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DEPARTMENT OF REVENUE

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

BUFFALO COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

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

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Roy Meusch, Buffalo County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

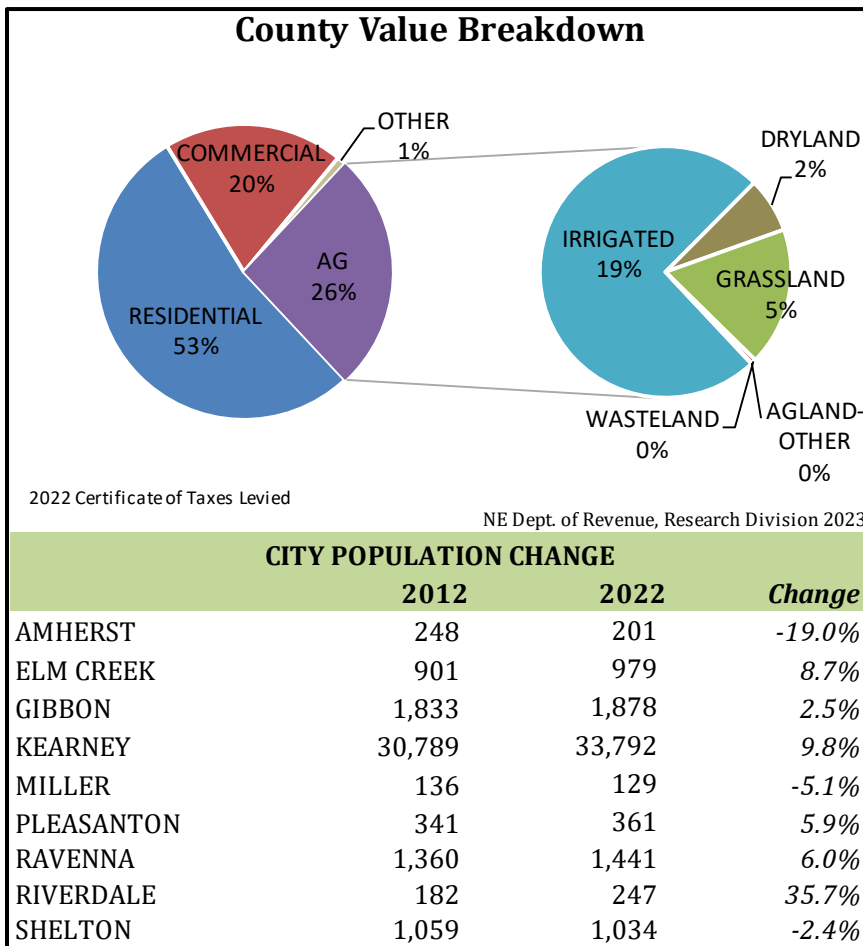
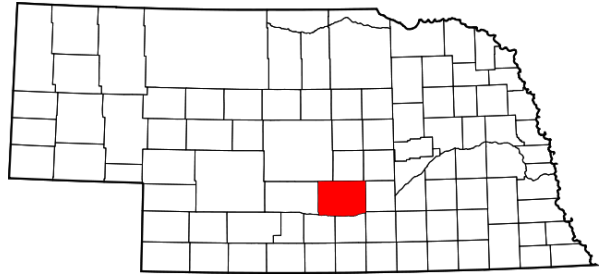
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 968 square miles, Buffalo County has 50,339 residents, per the Census Bureau Quick Facts for 2021, a slight population increase over the 2020 U.S. Census. Reports indicate that 66% of county residents are homeowners and 80% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$195,154 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Buffalo County convene in and around the county seat of Kearney. According to the latest information available from the U.S. Census Bureau, there are 1,695 employer establishments with total employment of 23,086. A slight decrease from 2019. The largest employers in the county include a state university and a regional hospital.

The residential class makes up the majority of the valuation base within Buffalo County, followed by the agricultural class. The agricultural class is

comprised mainly of irrigated land and grass land throughout the county. Buffalo County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD).

2023 Residential Correlation for Buffalo County

Assessment Actions

For the residential class, all costing tables were updated to 2022 with the exception of Valuation Group 8 and new depreciation tables were created.

Qualities and conditions were examined and equalized throughout the residential class by a review of property record cards and updated pictures.

Pick-up work and routine maintenance were completed.

Assessment Practice Review

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

The sales verification and qualification review was completed to evaluate that all sales were considered arm's-length transactions unless determined otherwise. Sales usability for Buffalo County is substantially higher than the statewide average, but comparable to similar sized counties.

Valuation groups were analyzed to ensure that all groups appeared to adequately recognize unique characteristics for that particular group. Buffalo County currently has 12 Valuation Groups. The City of Kearney has been divided up into the first six groups. Valuation Group 7 encompasses the smallest villages of the county, while Valuation Group 8 is the rural and suburban parcels outside city boundaries. Valuation Groups 9 thru 12 include the assessor locations of Elm Creek, Ravenna, Shelton and Gibbon.

The county is up to date on the six-year inspection and review cycle. All lot studies in the county have been completed between 2016-2022 depending on the location. Costing and depreciation for the entire residential class excluding rural residential has been updated to 2022.

The Buffalo County Assessor does have a written valuation methodology on file.

2023 Residential Correlation for Buffalo County

Description of Analysis

Buffalo County recognizes 12 valuation groups for the residential class of property.

Valuation Group	Description
1	Southeast Kearney
2	Southwest Kearney
3	Central Kearney, East of 25 th Street
4	Central Kearney, West of 25 th Street
5	Northeast Kearney
6	Northwest Kearney
7	Amherst, Miller, Odessa, Pleasanton, Riverdale
8	Rural
9	Elm Creek
10	Gibbon
11	Ravenna
12	Shelton

A review of the statistics shows that all measures of central tendency are within the acceptable range, and the COD and PRD are within the IAAO recommended suggestions. All the valuation groups within Buffalo County show a substantial number of sales for analysis to be completed and all are within the acceptable ranges.

A comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows the general residential population and the sales sample changed at a similar rate supporting the conclusion that the changes made to the residential class of property were equitably applied.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments for residential property in Buffalo County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

2023 Residential Correlation for Buffalo County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	135	94.84	96.34	94.64	15.15	101.80
2	227	93.51	93.66	92.37	11.38	101.40
3	305	91.75	92.76	91.63	11.43	101.23
4	184	92.00	93.39	92.68	12.02	100.77
5	179	94.58	95.00	94.51	08.91	100.52
6	133	95.84	95.99	94.64	10.77	101.43
7	25	92.77	92.58	90.00	14.72	102.87
8	181	93.30	95.56	93.60	15.87	102.09
9	32	94.22	97.03	94.94	10.05	102.20
10	56	91.79	93.16	92.02	12.91	101.24
11	48	92.45	92.88	89.90	14.10	103.31
12	33	93.70	93.99	91.36	11.78	102.88
____ALL____	1,538	93.42	94.28	93.18	12.20	101.18

Level of Value

Based on analysis of all available information, the level of value for the residential property in Buffalo County is 93%.

2023 Commercial Correlation for Buffalo County

Assessment Actions

For the 2023 assessment year costing was updated for the entire commercial class. For all commercial parcels located outside of Kearney, a 5% increase in value was made using the income approach. Pick-up work and routine maintenance were completed.

Assessment Practice Review

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

A review of the sales qualification and verification process was conducted with the county assessor for the commercial class. The usability rate is comparable to the statewide average for the commercial class. It was determined that all arm's-length sales are made available for measurement.

The six-year review and inspection cycle are in compliance with statutory requirements. The costing and depreciation tables are 2021 and 2020 respectively. The date of the last lot study was completed in 2016. For the commercial class, a portion of the class is completed on a yearly basis.

Description of Analysis

Buffalo County is divided into two valuation groups for the commercial class.

Valuation Group	Description
1	Kearney
2	The remainder of the county

The statistical analysis shows that two of the three measures of central tendency are within the acceptable range, while the weighted mean is slightly low. This can be attributed to high dollar sales. Hypothetically removing two very high dollar sales during this study period, will cause the weighted mean to fall into range, and also lowers the PRD to 99%.

The majority of the commercial sales in Buffalo County are located within Valuation Group 1 with 125, while Valuation Group has 32 which is enough for a reliable study of the statistics.

The statistical sample and the 2023 County Abstract of Assessment (Abstract), Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor. Further analysis of the Abstract shows a large increase in value in Valuation Group 2, this includes a large Tax Increment Financing (TIF) parcel that came onto the parcel for the first time in 2023.

2023 Commercial Correlation for Buffalo County

Equalization and Quality of Assessment

Based on the analysis of all available information, commercial property in Buffalo County has been equitably valued, and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	125	98.46	93.17	90.56	13.03	102.88
2	32	95.62	91.33	92.16	23.26	99.10
____ALL____	157	97.55	92.80	90.67	15.17	102.35

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Buffalo County is 98%.

2023 Agricultural Correlation for Buffalo County

Assessment Actions

An analysis of the sold parcels was completed for the 2023 assessment year, prompting the county assessor to increase irrigated land 15% and dryland 3%. Four townships were reviewed including Thornton, Divide, Riverdale, and Center.

All pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

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

The county assessor's sales verification and qualification processes were reviewed and the sales usability rate is near the statewide average. All arm's length transactions have been made available for measurement purposes.

There are three market areas in Buffalo County. The uninfluenced market area is Market Area 1 which consists of the northern part of the county. Market Area 2 surrounds the City of Kearney and is influenced by residential and commercial development. Market Area 6 is along the Platte River and sales here are influenced by recreational factors. Market Area 1 is used to arrive at uninfluenced values for both Market Area 2 and 6.

Intensive use is identified within the county for feedlots and vineyards. Agricultural dwellings and outbuildings are reviewed on a rotating basis of at least four townships a year, in addition to larger rural areas. A land use for all three market areas was been completed from 2016 to 2021. The county assessor complies with the six-year inspection and review requirements.

Description of Analysis

A review of the agricultural statistics shows that two of the three measures of central tendency are within the acceptable ranges while the mean is slightly high.

Stratification by 80% Majority Land Use (MLU) reveals that both the irrigated and grass in Market Area 1 have a sufficient number of sales and medians within the acceptable range. Dryland, grassland and irrigated values are comparable to surrounding counties

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) confirms the overall increase to irrigated land and dryland and reflects the assessment actions.

Equalization and Quality of Assessment

Review of the agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for the rural residential and other similar

2023 Agricultural Correlation for Buffalo County

property across the county. Agricultural improvements are equalized and assessed at the statutory level.

The quality of assessment in the agricultural class of property in Buffalo County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	22	75.03	78.81	77.71	19.22	101.42
1	22	75.03	78.81	77.71	19.22	101.42
<u>Dry</u>						
County	4	70.88	75.45	72.64	08.70	103.87
1	4	70.88	75.45	72.64	08.70	103.87
<u>Grass</u>						
County	13	70.44	71.35	66.19	17.11	107.80
1	13	70.44	71.35	66.19	17.11	107.80
<u>ALL</u>						
	59	75.04	79.90	77.65	19.10	102.90

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Buffalo County is 75%.

Special Valuation

A review of agricultural land values in Buffalo County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%

2023 Opinions of the Property Tax Administrator for Buffalo 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2023 Commission Summary for Buffalo County

Residential Real Property - Current

Number of Sales	1538	Median	93.42
Total Sales Price	\$400,488,872	Mean	94.28
Total Adj. Sales Price	\$400,488,872	Wgt. Mean	93.18
Total Assessed Value	\$373,182,705	Average Assessed Value of the Base	\$203,691
Avg. Adj. Sales Price	\$260,396	Avg. Assessed Value	\$242,642

Confidence Interval - Current

95% Median C.I	92.45 to 94.34
95% Wgt. Mean C.I	92.42 to 93.94
95% Mean C.I	93.53 to 95.03
% of Value of the Class of all Real Property Value in the County	49.79
% of Records Sold in the Study Period	9.40
% of Value Sold in the Study Period	11.20

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	1,591	94	93.83
2021	1,417	94	94.43
2020	1,405	96	96.20
2019	1,366	96	95.76

2023 Commission Summary for Buffalo County

Commercial Real Property - Current

Number of Sales	157	Median	97.55
Total Sales Price	\$83,680,966	Mean	92.80
Total Adj. Sales Price	\$83,680,966	Wgt. Mean	90.67
Total Assessed Value	\$75,876,910	Average Assessed Value of the Base	\$572,466
Avg. Adj. Sales Price	\$533,000	Avg. Assessed Value	\$483,292

Confidence Interval - Current

95% Median C.I	95.16 to 99.90
95% Wgt. Mean C.I	85.19 to 96.15
95% Mean C.I	89.68 to 95.92
% of Value of the Class of all Real Property Value in the County	19.48
% of Records Sold in the Study Period	6.89
% of Value Sold in the Study Period	5.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	138	97	96.54
2021	113	98	98.41
2020	103	93	93.00
2019	77	95	95.21

**10 Buffalo
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 1,538
 Total Sales Price : 400,488,872
 Total Adj. Sales Price : 400,488,872
 Total Assessed Value : 373,182,705
 Avg. Adj. Sales Price : 260,396
 Avg. Assessed Value : 242,642

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 94
 COD : 12.20
 PRD : 101.18

COV : 15.90
 STD : 14.99
 Avg. Abs. Dev : 11.40
 MAX Sales Ratio : 165.55
 MIN Sales Ratio : 39.86

95% Median C.I. : 92.45 to 94.34
 95% Wgt. Mean C.I. : 92.42 to 93.94
 95% Mean C.I. : 93.53 to 95.03

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	201	105.69	106.30	105.48	09.98	100.78	66.06	165.55	103.67 to 106.84	228,602	241,135	
01-JAN-21 To 31-MAR-21	146	102.03	101.98	102.37	10.70	99.62	65.46	138.60	99.50 to 105.03	250,824	256,774	
01-APR-21 To 30-JUN-21	217	96.47	96.29	96.54	10.89	99.74	49.02	152.63	93.79 to 98.27	254,335	245,540	
01-JUL-21 To 30-SEP-21	218	93.18	92.86	92.84	10.20	100.02	61.35	143.25	90.90 to 95.37	267,364	248,226	
01-OCT-21 To 31-DEC-21	203	91.86	93.69	92.43	10.57	101.36	61.81	139.41	90.25 to 93.73	257,919	238,396	
01-JAN-22 To 31-MAR-22	151	89.76	90.27	89.08	10.27	101.34	47.53	137.16	88.00 to 92.38	266,912	237,767	
01-APR-22 To 30-JUN-22	215	86.57	86.93	85.55	11.33	101.61	56.60	144.25	84.05 to 88.38	276,639	236,672	
01-JUL-22 To 30-SEP-22	187	85.25	87.05	85.36	11.89	101.98	39.86	144.89	83.51 to 88.45	279,705	238,762	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	782	98.37	98.97	98.63	11.31	100.34	49.02	165.55	97.41 to 99.48	250,697	247,254	
01-OCT-21 To 30-SEP-22	756	88.52	89.44	87.96	11.30	101.68	39.86	144.89	87.59 to 89.80	270,428	237,871	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	784	95.38	95.72	95.47	11.08	100.26	49.02	152.63	94.13 to 96.47	258,232	246,529	
<u>ALL</u>	1,538	93.42	94.28	93.18	12.20	101.18	39.86	165.55	92.45 to 94.34	260,396	242,642	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	135	94.84	96.34	94.64	15.15	101.80	56.60	149.83	91.57 to 98.06	183,092	173,282	
2	227	93.51	93.66	92.37	11.38	101.40	67.76	165.55	90.02 to 95.29	228,843	211,386	
3	305	91.75	92.76	91.63	11.43	101.23	47.53	155.63	90.58 to 93.97	226,246	207,316	
4	184	92.00	93.39	92.68	12.02	100.77	46.34	149.40	89.80 to 94.83	263,270	244,007	
5	179	94.58	95.00	94.51	08.91	100.52	74.15	143.25	92.46 to 95.98	358,466	338,776	
6	133	95.84	95.99	94.64	10.77	101.43	65.63	152.33	92.74 to 98.26	355,603	336,553	
7	25	92.77	92.58	90.00	14.72	102.87	58.29	161.29	81.68 to 98.17	167,778	151,004	
8	181	93.30	95.56	93.60	15.87	102.09	39.86	155.21	90.14 to 96.77	353,290	330,685	
9	32	94.22	97.03	94.94	10.05	102.20	75.39	134.53	90.40 to 101.68	174,591	165,754	
10	56	91.79	93.16	92.02	12.91	101.24	62.74	134.29	86.51 to 96.59	180,898	166,462	
11	48	92.45	92.88	89.90	14.10	103.31	65.46	144.25	84.15 to 98.40	121,867	109,558	
12	33	93.70	93.99	91.36	11.78	102.88	67.94	118.22	86.04 to 99.85	157,879	144,244	
<u>ALL</u>	1,538	93.42	94.28	93.18	12.20	101.18	39.86	165.55	92.45 to 94.34	260,396	242,642	

**10 Buffalo
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 1,538
 Total Sales Price : 400,488,872
 Total Adj. Sales Price : 400,488,872
 Total Assessed Value : 373,182,705
 Avg. Adj. Sales Price : 260,396
 Avg. Assessed Value : 242,642

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 94
 COD : 12.20
 PRD : 101.18

COV : 15.90
 STD : 14.99
 Avg. Abs. Dev : 11.40
 MAX Sales Ratio : 165.55
 MIN Sales Ratio : 39.86

95% Median C.I. : 92.45 to 94.34
 95% Wgt. Mean C.I. : 92.42 to 93.94
 95% Mean C.I. : 93.53 to 95.03

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,538	93.42	94.28	93.18	12.20	101.18	39.86	165.55	92.45 to 94.34	260,396	242,642
06											
07											
<u>ALL</u>	1,538	93.42	94.28	93.18	12.20	101.18	39.86	165.55	92.45 to 94.34	260,396	242,642

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	108.79	108.79	109.35	15.16	99.49	92.30	125.28	N/A	10,350	11,318
Less Than 30,000	4	113.36	114.99	119.15	15.99	96.51	92.30	140.95	N/A	14,300	17,039
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,538	93.42	94.28	93.18	12.20	101.18	39.86	165.55	92.45 to 94.34	260,396	242,642
Greater Than 14,999	1,536	93.42	94.27	93.18	12.19	101.17	39.86	165.55	92.45 to 94.34	260,721	242,943
Greater Than 29,999	1,534	93.39	94.23	93.18	12.17	101.13	39.86	165.55	92.41 to 94.28	261,038	243,230
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	108.79	108.79	109.35	15.16	99.49	92.30	125.28	N/A	10,350	11,318
15,000 TO 29,999	2	121.19	121.19	124.71	16.30	97.18	101.43	140.95	N/A	18,250	22,760
30,000 TO 59,999	19	102.48	99.94	98.57	13.89	101.39	65.46	147.69	90.62 to 107.04	45,705	45,054
60,000 TO 99,999	64	103.41	104.74	104.96	17.60	99.79	62.74	161.29	94.16 to 109.54	77,973	81,840
100,000 TO 149,999	136	98.34	100.00	99.82	14.04	100.18	61.35	165.55	95.91 to 102.61	129,423	129,193
150,000 TO 249,999	598	93.00	93.42	93.18	11.46	100.26	46.34	155.21	91.52 to 94.49	198,571	185,021
250,000 TO 499,999	646	92.64	92.99	92.82	11.05	100.18	39.86	152.63	91.53 to 93.79	332,303	308,437
500,000 TO 999,999	70	86.37	90.21	90.70	13.22	99.46	66.04	143.25	82.20 to 91.63	602,266	546,284
1,000,000 +	1	94.13	94.13	94.13	00.00	100.00	94.13	94.13	N/A	1,400,000	1,317,880
<u>ALL</u>	1,538	93.42	94.28	93.18	12.20	101.18	39.86	165.55	92.45 to 94.34	260,396	242,642

10 Buffalo
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 157
 Total Sales Price : 83,680,966
 Total Adj. Sales Price : 83,680,966
 Total Assessed Value : 75,876,910
 Avg. Adj. Sales Price : 533,000
 Avg. Assessed Value : 483,292

MEDIAN : 98
 WGT. MEAN : 91
 MEAN : 93
 COD : 15.17
 PRD : 102.35

COV : 21.52
 STD : 19.97
 Avg. Abs. Dev : 14.80
 MAX Sales Ratio : 169.51
 MIN Sales Ratio : 45.64

95% Median C.I. : 95.16 to 99.90
 95% Wgt. Mean C.I. : 85.19 to 96.15
 95% Mean C.I. : 89.68 to 95.92

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	6	102.79	106.18	104.58	05.78	101.53	99.66	126.48	99.66 to 126.48	677,250	708,296	
01-JAN-20 To 31-MAR-20	14	104.16	104.84	103.22	04.54	101.57	93.67	127.68	100.12 to 107.62	389,685	402,229	
01-APR-20 To 30-JUN-20	8	103.74	103.42	102.29	06.36	101.10	80.96	125.37	80.96 to 125.37	303,101	310,027	
01-JUL-20 To 30-SEP-20	11	102.81	109.17	108.41	09.96	100.70	96.10	146.76	96.30 to 120.53	309,173	335,182	
01-OCT-20 To 31-DEC-20	14	84.42	83.30	75.62	20.63	110.16	52.79	109.70	58.37 to 105.22	904,450	683,946	
01-JAN-21 To 31-MAR-21	14	99.22	96.59	104.65	14.40	92.30	62.88	132.00	78.10 to 110.13	700,068	732,636	
01-APR-21 To 30-JUN-21	9	90.94	90.83	92.58	11.47	98.11	66.84	107.82	77.75 to 106.58	406,071	375,935	
01-JUL-21 To 30-SEP-21	14	93.15	94.00	92.28	06.82	101.86	83.11	104.90	87.61 to 102.19	674,543	622,488	
01-OCT-21 To 31-DEC-21	21	89.92	90.52	91.69	21.52	98.72	52.13	169.51	72.73 to 97.41	496,414	455,179	
01-JAN-22 To 31-MAR-22	9	86.36	82.45	90.35	17.75	91.26	50.96	109.47	52.51 to 101.07	382,622	345,706	
01-APR-22 To 30-JUN-22	15	88.13	84.55	87.40	14.69	96.74	51.96	104.82	73.83 to 99.13	425,662	372,011	
01-JUL-22 To 30-SEP-22	22	96.41	85.13	77.05	21.45	110.49	45.64	117.54	63.53 to 103.71	569,159	438,547	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	39	103.60	105.97	104.58	06.63	101.33	80.96	146.76	101.11 to 105.79	393,456	411,492	
01-OCT-20 To 30-SEP-21	51	94.41	91.21	89.79	13.65	101.58	52.79	132.00	88.11 to 99.36	697,284	626,086	
01-OCT-21 To 30-SEP-22	67	88.13	86.33	85.12	20.54	101.42	45.64	169.51	77.46 to 97.31	489,175	416,393	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	47	102.52	99.19	89.27	11.03	111.11	52.79	146.76	100.12 to 105.22	509,438	454,759	
01-JAN-21 To 31-DEC-21	58	95.24	92.87	95.77	14.70	96.97	52.13	169.51	88.11 to 97.48	574,549	550,240	
<u>ALL</u>	157	97.55	92.80	90.67	15.17	102.35	45.64	169.51	95.16 to 99.90	533,000	483,292	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	125	98.46	93.17	90.56	13.03	102.88	45.64	169.51	96.10 to 99.94	621,535	562,858	
2	32	95.62	91.33	92.16	23.26	99.10	50.96	146.76	77.46 to 109.70	187,158	172,490	
<u>ALL</u>	157	97.55	92.80	90.67	15.17	102.35	45.64	169.51	95.16 to 99.90	533,000	483,292	

10 Buffalo
COMMERCIAL

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	24	99.78	94.91	96.16	08.85	98.70	59.32	109.47	88.22 to 103.60	502,700	483,398
03	133	97.31	92.41	89.75	16.25	102.96	45.64	169.51	91.50 to 99.64	538,467	483,273
04											
<u>ALL</u>	<u>157</u>	<u>97.55</u>	<u>92.80</u>	<u>90.67</u>	<u>15.17</u>	<u>102.35</u>	<u>45.64</u>	<u>169.51</u>	<u>95.16 to 99.90</u>	<u>533,000</u>	<u>483,292</u>

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	96.30	96.30	96.30	00.00	100.00	96.30	96.30	N/A	5,000	4,815
Less Than 30,000	2	121.53	121.53	137.75	20.76	88.23	96.30	146.76	N/A	14,000	19,285
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	157	97.55	92.80	90.67	15.17	102.35	45.64	169.51	95.16 to 99.90	533,000	483,292
Greater Than 14,999	156	97.72	92.77	90.67	15.24	102.32	45.64	169.51	95.16 to 99.90	536,384	486,360
Greater Than 29,999	155	97.55	92.42	90.66	15.04	101.94	45.64	169.51	94.41 to 99.90	539,697	489,280
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	96.30	96.30	96.30	00.00	100.00	96.30	96.30	N/A	5,000	4,815
15,000 TO 29,999	1	146.76	146.76	146.76	00.00	100.00	146.76	146.76	N/A	23,000	33,755
30,000 TO 59,999	6	90.59	88.76	88.80	23.56	99.95	50.96	117.54	50.96 to 117.54	49,655	44,094
60,000 TO 99,999	11	101.37	97.42	98.35	11.33	99.05	52.79	116.16	72.74 to 115.59	79,758	78,440
100,000 TO 149,999	10	99.21	92.71	92.72	13.06	99.99	58.37	111.95	72.73 to 105.29	118,840	110,186
150,000 TO 249,999	37	98.53	91.37	92.28	14.53	99.01	45.64	127.68	88.38 to 102.01	192,600	177,732
250,000 TO 499,999	40	91.22	89.70	89.44	14.38	100.29	52.51	125.37	80.96 to 98.80	372,300	333,004
500,000 TO 999,999	32	98.20	97.64	98.04	14.90	99.59	53.64	169.51	88.22 to 104.46	697,421	683,751
1,000,000 TO 1,999,999	10	98.41	96.06	96.85	14.43	99.18	59.32	132.00	66.24 to 109.47	1,378,984	1,335,563
2,000,000 TO 4,999,999	9	85.68	82.32	79.77	22.88	103.20	51.36	110.13	54.17 to 102.95	2,573,754	2,053,023
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>157</u>	<u>97.55</u>	<u>92.80</u>	<u>90.67</u>	<u>15.17</u>	<u>102.35</u>	<u>45.64</u>	<u>169.51</u>	<u>95.16 to 99.90</u>	<u>533,000</u>	<u>483,292</u>

10 Buffalo
COMMERCIAL

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Qualified

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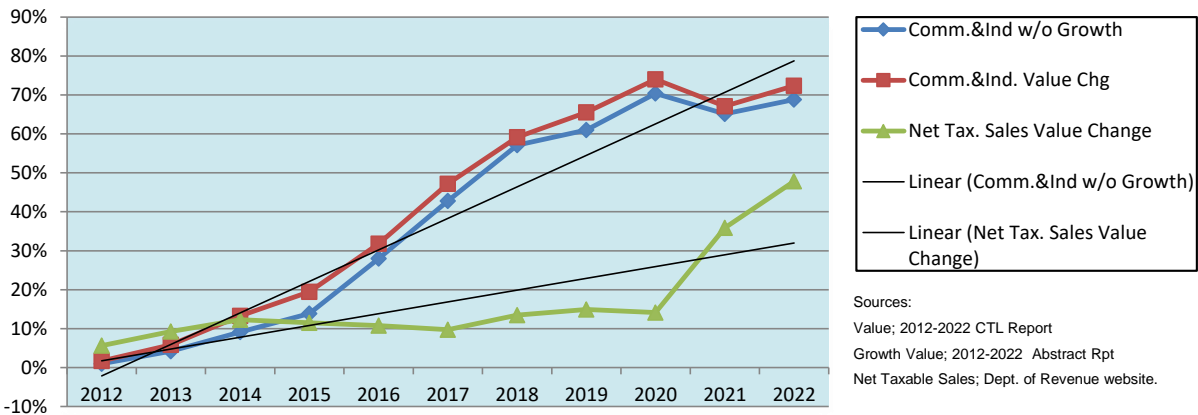
95% Median C.I. : 95.16 to 99.90
 95% Wgt. Mean C.I. : 85.19 to 96.15
 95% Mean C.I. : 89.68 to 95.92

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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
304	5	99.94	107.82	113.36	16.05	95.11	89.37	132.00	N/A	564,510	639,928
319	1	102.79	102.79	102.79	00.00	100.00	102.79	102.79	N/A	2,600,000	2,672,455
326	3	51.96	67.50	68.46	38.01	98.60	45.64	104.90	N/A	195,333	133,725
341	5	104.90	102.03	103.67	07.65	98.42	88.13	117.47	N/A	448,174	464,632
343	3	80.06	84.00	90.43	15.65	92.89	67.18	104.77	N/A	633,000	572,425
344	22	97.30	94.17	89.07	12.89	105.73	52.51	146.76	87.49 to 98.98	703,259	626,383
349	4	81.95	96.39	108.09	38.97	89.18	52.13	169.51	N/A	384,044	415,106
350	6	96.55	90.26	89.66	13.84	100.67	53.64	109.06	53.64 to 109.06	486,150	435,866
352	27	99.90	96.49	97.28	10.55	99.19	59.32	126.48	88.22 to 104.03	467,585	454,879
353	13	99.36	92.14	99.36	13.72	92.73	53.32	119.17	72.73 to 105.79	315,954	313,945
384	5	72.74	75.23	68.23	12.92	110.26	63.53	101.37	N/A	202,180	137,951
386	3	99.63	99.90	92.61	07.98	107.87	88.11	111.95	N/A	351,667	325,663
391	1	66.84	66.84	66.84	00.00	100.00	66.84	66.84	N/A	325,000	217,230
406	19	97.48	94.36	97.03	11.12	97.25	58.37	125.37	87.76 to 103.26	264,836	256,969
407	1	109.70	109.70	109.70	00.00	100.00	109.70	109.70	N/A	700,000	767,880
410	1	102.95	102.95	102.95	00.00	100.00	102.95	102.95	N/A	2,000,000	2,059,020
412	3	72.38	75.80	65.89	21.50	115.04	54.17	100.86	N/A	2,653,333	1,748,285
435	1	106.58	106.58	106.58	00.00	100.00	106.58	106.58	N/A	525,000	559,565
442	9	105.25	95.37	96.05	15.39	99.29	52.79	116.16	73.11 to 115.59	123,371	118,497
444	6	85.28	83.43	79.66	12.36	104.73	66.24	102.81	66.24 to 102.81	710,000	565,595
453	1	102.93	102.93	102.93	00.00	100.00	102.93	102.93	N/A	230,000	236,745
455	1	130.74	130.74	130.74	00.00	100.00	130.74	130.74	N/A	940,000	1,228,920
472	1	101.07	101.07	101.07	00.00	100.00	101.07	101.07	N/A	70,310	71,065
528	7	104.14	88.94	95.34	16.63	93.29	56.92	110.13	56.92 to 110.13	693,743	661,409
529	1	102.67	102.67	102.67	00.00	100.00	102.67	102.67	N/A	150,000	154,000
531	2	68.52	68.52	67.11	25.04	102.10	51.36	85.68	N/A	2,198,448	1,475,283
532	1	70.41	70.41	70.41	00.00	100.00	70.41	70.41	N/A	650,000	457,680
554	1	101.35	101.35	101.35	00.00	100.00	101.35	101.35	N/A	155,000	157,100
573	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	760,000	753,365
851	1	50.96	50.96	50.96	00.00	100.00	50.96	50.96	N/A	50,000	25,480
999	2	100.17	100.17	97.27	03.53	102.98	96.63	103.71	N/A	319,522	310,810
<u>ALL</u>	<u>157</u>	<u>97.55</u>	<u>92.80</u>	<u>90.67</u>	<u>15.17</u>	<u>102.35</u>	<u>45.64</u>	<u>169.51</u>	<u>95.16 to 99.90</u>	<u>533,000</u>	<u>483,292</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 667,345,105	\$ 6,525,115	0.98%	\$ 660,819,990		\$ 685,032,185	
2012	\$ 678,656,865	\$ 4,670,020	0.69%	\$ 673,986,845	1.00%	\$ 723,615,697	5.63%
2013	\$ 706,453,840	\$ 11,017,840	1.56%	\$ 695,436,000	2.47%	\$ 748,643,266	3.46%
2014	\$ 755,906,285	\$ 27,822,630	3.68%	\$ 728,083,655	3.06%	\$ 769,045,735	2.73%
2015	\$ 797,240,490	\$ 37,384,788	4.69%	\$ 759,855,702	0.52%	\$ 763,593,549	-0.71%
2016	\$ 879,690,070	\$ 25,379,370	2.89%	\$ 854,310,700	7.16%	\$ 758,861,909	-0.62%
2017	\$ 982,177,540	\$ 29,264,097	2.98%	\$ 952,913,443	8.32%	\$ 751,682,264	-0.95%
2018	\$ 1,062,142,600	\$ 13,664,555	1.29%	\$ 1,048,478,045	6.75%	\$ 777,406,049	3.42%
2019	\$ 1,104,906,075	\$ 30,330,080	2.75%	\$ 1,074,575,995	1.17%	\$ 787,153,711	1.25%
2020	\$ 1,161,310,145	\$ 24,250,765	2.09%	\$ 1,137,059,380	2.91%	\$ 782,015,377	-0.65%
2021	\$ 1,115,057,091	\$ 13,052,130	1.17%	\$ 1,102,004,961	-5.11%	\$ 930,880,406	19.04%
2022	\$ 1,150,297,066	\$ 23,859,060	2.07%	\$ 1,126,438,006	1.02%	\$ 1,012,728,114	8.79%
Ann %chg	5.42%			Average	2.66%	3.42%	3.76%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	1.00%	1.70%	5.63%
2013	4.21%	5.86%	9.29%
2014	9.10%	13.27%	12.26%
2015	13.86%	19.46%	11.47%
2016	28.02%	31.82%	10.78%
2017	42.79%	47.18%	9.73%
2018	57.11%	59.16%	13.48%
2019	61.02%	65.57%	14.91%
2020	70.39%	74.02%	14.16%
2021	65.13%	67.09%	35.89%
2022	68.79%	72.37%	47.84%

County Number	10
County Name	Buffalo

10 Buffalo
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 59
 Total Sales Price : 39,368,185
 Total Adj. Sales Price : 39,368,185
 Total Assessed Value : 30,570,525
 Avg. Adj. Sales Price : 667,257
 Avg. Assessed Value : 518,144

MEDIAN : 75
 WGT. MEAN : 78
 MEAN : 80
 COD : 19.10
 PRD : 102.90

COV : 23.10
 STD : 18.46
 Avg. Abs. Dev : 14.33
 MAX Sales Ratio : 129.96
 MIN Sales Ratio : 46.85

95% Median C.I. : 71.41 to 84.13
 95% Wgt. Mean C.I. : 72.52 to 82.79
 95% Mean C.I. : 75.19 to 84.61

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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-19 To 31-DEC-19	7	77.96	78.73	74.16	12.15	106.16	66.11	100.30	66.11 to 100.30	595,983	441,996
01-JAN-20 To 31-MAR-20	6	85.42	82.71	89.04	17.41	92.89	56.97	105.66	56.97 to 105.66	855,339	761,584
01-APR-20 To 30-JUN-20	5	89.15	85.71	87.84	21.12	97.58	57.45	109.98	N/A	765,648	672,561
01-JUL-20 To 30-SEP-20	1	73.32	73.32	73.32	00.00	100.00	73.32	73.32	N/A	709,700	520,360
01-OCT-20 To 31-DEC-20	4	90.92	94.29	90.19	19.93	104.55	75.89	119.43	N/A	420,500	379,263
01-JAN-21 To 31-MAR-21	9	72.55	75.58	76.37	10.74	98.97	56.39	106.64	69.14 to 80.78	724,766	553,512
01-APR-21 To 30-JUN-21	2	79.42	79.42	77.99	08.39	101.83	72.76	86.08	N/A	988,248	770,730
01-JUL-21 To 30-SEP-21	2	93.65	93.65	99.25	22.75	94.36	72.34	114.96	N/A	294,800	292,590
01-OCT-21 To 31-DEC-21	5	72.13	76.36	75.18	10.05	101.57	67.30	90.90	N/A	410,938	308,949
01-JAN-22 To 31-MAR-22	9	67.29	72.49	65.01	21.44	111.51	46.85	99.46	57.61 to 95.65	741,127	481,842
01-APR-22 To 30-JUN-22	7	75.92	87.33	78.80	23.37	110.82	59.17	129.96	59.17 to 129.96	712,361	561,336
01-JUL-22 To 30-SEP-22	2	58.08	58.08	56.31	12.86	103.14	50.61	65.54	N/A	521,990	293,955
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	19	84.13	81.53	83.42	17.12	97.73	56.97	109.98	66.11 to 100.30	728,519	607,718
01-OCT-20 To 30-SEP-21	17	75.89	82.56	80.08	16.00	103.10	56.39	119.43	72.34 to 105.38	633,588	507,370
01-OCT-21 To 30-SEP-22	23	71.41	76.59	70.47	20.71	108.68	46.85	129.96	65.54 to 87.12	641,536	452,113
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	16	85.42	85.95	87.82	19.88	97.87	56.97	119.43	65.16 to 105.66	709,498	623,108
01-JAN-21 To 31-DEC-21	18	72.66	78.23	77.65	12.47	100.75	56.39	114.96	70.69 to 82.04	619,093	480,722
<u>ALL</u>	59	75.04	79.90	77.65	19.10	102.90	46.85	129.96	71.41 to 84.13	667,257	518,144

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	59	75.04	79.90	77.65	19.10	102.90	46.85	129.96	71.41 to 84.13	667,257	518,144
<u>ALL</u>	59	75.04	79.90	77.65	19.10	102.90	46.85	129.96	71.41 to 84.13	667,257	518,144

10 Buffalo
AGRICULTURAL LAND

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 95% Mean C.I. : 75.19 to 84.61

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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	4	76.22	74.29	73.42	15.53	101.18	57.61	87.12	N/A	1,002,085	735,749
1	4	76.22	74.29	73.42	15.53	101.18	57.61	87.12	N/A	1,002,085	735,749
Dry											
County	4	70.88	75.45	72.64	08.70	103.87	69.14	90.90	N/A	262,885	190,951
1	4	70.88	75.45	72.64	08.70	103.87	69.14	90.90	N/A	262,885	190,951
Grass											
County	9	66.88	69.70	64.55	19.57	107.98	46.85	99.46	56.39 to 89.15	597,198	385,463
1	9	66.88	69.70	64.55	19.57	107.98	46.85	99.46	56.39 to 89.15	597,198	385,463
ALL	59	75.04	79.90	77.65	19.10	102.90	46.85	129.96	71.41 to 84.13	667,257	518,144

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	22	75.03	78.81	77.71	19.22	101.42	50.61	114.96	66.11 to 87.12	846,646	657,942
1	22	75.03	78.81	77.71	19.22	101.42	50.61	114.96	66.11 to 87.12	846,646	657,942
Dry											
County	4	70.88	75.45	72.64	08.70	103.87	69.14	90.90	N/A	262,885	190,951
1	4	70.88	75.45	72.64	08.70	103.87	69.14	90.90	N/A	262,885	190,951
Grass											
County	13	70.44	71.35	66.19	17.11	107.80	46.85	99.46	56.97 to 89.15	542,983	359,419
1	13	70.44	71.35	66.19	17.11	107.80	46.85	99.46	56.97 to 89.15	542,983	359,419
ALL	59	75.04	79.90	77.65	19.10	102.90	46.85	129.96	71.41 to 84.13	667,257	518,144

Buffalo County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Buffalo	1	5,549	5,537	5,350	5,216	3,948	4,859	4,538	4,538	5,115
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	3,472
Howard	7100	4,700	4,700	4,300	4,200	3,800	3,700	3,500	3,400	4,016
Hall	1	5,650	5,440	4,117	4,115	3,985	3,985	3,669	3,669	4,903
Kearney	1	5,500	5,499	5,415	5,190	4,500	4,000	3,250	3,120	5,137
Phelps	1	5,798	5,798	4,700	4,298	4,100	4,000	3,900	3,504	5,434
Dawson	1	4,546	4,551	4,229	3,989	3,703	3,553	3,394	3,426	4,330
Custer	1	4,372	4,375	4,000	3,900	3,649	3,650	3,600	3,573	4,041

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Buffalo	1	2,330	2,329	2,170	2,169	2,020	2,010	1,885	1,885	2,074
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	1,711
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,265
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,446
Kearney	1	n/a	3,000	2,600	2,600	2,214	2,000	2,000	1,785	2,779
Phelps	1	2,500	2,500	2,400	2,200	2,100	2,000	1,800	1,550	2,390
Dawson	1	n/a	2,277	2,277	2,065	2,054	1,854	1,602	1,587	2,021
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	1,936

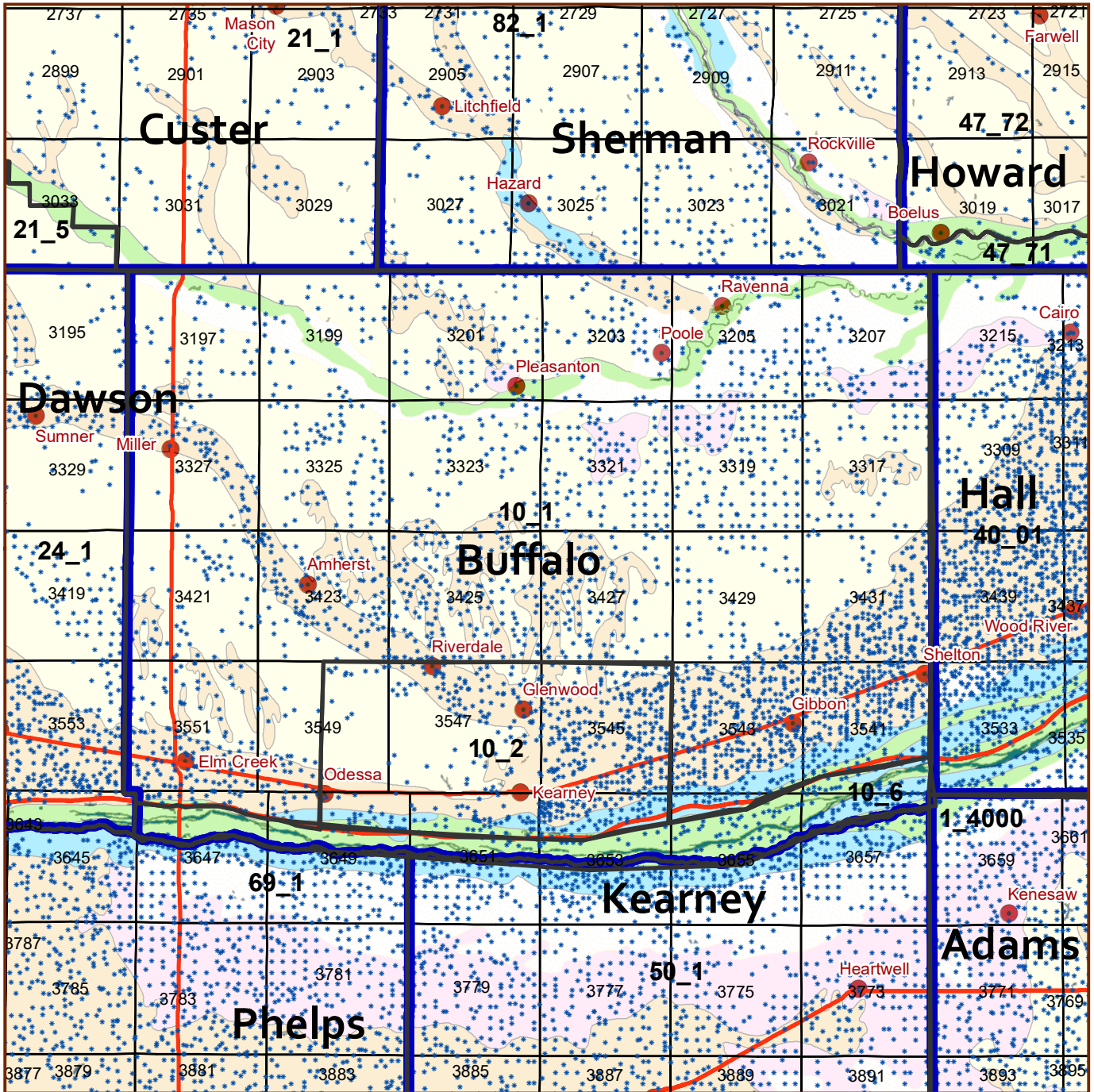
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	1,257
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	1,337
Howard	7100	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,711
Hall	1	1,461	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,424
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Phelps	1	1,343	1,299	1,250	1,197	1,150	1,101	903	1,000	1,237
Dawson	1	1,108	1,108	1,097	1,051	1,015	1,005	979	969	1,082
Custer	1	876	1,075	1,022	755	1,019	884	n/a	1,500	977

County	Mkt Area	CRP	TIMBER	WASTE
Buffalo	1	1,202	514	490
Sherman	1	1,430	n/a	90
Howard	7100	1,832	n/a	750
Hall	1	n/a	n/a	500
Kearney	1	n/a	n/a	150
Phelps	1	1,005	1,000	35
Dawson	1	n/a	n/a	50
Custer	1	1,547	n/a	50

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

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

BUFFALO COUNTY



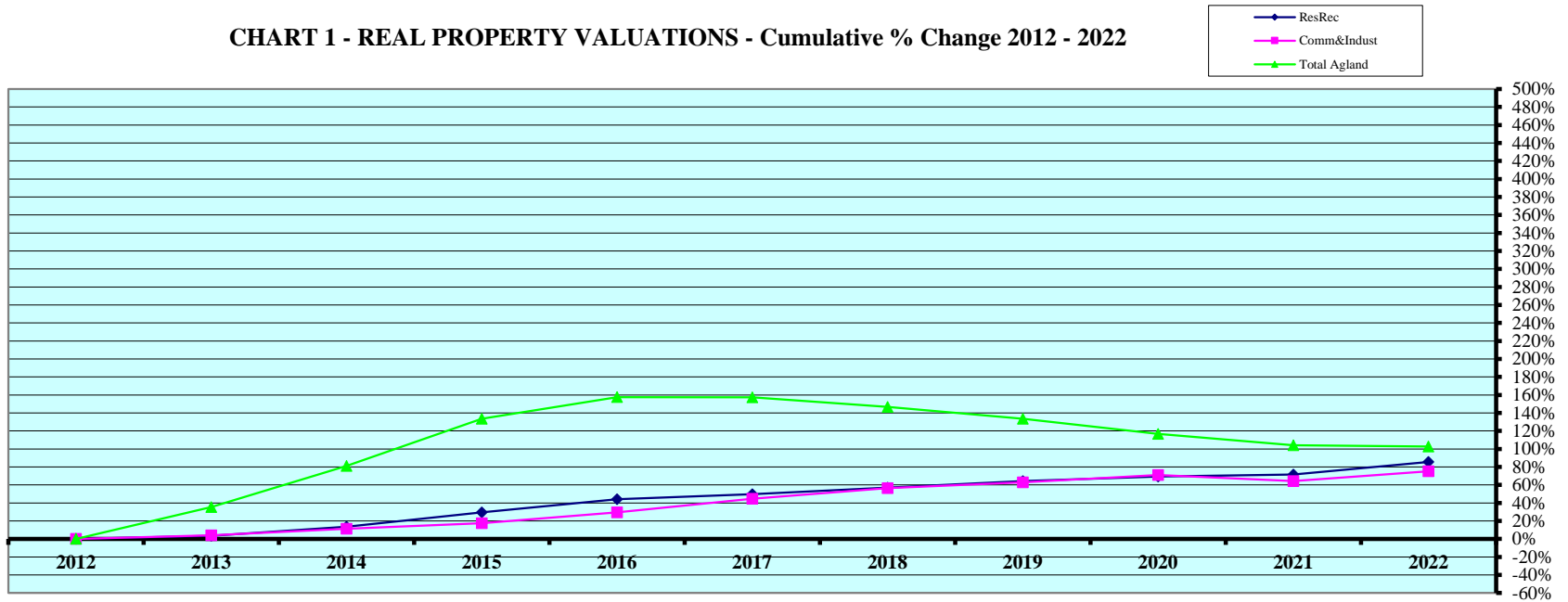
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	1,622,405,895	-	-	-	678,656,865	-	-	-	776,749,690	-	-	-
2013	1,679,939,745	57,533,850	3.55%	3.55%	706,453,840	27,796,975	4.10%	4.10%	1,051,527,895	274,778,205	35.38%	35.38%
2014	1,844,453,584	164,513,839	9.79%	13.69%	755,906,285	49,452,445	7.00%	11.38%	1,407,835,470	356,307,575	33.88%	81.25%
2015	2,103,240,308	258,786,724	14.03%	29.64%	797,240,490	41,334,205	5.47%	17.47%	1,813,556,080	405,720,610	28.82%	133.48%
2016	2,340,126,280	236,885,972	11.26%	44.24%	879,690,070	82,449,580	10.34%	29.62%	2,000,469,740	186,913,660	10.31%	157.54%
2017	2,428,083,828	87,957,548	3.76%	49.66%	982,177,540	102,487,470	11.65%	44.72%	1,999,142,100	-1,327,640	-0.07%	157.37%
2018	2,547,247,280	119,163,452	4.91%	57.00%	1,062,142,600	79,965,060	8.14%	56.51%	1,915,969,470	-83,172,630	-4.16%	146.66%
2019	2,666,523,844	119,276,564	4.68%	64.36%	1,104,906,075	42,763,475	4.03%	62.81%	1,814,602,515	-101,366,955	-5.29%	133.61%
2020	2,745,482,560	78,958,716	2.96%	69.22%	1,161,310,145	56,404,070	5.10%	71.12%	1,682,836,255	-131,766,260	-7.26%	116.65%
2021	2,784,750,365	39,267,805	1.43%	71.64%	1,115,057,091	-46,253,054	-3.98%	64.30%	1,585,780,440	-97,055,815	-5.77%	104.16%
2022	3,010,559,015	225,808,650	8.11%	85.56%	1,188,894,164	73,837,073	6.62%	75.18%	1,573,688,700	-12,091,740	-0.76%	102.60%

Rate Annual %chg: Residential & Recreational **6.38%**

Commercial & Industrial **5.77%**

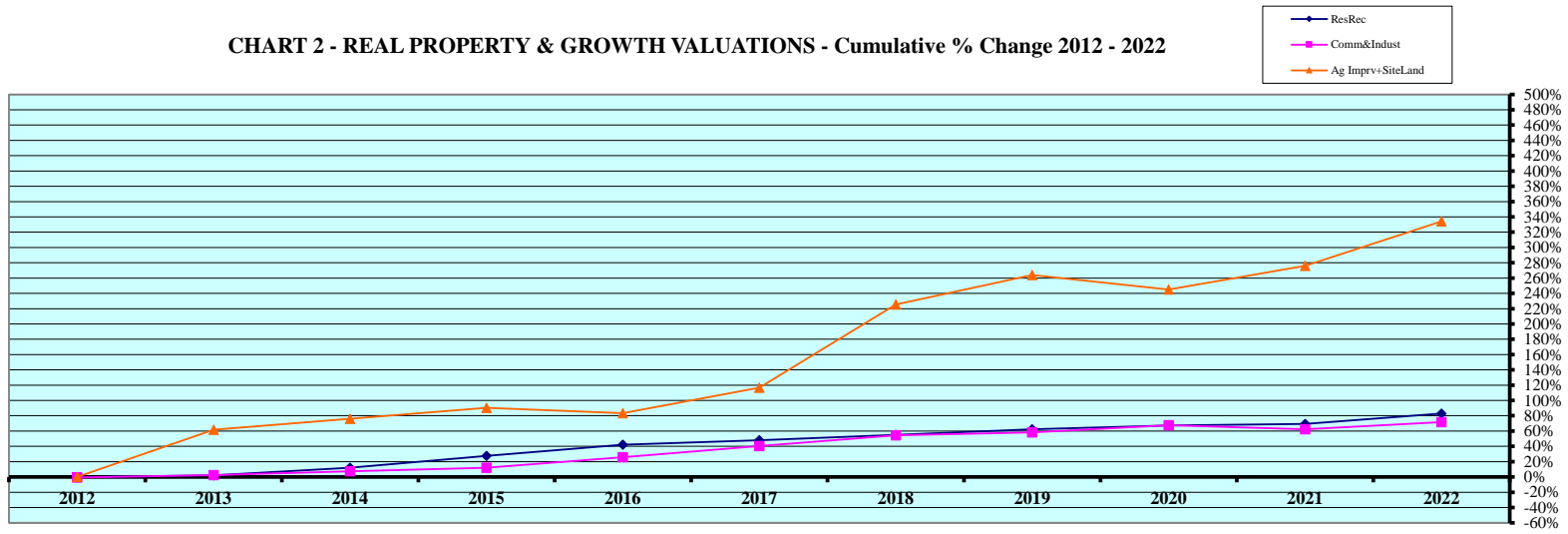
Agricultural Land **7.32%**

Cnty# **10**
County **BUFFALO**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2012	1,622,405,895	7,181,035	0.44%	1,615,224,860	-	-0.44%	678,656,865	4,670,020	0.69%	673,986,845	-	-0.69%	
2013	1,679,939,745	25,791,115	1.54%	1,654,148,630	1.96%	1.96%	706,453,840	11,017,840	1.56%	695,436,000	2.47%	2.47%	
2014	1,844,453,584	28,721,645	1.56%	1,815,731,939	8.08%	11.92%	755,906,285	27,822,630	3.68%	728,083,655	3.06%	7.28%	
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	12.09%	27.43%	797,240,490	37,384,788	4.69%	759,855,702	0.52%	11.96%	
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	42.04%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	25.88%	
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	47.86%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	40.41%	
2018	2,547,247,280	32,216,344	1.26%	2,515,030,936	3.58%	55.02%	1,062,142,600	13,664,555	1.29%	1,048,478,045	6.75%	54.49%	
2019	2,666,523,844	33,638,326	1.26%	2,632,885,518	3.36%	62.28%	1,104,906,075	30,330,080	2.75%	1,074,575,995	1.17%	58.34%	
2020	2,745,482,560	33,218,185	1.21%	2,712,264,375	1.72%	67.18%	1,161,310,145	24,250,765	2.09%	1,137,059,380	2.91%	67.55%	
2021	2,784,750,365	36,581,215	1.31%	2,748,169,150	0.10%	69.39%	1,115,057,091	13,052,130	1.17%	1,102,004,961	-5.11%	62.38%	
2022	3,010,559,015	43,158,350	1.43%	2,967,400,665	6.56%	82.90%	1,188,894,164	23,859,060	2.01%	1,165,035,104	4.48%	71.67%	
Rate Ann%chg	6.38%			Resid & Recreat w/o growth			5.77%			C & I w/o growth			3.17%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	43,785,100	15,495,175	59,280,275	1,458,520	2.46%	57,821,755	--	--
2013	77,316,290	21,609,165	98,925,455	2,986,445	3.02%	95,939,010	61.84%	61.84%
2014	84,204,650	21,086,420	105,291,070	959,310	0.91%	104,331,760	5.47%	76.00%
2015	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	7.14%	90.29%
2016	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	83.45%
2017	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	116.67%
2018	156,045,495	42,677,630	198,723,125	5,780,765	2.91%	192,942,360	50.04%	225.47%
2019	173,347,030	47,814,730	221,161,760	5,331,985	2.41%	215,829,775	8.61%	264.08%
2020	159,246,060	49,956,155	209,202,215	4,606,065	2.20%	204,596,150	-7.49%	245.13%
2021	176,548,580	51,518,210	228,066,790	5,101,505	2.24%	222,965,285	6.58%	276.12%
2022	203,866,785	60,168,320	264,035,105	6,690,965	2.53%	257,344,140	12.84%	334.11%
Rate Ann%chg	16.63%	14.53%	16.11%	Ag Imprv+Site w/o growth			15.51%	

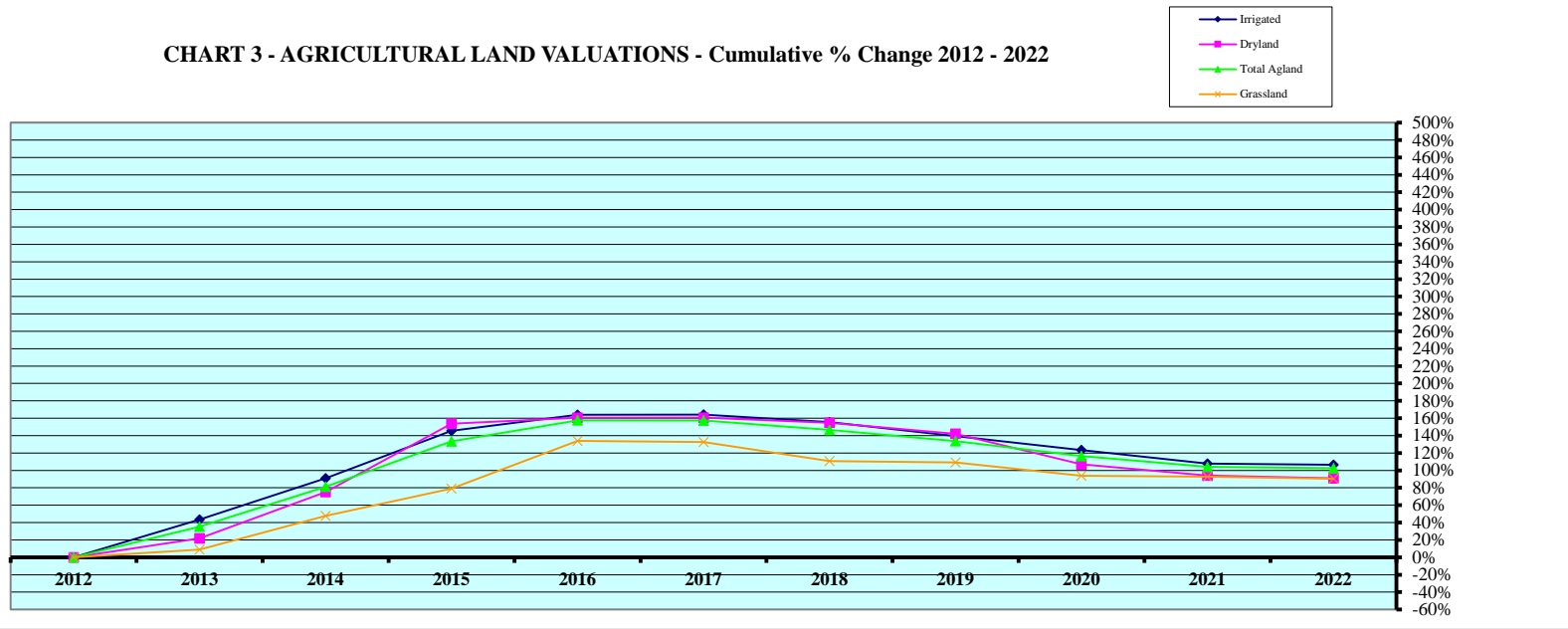
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 10
County BUFFALO

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	566,976,580	-	-	-	58,415,750	-	-	-	147,182,645	-	-	-
2013	813,611,515	246,634,935	43.50%	43.50%	71,221,945	12,806,195	21.92%	21.92%	160,248,765	13,066,120	8.88%	8.88%
2014	1,082,676,515	269,065,000	33.07%	90.96%	102,302,845	31,080,900	43.64%	75.13%	217,358,255	57,109,490	35.64%	47.68%
2015	1,392,137,700	309,461,185	28.58%	145.54%	148,216,205	45,913,360	44.88%	153.73%	263,459,550	46,101,295	21.21%	79.00%
2016	1,496,611,720	104,474,020	7.50%	163.96%	152,136,130	3,919,925	2.64%	160.44%	344,326,805	80,867,255	30.69%	133.95%
2017	1,497,697,630	1,085,910	0.07%	164.16%	152,287,680	151,550	0.10%	160.70%	342,380,930	-1,945,875	-0.57%	132.62%
2018	1,449,650,420	-48,047,210	-3.21%	155.68%	148,776,145	-3,511,535	-2.31%	154.68%	310,017,215	-32,363,715	-9.45%	110.63%
2019	1,358,243,245	-91,407,175	-6.31%	139.56%	141,427,455	-7,348,690	-4.94%	142.11%	307,668,270	-2,348,945	-0.76%	109.04%
2020	1,266,621,340	-91,621,905	-6.75%	123.40%	120,865,120	-20,562,335	-14.54%	106.91%	285,180,205	-22,488,065	-7.31%	93.76%
2021	1,178,118,880	-88,502,460	-6.99%	107.79%	113,448,570	-7,416,550	-6.14%	94.21%	283,883,580	-1,296,625	-0.45%	92.88%
2022	1,171,080,540	-7,038,340	-0.60%	106.55%	111,489,455	-1,959,115	-1.73%	90.86%	280,386,540	-3,497,040	-1.23%	90.50%

Rate Ann.%chg: Irrigated **7.52%** Dryland **6.68%** Grassland **6.66%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	4,173,945	-	-	-	770	-	-	-	776,749,690	-	-	-
2013	2,995,210	-1,178,735	-28.24%	-28.24%	3,450,460	3,449,690	448011.69%	448011.69%	1,051,527,895	274,778,205	35.38%	35.38%
2014	4,498,440	1,503,230	50.19%	7.77%	999,415	-2,451,045	-71.04%	129694.16%	1,407,835,470	356,307,575	33.88%	81.25%
2015	5,554,345	1,055,905	23.47%	33.07%	4,188,280	3,188,865	319.07%	543832.47%	1,813,556,080	405,720,610	28.82%	133.48%
2016	4,716,725	-837,620	-15.08%	13.00%	2,678,360	-1,509,920	-36.05%	347738.96%	2,000,469,740	186,913,660	10.31%	157.54%
2017	3,892,345	-824,380	-17.48%	-6.75%	2,883,515	205,155	7.66%	374382.47%	1,999,142,100	-1,327,640	-0.07%	157.37%
2018	3,615,880	-276,465	-7.10%	-13.37%	3,909,810	1,026,295	35.59%	507667.53%	1,915,969,470	-83,172,630	-4.16%	146.66%
2019	5,661,575	2,045,695	56.58%	35.64%	1,601,970	-2,307,840	-59.03%	207948.05%	1,814,602,515	-101,366,955	-5.29%	133.61%
2020	8,707,905	3,046,330	53.81%	108.63%	1,461,685	-140,285	-8.76%	189729.22%	1,682,836,255	-131,766,260	-7.26%	116.65%
2021	8,929,405	221,500	2.54%	113.93%	1,400,005	-61,680	-4.22%	181718.83%	1,585,780,440	-97,055,815	-5.77%	104.16%
2022	9,244,585	315,180	3.53%	121.48%	1,487,580	87,575	6.26%	193092.21%	1,573,688,700	-12,091,740	-0.76%	102.60%

Cnty# **10**
County **BUFFALO**

Rate Ann.%chg: Total Agric Land **7.32%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	566,074,790	257,604	2,197			58,519,560	60,773	963			148,538,295	219,475	677		
2013	817,966,505	259,278	3,155	43.57%	43.57%	70,341,470	60,715	1,159	20.32%	20.32%	156,183,545	217,821	717	5.95%	5.95%
2014	1,086,224,220	260,187	4,175	32.33%	89.98%	103,121,175	62,274	1,656	42.93%	71.97%	216,783,575	225,714	960	33.95%	41.91%
2015	1,392,477,855	262,485	5,305	27.07%	141.41%	149,839,930	63,208	2,371	43.16%	146.19%	263,055,260	229,381	1,147	19.40%	69.45%
2016	1,503,495,715	262,971	5,717	7.77%	160.18%	153,524,105	62,285	2,465	3.98%	155.98%	345,863,165	224,568	1,540	34.30%	127.56%
2017	1,499,356,575	262,561	5,711	-0.12%	159.87%	152,165,400	61,894	2,458	-0.26%	155.31%	342,458,795	225,114	1,521	-1.22%	124.78%
2018	1,449,976,125	261,998	5,534	-3.09%	151.85%	148,902,670	61,602	2,417	-1.68%	151.03%	309,781,230	225,155	1,376	-9.56%	103.29%
2019	1,359,438,255	261,991	5,189	-6.24%	136.13%	141,688,020	60,402	2,346	-2.96%	143.61%	309,162,765	228,548	1,353	-1.68%	99.87%
2020	1,268,875,870	264,332	4,800	-7.49%	118.45%	121,325,825	57,689	2,103	-10.34%	118.41%	285,140,850	224,802	1,268	-6.23%	87.42%
2021	1,178,989,645	261,722	4,505	-6.16%	105.00%	113,594,660	55,773	2,037	-3.16%	111.52%	284,080,665	228,945	1,241	-2.18%	83.34%
2022	1,171,307,705	261,553	4,478	-0.59%	103.79%	111,427,250	55,269	2,016	-1.01%	109.37%	280,485,665	229,804	1,221	-1.63%	80.34%

Rate Annual %chg Average Value/Acre: 7.38%

7.67%

6.07%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	4,200,215	14,092	298			1,780	13	140			777,334,640	551,957	1,408		
2013	5,124,160	13,657	375	25.89%	25.89%	466,320	1,362	342	144.85%	144.85%	1,050,082,000	552,833	1,899	34.87%	34.87%
2014	4,424,090	11,221	394	5.08%	32.29%	221,305	649	341	-0.38%	143.92%	1,410,774,365	560,044	2,519	32.62%	78.87%
2015	5,536,235	10,879	509	29.07%	70.75%	2,750,065	5,103	539	58.02%	285.45%	1,813,659,345	571,056	3,176	26.08%	125.51%
2016	6,561,565	10,431	629	23.61%	111.06%	3,174,270	5,363	592	9.82%	323.30%	2,012,618,820	565,617	3,558	12.04%	152.66%
2017	4,365,570	11,370	384	-38.96%	28.82%	2,354,085	5,037	467	-21.04%	234.23%	2,000,700,425	565,976	3,535	-0.66%	151.00%
2018	3,549,615	9,131	389	1.24%	30.42%	3,909,175	8,481	461	-1.38%	229.63%	1,916,118,815	566,367	3,383	-4.29%	140.23%
2019	5,818,625	14,538	400	2.96%	34.28%	1,233,250	2,046	603	30.78%	331.10%	1,817,340,915	567,526	3,202	-5.35%	127.38%
2020	8,667,185	18,270	474	18.53%	59.16%	1,461,685	2,043	715	18.67%	411.60%	1,685,471,415	567,136	2,972	-7.19%	111.02%
2021	8,952,525	18,859	475	0.06%	59.27%	1,400,005	1,978	708	-1.08%	406.10%	1,587,017,500	567,278	2,798	-5.86%	98.65%
2022	9,262,775	18,735	494	4.15%	65.88%	1,487,580	1,985	750	5.92%	436.04%	1,573,970,975	567,346	2,774	-0.83%	96.99%

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BUFFALO

Rate Annual %chg Average Value/Acre: 7.01%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
50,084	BUFFALO	326,346,199	77,266,299	235,155,618	3,007,618,940	1,066,516,589	122,377,575	2,940,075	1,573,688,700	203,866,785	60,168,320	43,250	6,675,988,350
cnty sectorvalue % of total value:		4.89%	1.16%	3.52%	45.05%	15.98%	1.83%	0.04%	23.57%	3.05%	0.90%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
248	AMHERST	121,201	187,737	20,427	12,234,465	1,689,495	0	0	17,980	0	0	0	14,271,305
0.50%	%sector of county sector	0.04%	0.24%	0.01%	0.41%	0.16%			0.00%				0.21%
	%sector of municipality	0.85%	1.32%	0.14%	85.73%	11.84%			0.13%				100.00%
901	ELM CREEK	760,841	1,761,719	5,469,083	46,488,785	8,492,470	0	0	170,170	0	0	0	63,143,068
1.80%	%sector of county sector	0.23%	2.28%	2.33%	1.55%	0.80%			0.01%				0.95%
	%sector of municipality	1.20%	2.79%	8.66%	73.62%	13.45%			0.27%				100.00%
1,833	GIBBON	16,914,243	2,990,052	4,535,187	84,281,480	16,074,395	4,538,370	0	20,860	0	0	0	129,354,587
3.66%	%sector of county sector	5.18%	3.87%	1.93%	2.80%	1.51%	3.71%		0.00%				1.94%
	%sector of municipality	13.08%	2.31%	3.51%	65.16%	12.43%	3.51%		0.02%				100.00%
30,921	KEARNEY	77,427,502	31,667,412	29,570,784	2,001,123,050	939,823,374	24,902,455	32,815	126,395	103,400	594,690	2,595	3,105,374,472
61.74%	%sector of county sector	23.73%	40.98%	12.57%	66.54%	88.12%	20.35%	1.12%	0.01%	0.05%	0.99%	6.00%	46.52%
	%sector of municipality	2.49%	1.02%	0.95%	64.44%	30.26%	0.80%	0.00%	0.00%	0.00%	0.02%	0.00%	100.00%
136	MILLER	2,872,785	67,786	9,503	4,347,570	615,470	0	0	19,025	0	0	0	7,932,139
0.27%	%sector of county sector	0.88%	0.09%	0.00%	0.14%	0.06%			0.00%				0.12%
	%sector of municipality	36.22%	0.85%	0.12%	54.81%	7.76%			0.24%				100.00%
341	PLEASANTON	1,547,981	369,094	137,350	21,465,065	2,411,805	0	0	0	0	0	0	25,931,295
0.68%	%sector of county sector	0.47%	0.48%	0.06%	0.71%	0.23%							0.39%
	%sector of municipality	5.97%	1.42%	0.53%	82.78%	9.30%							100.00%
1,371	RAVENNA	73,712,512	1,960,360	6,037,997	54,652,000	8,494,725	0	0	501,995	71,915	17,480	0	145,448,984
2.74%	%sector of county sector	22.59%	2.54%	2.57%	1.82%	0.80%			0.03%	0.04%	0.03%		2.18%
	%sector of municipality	50.68%	1.35%	4.15%	37.57%	5.84%			0.35%	0.05%	0.01%		100.00%
182	RIVERDALE	458,377	213,901	25,463	13,083,980	2,583,460	0	0	395,255	200,920	133,320	5	17,094,681
0.36%	%sector of county sector	0.14%	0.28%	0.01%	0.44%	0.24%			0.03%	0.10%	0.22%	0.01%	0.26%
	%sector of municipality	2.68%	1.25%	0.15%	76.54%	15.11%			2.31%	1.18%	0.78%	0.00%	100.00%
1,065	SHELTON	629,194	2,569,436	4,219,833	50,135,535	6,122,025	0	0	682,045	0	2,010	0	64,360,078
2.13%	%sector of county sector	0.19%	3.33%	1.79%	1.67%	0.57%			0.04%		0.00%		0.96%
	%sector of municipality	0.98%	3.99%	6.56%	77.90%	9.51%			1.06%		0.00%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
36,999	Total Municipalities	174,444,638	41,787,498	50,025,627	2,287,811,937	986,307,221	29,440,825	32,815	1,933,725	376,235	747,500	2,600	3,572,910,619
73.87%	%all municip.sectors of cnty	53.45%	54.08%	21.27%	76.07%	92.48%	24.06%	1.12%	0.12%	0.18%	1.24%	6.01%	53.52%

10 BUFFALO

Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 24,156	Value : 6,693,659,878	Growth 99,601,842	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	659	19,519,330	270	10,563,380	188	5,523,875	1,117	35,606,585	
02. Res Improve Land	11,435	423,354,240	1,183	54,303,405	1,366	57,277,850	13,984	534,935,495	
03. Res Improvements	12,463	2,072,336,860	1,253	334,469,135	1,469	352,201,250	15,185	2,759,007,245	
04. Res Total	13,122	2,515,210,430	1,523	399,335,920	1,657	415,002,975	16,302	3,329,549,325	42,524,352
% of Res Total	80.49	75.54	9.34	11.99	10.16	12.46	67.49	49.74	42.69
05. Com UnImp Land	255	28,200,165	65	6,186,100	19	696,950	339	35,083,215	
06. Com Improve Land	1,663	189,446,795	137	14,314,925	65	3,906,375	1,865	207,668,095	
07. Com Improvements	1,671	766,593,378	151	134,362,900	78	21,043,470	1,900	921,999,748	
08. Com Total	1,926	984,240,338	216	154,863,925	97	25,646,795	2,239	1,164,751,058	42,720,080
% of Com Total	86.02	84.50	9.65	13.30	4.33	2.20	9.27	17.40	42.89
09. Ind UnImp Land	4	358,740	3	251,100	1	76,400	8	686,240	
10. Ind Improve Land	14	2,912,295	16	5,040,565	1	138,400	31	8,091,260	
11. Ind Improvements	13	67,796,445	16	61,339,495	2	1,412,900	31	130,548,840	
12. Ind Total	17	71,067,480	19	66,631,160	3	1,627,700	39	139,326,340	4,013,765
% of Ind Total	43.59	51.01	48.72	47.82	7.69	1.17	0.16	2.08	4.03
13. Rec UnImp Land	1	32,815	14	644,580	32	929,325	47	1,606,720	
14. Rec Improve Land	0	0	2	92,040	10	485,180	12	577,220	
15. Rec Improvements	0	0	2	215,385	10	634,510	12	849,895	
16. Rec Total	1	32,815	16	952,005	42	2,049,015	59	3,033,835	0
% of Rec Total	1.69	1.08	27.12	31.38	71.19	67.54	0.24	0.05	0.00
Res & Rec Total	13,123	2,515,243,245	1,539	400,287,925	1,699	417,051,990	16,361	3,332,583,160	42,524,352
% of Res & Rec Total	80.21	75.47	9.41	12.01	10.38	12.51	67.73	49.79	42.69
Com & Ind Total	1,943	1,055,307,818	235	221,495,085	100	27,274,495	2,278	1,304,077,398	46,733,845
% of Com & Ind Total	85.29	80.92	10.32	16.98	4.39	2.09	9.43	19.48	46.92
17. Taxable Total	15,066	3,570,551,063	1,774	621,783,010	1,799	444,326,485	18,639	4,636,660,558	89,258,197
% of Taxable Total	80.83	77.01	9.52	13.41	9.65	9.58	77.16	69.27	89.62

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	55	395,565	10,694,115	0	0	0
19. Commercial	62	15,660,353	109,917,072	2	861,340	12,211,880
20. Industrial	1	23,650	558,215	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	55	395,565	10,694,115
19. Commercial	0	0	0	64	16,521,693	122,128,952
20. Industrial	0	0	0	1	23,650	558,215
21. Other	0	0	0	0	0	0
22. Total Sch II				120	16,940,908	133,381,282

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	3	70	1	5	209	39,315	213	39,390	0
24. Non-Producing	11	2,525	0	0	7	1,335	18	3,860	0
25. Total	14	2,595	1	5	216	40,650	231	43,250	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	861	233	418	1,512

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	16	670,735	445	131,020,645	3,079	1,090,653,290	3,540	1,222,344,670
28. Ag-Improved Land	5	384,410	217	43,271,805	1,491	516,688,770	1,713	560,344,985
29. Ag Improvements	6	77,000	218	38,342,935	1,522	235,846,480	1,746	274,266,415

30. Ag Total				5,286	2,056,956,070
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	5	6.00	142,000	
32. HomeSite Improv Land	1	1.00	22,000	148	151.00	4,052,000	
33. HomeSite Improvements	2	0.00	58,010	148	0.00	31,114,855	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	8	12.72	27,985	
36. FarmSite Improv Land	2	1.50	3,300	172	194.79	428,545	
37. FarmSite Improvements	6	0.00	18,990	203	0.00	7,228,080	
38. FarmSite Total							
39. Road & Ditches	3	1.80	0	382	682.60	0	
40. Other- Non Ag Use	2	18.49	44,280	7	146.20	159,410	
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	25	25.00	570,000	30	31.00	712,000	
32. HomeSite Improv Land	996	1,022.31	23,560,820	1,145	1,174.31	27,634,820	
33. HomeSite Improvements	1,047	0.00	179,704,690	1,197	0.00	210,877,555	2,201,105
34. HomeSite Total				1,227	1,205.31	239,224,375	
35. FarmSite UnImp Land	46	53.82	118,400	54	66.54	146,385	
36. FarmSite Improv Land	1,174	1,695.08	3,729,125	1,348	1,891.37	4,160,970	
37. FarmSite Improvements	1,388	0.00	56,141,790	1,597	0.00	63,388,860	8,142,540
38. FarmSite Total				1,651	1,957.91	67,696,215	
39. Road & Ditches	3,667	9,577.79	0	4,052	10,262.19	0	
40. Other- Non Ag Use	21	552.62	704,210	30	717.31	907,900	
41. Total Section VI				2,878	14,142.72	307,828,490	10,343,645

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	6	154.12	100,385	6	154.12	100,385

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	348	22,413.18	88,398,830
44. Market Value	0	0.00	0	348	22,413.18	117,359,055
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	531	43,876.43	134,690,840	879	66,289.61	223,089,670
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	70,502.28	31.29%	391,237,075	33.95%	5,549.28
46. 1A	29,055.23	12.90%	160,866,210	13.96%	5,536.57
47. 2A1	25,415.92	11.28%	135,970,680	11.80%	5,349.82
48. 2A	19,219.99	8.53%	100,255,305	8.70%	5,216.20
49. 3A1	7,978.56	3.54%	31,502,555	2.73%	3,948.40
50. 3A	2,602.46	1.16%	12,645,825	1.10%	4,859.18
51. 4A1	50,488.65	22.41%	229,119,270	19.88%	4,538.04
52. 4A	20,039.54	8.89%	90,932,215	7.89%	4,537.64
53. Total	225,302.63	100.00%	1,152,529,135	100.00%	5,115.47
Dry					
54. 1D1	209.79	0.41%	488,830	0.46%	2,330.09
55. 1D	15,583.27	30.43%	36,291,125	34.17%	2,328.85
56. 2D1	4,827.95	9.43%	10,474,660	9.86%	2,169.59
57. 2D	3,903.46	7.62%	8,468,500	7.97%	2,169.49
58. 3D1	989.08	1.93%	1,997,930	1.88%	2,019.99
59. 3D	283.43	0.55%	569,685	0.54%	2,009.97
60. 4D1	19,491.25	38.06%	36,740,065	34.59%	1,884.95
61. 4D	5,927.17	11.57%	11,172,685	10.52%	1,884.99
62. Total	51,215.40	100.00%	106,203,480	100.00%	2,073.66
Grass					
63. 1G1	21,924.46	10.49%	28,434,295	11.06%	1,296.92
64. 1G	4,312.91	2.06%	5,203,445	2.02%	1,206.48
65. 2G1	31,615.53	15.13%	39,764,635	15.46%	1,257.76
66. 2G	84,575.36	40.47%	105,786,785	41.14%	1,250.80
67. 3G1	59,996.06	28.71%	73,952,810	28.76%	1,232.63
68. 3G	1,032.54	0.49%	711,080	0.28%	688.67
69. 4G1	1,654.20	0.79%	1,313,160	0.51%	793.83
70. 4G	3,870.95	1.85%	1,962,635	0.76%	507.02
71. Total	208,982.01	100.00%	257,128,845	100.00%	1,230.39
Irrigated Total					
	225,302.63	45.20%	1,152,529,135	75.71%	5,115.47
Dry Total					
	51,215.40	10.27%	106,203,480	6.98%	2,073.66
Grass Total					
	208,982.01	41.92%	257,128,845	16.89%	1,230.39
72. Waste	12,029.58	2.41%	5,892,405	0.39%	489.83
73. Other	954.26	0.19%	462,070	0.03%	484.22
74. Exempt	837.72	0.17%	2,937,290	0.19%	3,506.29
75. Market Area Total	498,483.88	100.00%	1,522,215,935	100.00%	3,053.69

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,501.10	58.97%	91,581,020	60.72%	5,549.99
46. 1A	1,960.43	7.01%	10,880,360	7.21%	5,549.99
47. 2A1	4,179.90	14.94%	22,383,420	14.84%	5,355.01
48. 2A	2,196.47	7.85%	11,476,685	7.61%	5,225.06
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	772.79	2.76%	3,771,210	2.50%	4,879.99
51. 4A1	1,866.15	6.67%	8,472,340	5.62%	4,540.01
52. 4A	505.31	1.81%	2,266,490	1.50%	4,485.35
53. Total	27,982.15	100.00%	150,831,525	100.00%	5,390.28
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,754.32	54.82%	4,087,590	58.76%	2,330.01
56. 2D1	335.73	10.49%	728,530	10.47%	2,169.99
57. 2D	107.83	3.37%	233,995	3.36%	2,170.04
58. 3D1	111.99	3.50%	226,220	3.25%	2,020.00
59. 3D	16.35	0.51%	32,865	0.47%	2,010.09
60. 4D1	576.40	18.01%	1,086,560	15.62%	1,885.08
61. 4D	297.34	9.29%	560,515	8.06%	1,885.10
62. Total	3,199.96	100.00%	6,956,275	100.00%	2,173.86
Grass					
63. 1G1	2,475.13	23.95%	3,217,660	26.00%	1,300.00
64. 1G	147.13	1.42%	108,230	0.87%	735.61
65. 2G1	1,631.07	15.78%	2,059,325	16.64%	1,262.56
66. 2G	3,809.30	36.86%	4,755,075	38.42%	1,248.28
67. 3G1	1,485.52	14.37%	1,829,230	14.78%	1,231.37
68. 3G	40.44	0.39%	48,025	0.39%	1,187.56
69. 4G1	78.67	0.76%	39,940	0.32%	507.69
70. 4G	668.32	6.47%	317,565	2.57%	475.17
71. Total	10,335.58	100.00%	12,375,050	100.00%	1,197.33
Irrigated Total	27,982.15	66.63%	150,831,525	88.52%	5,390.28
Dry Total	3,199.96	7.62%	6,956,275	4.08%	2,173.86
Grass Total	10,335.58	24.61%	12,375,050	7.26%	1,197.33
72. Waste	462.42	1.10%	226,605	0.13%	490.04
73. Other	19.20	0.05%	9,410	0.01%	490.10
74. Exempt	1,262.48	3.01%	5,243,380	3.08%	4,153.24
75. Market Area Total	41,999.31	100.00%	170,398,865	100.00%	4,057.18

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	614.71	7.61%	1,628,025	4.08%	2,648.44
46. 1A	11.95	0.15%	66,325	0.17%	5,550.21
47. 2A1	4,336.36	53.70%	23,221,260	58.20%	5,355.01
48. 2A	753.91	9.34%	3,939,220	9.87%	5,225.05
49. 3A1	160.39	1.99%	335,215	0.84%	2,090.00
50. 3A	2,162.33	26.78%	10,552,180	26.45%	4,880.00
51. 4A1	12.50	0.15%	56,750	0.14%	4,540.00
52. 4A	22.50	0.28%	102,150	0.26%	4,540.00
53. Total	8,074.65	100.00%	39,901,125	100.00%	4,941.53
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4.50	0.57%	10,485	0.68%	2,330.00
56. 2D1	178.18	22.67%	386,625	24.89%	2,169.86
57. 2D	13.59	1.73%	29,490	1.90%	2,169.98
58. 3D1	113.05	14.39%	228,365	14.70%	2,020.04
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	476.55	60.64%	898,300	57.83%	1,885.01
62. Total	785.87	100.00%	1,553,265	100.00%	1,976.49
Grass					
63. 1G1	6,921.44	66.83%	8,997,890	83.89%	1,300.00
64. 1G	149.81	1.45%	194,760	1.82%	1,300.05
65. 2G1	8.65	0.08%	10,985	0.10%	1,269.94
66. 2G	109.36	1.06%	73,100	0.68%	668.43
67. 3G1	23.50	0.23%	29,030	0.27%	1,235.32
68. 3G	183.93	1.78%	97,485	0.91%	530.01
69. 4G1	8.65	0.08%	3,805	0.04%	439.88
70. 4G	2,950.69	28.49%	1,319,270	12.30%	447.11
71. Total	10,356.03	100.00%	10,726,325	100.00%	1,035.76
Irrigated Total	8,074.65	30.45%	39,901,125	70.61%	4,941.53
Dry Total	785.87	2.96%	1,553,265	2.75%	1,976.49
Grass Total	10,356.03	39.05%	10,726,325	18.98%	1,035.76
72. Waste	6,043.22	22.79%	3,071,935	5.44%	508.33
73. Other	1,260.13	4.75%	1,260,130	2.23%	1,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	26,519.90	100.00%	56,512,780	100.00%	2,130.96

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	151.91	774,675	28,198.67	151,604,880	233,008.85	1,190,882,230	261,359.43	1,343,261,785
77. Dry Land	57.26	127,220	2,103.07	4,599,470	53,040.90	109,986,330	55,201.23	114,713,020
78. Grass	76.45	69,405	9,949.24	11,693,355	219,647.93	268,467,460	229,673.62	280,230,220
79. Waste	29.12	14,265	2,458.25	1,261,075	16,047.85	7,915,605	18,535.22	9,190,945
80. Other	0.00	0	348.39	323,730	1,885.20	1,407,880	2,233.59	1,731,610
81. Exempt	8.59	1,818,955	1,159.56	5,067,035	932.05	1,294,680	2,100.20	8,180,670
82. Total	314.74	985,565	43,057.62	169,482,510	523,630.73	1,578,659,505	567,003.09	1,749,127,580

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	261,359.43	46.09%	1,343,261,785	76.80%	5,139.52
Dry Land	55,201.23	9.74%	114,713,020	6.56%	2,078.09
Grass	229,673.62	40.51%	280,230,220	16.02%	1,220.12
Waste	18,535.22	3.27%	9,190,945	0.53%	495.86
Other	2,233.59	0.39%	1,731,610	0.10%	775.26
Exempt	2,100.20	0.37%	8,180,670	0.47%	3,895.19
Total	567,003.09	100.00%	1,749,127,580	100.00%	3,084.86

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	4,900	0	0	0	0	1	4,900	0
83.2 Area 1 (east Ky South)	69	1,731,835	1,109	38,814,850	1,084	131,371,760	1,153	171,918,445	424,575
83.3 Area 2 (west Ky South)	28	1,000,375	1,738	66,047,580	1,726	284,557,885	1,754	351,605,840	2,402,010
83.4 Area 3 (east Ky Middle)	59	1,541,285	2,303	90,978,435	2,303	349,124,570	2,362	441,644,290	5,843,550
83.5 Area 4 (west Ky Middle)	62	2,561,840	1,394	63,737,730	1,394	301,053,655	1,456	367,353,225	1,733,460
83.6 Area 5 (east Ky North)	97	4,220,350	1,413	75,468,915	1,413	395,105,300	1,510	474,794,565	5,924,600
83.7 Area 6 (west Ky North)	141	6,189,645	1,079	58,728,390	1,079	311,985,405	1,220	376,903,440	8,858,583
83.8 Area 8 (rural Res Subs)	354	13,242,220	1,496	69,035,340	1,497	456,776,920	1,851	539,054,480	13,285,159
83.9 Elm Creek Res	22	427,955	347	6,461,200	347	44,314,260	369	51,203,415	426,450
83.10 Gibbon Res	35	464,190	559	8,571,855	554	82,386,825	589	91,422,870	93,820
83.11 Kearney Res/com	10	73,085	0	0	0	0	10	73,085	0
83.12 Mobile Homes	0	0	0	0	1,222	13,049,175	1,222	13,049,175	87,710
83.13 Ravenna Res	21	84,165	577	2,698,065	575	60,474,210	596	63,256,440	76,280
83.14 Recreational South	47	1,606,720	12	577,220	12	849,895	59	3,033,835	0
83.15 Rural Res Acreages	97	2,810,980	1,041	42,052,730	1,061	225,331,400	1,158	270,195,110	2,457,000
83.16 Shelton Res	40	295,695	431	4,209,090	431	49,647,565	471	54,152,350	464,225
83.17 Villages Res	81	958,065	497	8,131,315	499	53,828,315	580	62,917,695	446,930
84 Residential Total	1,164	37,213,305	13,996	535,512,715	15,197	2,759,857,140	16,361	3,332,583,160	42,524,352

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 N/a Or Error	1	1,270,320	1	61,880	1	158,180	2	1,490,380	0
85.2 Com Outside Kry Cl	110	4,800,195	512	21,000,020	548	212,957,235	658	238,757,450	5,822,760
85.3 Kearney Res/com	236	29,698,940	1,383	194,697,455	1,382	839,433,173	1,618	1,063,829,568	40,911,085
86 Commercial Total	347	35,769,455	1,896	215,759,355	1,931	1,052,548,588	2,278	1,304,077,398	46,733,845

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	21,819.73	10.86%	28,363,090	11.24%	1,299.88
88. 1G	3,632.47	1.81%	4,719,040	1.87%	1,299.13
89. 2G1	31,023.06	15.45%	39,390,305	15.61%	1,269.71
90. 2G	83,973.00	41.81%	105,387,045	41.76%	1,255.01
91. 3G1	59,822.24	29.78%	73,823,435	29.25%	1,234.05
92. 3G	226.96	0.11%	274,605	0.11%	1,209.93
93. 4G1	349.82	0.17%	412,785	0.16%	1,179.99
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	200,847.28	100.00%	252,370,305	100.00%	1,256.53
CRP					
96. 1C1	3.26	0.39%	4,240	0.42%	1,300.61
97. 1C	55.20	6.60%	71,765	7.14%	1,300.09
98. 2C1	52.30	6.25%	66,420	6.61%	1,269.98
99. 2C	82.30	9.84%	103,290	10.27%	1,255.04
100. 3C1	52.86	6.32%	65,280	6.49%	1,234.96
101. 3C	13.97	1.67%	16,905	1.68%	1,210.09
102. 4C1	397.71	47.55%	469,295	46.67%	1,179.99
103. 4C	178.86	21.38%	208,365	20.72%	1,164.96
104. Total	836.46	100.00%	1,005,560	100.00%	1,202.16
Timber					
105. 1T1	101.47	1.39%	66,965	1.78%	659.95
106. 1T	625.24	8.57%	412,640	10.99%	659.97
107. 2T1	540.17	7.40%	307,910	8.20%	570.02
108. 2T	520.06	7.13%	296,450	7.90%	570.03
109. 3T1	120.96	1.66%	64,095	1.71%	529.89
110. 3T	791.61	10.85%	419,570	11.18%	530.02
111. 4T1	906.67	12.42%	431,080	11.49%	475.45
112. 4T	3,692.09	50.59%	1,754,270	46.74%	475.14
113. Total	7,298.27	100.00%	3,752,980	100.00%	514.23
<hr/>					
Grass Total	200,847.28	96.11%	252,370,305	98.15%	1,256.53
CRP Total	836.46	0.40%	1,005,560	0.39%	1,202.16
Timber Total	7,298.27	3.49%	3,752,980	1.46%	514.23
<hr/>					
114. Market Area Total	208,982.01	100.00%	257,128,845	100.00%	1,230.39

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,475.13	26.36%	3,217,660	27.06%	1,300.00
88. 1G	12.30	0.13%	15,990	0.13%	1,300.00
89. 2G1	1,613.77	17.19%	2,049,460	17.24%	1,269.98
90. 2G	3,771.83	40.17%	4,733,710	39.81%	1,255.02
91. 3G1	1,477.82	15.74%	1,825,150	15.35%	1,235.03
92. 3G	39.10	0.42%	47,315	0.40%	1,210.10
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,389.95	100.00%	11,889,285	100.00%	1,266.17
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	5.10	58.89%	6,630	61.22%	1,300.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	3.56	41.11%	4,200	38.78%	1,179.78
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	8.66	100.00%	10,830	100.00%	1,250.58
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	129.73	13.85%	85,610	18.03%	659.91
107. 2T1	17.30	1.85%	9,865	2.08%	570.23
108. 2T	37.47	4.00%	21,365	4.50%	570.19
109. 3T1	7.70	0.82%	4,080	0.86%	529.87
110. 3T	1.34	0.14%	710	0.15%	529.85
111. 4T1	75.11	8.02%	35,740	7.53%	475.84
112. 4T	668.32	71.33%	317,565	66.86%	475.17
113. Total	936.97	100.00%	474,935	100.00%	506.88
<hr/>					
Grass Total	9,389.95	90.85%	11,889,285	96.07%	1,266.17
CRP Total	8.66	0.08%	10,830	0.09%	1,250.58
Timber Total	936.97	9.07%	474,935	3.84%	506.88
<hr/>					
114. Market Area Total	10,335.58	100.00%	12,375,050	100.00%	1,197.33

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,921.44	97.44%	8,997,890	97.46%	1,300.00
88. 1G	149.81	2.11%	194,760	2.11%	1,300.05
89. 2G1	8.65	0.12%	10,985	0.12%	1,269.94
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	23.50	0.33%	29,030	0.31%	1,235.32
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	7,103.40	100.00%	9,232,665	100.00%	1,299.75
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	15.70	35.20%	19,705	36.92%	1,255.10
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	28.90	64.80%	33,670	63.08%	1,165.05
104. Total	44.60	100.00%	53,375	100.00%	1,196.75
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	93.66	2.92%	53,395	3.71%	570.09
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	183.93	5.73%	97,485	6.77%	530.01
111. 4T1	8.65	0.27%	3,805	0.26%	439.88
112. 4T	2,921.79	91.08%	1,285,600	89.26%	440.00
113. Total	3,208.03	100.00%	1,440,285	100.00%	448.96
<hr/>					
Grass Total	7,103.40	68.59%	9,232,665	86.07%	1,299.75
CRP Total	44.60	0.43%	53,375	0.50%	1,196.75
Timber Total	3,208.03	30.98%	1,440,285	13.43%	448.96
<hr/>					
114. Market Area Total	10,356.03	100.00%	10,726,325	100.00%	1,035.76

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

10 Buffalo

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	3,007,618,940	3,329,549,325	321,930,385	10.70%	42,524,352	9.29%
02. Recreational	2,940,075	3,033,835	93,760	3.19%	0	3.19%
03. Ag-Homesite Land, Ag-Res Dwelling	203,866,785	239,224,375	35,357,590	17.34%	2,201,105	16.26%
04. Total Residential (sum lines 1-3)	3,214,425,800	3,571,807,535	357,381,735	11.12%	44,725,457	9.73%
05. Commercial	1,066,516,589	1,164,751,058	98,234,469	9.21%	42,720,080	5.21%
06. Industrial	122,377,575	139,326,340	16,948,765	13.85%	4,013,765	10.57%
07. Total Commercial (sum lines 5-6)	1,188,894,164	1,304,077,398	115,183,234	9.69%	46,733,845	5.76%
08. Ag-Farmsite Land, Outbuildings	59,810,390	67,696,215	7,885,825	13.18%	8,142,540	-0.43%
09. Minerals	43,250	43,250	0	0.00	0	0.00%
10. Non Ag Use Land	357,930	907,900	549,970	153.65%		
11. Total Non-Agland (sum lines 8-10)	60,211,570	68,647,365	8,435,795	14.01%	8,142,540	0.49%
12. Irrigated	1,171,080,540	1,343,261,785	172,181,245	14.70%		
13. Dryland	111,489,455	114,713,020	3,223,565	2.89%		
14. Grassland	280,386,540	280,230,220	-156,320	-0.06%		
15. Wasteland	9,244,585	9,190,945	-53,640	-0.58%		
16. Other Agland	1,487,580	1,731,610	244,030	16.40%		
17. Total Agricultural Land	1,573,688,700	1,749,127,580	175,438,880	11.15%		
18. Total Value of all Real Property (Locally Assessed)	6,037,220,234	6,693,659,878	656,439,644	10.87%	99,601,842	9.22%

2023 Assessment Survey for Buffalo County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4- appraisal assistants
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$575,968.88
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:
	\$5,000 - the majority of appraisal work is done in house
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	A budget for the computer system is maintained by the county IT Department.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$10,000
12.	Amount of last year's assessor's budget not used:
	\$55,201.73

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS, PCv3
2.	CAMA software:
	MIPS, PCv3
3.	Personal Property software:
	MIPS, PCv3
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The Register of Deeds Office maintains the cadastral maps.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, www.buffalo.gworks.com
8.	Who maintains the GIS software and maps?
	The GIS software and mapping is maintained by the staff in the county assessor's office, the county IT Department, and the vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry and gWorks
10.	When was the aerial imagery last updated?
	2022 Pictometry

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, there are two zoning areas, Ag and Ag residential. Both areas require building permits.

3.	What municipalities in the county are zoned?
	Kearney, Riverdale, Elm Creek, Amherst, Miller, Pleasanton, Ravenna, Gibbon and Shelton are all zoned.
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks, Inc.
3.	Other services:
	Pictometry Online

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2023 Residential Assessment Survey for Buffalo County

1.	Valuation data collection done by:																																
	In-house appraisal assistants																																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																																
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Homes are in the midrange of prices.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Central Kearney, West side - from 25th street north to 39th Street, these are mostly older homes in the college area, many of the homes are single or multiple rental units.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Northeast Kearney - from 39th street north to City limits; this area is full of amenities and is the newest area with plenty of land for development. This area is rapidly growing with higher end spec homes.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Northwest Kearney - from 39th street north to the City limits; predominantly new homes with lots of amenities, schools, shopping, church and parks; this area is also growing, and tends to contain more custom homes.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Small Villages - including Amherst, Miller, Odessa, Pleasanton, and Riverdale- these communities offer fewer amenities; some are more desirable due to proximity to Kearney, they are valued using the same depreciation table, with a difference in land value and economic depreciation as necessary.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Rural residential properties throughout the county</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Elm Creek - Western edge of Buffalo County within close proximity to Kearney, active residential market but few local amenities.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Gibbon - the closest of the larger four villages in distance to Kearney, also has the strongest residential real estate market.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Ravenna - the furthest of the four larger villages from Kearney; contains basic amenities, but has a softer and less predictable market than Elm Creek, Gibbon or Shelton</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Shelton - equal distance between Kearney and Grand Island, has an active residential real estate market.</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Recreational land throughout the county</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural homes in the county.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings in the county.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Southeast Kearney - from 25th Street south to City limits; primarily some of the oldest homes in Kearney with a few newly developed areas.	2	Southwest Kearney - from 25th Street south to City limits; all ranges of homes can be found in this neighborhood, but they are predominantly newer homes. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.																																

	Only the cost approach is used for residential properties using local market data to arrive at depreciation
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies are developed using local market information.
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, each valuation group has its own depreciation table based on market information. Within the valuation group there are economic depreciation adjustments made from sales studies.
6.	Describe the methodology used to determine the residential lot values?
	A price per square foot analysis is conducted based on sales information within the neighborhood. There are multiple land tables in the CAMA system that value the land.
7.	How are rural residential site values developed?
	Rural residential site values are developed through sales of rural acreage sites. County zoning requires 3 acres to build a home site, and sales are used based on this acre minimum.
8.	Are there form 191 applications on file?
	Yes
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	A discounted cash-flow analysis is done annually to establish a value for lots held for sale or resale if an application to combine lots has been received. All other lots being held for sale or resale are valued using the regular lot tables for the neighborhood they are located in.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2022	2022	2022	2016-2021
	2	2022	2022	2022	2016-2021
	3	2022	2022	2022	2016-2021
	4	2022	2022	2022	2016-2021
	5	2022	2022	2022	2016-2021
	6	2022	2022	2022	2016-2021
	7	2022	2022	2017	2016-2021
	8	2019	2021	2016	2016-2021
	9	2022	2022	2016	2016-2017
	10	2022	2022	2016	2018
	11	2022	2022	2016	2019
	12	2022	2022	2016	2018
	14	2019	2021	2015	2020
	AG DW	2019	2021	2016	2015-2021
	AG OB	2019	2021	2016	2015-2021

2023 Commercial Assessment Survey for Buffalo County

1.	Valuation data collection done by:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	For the commercial class, valuation group 1 was updated to the income approach, whereas valuation group 2 will still be using the cost approach.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Both the cost approach and income approach are used in the commercial class. The commercial appraiser will rely on sales information from across the state (when necessary) to develop the appraisal tables.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	CAMA tables are used and then adjusted to reflect the local market based on sales information. Economic depreciation is also applied in the smaller villages from the sales analysis.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	Yes, the depreciation table is based on the occupancy code.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Lot size, location and sales analysis are considered in establishing the lot values.																		
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2	2020	2022	2016	2017-2022															
	A portion of both valuation groups were inspected in 2021 and 2022, but not the entire valuation group.																		

2023 Agricultural Assessment Survey for Buffalo County

1.	Valuation data collection done by:												
	In-house appraisal assistants												
2.	List each market area, and describe the location and the specific characteristics that make each unique.												
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3.	Describe the process used to determine and monitor market areas.												
	Topography and soils are considered as are water availability, allocation and rights, and location. Sales studies are conducted and non-agricultural influences are reviewed for changes in the special valuation area.												
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.												
	Typically, any parcel less than 20 acres are classified as residential. However, all parcels are reviewed and inspected periodically to determine whether the use is residential, recreational, or agricultural.												
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?												
	Yes												
6.	What separate market analysis has been conducted where intensive use is identified in the county?												
	At this time there has not been a separate market analysis conducted for intensive use in the county. Currently, feedlots, vineyards and tree farms are classified as Intensive use												
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.												
	There are two WRP properties in the county, and are valued at \$940/acre based on a study.												
7a.	Are any other agricultural subclasses used? If yes, please explain.												

	Timber, CRP, and lakes. Irrigated grass is also used and is 5% less than crop value.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	731
8b.	What process was used to determine if non-agricultural influences exist in the county?
	The county conducts a market study.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	In the southern portion of the county, agricultural land is subject to a recreational influence from the Platte River. Around Kearney, there continues to be influence of both commercial and residential development.
8d.	Where is the influenced area located within the county?
	The influences are located within Market Areas 2 and 6.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	In both special value areas, agricultural land values are the same as the uninfluenced market area 1.

2023 Three Year Plan of Assessment for Buffalo County Assessment Years 2023, 2024 and 2025

Plan of Assessment Requirements

Pursuant to [Neb. Revised Statute, 77-1311.02](#),

The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Pursuant to [Neb. Revised Statute, 77-1311.03](#)

On or before March 19 of each year, each county assessor shall conduct a systematic inspection and review by class or subclass of a portion of the taxable real property parcels in the county for the purpose of achieving uniform and proportionate valuations and assuring that the real property record data accurately reflects the property. The county assessor shall adjust the value of all other taxable real property parcels by class or subclass in the county so that the value of all real property is uniform and proportionate. The county assessor shall determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years.

Pursuant to [Neb. Revised Statute, 77-112](#)

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or 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".

Acceptable Range of Values

Pursuant to [Neb. Revised Statute 77-5023](#)

(2) *An acceptable range is the percentage of variation from a standard for valuation as measured by an established indicator of central tendency of assessment. Acceptable ranges are: (a) For agricultural land and horticultural land as defined in section [77-1359](#), sixty-nine to seventy-five percent of actual value; (b) for lands receiving special valuation, sixty-nine to seventy-five percent of special valuation as defined in section [77-1343](#); and (c) for all other real property, ninety-two to one hundred percent of actual value.*

(3) *Any increase or decrease shall cause the level of value determined by the commission to be at the midpoint of the applicable acceptable range.*

Therefore, Acceptable ranges are:

- | | |
|---|-------------------------------------|
| (a) For agricultural land and horticultural land . | 69% to 75% of actual value. |
| (b) For lands receiving special valuation , | 69% to 75% of actual value. |
| (c) For all other real property ,
e.g., Residential and Commercial/Industrial | 92% to 100% of actual value. |

Parcels, Valuation and Growth Increase by Years 2018 – 2022, and Levels of Value

SOURCE: BUFFALO COUNTY ABSTRACT OF ASSESSMENT FOR REAL PROPERTY, FORM 45 AND/OR
YEARLY R & O BY PROPERTY ASSESSMENT DIVISION, NE DEPT OF REVENUE

Year	Parcels	Parcel Number Increase	\$ Valuation	\$ Value Increase	% Value Incr	\$ Growth
2022	23,966	249	\$6,003,878,666	242,926,486	4.05%	\$73,708,375
2021	23,717	29	\$5,760,982,890	-\$523,915	-0.09%	\$5,747,349,50
2020	23,688	136	\$5,813,076,095	-\$71,909,800	-1.22%	\$62,075,015
2019	23,552	27	\$5,884,985,895	\$43,876,160	.75%	\$69,300,391
2018	23,525	98	\$5,841,109,735	\$247,367,905	4.42%	\$57,861,664
5 YEAR INCREASE		539	\$162,768,931	\$410,136,836	7.10%	\$317,680,295
5 YEAR AVERAGE INCREASE		108	\$32,553,786	\$82,027,367	1.42%	\$63,536,059

YEAR	% RES LEVEL OF VALUE	% COM LEVEL OF VALUE	% AG LEVEL OF VALUE	% SPEC VAL LEVEL OF VALUE
2022	94	97	71	71
2021	94	98	70	70
2020	96	93	71	71
2019	96	95	71	71
2018	95	96	70	70

**Forecast Table of 6 Year Required Review and 3 Year Assessment Plan For 2022,
2023, 2024 with projected years 2025-2027**

APPRAISAL TYPE	2022	2023	2024	2025	2026	2027
RESIDENTIAL	2760	2554	2475	2405	2401	2394
RURAL SUBS	164	183	390	115	325	586
TOWNS-VILLAGES	2220	2207	1964	1905	2072	1716
MOBILE HOMES	376	164	121	385	4	92
TOWNSHIPS	1331	1536	881	981	694	1289
AG-LAND	1175	1171	756	727	644	954
ACREAGES	156	365	125	254	50	335
COMMERCIAL - INDUSTRIAL	401	379	346	467	255	342
GOVL & PERMISSIVE EXEMPTIONS	364	364	394	235	291	153
MINERAL INTEREST	0	0	0	0	229	0
TOTALS	4842	4790	4372	3891	3876	4178

**Activities Performed During Preliminary Values, Neighborhood Review,
Sales Review, Protest Review and Pickup Work**

These reviews include:

- Re-measuring house, sheds and outbuildings as necessary.
- Evaluating Quality / Condition and noting if remodeling has taken place.
- Noting kitchen and bathrooms Q / C and pictures taken.
- Evaluating the siding including calculation of percentage of brick veneer
- Obtaining the number of plumbing fixtures
- Obtaining the amount of basement finish
- Establishing an attached and/or detached garage and its size, condition and interior finish
- Re-measuring and recording all miscellaneous improvements – porches, decks, covered or uncovered entries, garage finish, walkout basement, garden level basement, egress windows and measuring concrete patios if changed
- Taking pictures front / back of main building and outbuildings
- Updating the parcel record with any changes observed and noted.
- Checking drawings to 1" = 20' Scale
- Entering pictures, notes, and adjustments in the CAMA system.

[General Office Information for 2022](#)

We have taken advantage of videos and classes that were available.

Property Records and sales searches are available on Gworks and Nebraska Assessor's Online, which taxpayers can access.

Field staff are prepared to assist with other areas of responsibilities. They can wait on the counter and help with questions and forms. They go on appointments and help property owners with all queries and explanations. The field staff are currently all using 'Surface Pros' to do their field work. This greatly enhances the amount of work that can be done and cuts down on the amount of time spent in the office. The Surface Pros also take pictures and automatically update the property records. They allow staff the opportunity to show property owners the information in their property record while on site.

[Available Time Allotments For Field Staff](#)

The Assessor's Office has available time allotments for field staff people as follows:

5 ½ months	NBHD Review	April, May, Jun, Sept, Oct
1 ½ months	Taxpayer Protests	Part of July, Aug
1 ½ months	Pickup Work & Permit Review	Part of Oct, Nov
1 ½ months	Calibration & Sales Studies	Dec, Jan,
1 month	Preliminary Reviews	Jan, Feb
½ month	Further Calibration	Part of March

The months available for review, both neighborhood and preliminary review, pickup work, protest review and sales review account for "inspection and review" during the year. The other months account for "studies of information".

[Field Staff For 2022 Parcel Coverage](#)

<u>FIELD STAFF</u>	<u>FTE</u>	<u>DUTIES</u>
COMMERCIAL	1.00 FTE	Commercial and Industrial Mass Appraisal with Income Approach (Discounted cash flow & market cap rates), Comparable Sales, and Cost Approach to value. Responsible for putting Highest & Best Use value on 3,935 Commercial, Industrial, Governmental Exempt and 394 Permissive Exempt properties in the six year review period.
RESIDENTIAL	3.00 FTE	Kearney Residential, Mobile Homes, Rural Residential, Residential Subs, Residential in Towns & Small Villages and Acreages in the six year review period. (A total of approximately 17,000 parcels.)
AG-LAND	1.00 FTE	Ag-Land, verification and authentication of irrigated acres with two NRD authorities; LCG Ag-Land Values Approximately 4,900 parcels in six years
DEPUTY	0.25 FTE	Available for Review and Pick-Up Work as needed

For 2022 we have 4.25 Full Time Equivalent Field personnel available to accomplish review requirements which include protest, pick-up, permit, preliminary value, and sales review work. The field staff send sales verifications and update information received from those verifications. All field staff work to cover other areas when necessary.

Office Staff for 2022

There are 3.0 office staff employees. They assist at the counter, answer phone calls, answer questions, wait on the public and do day-to-day duties. All of them can assist with Homestead and Personal Property. Two people assist with sales entry, Permissive Exemption properties and special projects. Two of the clerical staff do most of the reports and information for the state.

The deputy does special inquiries and trouble shooting. He also handles Computer information, MIPS updates and checks input for accuracy. If needed, the deputy aids with review work and assists in every aspect of anything that needs to be done in the office.

Assessor's Staff, Office Duties and Responsibilities

1. Record Maintenance, Mapping Updates & Ownership Changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation
 - Abstracts (Real and Personal Property)
 - Assessor Survey
 - Sale information to PAD roster & annual Assessed Value Update with Certification of Value to Political Subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - Certificate of Taxes Levied Report
 - Report of current values for properties owned by Board of Educational Lands & Funds
 - Report of all Exempt Property and Taxable Government Owned Property
 - Annual Plan of Assessment Report
3. Personal Property
 - Administer annual filing of Buffalo County schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions
 - Administer annual filings of applications for a new (Form 451) or continued exempt use (Form 451a), review and make recommendations to B.O.E.
5. Taxable Government Owned Property
 - Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions
 - Administer Buffalo County annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed

Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

8. Tax Increment Financing
Management of record/valuation information for properties in community development projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates
Management of school district and other tax entity boundary changes
Necessary for correct assessment and tax information; input/review of levy rates used for tax billing process.
10. Tax Lists
Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
11. Tax List Corrections
Prepare tax list correction documents for B.O.E. approval and for county treasurer.
12. County Board of Equalization
Prepare information for the B.O.E., attend hearings, if applicable for the county, defend values (LOV) and sales file, and/or implement orders of the T.E.R.C.
13. Tax Equalization and Review Commission Appeals
Prepare Information for the B.O.E. to defend their BASIS for decision, defend assessor determined Level of Value (LOV) and sales file, and/or "Show Cause" to the T.E.R.C. for LOV or methodology as the need specifies.
14. T.E.R.C. Statewide Equalization
Attend hearings, if applicable to county, defend values, and/or implement orders of the T.E.R.C. Notify PAD of execution orders and when implemented.
15. Education
Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain the Assessor Certification.
All Staff attends training provided by the State that is pertinent to their specific duties.
16. Assessor's Property Assessment & Taxation Calendar
Complete Assessor's Office calendar tasks in a timely manner.

In Conclusion:

There are 23,900+ parcels in Buffalo County with modest increases in the number of parcels in the last 5 years.

Those properties scheduled for review in 2022 and protested properties will be reviewed this summer as well as neighborhoods which have signs of inequality within them.

Commercial properties and sales continue to be reviewed. Many commercial neighborhoods have been realigned and values will be examined as we request and receive income data from multiple commercial owners. We continue to work on moving to income and expense information for the majority of commercial properties.

Special Value and Agricultural properties, as well as acreages, are reviewed and updated in the 6 year configuration. This year that includes townships 9 and 10 in ranges 17 and 18.

Rural residential properties in the same township and range areas will be reviewed as well as acreages around Kearney.

Multiple neighborhoods in Kearney are being reviewed. Land values for residential neighborhoods, acreages and rural home-sites will be reviewed. Residential depreciation and effective age will be closely monitored in Kearney, small towns, acreages and rural home sites.

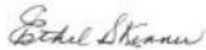
We are considering realigning the review process in Kearney so the six areas of town are reviewed one each in the six-year process rather than in bits and pieces. This would make the sales reviews and studies much more understandable. We are working on combining some neighborhoods in Kearney as there are neighborhoods with very few parcels.

We are visiting with many folks, especially those that file protests every year. We also are working on making sure the costing information on all records is as complete and correct as possible.

The Budget has not been approved and the Assessor's Office Budget request has been approved at the time of this October 2022 review of information.

We will do preliminary values again in 2023 which will allow property owners to visit with us before the actual 2023 values are set. This has been a successful use of time in past years.

Respectfully submitted,



Ethel Skinner
Buffalo County Assessor

Amended Date

October 11, 2022

February 21, 2023

Agricultural Land and Special Valuation for 2023

All agricultural land in Buffalo County is valued using the market approach. In 2002, Buffalo County adopted county zoning that became effective January 1, 2003. The Assessor's Office initiated "Special Valuation" or Greenbelt Valuation after discussion with the Buffalo County Board of Supervisors.

The agricultural land tables in MIPS (CAMA) reflect both market (i.e., the Highest and Best Use" value) and the uninfluenced agricultural land value which reflects 75% of the value if the land were available for agricultural or horticultural purposes. Special Valuation values are derived from sales of similar classes or subclasses of agricultural land from agricultural areas in which actual value is not subject to influences by other purposes or uses.

Identification of the Influenced areas:

For 2023, there are three market areas. Area 1 does not recognize a difference between agricultural land value and value for other uses and therefore is not in a Special Valuation area. A difference between values for agricultural purposes and a higher market value based upon other influences or uses was indicated for two areas. Market Area 2 and Market Area 6 are treated as Special Valuation.

Market Area 2 is land surrounding and near the City of Kearney. This area shows a difference between land bought for agricultural purposes and land bought for potential commercial or residential development. Market Area 1 was considered in determining the special value for Market Area 2.

Market Area 6 is located south of I-80 to the county line. This area shows a difference between land bought for agricultural purposes and land bought for river or recreational influence. Groups like Platte Valley Recovery and the Whooping Crane Trust have been buying river and land surrounding the river. They are paying a higher value for land which is not typical of agricultural land values. Market Area 1 was considered in determining the special value for Market Area 6.

Determination of the highest and best use of the properties to be valued:

Land bought for other influences other than agricultural or horticultural such as commercial, residential or recreational were studied and the best land use was determined. The highest and best uses for Market Area 2 are commercial and residential uses. The highest and best use for Market Area 6 is recreational use. The highest and best uses for Market Area 1 are agricultural and horticultural uses.

Explanation of the valuation models used in arriving at the value estimates:

Market Area 2 and Market Area 6 are treated as Special Valuation. Sales in these market areas that were bought for other uses are studied and market value is determined. Sales in Area 2 have influences of commercial and residential development from the City of Kearney. Land around Kearney typically sells higher for this reason. The special values are determined from a non-influenced area. Sales in Market Area 1 help to determine the special value for Area 2. Market Area 6 has influences of the Platte River and recreational uses. Sales of these types of influences are used in determining the market value in these areas. Market Area 1 was considered in determining the special value for Market Area 6.

Explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency or typical market conditions:

No adjustments were made.

Explanation and analysis of the estimate of economic rent or net operating income used in the income capitalization approach including estimates of yields, commodity prices, typical crop share, or documentation of cash rents:

The Income Capitalization approach was not used.

An explanation and analysis of typical expenses allowed in an income capitalization approach:

The Income Capitalization approach was not used.

Explanation and analysis of the overall capitalization rate used in an income capitalization approach:

The Income Capitalization approach was not used.

A file of all data used in determining special and actual value is available for public inspection in the Buffalo County Assessor's Office.