.08%	71.58%	61.75%	50.21%			0.00%				10.16%
	%sector of municipality	11.44%	1.23%	0.47%	63.97%	22.87%			0.02%				100.00%
47	JOHNSTOWN	252,123	0	0	1,811,142	171,647	0	0	0	0	0	0	2,234,912
1.62%	%sector of county sector	0.47%			1.59%	0.34%							0.21%
	%sector of municipality	11.28%			81.04%	7.68%							100.00%
305	LONG PINE	1,335,335	98,875	8,651	11,878,904	2,513,948	0	385,845	0	0	0	0	16,221,558
10.51%	%sector of county sector	2.47%	3.60%	1.19%	10.44%	5.02%		1.18%					1.50%
	%sector of municipality	8.23%	0.61%	0.05%	73.23%	15.50%		2.38%					100.00%
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Total Real Property Sum Lines 17, 25, & 30	Records : 4,595	Value : 1,096,988,280	Growth 9,492,927	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	114	1,428,796	31	1,588,778	30	3,287,577	175	6,305,151	
02. Res Improve Land	1,093	12,019,702	102	4,015,188	117	5,566,356	1,312	21,601,246	
03. Res Improvements	1,100	87,100,641	102	11,872,460	135	17,374,580	1,337	116,347,681	
04. Res Total	1,214	100,549,139	133	17,476,426	165	26,228,513	1,512	144,254,078	2,752,562
% of Res Total	80.29	69.70	8.80	12.12	10.91	18.18	32.91	13.15	29.00
05. Com UnImp Land	23	307,346	4	35,855	1	35,000	28	378,201	
06. Com Improve Land	156	3,132,011	21	509,897	26	814,776	203	4,456,684	
07. Com Improvements	160	23,217,435	25	8,643,300	31	17,426,005	216	49,286,740	
08. Com Total	183	26,656,792	29	9,189,052	32	18,275,781	244	54,121,625	1,202,380
% of Com Total	75.00	49.25	11.89	16.98	13.11	33.77	5.31	4.93	12.67
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	27	1,023,200	12	2,232,621	39	3,255,821	
14. Rec Improve Land	1	100,480	59	1,829,560	13	2,215,799	73	4,145,839	
15. Rec Improvements	1	106,855	59	4,784,740	30	2,231,665	90	7,123,260	
16. Rec Total	1	207,335	86	7,637,500	42	6,680,085	129	14,524,920	0
% of Rec Total	0.78	1.43	66.67	52.58	32.56	45.99	2.81	1.32	0.00
Res & Rec Total	1,215	100,756,474	219	25,113,926	207	32,908,598	1,641	158,778,998	2,752,562
% of Res & Rec Total	74.04	63.46	13.35	15.82	12.61	20.73	35.71	14.47	29.00
Com & Ind Total	183	26,656,792	29	9,189,052	32	18,275,781	244	54,121,625	1,202,380
% of Com & Ind Total	75.00	49.25	11.89	16.98	13.11	33.77	5.31	4.93	12.67
17. Taxable Total	1,398	127,413,266	248	34,302,978	239	51,184,379	1,885	212,900,623	3,954,942
% of Taxable Total	74.16	59.85	13.16	16.11	12.68	24.04	41.02	19.41	41.66

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	125	48	354	527

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	27,797	31	8,518,276	2,090	584,952,213	2,122	593,498,286
28. Ag-Improved Land	0	0	53	10,513,652	515	177,914,184	568	188,427,836
29. Ag Improvements	0	0	56	14,300,940	532	87,860,595	588	102,161,535

30. Ag Total				2,710	884,087,657
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	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	37	39.22	627,520	
33. HomeSite Improvements	0	0.00	0	39	0.00	7,598,035	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	40	282.87	972,855	
37. FarmSite Improvements	0	0.00	0	55	0.00	6,702,905	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	52	158.21	0	
40. Other- Non Ag Use	0	0.00	0	22	34.03	123,247	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	16	17.00	272,000	16	17.00	272,000	
32. HomeSite Improv Land	317	360.77	5,772,320	354	399.99	6,399,840	
33. HomeSite Improvements	348	0.00	61,717,075	387	0.00	69,315,110	37,480
34. HomeSite Total				403	416.99	75,986,950	
35. FarmSite UnImp Land	34	66.65	197,275	34	66.65	197,275	
36. FarmSite Improv Land	351	1,503.58	4,756,002	391	1,786.45	5,728,857	
37. FarmSite Improvements	500	0.00	26,143,520	555	0.00	32,846,425	5,500,505
38. FarmSite Total				589	1,853.10	38,772,557	
39. Road & Ditches	1,009	3,538.46	0	1,061	3,696.67	0	
40. Other- Non Ag Use	579	7,370.23	6,472,774	601	7,404.26	6,596,021	
41. Total Section VI				992	13,371.02	121,355,528	5,537,985

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	15	3,941.81	2,909,514	15	3,941.81	2,909,514

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	9	372.32	476,215
44. Market Value	0	0.00	0	9	372.32	476,215
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	289	67,095.04	61,044,123	298	67,467.36	61,520,338
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	13,677.06	21.12%	50,194,836	22.95%	3,670.00
46. 1A	8,802.77	13.59%	32,306,175	14.77%	3,670.00
47. 2A1	5,441.98	8.40%	18,883,672	8.63%	3,470.00
48. 2A	12,847.06	19.84%	44,579,339	20.38%	3,470.00
49. 3A1	3,910.73	6.04%	9,385,752	4.29%	2,400.00
50. 3A	3,635.35	5.61%	11,633,120	5.32%	3,200.00
51. 4A1	8,468.79	13.08%	27,100,128	12.39%	3,200.00
52. 4A	7,980.44	12.32%	24,657,737	11.27%	3,089.77
53. Total	64,764.18	100.00%	218,740,759	100.00%	3,377.50
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,131.02	37.63%	1,232,813	40.91%	1,090.00
56. 2D1	202.02	6.72%	220,203	7.31%	1,090.01
57. 2D	640.31	21.31%	697,948	23.16%	1,090.02
58. 3D1	143.17	4.76%	142,457	4.73%	995.02
59. 3D	204.51	6.80%	165,653	5.50%	810.00
60. 4D1	133.54	4.44%	108,168	3.59%	810.00
61. 4D	550.85	18.33%	446,191	14.81%	810.00
62. Total	3,005.42	100.00%	3,013,433	100.00%	1,002.67
Grass					
63. 1G1	61,564.25	9.05%	59,917,453	11.08%	973.25
64. 1G	5,983.47	0.88%	5,757,387	1.06%	962.22
65. 2G1	73,729.52	10.84%	61,110,887	11.30%	828.85
66. 2G	19,461.40	2.86%	16,109,771	2.98%	827.78
67. 3G1	168,946.35	24.85%	129,932,736	24.03%	769.08
68. 3G	319,700.24	47.02%	245,366,317	45.38%	767.49
69. 4G1	4,457.37	0.66%	3,298,451	0.61%	740.00
70. 4G	26,149.99	3.85%	19,189,892	3.55%	733.84
71. Total	679,992.59	100.00%	540,682,894	100.00%	795.13
Irrigated Total	64,764.18	8.62%	218,740,759	28.68%	3,377.50
Dry Total	3,005.42	0.40%	3,013,433	0.40%	1,002.67
Grass Total	679,992.59	90.46%	540,682,894	70.89%	795.13
72. Waste	3,933.52	0.52%	295,043	0.04%	75.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	6,457.21	0.86%	7,730,102	1.01%	1,197.13
75. Market Area Total	751,695.71	100.00%	762,732,129	100.00%	1,014.68

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	7.61	27,797	3,902.96	13,105,157	60,853.61	205,607,805	64,764.18	218,740,759
77. Dry Land	0.00	0	167.39	155,680	2,838.03	2,857,753	3,005.42	3,013,433
78. Grass	0.00	0	4,886.85	4,047,442	675,105.74	536,635,452	679,992.59	540,682,894
79. Waste	0.00	0	0.37	27	3,933.15	295,016	3,933.52	295,043
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	216.67	120,857	6,240.54	7,609,245	6,457.21	7,730,102
82. Total	7.61	27,797	8,957.57	17,308,306	742,730.53	745,396,026	751,695.71	762,732,129

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	64,764.18	8.62%	218,740,759	28.68%	3,377.50
Dry Land	3,005.42	0.40%	3,013,433	0.40%	1,002.67
Grass	679,992.59	90.46%	540,682,894	70.89%	795.13
Waste	3,933.52	0.52%	295,043	0.04%	75.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	6,457.21	0.86%	7,730,102	1.01%	1,197.13
Total	751,695.71	100.00%	762,732,129	100.00%	1,014.68

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 Ainsworth	58	841,210	819	10,226,214	821	73,745,766	879	84,813,190	1,635,402
83.2 Johnstown Village	20	160,343	40	340,380	43	1,288,650	63	1,789,373	0
83.3 Long Pine City	37	436,791	237	1,506,091	239	11,954,520	276	13,897,402	87,550
83.4 Rural	58	6,337,288	125	5,304,100	160	15,879,895	218	27,521,283	497,015
83.5 Rural Rec	25	926,240	60	1,930,040	60	4,891,595	85	7,747,875	245,820
83.6 Rural Res Acreage	16	859,100	104	6,440,260	104	15,710,515	120	23,009,875	286,775
84 Residential Total	214	9,560,972	1,385	25,747,085	1,427	123,470,941	1,641	158,778,998	2,752,562

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I 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	Ainsworth	15	255,110	120	2,918,108	126	23,000,130	141	26,173,348	56,190
85.2	Johnstown Village	3	960	6	5,742	6	158,875	9	165,577	0
85.3	Long Pine City	5	51,276	32	433,636	32	1,868,925	37	2,353,837	22,815
85.4	Rural	5	70,855	43	1,049,198	50	23,732,625	55	24,852,678	1,083,495
85.5	Rural Rec	0	0	2	50,000	2	526,185	2	576,185	39,880
86	Commercial Total	28	378,201	203	4,456,684	216	49,286,740	244	54,121,625	1,202,380

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	57,391.21	8.95%	55,902,818	10.96%	974.07
88. 1G	5,431.77	0.85%	5,283,009	1.04%	972.61
89. 2G1	69,164.50	10.78%	57,300,229	11.23%	828.46
90. 2G	18,856.66	2.94%	15,621,652	3.06%	828.44
91. 3G1	167,098.10	26.05%	128,559,832	25.19%	769.37
92. 3G	298,280.17	46.50%	229,052,279	44.89%	767.91
93. 4G1	594.78	0.09%	440,135	0.09%	740.00
94. 4G	24,688.54	3.85%	18,122,801	3.55%	734.06
95. Total	641,505.73	100.00%	510,282,755	100.00%	795.45
CRP					
96. 1C1	407.38	21.69%	346,277	24.97%	850.01
97. 1C	266.16	14.17%	196,132	14.14%	736.90
98. 2C1	557.81	29.71%	404,415	29.16%	725.00
99. 2C	108.15	5.76%	78,410	5.65%	725.01
100. 3C1	468.30	24.94%	316,107	22.79%	675.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	69.99	3.73%	45,494	3.28%	650.01
104. Total	1,877.79	100.00%	1,386,835	100.00%	738.55
Timber					
105. 1T1	3,765.66	10.29%	3,668,358	12.64%	974.16
106. 1T	285.54	0.78%	278,246	0.96%	974.46
107. 2T1	4,007.21	10.95%	3,406,243	11.74%	850.03
108. 2T	496.59	1.36%	409,709	1.41%	825.04
109. 3T1	1,379.95	3.77%	1,056,797	3.64%	765.82
110. 3T	21,420.07	58.51%	16,314,038	56.23%	761.62
111. 4T1	3,862.59	10.55%	2,858,316	9.85%	740.00
112. 4T	1,391.46	3.80%	1,021,597	3.52%	734.19
113. Total	36,609.07	100.00%	29,013,304	100.00%	792.52
Grass Total	641,505.73	94.34%	510,282,755	94.38%	795.45
CRP Total	1,877.79	0.28%	1,386,835	0.26%	738.55
Timber Total	36,609.07	5.38%	29,013,304	5.37%	792.52
114. Market Area Total	679,992.59	100.00%	540,682,894	100.00%	795.13

2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)

09 Brown

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	113,816,584	144,254,078	30,437,494	26.74%	2,752,562	24.32%
02. Recreational	32,733,496	14,524,920	-18,208,576	-55.63%	0	-55.63%
03. Ag-Homesite Land, Ag-Res Dwelling	60,505,560	75,986,950	15,481,390	25.59%	37,480	25.52%
04. Total Residential (sum lines 1-3)	207,055,640	234,765,948	27,710,308	13.38%	2,790,042	12.04%
05. Commercial	50,039,681	54,121,625	4,081,944	8.16%	1,202,380	5.75%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	50,039,681	54,121,625	4,081,944	8.16%	1,202,380	5.75%
08. Ag-Farmsite Land, Outbuildings	41,864,233	38,772,557	-3,091,676	-7.39%	5,500,505	-20.52%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	9,011,121	6,596,021	-2,415,100	-26.80%		
11. Total Non-Agland (sum lines 8-10)	50,875,354	45,368,578	-5,506,776	-10.82%	5,500,505	-21.64%
12. Irrigated	214,885,390	218,740,759	3,855,369	1.79%		
13. Dryland	3,016,224	3,013,433	-2,791	-0.09%		
14. Grassland	497,425,336	540,682,894	43,257,558	8.70%		
15. Wasteland	336,394	295,043	-41,351	-12.29%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	715,663,344	762,732,129	47,068,785	6.58%		
18. Total Value of all Real Property (Locally Assessed)	1,023,634,019	1,096,988,280	73,354,261	7.17%	9,492,927	6.24%

2025 Assessment Survey for Brown County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$169,609.80
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$33,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$23,780 which is not part of the assessor's budget comes from the Finance/Administrative Budget and is dedicated to the computer system and is shared with the Treasurer.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2000
12.	Amount of last year's assessor's budget not used:

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?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, brown.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor, Staff and gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Ainsworth and Long Pine
4.	When was zoning implemented?
	1993, updated in 2021

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal, in house reviews/revaluations are done as well.
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, Stanard Appraisal is hired when needed
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
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?
	Contracted appraiser provides a value subject to assessor's opinion.

2025 Residential Assessment Survey for Brown County

1.	Valuation data collection done by:
	The Assessor and Staff do most of the data collection. Outside appraisal services will be used as needed.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The Cost Approach minus depreciation is used as well as a market analysis of the qualified sales to estimate the market value of properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county develops the depreciation study based on their local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, depreciation is based on the square foot value of local market sales with equalization kept in mind for each valuation grouping.
5.	Describe the methodology used to determine the residential lot values?
	Market analysis of vacant land sales to determine square foot value.
6.	How are rural residential site values developed?
	By looking into the cost of installation of the well, septic, electricity and market influences.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	All lots are treated the same, currently there is no difference.

2025 Commercial Assessment Survey for Brown County

1.	Valuation data collection done by:
	Assessor and staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	All three approaches are performed when they apply.
2a.	Describe the process used to determine the value of unique commercial properties.
	Unique properties will be appraised by commercial appraiser as needed..
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies are developed based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, depreciation is based on the square foot value of local market sales with equalization kept in mind for each valuation grouping.
5.	Describe the methodology used to determine the commercial lot values.
	Vacant lot market analysis was done by the assessor and staff.

2025 Agricultural Assessment Survey for Brown County

1.	Valuation data collection done by:
	Assessor, staff and the contracted appraisal company when necessary.
2.	Describe the process used to determine and monitor market areas.
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Rural residential land is directly associated with a residence and has no agricultural use. Recreational land - the county is currently identifying recreational acres for future valuation.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes. The county has established a policy for 2021 where rural home sites are valued the same as farm home sites. This is currently being studied.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	No intensive use is currently identified.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CRP and Irrigated Grass
	<u><i>If your county has special value applications, please answer the following</i></u>
7a.	How many parcels have a special valuation application on file?
	In 2024, 29 applications are on file.
7b.	What process was used to determine if non-agricultural influences exist in the county?
	The sales questionnaire that is sent out is studied to determine if any non-agricultural influences are present.
	<u><i>If your county recognizes a special value, please answer the following</i></u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

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



BROWN COUNTY ASSESSOR

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Fax: 402-387-1621

2024 3-YEAR PLAN OF ASSESSMENT

PEGGY L GROSS, BROWN COUNTY ASSESSOR

June 1, 2024

INTRODUCTION: 77-1311.02 (the new law as written in LB334)

Pursuant to Neb. Laws 2007, LB334, Section 64, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and 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 county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

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

Assessment levels required for real property are as follows:

1. 92-100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 69-75% of actual value for agricultural land and horticultural land; and
3. 69-75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 .

New Property: For assessment year 2024, an estimated 44 building permits, zoning permits and/or information statements were either valued for new property construction/additions in the county or looked at for additional reasons.

CURRENT RESOURCES:

A. BUDGET, STAFFING & TRAINING:

Proposed Budget

2024-2025 Assessor Budget = \$169,608.80

2024-2025 County Appraisal Budget = \$38,540 (Includes \$9,366/yr) for GWORKS Program

2024-2025 Computer Hardware/Software Budget = \$28,806 (1/2 Shared Budget

w/Treasurer for Internet, MIPS-CAMA and IT, as well as the Treasurer's printed items for taxes)

Staff

1 County Assessor

2 Full-time Clerks (35 Hrs. per Week)

Training

The assessor attends some monthly District Meetings, Fall Assessor Workshops and Webinars and takes various educational courses to keep updated on assessment & appraisal knowledge and to obtain the required 60-hour requirement of certified education for maintaining the assessor's certificate. The assessor strives to keep updated on legislation that affects her office. Information is then passed on to the staff for additional knowledge in the process of the assessment responsibility. Staff attends Webinars provided

by the State, but it would be beneficial for them to be able attend additional educational courses.

B. Cadastral Maps & GIS Mapping:

Brown County's cadastral maps have a photo base that was taken in 1989. The assessor's office is now using the GIS aerial map with a 2022 photo base from GWORKS to determine the number of acres in each soil type as well as drawing out the land use of that soil type. Aerial oblique photos of the farm sites were taken in the 2020 year. These were reviewed and MANY parcels had improvements that have never been assessed. These were added to the 2021 tax roll. The assessor's office identified IOLL's throughout the county on GWORKS. This is continually updated. In 2021 the tax districts, fire districts, school districts and the NRD's were added as a layer on GWORKS to assist the staff and taxpayers in seeing the different tax areas.

C. Property Record Cards:

Property Record Cards have not been kept up to date for the last 4 years. We will have to do all new Property Record Cards for the whole county. Some properties were combined without owner permission and will need to be split back out per owner to correct property cards as well. Still working on this.

D. Computer Software:

Brown County is contracted with MIPS for the software that is used in the assessment administration and the CAMA (appraisal) administration. GIS mapping software has been administered in Brown County through GWORKS.

E. World Wide Web:

We provide up to date information via the world wide web on all information regarding each parcel. This includes one photo & one sketch. The current ownership and other parcel changes are updated each business night.

CURRENT ASSESSMENT PROCEDURES FOR REAL PROPERTY:

A. Discover, List & Inventory Property:

Real estate transfer statements are brought to the assessor's office whenever the clerk's office has finished their responsibility with the form. Ownership is then changed on

the hard copy property record cards as well as the electronic cards that are involved in the legal description that is on the transfer statements (this has not been done in the past 4 years, but I have started this process once I took office). Still working on the new files. Electronic ownerships are changed through the sale file. Sales reviews of each transfer are done through a sales verification process of sending a questionnaire out to the buyer and seller to determine if the transaction is a bona-fide arms-length sale.

Two towns in Brown County (Ainsworth & Long Pine) are required through city regulations to obtain building permits for new construction. They are then shared with the assessor's office. Brown County, itself, does not require building permits in the rural for farm buildings (which includes the farmhouse) but zoning permits are required for non-farm buildings. A request has been made to the zoning administrator that they do an information statement for anything built to keep a better record of what is being erected. Those permits are filed in the clerk's office and brought to the assessor by the zoning administrator. Information statements are filed with the assessor for some construction that takes place in the county, but the assessor's office works very diligently & actively to take notice of all things that they might hear or know of to pick up for new assessments. Frequently, the assessor sends out information statements to the property owner to obtain that information or it would not get added to the tax roll in the valuation process as far as the filing process described in Statute 77-1318.01. All new construction is added to the tax roll on an annual basis as it is discovered.

B. Data Collection:

Brown County works with a process of a systematic inspection & review by class or subclass of property on a 6-year cycle (Statute 77-1311.03) to determine if a revaluation is required of that class or neighborhood. When working with a total revaluation, a market analysis is first done. If income data is necessary & can be obtained, it & any other necessary data is obtained by a contract appraisal company or the assessor's office.

C. Ratio Studies:

Ratio studies are performed on an annual basis on all classes of property to determine whether assessment actions are needed in a specific area or neighborhood or in the entire class of property throughout the county. The county works with the field liaison, assigned to their county by the state, and the Department of Revenue at all times.

D. Value Approaches:

1) **Market Approach:** The market approach is used on all classes of property to attempt to obtain market value on each parcel of property. Using sales comparisons is one way of determining market value on like properties.

2) **Cost Approach:** The cost approach is used primarily in the residential and commercial valuation process. Brown County currently is using a Marshall/Swift cost manual

dated June 2022 to arrive at a Replacement Cost New (RCN) calculation to start with. A depreciation factor derived from the market analysis data in the county is then used to apply to that RCN to arrive at market value. The goal for the assessor's office is have all properties in the county based off the June 2021 costing program.

3) Income Approach: The income approach is used primarily in the valuation of commercial properties. Income & expense data collection is done through the market.

4) Land Valuation Studies: These studies are done on an annual basis in Brown County. A three-year study period of arms-length sales is used to determine current market values. Currently, Brown County consists of only one market area.

E. Sales Ratio Review:

After new valuation procedures are finished, another sales ratio study is done to determine the statistics on that class of property. This is done to determine if the median and quality statistics are in compliance with the required statistics.

F. Notices:

Notices of valuations that change, either increase or decrease, are sent out to the property owner as required by Statute 77-1315 on an annual basis. Generally, a letter of explanation for a change in value is inserted by the assessor.

Level of Value, Quality, and Uniformity for assessment year 2024:

<u>Property Class</u>	<u>Median</u>
Residential	94%
Commercial	100.00%
Agricultural Land	70%

*COD means coefficient of dispersion and PRD means price related differential.

**NEI means not enough information to determine level of value.

For more information regarding statistical measures, see 2024 Reports & Opinions or Findings & Orders of the Nebraska Tax Equalization & Review Commission for the 2024 yr.

Assessment Actions Planned for Assessment Year 2024:

Residential: Doing 6 year review of Ainsworth Residential homes, Garages, Outbuildings,& new updated pictures of all for next year & update to 2021 costing. Need driveway paving picked up as we have some driveways we know about and not others. We will need to still go through ALL Residential parcels in Ainsworth, Long Pine & Johnstown to correct discrepancies done by previous Assessor. Still updating hard copies of Property Records Cards. Doing Pickup work & pictures from building permits. All Hidden Paradise Homes & Cabins/Pavilion/Motel & Outbuildings & Land & New updated pictures will be revalued by my appraiser for next year. Didn't get done last year due to bad

winter weather. We will do In House Review of the 5 cabins/homes on top of Hidden Paradise. Did In House 6 year review of all Clear Lake Cabins & new updated pictures & updated to 2021 costing.

Agricultural: Ratio studies will be completed to determine if value increases or decreases need to take place to be in compliance with statute requirements. Sale verifications will be continued as usual to determine arms-length transactions. We are still going through all Ag Parcels to correct discrepancies done by previous Assessor. Doing pickup work & pictures from permits or information statements & things reported to us.

There were new maps out for 2022 on GWORKS that make it easier to see where water continues to stand from the 2019 Cyclone Bomb. It takes time, but it is fair to the taxpayers that they do not pay for these areas they currently cannot use. Land owners can come in & file the 425 form on water damage or natural disaster and they do this each year by July 15th.

Commercial: These properties will be monitored for compliance based on 3 year market sales. The Big Commercial feedlots will be reappraised by my appraiser to correct discrepancies on improvements found during protest time. So all the feedlots will be equal & have the correct codes on them. My appraiser will also look at the 4-commercial businesses that have changed in use also.

Assessment Actions Planned for Assessment Year 2025

Residential: Sales verifications will be reviewed as well as current sales to keep up to date with house values based on the 3 years of market sales. We will still be correcting discrepancies found from the previous assessor to residential properties as well as updating hard copies of Property Record Cards. Ainsworth Residential homes, etc reval & Hidden Paradise cabins, etc reval put on computer on MIPS & updated 21' costing. Doing 6 year review of Long Pine & Johnstown Residential Homes & Lots & Driveways & new updated pictures. Do pickup work from building permits.

Agricultural: Ratio studies will be completed to determine if value increases or decreases need to take place to be in compliance with statute requirements. Sale verifications will be continued as usual to determine arms-length transactions. We will still be correcting discrepancies found from the previous assessor to Ag properties as well as updating hard copies of the Property Record Cards. Do pickup work from permits & information statements.

Commercial: These properties will be monitored for compliance and sales verifications will be continued as usual to determine arms-length transactions. Still updating the hard copies of Property Record Cards. Big Commercial feedlots reval put on computer on MIPS & updated 21' costing.

Assessment Actions Planned for Assessment Year 2026

Residential: Sales verifications will be reviewed as well as current sales to keep up to date with house values based on the 3 years of sales. Long Pine & Johnstown residential with all new updated photos & lot revalues reval put on computer on MIPS and Updated to 2021 costing. Do pickup work from permits.

Agricultural: Ratio studies will be completed to determine if value increases or decreases need to take place to be in compliance with statute requirements. Sale verifications will be continued as usual to determine arms-length transactions. Do pickup work from permits & information statements.

Commercial: These properties will be monitored for compliance. Sales Verifications will be mailed out as well.

Other Functions Performed by Assessor's Office, but not limited to:

Assessor & Staff Responsibilities

The following reports and documents are mandated for the assessor's office throughout the calendar year to be filed timely to meet the requirements of legislative law:

Permissive Exemptions: Approximately 50 Tax Exempt Organizations (41-organizations & 9-cemetries) filed for property tax exemption for the 2024 year by December 30, 2023. Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Homestead Exemptions: Approximately 168 Homestead Exemption Applications were filed in Brown Co. by June 30th each year. Administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance. We constantly have people coming of age and passing away, so this is great that we got the word out and more have been approved.

Homestead Exemption Tax Loss Report: Report filed by Nov. 30th in conjunction with the treasurer for tax loss in Brown County due to loss of tax dollars reimbursed by state to county.

Personal Property Schedules: Approximately 533 Personal Property Schedules were filed in Brown Co. Administer annual filings of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Form 45 County Abstract of Assessment for Real Property: All Real Estate values are accumulated by March 19th after an enormous amount of detailed work in determining market value on all classes of property in Brown County.

Sales Information: Send to PAD rosters & annual Assessed Value Update w/abstract by March 19th.

Notice of Valuation Change: These forms are sent to all property owners whose value has either decreased or increased by June 1st based on Statute 77-1315.

Tax List Corrections: Prepare tax list correction documents for county board approval.

County Bd. Of Equalization: Attend all County Board of Equalization meetings for valuation protests - assemble and provide information on all protests (June 1st - July 25th)

TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC, defend valuation when needed.

TERC Statewide Equalization: Attend hearings if applicable to county, defend values and/or implement orders of the TERC.

Centralized Assessments: Data for 11 Centralized Assessment companies located in Brown County is reviewed as certified from the Property Assessment Division of The Department of Revenue for public service entities, establish assessment records and tax billing for tax list. There are 3 gas companies and 8 telephone companies within the county.

Value Certifications: Real Estate, Personal Property & Centralized Company assessments are accumulated & certified to 12 political subdivisions and 8 school districts for levy setting purposes by August 20th.

School District Taxable Value Report: The values for the School Districts are accumulated together in this final report to be sent to the Property Tax Administrator by August 25th.

Annual Inventory Statement: This report designating personal property located in the Assessor's Office must be reported to the County Board by August 25th.

Average Residential Value for Homestead Exemption: Assessor must determine this value and certify to Department of Revenue by September 1st.

Annual Plan of Assessment: Pursuant to LB 263 Section 9, the assessment plan is formed & written on or before June 15 each year and submitted to the County Bd. of Equalization on or before July 31 and to the Property Tax Administrator on or before October 31 of each year.

Tax Districts & 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. Implement LB126 Class I School District Merger requirements.

Tax List: The tax list is prepared and certified to the county treasurer for real property, personal property and centrally assessed property by November 22nd.

CTL (Certificate of Taxes Levied): This is the final report for the calendar year which is the total taxes collected in the county for tax year. It has a deadline date of December 1st and it is sent to the Property Tax Administrator.

Education: Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Disaster Relief: The County Assessor will receive Disaster Relief Appeal forms and revalue the home, commercial building or land based on how it is used as well as ability to be used Prior to July 1 of each year. (This was new in 2019)

Throughout the calendar tax year, the assessor's office continuously updates records with the transfer of ownership of property from the 521 Transfer Statements that are

filed at the County Clerk's office. Many requests for information from real estate brokers, insurance companies, mortgage companies, appraisers, bankers, etc. are attended to daily with the telephone or at the counter. Records are continually updated with new data such as address changes, etc. Splits and combination of records are made as required daily. Information for those changes will be kept updated on the GIS program and hard copies of Property Record Cards.

Contract Appraiser

Brown County does not hire a contract appraiser on an annual basis, only on a "as needed basis". The assessor and staff list & value the appraisal maintenance or "new construction work" annually from the numerous building permits, information statements or other resource means of new construction. Contracted appraisal work will be required for future projects.

CONCLUSION:

The Brown County Assessor, Peggy Gross & her staff, Peggy Graham and Kay Anderson, work diligently to comply with state statute and the rules and regulations of the Property Assessment Division of The Department of Revenue to attempt to assure uniform and proportionate assessments of all properties in Brown County. All parcels have values that are table driven. Homes are from 2018 values now & will be updated to 2021 costing. Commercial are for 2022 with a new depreciation table. Marshall and Swift costing books were purchased to refer to for quality on the buildings. From there on the values would be set based on the depreciation model and not hand entered percentages. Quality and condition would be kept up with the 6-year reviews.

ASSESSOR SIGNATURE Peggy L Gross DATE 7-31-2024

SIGNATURE OF CBOE James Brown DATE 8-6-2024

2/27/2025

2025 Methodology For Special Valuation

The Brown County Assessor's Office submits this report to the Department of Revenue Property Assessment Division pursuant to REG-11-005-0040. The influence identified as Recreational.

Brown County is currently still studying this for 2025 , so this is in progress yet. Once this is complete, I will get more details filled in for the year. Still compiling the sales in Brown County to determine the influence of recreation on agriculture in the county. The previous assessor for Brown County was looking into the areas along creeks and the rivers in regards to this to determine the influence of recreation on agriculture in the county.

Market Areas-

Brown County has one market identified where the whole county is included. Currently looking into what is best moving forward.

Identification-

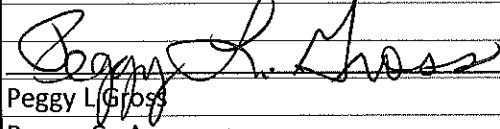
Currently looking into identifying recreational influence on the Calamus River, Niobrara River, Plum Creek, Bone Creek, Long Pine Creek as well as those areas with trees and ponds.

Agriculture Values-

Values are placed upon Agriculture or Horticultural properties using uninfluenced comparable sales away from the areas. After viewing sales, the Brown County Assessor's Office will determine if there is a need for a separate market area for recreational along the creeks, rivers, ponds, and tree area associated with them. The recreational influence may effect tree subclasses. At this time, the agriculture value or special value will be valued as grass within the market area.

Qualified Properties-

There was a lot of parcels that were identified for the special valuation area. There was currently 26 more applications in 2023 & 3 more applications that qualify in 2024 marked in the system to show they qualify for special valuation. We will review others as they are received.



Peggy L. Gross
Brown Co Assessor