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DEPARTMENT OF REVENUE

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

BUFFALO COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,
Sarah Scott
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.

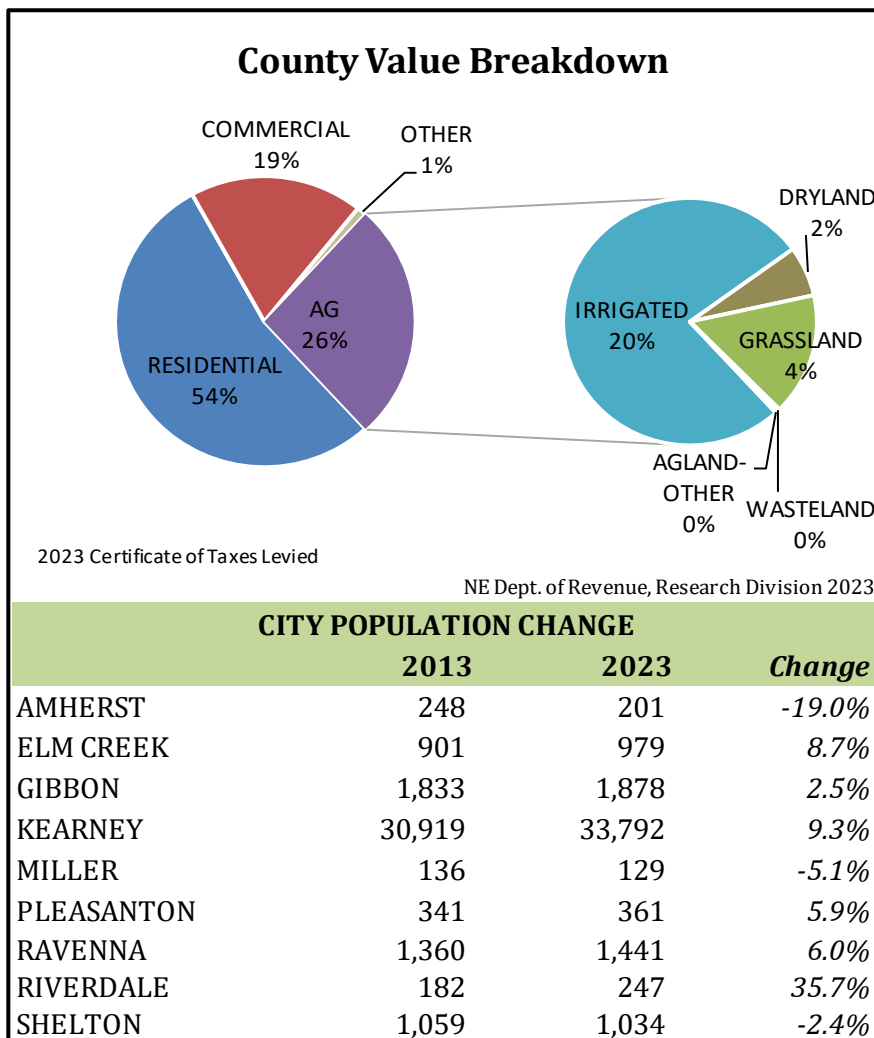
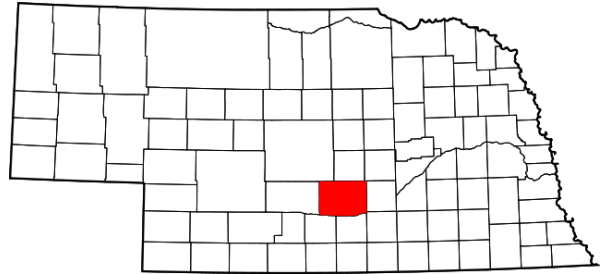
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 50,586 residents, per the Census Bureau Quick Facts for 2024, a slight population increase over the 2023 U.S. Census. Reports indicate that 66% of county residents are homeowners and 83% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$216,090 (2023 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 1,759 employer establishments with total employment of 23,599. A slight increase 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).

2024 Residential Correlation for Buffalo County

Assessment Actions

For the 2024 assessment year, the Buffalo County Assessor updated costing for all residential valuation groups. Detached garages and outbuildings had new depreciation tables created and properties were equalized. Rural residential was completely re-appraised.

Routine maintenance and 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.

A review of the sales verification and qualification was completed and the usability rate in Buffalo County is above the statewide average, but comparable to similar sized counties. Monthly sales reviews shows that no apparent bias was detected in the process of qualifications. All arm's-length sales were made available for measurement purposes.

Valuation groups were evaluated and correlate with the assessor locations. For the residential class, Buffalo County 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 and 14 includes the recreational parcels.

Buffalo County is up to date on the six-year inspection and review cycle. Four staff appraisers complete the review work, with the county assessor as the final reviewer of all changes. Costing, lot studies, and depreciation for the entire residential class was updated to 2023. All parcels in the residential class have been physically inspected within the last six years.

The Buffalo County Assessor has a written valuation methodology on file.

2024 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 qualitative statistics are within the IAAO recommended range. 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 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 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.

2024 Residential Correlation for Buffalo County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	100	92.28	93.20	91.49	11.82	101.87
2	188	91.56	92.77	92.27	09.70	100.54
3	250	91.66	91.98	91.52	08.39	100.50
4	159	91.57	92.02	92.01	10.01	100.01
5	169	91.85	92.43	91.60	07.71	100.91
6	108	92.53	93.25	91.92	08.69	101.45
7	29	92.97	94.31	92.71	12.05	101.73
8	157	92.37	94.97	91.25	14.62	104.08
9	30	91.77	90.92	89.02	09.81	102.13
10	42	93.77	92.63	92.46	12.16	100.18
11	40	93.58	94.13	91.05	12.09	103.38
12	28	93.09	94.54	91.04	11.88	103.84
<u> </u> ALL <u> </u>	1,300	91.91	92.89	91.68	10.19	101.32

Level of Value

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

2024 Commercial Correlation for Buffalo County

Assessment Actions

The Buffalo County Assessor updated all commercial costing in the county to 2023. The City of Kearney had a 4% increase to all commercial parcels.

Routine maintenance and 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.

A review of the sales verification and qualification process was conducted with the county assessor for the commercial class. The usability rate for Buffalo County is above the statewide average. A monthly review of sales submitted during the study period is completed and determined no sales bias is detected. All arm's-length sales are made available for measurement and explanatory reasons are given for disqualified sales.

For the commercial class, the county recognizes two valuation groups, and a portion of the commercial class is reviewed each year to stay within the six-year inspection and review cycle. A team of appraisers are employed by Buffalo County. All commercial depreciation tables and inspections have been updated between 2018 through 2023 depending on location. Costing and lot studies for the commercial class were updated to 2023.

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. Hypothetically removing three very high dollar sales during this study period, will cause the weighted mean to fall into range. The COD and PRD are both within the range recommended by IAAO.

The majority of the commercial sales in Buffalo County are located within Valuation Group 1 with 109, while Valuation Group 2 has 28 which is enough for a reliable study of the statistics. When sales are considered by occupancy codes, only four codes had a sufficient number of sales. Occupancy code (353) Retail Stores, and (406) Storage Warehouse have larger samples but show medians outside the desired range. A substat of each occupancy code can be found in the appendix.

2024 Commercial Correlation for Buffalo County

Further analysis of occupancy 353 shows that 10 of 13 sales are in Valuation Group; however, the sample has a broad COD and is not useful for measurement purposes. Occupancy code 406 includes 17 sales. Further analysis shows that the hypothetical removal of one high dollar sale will improve the median.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows a change consistent with the reported actions of the county assessor.

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	109	95.27	91.45	88.78	17.59	103.01
2	28	92.90	95.24	96.54	19.29	98.65
____ALL____	137	95.17	92.23	89.17	17.88	103.43

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Buffalo County is 95%.

2024 Agricultural Correlation for Buffalo County

Assessment Actions

For the agricultural class, the Buffalo County Assessor increased irrigated land 5%, dryland 5%, and grassland values 15%.

Routine maintenance and 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.

A sales verification and qualification review was performed on the agricultural class for Buffalo County and the usability rate is near the statewide average. All non-qualified sales show sufficient reasons for disqualification.

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.

The county assessor is within the six-year inspection and review cycle for the agricultural class. Each year a study of at least four townships is completed in which dwellings and outbuildings are reviewed. Agricultural dwellings and outbuildings had costing and depreciation updated in 2023.

Buffalo County does have intensive use identified for feedlots and vineyards. Buffalo County does have special value applications on file. The county assessor has identified about 50% of the acres enrolled in the Conservation Reserve Program (CRP).

Description of Analysis

The agricultural class consists of 66 qualified sales. A review of the statistics shows that two measures of central tendency and the COD are within range 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 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural land values are equalized and meet generally accepted mass appraisal techniques.

2024 Agricultural Correlation for Buffalo County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	25	70.64	69.46	65.35	18.05	106.29
1	25	70.64	69.46	65.35	18.05	106.29
<u> Dry </u>						
County	6	74.42	81.81	78.38	12.42	104.38
1	6	74.42	81.81	78.38	12.42	104.38
<u> Grass </u>						
County	12	68.68	71.44	59.07	23.85	120.94
1	12	68.68	71.44	59.07	23.85	120.94
<u> ALL </u>						
	66	73.13	76.90	69.69	22.33	110.35

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Buffalo County is 73%.

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 73%.

2024 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Buffalo County

Residential Real Property - Current

Number of Sales	1300	Median	91.91
Total Sales Price	\$367,831,062	Mean	92.89
Total Adj. Sales Price	\$367,831,062	Wgt. Mean	91.68
Total Assessed Value	\$337,220,330	Average Assessed Value of the Base	\$217,718
Avg. Adj. Sales Price	\$282,947	Avg. Assessed Value	\$259,400

Confidence Interval - Current

95% Median C.I	91.43 to 92.37
95% Wgt. Mean C.I	90.86 to 92.49
95% Mean C.I	92.18 to 93.60
% of Value of the Class of all Real Property Value in the County	50.26
% of Records Sold in the Study Period	7.89
% of Value Sold in the Study Period	9.40

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	1,538	93	93.42
2022	1,591	94	93.83
2021	1,417	94	94.43
2020	1,405	96	96.20

2024 Commission Summary for Buffalo County

Commercial Real Property - Current

Number of Sales	137	Median	95.17
Total Sales Price	\$91,543,322	Mean	92.23
Total Adj. Sales Price	\$91,543,322	Wgt. Mean	89.17
Total Assessed Value	\$81,625,385	Average Assessed Value of the Base	\$588,492
Avg. Adj. Sales Price	\$668,199	Avg. Assessed Value	\$595,806

Confidence Interval - Current

95% Median C.I	89.75 to 100.69
95% Wgt. Mean C.I	84.33 to 94.00
95% Mean C.I	88.82 to 95.64
% of Value of the Class of all Real Property Value in the County	18.80
% of Records Sold in the Study Period	6.01
% of Value Sold in the Study Period	6.08

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	157	98	97.55
2022	138	97	96.54
2021	113	98	98.41
2020	103	93	93.00

**10 Buffalo
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 1,300
 Total Sales Price : 367,831,062
 Total Adj. Sales Price : 367,831,062
 Total Assessed Value : 337,220,330
 Avg. Adj. Sales Price : 282,947
 Avg. Assessed Value : 259,400

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 93
 COD : 10.19
 PRD : 101.32

COV : 14.08
 STD : 13.08
 Avg. Abs. Dev : 09.37
 MAX Sales Ratio : 189.15
 MIN Sales Ratio : 46.80

95% Median C.I. : 91.43 to 92.37
 95% Wgt. Mean C.I. : 90.86 to 92.49
 95% Mean C.I. : 92.18 to 93.60

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	200	97.02	99.28	98.41	09.68	100.88	68.26	189.15	95.11 to 98.88	259,691	255,556
01-JAN-22 To 31-MAR-22	149	95.45	95.81	94.90	08.17	100.96	75.17	128.97	92.97 to 97.11	266,335	252,757
01-APR-22 To 30-JUN-22	212	91.52	91.85	91.42	08.82	100.47	70.85	140.02	89.81 to 93.06	280,012	255,981
01-JUL-22 To 30-SEP-22	182	91.97	93.80	92.09	10.18	101.86	50.26	152.40	90.95 to 93.48	284,628	262,106
01-OCT-22 To 31-DEC-22	135	92.52	92.62	90.52	10.86	102.32	54.17	127.02	89.95 to 94.38	295,137	267,162
01-JAN-23 To 31-MAR-23	90	91.49	92.49	91.36	10.27	101.24	68.58	140.05	89.16 to 94.51	267,195	244,116
01-APR-23 To 30-JUN-23	145	89.12	89.05	88.86	10.46	100.21	46.80	176.30	86.19 to 90.71	312,488	277,676
01-JUL-23 To 30-SEP-23	187	86.68	87.37	86.27	10.26	101.28	48.84	151.68	85.03 to 88.87	298,623	257,630
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	743	93.59	95.12	94.06	09.51	101.13	50.26	189.15	92.72 to 94.49	272,930	256,720
01-OCT-22 To 30-SEP-23	557	89.51	89.91	88.75	10.67	101.31	46.80	176.30	88.19 to 90.55	296,309	262,975
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	678	92.52	93.40	92.14	09.53	101.37	50.26	152.40	91.83 to 93.48	281,257	259,143
<u>ALL</u>	1,300	91.91	92.89	91.68	10.19	101.32	46.80	189.15	91.43 to 92.37	282,947	259,400

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	100	92.28	93.20	91.49	11.82	101.87	48.84	152.40	89.50 to 94.42	193,055	176,628
2	188	91.56	92.77	92.27	09.70	100.54	66.28	131.70	90.28 to 92.97	254,641	234,952
3	250	91.66	91.98	91.52	08.39	100.50	69.21	140.02	90.15 to 92.31	233,242	213,460
4	159	91.57	92.02	92.01	10.01	100.01	59.66	130.88	88.51 to 93.27	283,403	260,746
5	169	91.85	92.43	91.60	07.71	100.91	61.52	123.30	90.62 to 93.59	371,482	340,281
6	108	92.53	93.25	91.92	08.69	101.45	67.95	151.34	90.71 to 94.99	397,384	365,277
7	29	92.97	94.31	92.71	12.05	101.73	68.93	117.26	83.83 to 102.62	179,807	166,694
8	157	92.37	94.97	91.25	14.62	104.08	46.80	189.15	89.35 to 96.35	394,905	360,358
9	30	91.77	90.92	89.02	09.81	102.13	63.10	123.33	85.47 to 94.72	187,660	167,053
10	42	93.77	92.63	92.46	12.16	100.18	61.03	131.55	84.66 to 95.52	206,552	190,972
11	40	93.58	94.13	91.05	12.09	103.38	68.97	134.49	87.28 to 99.42	133,280	121,347
12	28	93.09	94.54	91.04	11.88	103.84	60.52	134.31	90.35 to 101.03	169,029	153,883
<u>ALL</u>	1,300	91.91	92.89	91.68	10.19	101.32	46.80	189.15	91.43 to 92.37	282,947	259,400

10 Buffalo
RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 1,300
 Total Sales Price : 367,831,062
 Total Adj. Sales Price : 367,831,062
 Total Assessed Value : 337,220,330
 Avg. Adj. Sales Price : 282,947
 Avg. Assessed Value : 259,400

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 93
 COD : 10.19
 PRD : 101.32

COV : 14.08
 STD : 13.08
 Avg. Abs. Dev : 09.37
 MAX Sales Ratio : 189.15
 MIN Sales Ratio : 46.80

95% Median C.I. : 91.43 to 92.37
 95% Wgt. Mean C.I. : 90.86 to 92.49
 95% Mean C.I. : 92.18 to 93.60

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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	1,300	91.91	92.89	91.68	10.19	101.32	46.80	189.15	91.43 to 92.37	282,947	259,400
06											
07											
<u>ALL</u>	1,300	91.91	92.89	91.68	10.19	101.32	46.80	189.15	91.43 to 92.37	282,947	259,400

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	112.07	112.07	112.83	20.01	99.33	89.65	134.49	N/A	10,350	11,678
Less Than 30,000	5	134.49	128.81	137.56	18.30	93.64	89.65	176.30	N/A	16,440	22,615
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,300	91.91	92.89	91.68	10.19	101.32	46.80	189.15	91.43 to 92.37	282,947	259,400
Greater Than 14,999	1,298	91.91	92.86	91.68	10.17	101.29	46.80	189.15	91.43 to 92.37	283,367	259,782
Greater Than 29,999	1,295	91.90	92.75	91.67	10.08	101.18	46.80	189.15	91.38 to 92.36	283,976	260,314
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	112.07	112.07	112.83	20.01	99.33	89.65	134.49	N/A	10,350	11,678
15,000 TO 29,999	3	140.02	139.97	145.89	17.30	95.94	103.60	176.30	N/A	20,500	29,907
30,000 TO 59,999	15	106.44	105.82	106.57	14.48	99.30	68.97	151.68	93.23 to 117.26	45,493	48,480
60,000 TO 99,999	41	102.09	106.50	106.08	15.46	100.40	66.28	189.15	96.46 to 111.48	81,409	86,355
100,000 TO 149,999	96	93.81	95.01	94.92	11.83	100.09	48.84	128.97	90.55 to 97.58	128,232	121,723
150,000 TO 249,999	469	91.77	92.37	92.14	10.44	100.25	59.66	141.37	90.52 to 92.85	200,637	184,863
250,000 TO 499,999	583	91.60	91.98	92.04	08.57	99.93	46.80	153.16	90.76 to 92.19	340,514	313,414
500,000 TO 999,999	88	88.97	89.44	89.38	08.90	100.07	65.40	114.16	86.21 to 92.15	605,116	540,830
1,000,000 +	3	68.58	73.63	74.59	21.38	98.71	54.17	98.14	N/A	1,850,000	1,379,977
<u>ALL</u>	1,300	91.91	92.89	91.68	10.19	101.32	46.80	189.15	91.43 to 92.37	282,947	259,400

10 Buffalo
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 137
 Total Sales Price : 91,543,322
 Total Adj. Sales Price : 91,543,322
 Total Assessed Value : 81,625,385
 Avg. Adj. Sales Price : 668,199
 Avg. Assessed Value : 595,806

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 92
 COD : 17.88
 PRD : 103.43

COV : 22.09
 STD : 20.37
 Avg. Abs. Dev : 17.02
 MAX Sales Ratio : 129.99
 MIN Sales Ratio : 49.29

95% Median C.I. : 89.75 to 100.69
 95% Wgt. Mean C.I. : 84.33 to 94.00
 95% Mean C.I. : 88.82 to 95.64

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	11	100.69	95.02	90.14	13.88	105.41	59.14	114.05	72.55 to 113.63	765,318	689,887
01-JAN-21 To 31-MAR-21	12	110.10	105.13	111.31	10.48	94.45	81.88	129.34	88.39 to 115.65	680,908	757,895
01-APR-21 To 30-JUN-21	9	99.43	98.47	100.30	12.95	98.18	63.63	120.76	83.97 to 115.11	406,071	407,273
01-JUL-21 To 30-SEP-21	14	101.99	102.68	100.18	07.36	102.50	89.75	122.00	94.62 to 111.28	674,543	675,744
01-OCT-21 To 31-DEC-21	16	94.51	94.14	99.63	14.95	94.49	67.97	126.86	81.46 to 106.04	349,668	348,361
01-JAN-22 To 31-MAR-22	9	93.93	89.76	97.83	18.22	91.75	55.48	118.23	56.71 to 111.00	382,622	374,325
01-APR-22 To 30-JUN-22	13	95.27	95.19	95.96	11.33	99.20	61.47	113.20	84.64 to 110.17	454,302	435,940
01-JUL-22 To 30-SEP-22	19	104.96	94.32	91.26	18.53	103.35	49.29	129.99	71.54 to 112.46	503,500	459,496
01-OCT-22 To 31-DEC-22	13	72.99	75.56	71.69	19.72	105.40	49.81	119.18	57.76 to 91.41	889,260	637,483
01-JAN-23 To 31-MAR-23	9	76.71	76.68	78.59	20.60	97.57	51.16	129.89	55.69 to 86.77	1,197,220	940,874
01-APR-23 To 30-JUN-23	8	85.90	86.18	88.78	22.86	97.07	52.14	122.20	52.14 to 122.20	614,815	545,860
01-JUL-23 To 30-SEP-23	4	70.06	74.78	72.87	14.69	102.62	61.74	97.25	N/A	2,522,779	1,838,411
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	46	102.93	100.66	100.41	11.43	100.25	59.14	129.34	95.46 to 109.40	645,383	648,030
01-OCT-21 To 30-SEP-22	57	97.14	93.75	95.23	16.56	98.45	49.29	129.99	85.39 to 105.20	430,012	409,479
01-OCT-22 To 30-SEP-23	34	73.83	78.26	76.25	22.06	102.64	49.81	129.89	66.89 to 82.85	1,098,382	837,520
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	51	101.97	99.83	103.46	11.95	96.49	63.63	129.34	95.16 to 106.04	526,741	544,988
01-JAN-22 To 31-DEC-22	54	92.84	89.25	85.49	20.30	104.40	49.29	129.99	79.54 to 104.46	564,378	482,479
<u>ALL</u>	137	95.17	92.23	89.17	17.88	103.43	49.29	129.99	89.75 to 100.69	668,199	595,806

VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	109	95.27	91.45	88.78	17.59	103.01	49.29	126.86	89.59 to 101.14	798,160	708,614
2	28	92.90	95.24	96.54	19.29	98.65	55.48	129.99	84.99 to 107.85	162,280	156,659
<u>ALL</u>	137	95.17	92.23	89.17	17.88	103.43	49.29	129.99	89.75 to 100.69	668,199	595,806

10 Buffalo
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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 Avg. Abs. Dev : 17.02
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 MIN Sales Ratio : 49.29

95% Median C.I. : 89.75 to 100.69
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 95% Mean C.I. : 88.82 to 95.64

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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	22	94.60	92.76	84.39	13.78	109.92	64.06	118.23	76.71 to 106.71	1,060,965	895,383
03	115	95.17	92.12	90.80	18.68	101.45	49.29	129.99	86.77 to 101.14	593,062	538,495
04											
<u>ALL</u>	<u>137</u>	<u>95.17</u>	<u>92.23</u>	<u>89.17</u>	<u>17.88</u>	<u>103.43</u>	<u>49.29</u>	<u>129.99</u>	<u>89.75 to 100.69</u>	<u>668,199</u>	<u>595,806</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											
Less Than 30,000	1	101.11	101.11	101.11	00.00	100.00	101.11	101.11	N/A	18,500	18,705
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	137	95.17	92.23	89.17	17.88	103.43	49.29	129.99	89.75 to 100.69	668,199	595,806
Greater Than 14,999	137	95.17	92.23	89.17	17.88	103.43	49.29	129.99	89.75 to 100.69	668,199	595,806
Greater Than 29,999	136	95.17	92.16	89.16	17.97	103.36	49.29	129.99	89.75 to 100.10	672,977	600,049
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	101.11	101.11	101.11	00.00	100.00	101.11	101.11	N/A	18,500	18,705
30,000 TO 59,999	6	98.73	98.10	96.47	25.08	101.69	55.48	129.89	55.48 to 129.89	47,185	45,518
60,000 TO 99,999	13	108.14	98.32	99.44	16.43	98.87	59.14	129.99	79.68 to 116.45	76,466	76,039
100,000 TO 149,999	5	91.41	90.38	90.16	03.83	100.24	81.46	97.14	N/A	115,100	103,778
150,000 TO 249,999	25	99.43	93.96	93.85	15.93	100.12	49.29	122.00	88.39 to 109.40	192,207	180,393
250,000 TO 499,999	39	86.04	87.84	88.07	19.18	99.74	51.16	129.34	78.30 to 100.10	361,361	318,259
500,000 TO 999,999	28	97.28	92.98	93.24	18.18	99.72	49.81	126.86	78.28 to 106.04	694,207	647,301
1,000,000 TO 1,999,999	10	100.74	93.95	94.51	15.67	99.41	64.06	118.23	71.54 to 113.15	1,360,729	1,285,997
2,000,000 TO 4,999,999	7	92.54	95.44	92.04	15.52	103.69	67.23	119.12	67.23 to 119.12	2,754,113	2,534,994
5,000,000 TO 9,999,999	3	73.89	76.54	76.83	04.49	99.62	72.88	82.85	N/A	6,150,000	4,724,958
10,000,000 +											
<u>ALL</u>	<u>137</u>	<u>95.17</u>	<u>92.23</u>	<u>89.17</u>	<u>17.88</u>	<u>103.43</u>	<u>49.29</u>	<u>129.99</u>	<u>89.75 to 100.69</u>	<u>668,199</u>	<u>595,806</u>

10 Buffalo
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

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95% Median C.I. : 89.75 to 100.69
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 95% Mean C.I. : 88.82 to 95.64

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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
152	1	97.25	97.25	97.25	00.00	100.00	97.25	97.25	N/A	831,115	808,225
304	2	98.71	98.71	98.42	01.42	100.29	97.31	100.10	N/A	440,000	433,033
319	1	111.01	111.01	111.01	00.00	100.00	111.01	111.01	N/A	2,600,000	2,886,255
326	3	73.76	81.68	80.94	32.86	100.91	49.29	122.00	N/A	232,000	187,770
341	5	113.29	110.18	111.97	07.65	98.40	95.17	126.86	N/A	448,174	501,800
343	3	86.04	90.58	97.59	15.73	92.82	72.55	113.15	N/A	633,000	617,745
344	18	99.68	96.43	94.88	13.68	101.63	56.71	129.89	84.64 to 105.71	728,777	691,443
349	2	88.51	88.51	88.84	06.34	99.63	82.90	94.11	N/A	433,088	384,758
350	4	108.98	100.48	109.39	15.81	91.85	61.74	122.20	N/A	597,500	653,579
352	23	93.93	93.81	84.48	15.18	111.04	64.06	129.34	78.30 to 106.71	992,614	838,537
353	13	81.46	81.83	84.77	22.32	96.53	52.14	120.76	57.76 to 101.11	256,046	217,043
384	5	81.46	92.46	80.41	20.76	114.99	68.61	119.18	N/A	157,002	126,242
386	4	81.59	85.50	73.10	21.91	116.96	67.23	111.58	N/A	1,307,500	955,765
391	1	63.63	63.63	63.63	00.00	100.00	63.63	63.63	N/A	325,000	206,795
406	17	100.69	93.52	93.63	14.94	99.88	51.16	115.65	72.07 to 109.40	310,199	290,455
407	1	104.44	104.44	104.44	00.00	100.00	104.44	104.44	N/A	700,000	731,080
412	2	80.51	80.51	81.05	02.91	99.33	78.17	82.85	N/A	5,450,000	4,417,178
435	1	115.11	115.11	115.11	00.00	100.00	115.11	115.11	N/A	525,000	604,335
442	7	91.87	97.58	99.01	20.07	98.56	59.14	129.99	59.14 to 129.99	125,049	123,810
444	5	89.59	85.92	83.34	10.46	103.10	71.54	98.81	N/A	769,000	640,855
453	1	111.17	111.17	111.17	00.00	100.00	111.17	111.17	N/A	230,000	255,690
454	1	49.81	49.81	49.81	00.00	100.00	49.81	49.81	N/A	695,000	346,190
471	1	107.85	107.85	107.85	00.00	100.00	107.85	107.85	N/A	392,218	423,000
472	1	111.00	111.00	111.00	00.00	100.00	111.00	111.00	N/A	70,310	78,045
476	1	108.14	108.14	108.14	00.00	100.00	108.14	108.14	N/A	80,000	86,510
494	1	66.89	66.89	66.89	00.00	100.00	66.89	66.89	N/A	447,370	299,265
526	1	81.76	81.76	81.76	00.00	100.00	81.76	81.76	N/A	1,310,000	1,071,035
528	4	73.43	80.50	99.24	29.62	81.12	56.03	119.12	N/A	903,474	896,570
529	2	83.16	83.16	73.92	33.33	112.50	55.44	110.88	N/A	225,000	166,320
531	1	92.54	92.54	92.54	00.00	100.00	92.54	92.54	N/A	2,016,895	1,866,420
532	1	76.04	76.04	76.04	00.00	100.00	76.04	76.04	N/A	650,000	494,290
573	1	107.06	107.06	107.06	00.00	100.00	107.06	107.06	N/A	760,000	813,620
851	1	55.48	55.48	55.48	00.00	100.00	55.48	55.48	N/A	50,000	27,740
999	2	109.25	109.25	106.62	02.94	102.47	106.04	112.46	N/A	319,522	340,670

10 Buffalo
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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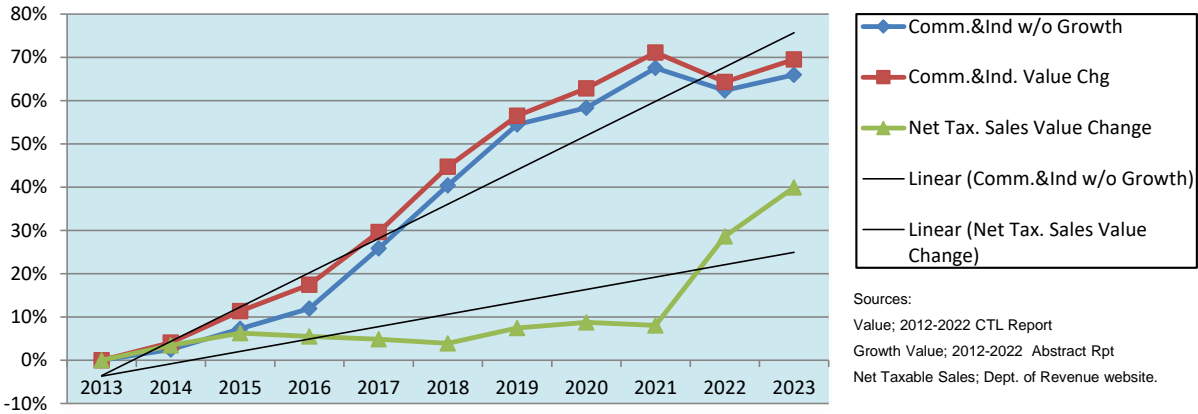
COV : 22.09
 STD : 20.37
 Avg. Abs. Dev : 17.02
 MAX Sales Ratio : 129.99
 MIN Sales Ratio : 49.29

95% Median C.I. : 89.75 to 100.69
 95% Wgt. Mean C.I. : 84.33 to 94.00
 95% Mean C.I. : 88.82 to 95.64

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ALL	137	95.17	92.23	89.17	17.88	103.43	49.29	129.99	89.75 to 100.69	668,199	595,806
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Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 678,656,865	\$ 4,670,020	0.69%	\$ 673,986,845		\$ 723,615,697	
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%
2023	\$ 1,304,077,398	\$ 46,733,845	3.58%	\$ 1,257,343,553	9.31%	\$ 1,053,921,035	4.07%
Ann %chg	6.32%			Average	3.42%	3.48%	3.62%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	2.47%	4.10%	3.46%
2014	7.28%	11.38%	6.28%
2015	11.96%	17.47%	5.52%
2016	25.88%	29.62%	4.87%
2017	40.41%	44.72%	3.88%
2018	54.49%	56.51%	7.43%
2019	58.34%	62.81%	8.78%
2020	67.55%	71.12%	8.07%
2021	62.38%	64.30%	28.64%
2022	65.98%	69.50%	39.95%
2023	85.27%	92.16%	45.65%

County Number	10
County Name	Buffalo

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	81	COV :	27.21	95% Median C.I. :	57.76 to 101.11
Total Sales Price :	3,328,599	Wgt. Mean :	85	STD :	22.27	95% Wgt. Mean C.I. :	60.94 to 108.59
Total Adj. Sales Price :	3,328,599	Mean :	82	Avg. Abs. Dev :	18.18	95% Mean C.I. :	68.37 to 95.29
Total Assessed Value :	2,821,565						
Avg. Adj. Sales Price :	256,046	COD :	22.32	MAX Sales Ratio :	120.76		
Avg. Assessed Value :	217,043	PRD :	96.53	MIN Sales Ratio :	52.14		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	92.27	92.27	92.27		100.00	92.27	92.27	N/A	350,000	322,945
04/01/2021 To 06/30/2021	1	120.76	120.76	120.76		100.00	120.76	120.76	N/A	700,000	845,320
07/01/2021 To 09/30/2021	1	111.28	111.28	111.28		100.00	111.28	111.28	N/A	449,900	500,645
10/01/2021 To 12/31/2021	3	81.46	82.19	79.38	11.93	103.54	67.97	97.14	N/A	132,500	105,182
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	1	59.72	59.72	59.72		100.00	59.72	59.72	N/A	209,999	125,410
10/01/2022 To 12/31/2022	1	57.76	57.76	57.76		100.00	57.76	57.76	N/A	349,900	202,100
01/01/2023 To 03/31/2023	2	71.23	71.23	62.12	21.82	114.67	55.69	86.77	N/A	144,950	90,048
04/01/2023 To 06/30/2023	3	79.68	77.64	56.67	20.48	137.00	52.14	101.11	N/A	193,800	109,835
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	3	111.28	108.10	111.27	08.54	97.15	92.27	120.76	N/A	499,967	556,303
10/01/2021 To 09/30/2022	4	74.72	76.57	72.59	17.04	105.48	59.72	97.14	N/A	151,875	110,239
10/01/2022 To 09/30/2023	6	68.72	72.19	58.28	24.74	123.87	52.14	101.11	52.14 to 101.11	203,533	118,617
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	6	94.71	95.15	104.59	15.39	90.97	67.97	120.76	67.97 to 120.76	316,233	330,743
01/01/2022 To 12/31/2022	2	58.74	58.74	58.49	01.67	100.43	57.76	59.72	N/A	279,950	163,755

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	81	COV :	27.21	95% Median C.I. :	57.76 to 101.11
Total Sales Price :	3,328,599	Wgt. Mean :	85	STD :	22.27	95% Wgt. Mean C.I. :	60.94 to 108.59
Total Adj. Sales Price :	3,328,599	Mean :	82	Avg. Abs. Dev :	18.18	95% Mean C.I. :	68.37 to 95.29
Total Assessed Value :	2,821,565						
Avg. Adj. Sales Price :	256,046	COD :	22.32	MAX Sales Ratio :	120.76		
Avg. Assessed Value :	217,043	PRD :	96.53	MIN Sales Ratio :	52.14		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	10	74.72	79.62	84.74	28.05	93.96	52.14	120.76	55.69 to 111.28	318,720	270,068
2	3	86.77	89.19	85.49	08.23	104.33	79.68	101.11	N/A	47,133	40,295

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	13	81.46	81.83	84.77	22.32	96.53	52.14	120.76	57.76 to 101.11	256,046	217,043
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	81	COV :	27.21	95% Median C.I. :	57.76 to 101.11
Total Sales Price :	3,328,599	Wgt. Mean :	85	STD :	22.27	95% Wgt. Mean C.I. :	60.94 to 108.59
Total Adj. Sales Price :	3,328,599	Mean :	82	Avg. Abs. Dev :	18.18	95% Mean C.I. :	68.37 to 95.29
Total Assessed Value :	2,821,565						
Avg. Adj. Sales Price :	256,046	COD :	22.32	MAX Sales Ratio :	120.76		
Avg. Assessed Value :	217,043	PRD :	96.53	MIN Sales Ratio :	52.14		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	101.11	101.11	101.11		100.00	101.11	101.11	N/A	18,500	18,705
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	13	81.46	81.83	84.77	22.32	96.53	52.14	120.76	57.76 to 101.11	256,046	217,043
Greater Than 15,000	13	81.46	81.83	84.77	22.32	96.53	52.14	120.76	57.76 to 101.11	256,046	217,043
Greater Than 30,000	12	80.57	80.22	84.68	22.42	94.73	52.14	120.76	57.76 to 97.14	275,842	233,572
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	101.11	101.11	101.11		100.00	101.11	101.11	N/A	18,500	18,705
30,000 TO 59,999											
60,000 TO 99,999	2	83.23	83.23	83.14	04.27	100.11	79.68	86.77	N/A	61,450	51,090
100,000 TO 149,999	2	89.30	89.30	88.59	08.78	100.80	81.46	97.14	N/A	110,000	97,445
150,000 TO 249,999	3	59.72	61.13	60.59	06.85	100.89	55.69	67.97	N/A	205,800	124,700
250,000 TO 499,999	3	92.27	87.10	89.21	19.33	97.63	57.76	111.28	N/A	383,267	341,897
500,000 TO 999,999	2	86.45	86.45	92.17	39.69	93.79	52.14	120.76	N/A	600,000	553,000
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

PAD 2024 R&O Statistics 2024 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	81	COV :	27.21	95% Median C.I. :	57.76 to 101.11
Total Sales Price :	3,328,599	Wgt. Mean :	85	STD :	22.27	95% Wgt. Mean C.I. :	60.94 to 108.59
Total Adj. Sales Price :	3,328,599	Mean :	82	Avg. Abs. Dev :	18.18	95% Mean C.I. :	68.37 to 95.29
Total Assessed Value :	2,821,565						
Avg. Adj. Sales Price :	256,046	COD :	22.32	MAX Sales Ratio :	120.76		
Avg. Assessed Value :	217,043	PRD :	96.53	MIN Sales Ratio :	52.14		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
353	13	81.46	81.83	84.77	22.32	96.53	52.14	120.76	57.76 to 101.11	256,046	217,043

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	353	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	21.31	95% Median C.I. :	72.07 to 109.40
Total Sales Price :	5,273,388	Wgt. Mean :	94	STD :	19.93	95% Wgt. Mean C.I. :	79.43 to 107.84
Total Adj. Sales Price :	5,273,388	Mean :	94	Avg. Abs. Dev :	15.04	95% Mean C.I. :	83.27 to 103.77
Total Assessed Value :	4,937,735						
Avg. Adj. Sales Price :	310,199	COD :	14.94	MAX Sales Ratio :	115.65		
Avg. Assessed Value :	290,455	PRD :	99.88	MIN Sales Ratio :	51.16		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	3	109.40	108.05	111.08	04.07	97.27	100.69	114.05	N/A	220,333	244,738
01/01/2021 To 03/31/2021	3	109.18	102.64	108.20	09.94	94.86	83.10	115.65	N/A	491,000	531,253
04/01/2021 To 06/30/2021	2	91.70	91.70	89.53	08.43	102.42	83.97	99.43	N/A	222,569	199,265
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	2	87.62	87.62	92.57	17.75	94.65	72.07	103.16	N/A	227,500	210,593
01/01/2022 To 03/31/2022	1	98.28	98.28	98.28		100.00	98.28	98.28	N/A	162,000	159,220
04/01/2022 To 06/30/2022	1	110.17	110.17	110.17		100.00	110.17	110.17	N/A	155,250	171,045
07/01/2022 To 09/30/2022	2	105.40	105.40	105.18	00.89	100.21	104.46	106.34	N/A	326,000	342,895
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	3	60.64	59.96	60.94	09.30	98.39	51.16	68.09	N/A	423,333	257,997
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	8	104.94	101.93	105.71	09.66	96.42	83.10	115.65	83.10 to 115.65	322,392	340,813
10/01/2021 To 09/30/2022	6	103.81	99.08	100.91	07.62	98.19	72.07	110.17	72.07 to 110.17	237,375	239,540
10/01/2022 To 09/30/2023	3	60.64	59.96	60.94	09.30	98.39	51.16	68.09	N/A	423,333	257,997
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	7	99.43	95.22	101.70	12.76	93.63	72.07	115.65	72.07 to 115.65	339,020	344,782
01/01/2022 To 12/31/2022	4	105.40	104.81	104.83	03.26	99.98	98.28	110.17	N/A	242,313	254,014

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	21.31	95% Median C.I. :	72.07 to 109.40
Total Sales Price :	5,273,388	Wgt. Mean :	94	STD :	19.93	95% Wgt. Mean C.I. :	79.43 to 107.84
Total Adj. Sales Price :	5,273,388	Mean :	94	Avg. Abs. Dev :	15.04	95% Mean C.I. :	83.27 to 103.77
Total Assessed Value :	4,937,735						
Avg. Adj. Sales Price :	310,199	COD :	14.94	MAX Sales Ratio :	115.65		
Avg. Assessed Value :	290,455	PRD :	99.88	MIN Sales Ratio :	51.16		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	13	104.46	94.68	94.22	14.96	100.49	51.16	115.65	68.09 to 110.17	344,030	324,146
2	4	91.90	89.76	90.37	13.24	99.32	72.07	103.16	N/A	200,250	180,959

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	17	100.69	93.52	93.63	14.94	99.88	51.16	115.65	72.07 to 109.40	310,199	290,455
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	21.31	95% Median C.I. :	72.07 to 109.40
Total Sales Price :	5,273,388	Wgt. Mean :	94	STD :	19.93	95% Wgt. Mean C.I. :	79.43 to 107.84
Total Adj. Sales Price :	5,273,388	Mean :	94	Avg. Abs. Dev :	15.04	95% Mean C.I. :	83.27 to 103.77
Total Assessed Value :	4,937,735						
Avg. Adj. Sales Price :	310,199	COD :	14.94	MAX Sales Ratio :	115.65		
Avg. Assessed Value :	290,455	PRD :	99.88	MIN Sales Ratio :	51.16		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	17	100.69	93.52	93.63	14.94	99.88	51.16	115.65	72.07 to 109.40	310,199	290,455
Greater Than 15,000	17	100.69	93.52	93.63	14.94	99.88	51.16	115.65	72.07 to 109.40	310,199	290,455
Greater Than 30,000	17	100.69	93.52	93.63	14.94	99.88	51.16	115.65	72.07 to 109.40	310,199	290,455
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	100.69	100.69	100.69		100.00	100.69	100.69	N/A	86,000	86,590
100,000 TO 149,999											
150,000 TO 249,999	5	99.43	97.87	98.17	09.90	99.69	72.07	110.17	N/A	161,478	158,528
250,000 TO 499,999	9	103.16	91.50	93.30	15.91	98.07	51.16	114.05	68.09 to 109.18	322,778	301,141
500,000 TO 999,999	2	88.15	88.15	91.41	31.21	96.43	60.64	115.65	N/A	737,500	674,118
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

PAD 2024 R&O Statistics 2024 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	21.31	95% Median C.I. :	72.07 to 109.40
Total Sales Price :	5,273,388	Wgt. Mean :	94	STD :	19.93	95% Wgt. Mean C.I. :	79.43 to 107.84
Total Adj. Sales Price :	5,273,388	Mean :	94	Avg. Abs. Dev :	15.04	95% Mean C.I. :	83.27 to 103.77
Total Assessed Value :	4,937,735						
Avg. Adj. Sales Price :	310,199	COD :	14.94	MAX Sales Ratio :	115.65		
Avg. Assessed Value :	290,455	PRD :	99.88	MIN Sales Ratio :	51.16		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
406	17	100.69	93.52	93.63	14.94	99.88	51.16	115.65	72.07 to 109.40	310,199	290,455

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	406	Total	Increase	0%

What IF

10 Buffalo
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 66
 Total Sales Price : 53,754,227
 Total Adj. Sales Price : 53,754,227
 Total Assessed Value : 37,463,250
 Avg. Adj. Sales Price : 814,458
 Avg. Assessed Value : 567,625

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 77
 COD : 22.33
 PRD : 110.35

COV : 28.43
 STD : 21.86
 Avg. Abs. Dev : 16.33
 MAX Sales Ratio : 136.67
 MIN Sales Ratio : 36.29

95% Median C.I. : 70.43 to 79.66
 95% Wgt. Mean C.I. : 64.26 to 75.13
 95% Mean C.I. : 71.63 to 82.17

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	5	80.23	94.48	92.48	22.00	102.16	72.28	129.61	N/A	385,527	356,527	
01-JAN-21 To 31-MAR-21	10	78.24	81.03	81.24	09.73	99.74	64.81	111.83	72.57 to 87.39	764,790	621,344	
01-APR-21 To 30-JUN-21	4	73.94	71.30	73.35	16.76	97.21	46.95	90.37	N/A	1,016,124	745,280	
01-JUL-21 To 30-SEP-21	4	74.69	84.41	82.45	18.61	102.38	67.63	120.64	N/A	454,150	374,458	
01-OCT-21 To 31-DEC-21	6	77.49	79.55	79.17	12.52	100.48	66.07	95.53	66.07 to 95.53	397,448	314,641	
01-JAN-22 To 31-MAR-22	10	70.52	78.51	69.66	20.14	112.70	53.96	114.29	60.47 to 106.74	969,964	675,635	
01-APR-22 To 30-JUN-22	7	82.14	92.35	83.33	22.36	110.82	62.22	136.67	62.22 to 136.67	712,361	593,635	
01-JUL-22 To 30-SEP-22	1	71.00	71.00	71.00	00.00	100.00	71.00	71.00	N/A	398,979	283,295	
01-OCT-22 To 31-DEC-22	7	86.04	78.23	80.64	25.20	97.01	41.60	103.47	41.60 to 103.47	584,596	471,404	
01-JAN-23 To 31-MAR-23	8	51.52	49.04	47.08	10.09	104.16	36.29	58.35	36.29 to 58.35	1,574,736	741,418	
01-APR-23 To 30-JUN-23	2	59.72	59.72	64.27	15.84	92.92	50.26	69.17	N/A	1,350,000	867,615	
01-JUL-23 To 30-SEP-23	2	65.25	65.25	65.31	00.17	99.91	65.14	65.36	N/A	718,853	469,448	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	23	77.93	82.85	80.71	15.68	102.65	46.95	129.61	73.40 to 83.57	672,027	542,392	
01-OCT-21 To 30-SEP-22	24	73.91	82.50	74.89	20.69	110.16	53.96	136.67	70.43 to 91.49	727,910	545,122	
01-OCT-22 To 30-SEP-23	19	53.80	62.63	57.16	29.65	109.57	36.29	103.47	48.58 to 69.17	1,096,198	626,595	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	24	76.80	79.60	79.05	13.20	100.70	46.95	120.64	72.57 to 83.57	663,070	524,176	
01-JAN-22 To 31-DEC-22	25	74.95	82.01	75.58	25.16	108.51	41.60	136.67	69.73 to 100.36	767,093	579,797	
<u>ALL</u>	66	73.13	76.90	69.69	22.33	110.35	36.29	136.67	70.43 to 79.66	814,458	567,625	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	66	73.13	76.90	69.69	22.33	110.35	36.29	136.67	70.43 to 79.66	814,458	567,625	
<u>ALL</u>	66	73.13	76.90	69.69	22.33	110.35	36.29	136.67	70.43 to 79.66	814,458	567,625	

10 Buffalo
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 66
 Total Sales Price : 53,754,227
 Total Adj. Sales Price : 53,754,227
 Total Assessed Value : 37,463,250
 Avg. Adj. Sales Price : 814,458
 Avg. Assessed Value : 567,625

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 77
 COD : 22.33
 PRD : 110.35

COV : 28.43
 STD : 21.86
 Avg. Abs. Dev : 16.33
 MAX Sales Ratio : 136.67
 MIN Sales Ratio : 36.29

95% Median C.I. : 70.43 to 79.66
 95% Wgt. Mean C.I. : 64.26 to 75.13
 95% Mean C.I. : 71.63 to 82.17

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	10	65.54	64.22	61.95	21.76	103.66	39.87	91.49	48.58 to 86.04	1,356,618	840,439
1	10	65.54	64.22	61.95	21.76	103.66	39.87	91.49	48.58 to 86.04	1,356,618	840,439
Dry											
County	5	75.98	83.72	79.62	13.62	105.15	72.57	101.66	N/A	242,308	192,918
1	5	75.98	83.72	79.62	13.62	105.15	72.57	101.66	N/A	242,308	192,918
Grass											
County	9	66.07	66.52	54.89	23.41	121.19	36.29	114.29	41.60 to 83.57	678,733	372,576
1	9	66.07	66.52	54.89	23.41	121.19	36.29	114.29	41.60 to 83.57	678,733	372,576
ALL	66	73.13	76.90	69.69	22.33	110.35	36.29	136.67	70.43 to 79.66	814,458	567,625

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	25	70.64	69.46	65.35	18.05	106.29	39.87	120.64	60.47 to 75.23	1,189,698	777,430
1	25	70.64	69.46	65.35	18.05	106.29	39.87	120.64	60.47 to 75.23	1,189,698	777,430
Dry											
County	6	74.42	81.81	78.38	12.42	104.38	72.28	101.66	72.28 to 101.66	242,862	190,358
1	6	74.42	81.81	78.38	12.42	104.38	72.28	101.66	72.28 to 101.66	242,862	190,358
Grass											
County	12	68.68	71.44	59.07	23.85	120.94	36.29	114.29	53.96 to 83.57	606,466	358,224
1	12	68.68	71.44	59.07	23.85	120.94	36.29	114.29	53.96 to 83.57	606,466	358,224
ALL	66	73.13	76.90	69.69	22.33	110.35	36.29	136.67	70.43 to 79.66	814,458	567,625

Buffalo County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Buffalo	1	5,812	5,614	5,614	5,476	4,237	5,125	4,763	4,763	5,373
Custer	1	4,638	4,240	4,240	4,134	3,869	3,869	3,816	3,813	4,289
Dawson	1	5,513	4,701	4,701	4,436	4,117	3,950	3,430	3,810	4,959
Hall	1	5,820	4,402	4,402	4,394	4,260	4,260	3,925	3,925	5,245
Howard	7200	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,284
Kearney	1	6,199	6,000	6,000	5,710	4,950	4,400	4,000	3,900	5,795
Phelps	1	6,698	5,450	5,450	4,998	4,750	4,650	4,500	4,056	6,281
Sherman	1	4,220	4,070	4,070	4,070	3,925	3,925	3,840	3,836	3,991

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Buffalo	1	2,445	2,444	2,280	2,279	2,120	2,110	1,980	1,980	2,178
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	1,939
Dawson	1	n/a	2,573	2,573	2,333	2,321	2,095	1,810	1,793	2,283
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,452
Howard	7200	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,194
Kearney	1	n/a	3,800	3,250	3,250	2,790	2,500	2,500	2,200	3,507
Phelps	1	2,875	2,875	2,750	2,525	2,425	2,300	2,075	1,775	2,747
Sherman	1	n/a	2,195	2,080	2,080	1,964	1,965	1,855	1,855	1,964

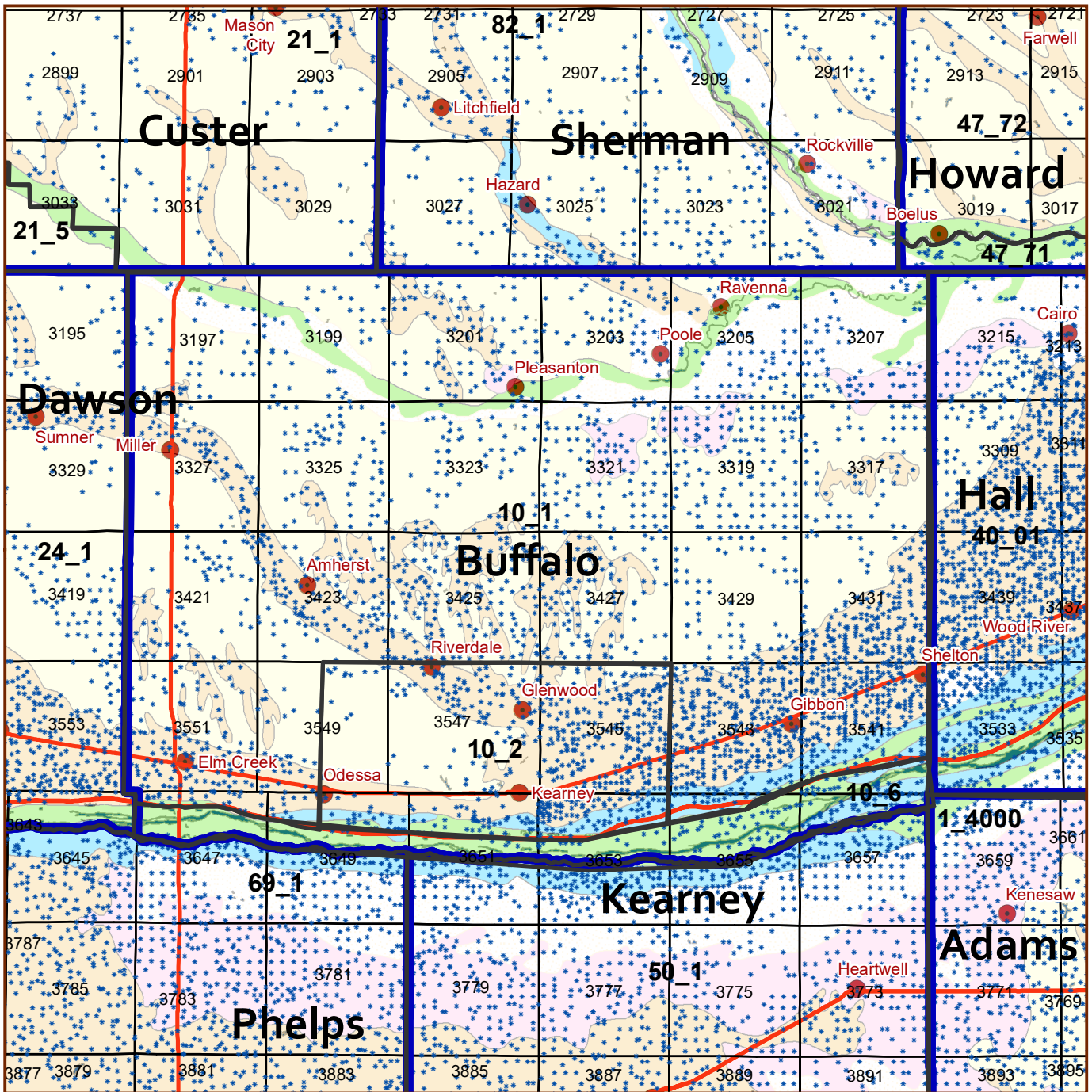
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Buffalo	1	1,499	1,499	1,468	1,445	1,423	1,395	1,365	n/a	1,449
Custer	1	868	1,060	1,012	755	1,014	880	n/a	1,017	968
Dawson	1	1,141	1,141	1,130	1,083	1,045	1,035	1,008	998	1,114
Hall	1	1,455	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,421
Howard	7200	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,305
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Phelps	1	1,393	1,349	1,300	1,248	1,200	1,151	960	1,050	1,287
Sherman	1	1,495	1,495	1,435	1,435	1,305	n/a	n/a	1,062	1,427

County	Mkt Area	CRP	TIMBER	WASTE
Buffalo	1	1,314	541	490
Custer	1	1,543	n/a	50
Dawson	1		n/a	50
Hall	1		n/a	500
Howard	7200	1,224	n/a	776
Kearney	1	1,300	n/a	150
Phelps	1	1,006	1,000	35
Sherman	1	1,530	n/a	90

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

BUFFALO COUNTY



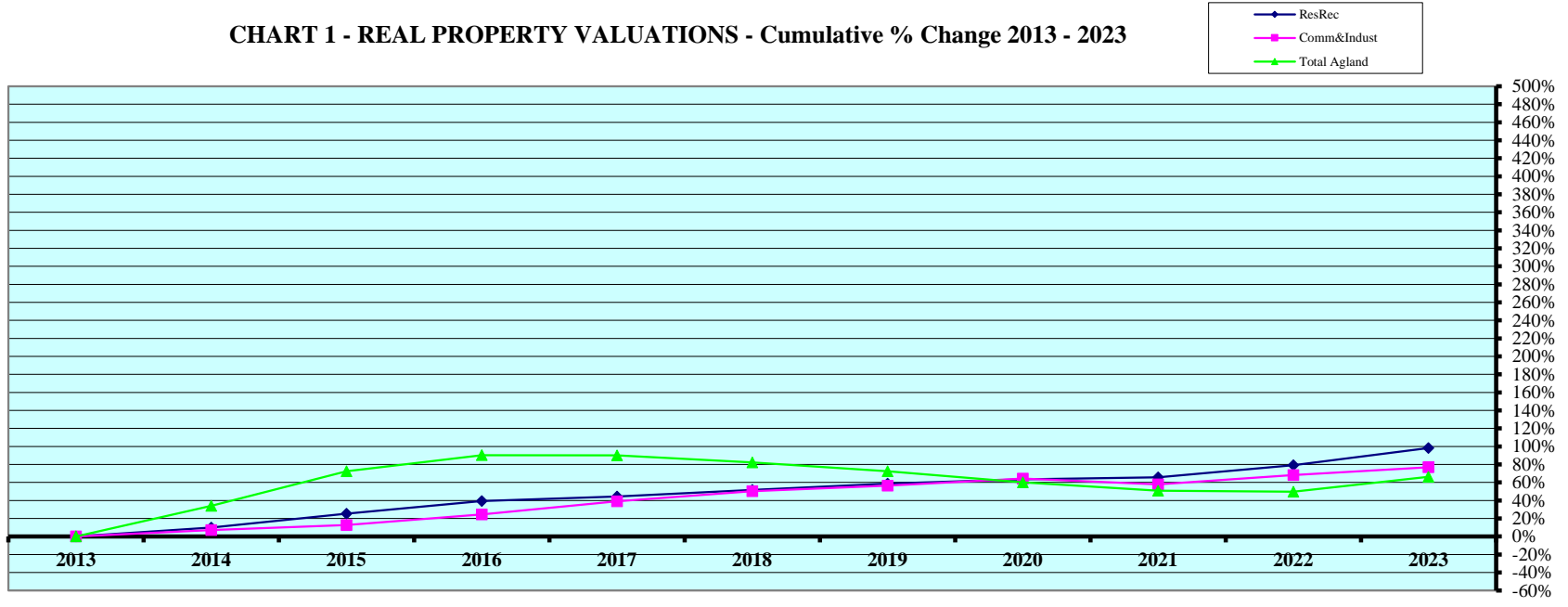
Legend

- 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 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	1,679,939,745	-	-	-	706,453,840	-	-	-	1,051,527,895	-	-	-
2014	1,844,453,584	164,513,839	9.79%	9.79%	755,906,285	49,452,445	7.00%	7.00%	1,407,835,470	356,307,575	33.88%	33.88%
2015	2,103,240,308	258,786,724	14.03%	25.20%	797,240,490	41,334,205	5.47%	12.85%	1,813,556,080	405,720,610	28.82%	72.47%
2016	2,340,126,280	236,885,972	11.26%	39.30%	879,690,070	82,449,580	10.34%	24.52%	2,000,469,740	186,913,660	10.31%	90.24%
2017	2,428,083,828	87,957,548	3.76%	44.53%	982,177,540	102,487,470	11.65%	39.03%	1,999,142,100	-1,327,640	-0.07%	90.12%
2018	2,547,247,280	119,163,452	4.91%	51.63%	1,062,142,600	79,965,060	8.14%	50.35%	1,915,969,470	-83,172,630	-4.16%	82.21%
2019	2,666,523,844	119,276,564	4.68%	58.73%	1,104,906,075	42,763,475	4.03%	56.40%	1,814,602,515	-101,366,955	-5.29%	72.57%
2020	2,745,482,560	78,958,716	2.96%	63.43%	1,161,310,145	56,404,070	5.10%	64.39%	1,682,836,255	-131,766,260	-7.26%	60.04%
2021	2,784,750,365	39,267,805	1.43%	65.76%	1,115,057,091	-46,253,054	-3.98%	57.84%	1,585,780,440	-97,055,815	-5.77%	50.81%
2022	3,010,559,015	225,808,650	8.11%	79.21%	1,188,894,164	73,837,073	6.62%	68.29%	1,573,688,700	-12,091,740	-0.76%	49.66%
2023	3,330,364,614	319,805,599	10.62%	98.24%	1,249,475,070	60,580,906	5.10%	76.87%	1,749,142,871	175,454,171	11.15%	66.34%

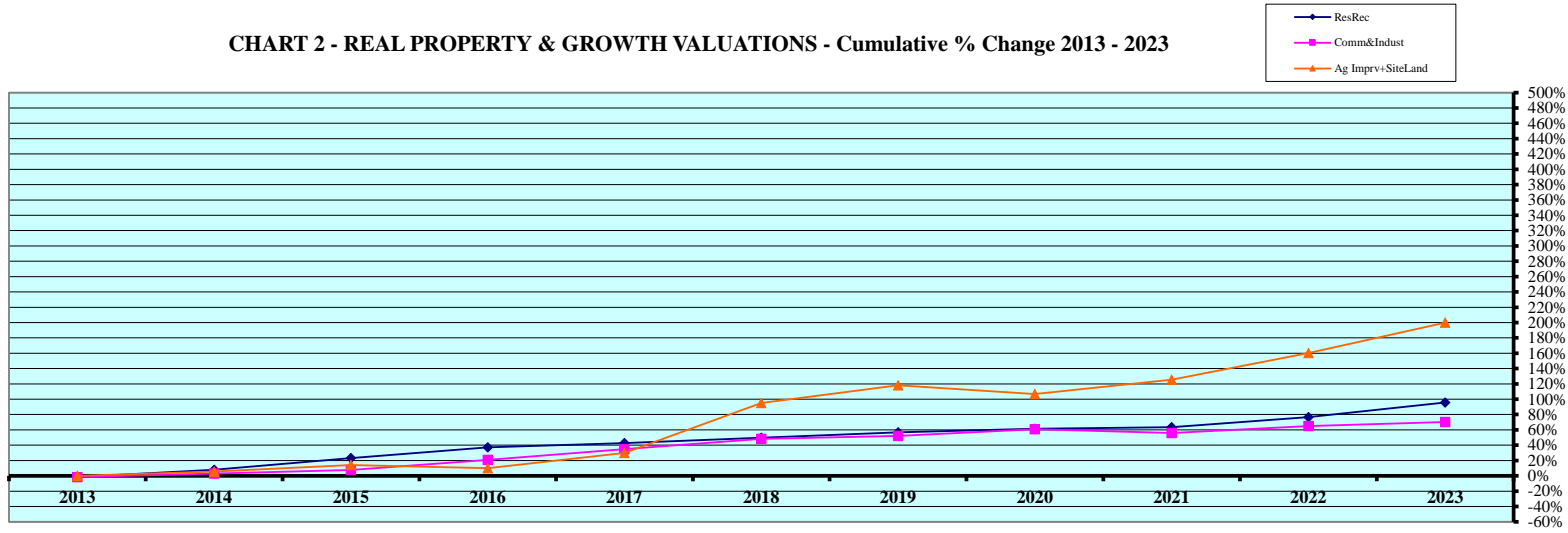
Rate Annual %chg: Residential & Recreational **7.08%** Commercial & Industrial **5.87%** Agricultural Land **5.22%**

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 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth		
2013	1,679,939,745	25,791,115	1.54%	1,654,148,630	-	-1.54%	706,453,840	11,017,840	1.56%	695,436,000	-	-1.56%		
2014	1,844,453,584	28,721,645	1.56%	1,815,731,939	8.08%	8.08%	755,906,285	27,822,630	3.68%	728,083,655	3.06%	3.06%		
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	12.09%	23.07%	797,240,490	37,384,788	4.69%	759,855,702	0.52%	7.56%		
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	37.17%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	20.93%		
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	42.80%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	34.89%		
2018	2,547,247,280	32,216,344	1.26%	2,515,030,936	3.58%	49.71%	1,062,142,600	13,664,555	1.29%	1,048,478,045	6.75%	48.41%		
2019	2,666,523,844	33,638,326	1.26%	2,632,885,518	3.36%	56.72%	1,104,906,075	30,330,080	2.75%	1,074,575,995	1.17%	52.11%		
2020	2,745,482,560	33,218,185	1.21%	2,712,264,375	1.72%	61.45%	1,161,310,145	24,250,765	2.09%	1,137,059,380	2.91%	60.95%		
2021	2,784,750,365	36,581,215	1.31%	2,748,169,150	0.10%	63.59%	1,115,057,091	13,052,130	1.17%	1,102,004,961	-5.11%	55.99%		
2022	3,010,559,015	43,158,350	1.43%	2,967,400,665	6.56%	76.64%	1,188,894,164	23,859,060	2.01%	1,165,035,104	4.48%	64.91%		
2023	3,330,364,614	42,524,352	1.28%	3,287,840,262	9.21%	95.71%	1,249,475,070	46,733,845	3.74%	1,202,741,225	1.16%	70.25%		
Rate Ann%chg	7.08%			Resid & Recreat w/o growth			5.68%			C & I w/o growth			3.04%	

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	Cmlt%chg w/o grwth		
2013	77,316,290	21,609,165	98,925,455	2,986,445	3.02%	95,939,010	-	-		
2014	84,204,650	21,086,420	105,291,070	959,310	0.91%	104,331,760	5.47%	5.47%		
2015	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	7.14%	14.03%		
2016	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	9.93%		
2017	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	29.84%		
2018	156,045,495	42,677,630	198,723,125	5,780,765	2.91%	192,942,360	50.04%	95.04%		
2019	173,347,030	47,814,730	221,161,760	5,331,985	2.41%	215,829,775	8.61%	118.17%		
2020	159,246,060	49,956,155	209,202,215	4,606,065	2.20%	204,596,150	-7.49%	106.82%		
2021	176,548,580	51,518,210	228,066,790	5,101,505	2.24%	222,965,285	6.58%	125.39%		
2022	203,866,785	60,168,320	264,035,105	6,690,965	2.53%	257,344,140	12.84%	160.14%		
2023	238,676,530	68,311,720	306,988,250	10,343,645	3.37%	296,644,605	12.35%	199.87%		
Rate Ann%chg	11.93%		12.20%		11.99%		Ag Imprv+Site w/o growth		10.56%	

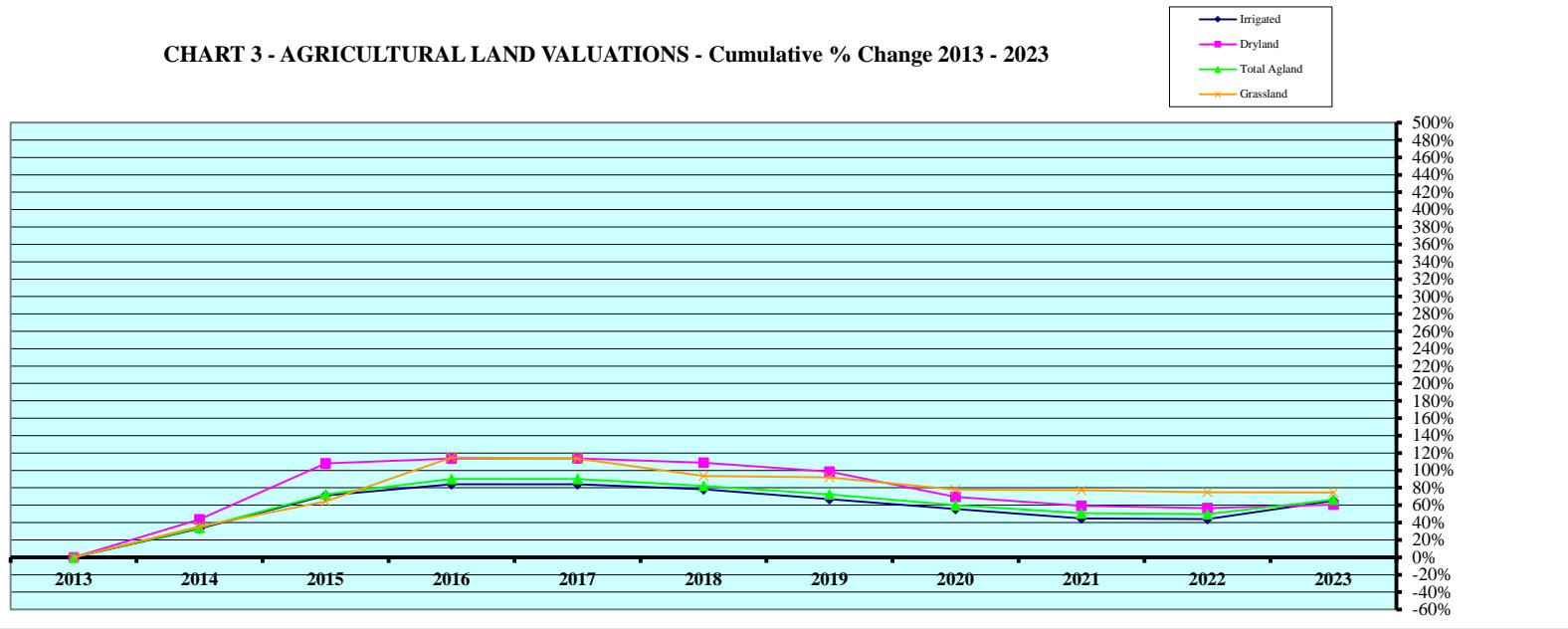
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 10
County BUFFALO

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	813,611,515	-	-	-	71,221,945	-	-	-	160,248,765	-	-	-
2014	1,082,676,515	269,065,000	33.07%	33.07%	102,302,845	31,080,900	43.64%	43.64%	217,358,255	57,109,490	35.64%	35.64%
2015	1,392,137,700	309,461,185	28.58%	71.11%	148,216,205	45,913,360	44.88%	108.10%	263,459,550	46,101,295	21.21%	64.41%
2016	1,496,611,720	104,474,020	7.50%	83.95%	152,136,130	3,919,925	2.64%	113.61%	344,326,805	80,867,255	30.69%	114.87%
2017	1,497,697,630	1,085,910	0.07%	84.08%	152,287,680	151,550	0.10%	113.82%	342,380,930	-1,945,875	-0.57%	113.66%
2018	1,449,650,420	-48,047,210	-3.21%	78.17%	148,776,145	-3,511,535	-2.31%	108.89%	310,017,215	-32,363,715	-9.45%	93.46%
2019	1,358,243,245	-91,407,175	-6.31%	66.94%	141,427,455	-7,348,690	-4.94%	98.57%	307,668,270	-2,348,945	-0.76%	91.99%
2020	1,266,621,340	-91,621,905	-6.75%	55.68%	120,865,120	-20,562,335	-14.54%	69.70%	285,180,205	-22,488,065	-7.31%	77.96%
2021	1,178,118,880	-88,502,460	-6.99%	44.80%	113,448,570	-7,416,550	-6.14%	59.29%	283,883,580	-1,296,625	-0.45%	77.15%
2022	1,171,080,540	-7,038,340	-0.60%	43.94%	111,489,455	-1,959,115	-1.73%	56.54%	280,386,540	-3,497,040	-1.23%	74.97%
2023	1,344,029,415	172,948,875	14.77%	65.19%	114,450,815	2,961,360	2.66%	60.70%	279,769,576	-616,964	-0.22%	74.58%

Rate Ann.%chg: Irrigated **5.15%** Dryland **4.86%** Grassland **5.73%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	2,995,210	-	-	-	3,450,460	-	-	-	1,051,527,895	-	-	-
2014	4,498,440	1,503,230	50.19%	50.19%	999,415	-2,451,045	-71.04%	-71.04%	1,407,835,470	356,307,575	33.88%	33.88%
2015	5,554,345	1,055,905	23.47%	85.44%	4,188,280	3,188,865	319.07%	21.38%	1,813,556,080	405,720,610	28.82%	72.47%
2016	4,716,725	-837,620	-15.08%	57.48%	2,678,360	-1,509,920	-36.05%	-22.38%	2,000,469,740	186,913,660	10.31%	90.24%
2017	3,892,345	-824,380	-17.48%	29.95%	2,883,515	205,155	7.66%	-16.43%	1,999,142,100	-1,327,640	-0.07%	90.12%
2018	3,615,880	-276,465	-7.10%	20.72%	3,909,810	1,026,295	35.59%	13.31%	1,915,969,470	-83,172,630	-4.16%	82.21%
2019	5,661,575	2,045,695	56.58%	89.02%	1,601,970	-2,307,840	-59.03%	-53.57%	1,814,602,515	-101,366,955	-5.29%	72.57%
2020	8,707,905	3,046,330	53.81%	190.73%	1,461,685	-140,285	-8.76%	-57.64%	1,682,836,255	-131,766,260	-7.26%	60.04%
2021	8,929,405	221,500	2.54%	198.12%	1,400,005	-61,680	-4.22%	-59.43%	1,585,780,440	-97,055,815	-5.77%	50.81%
2022	9,244,585	315,180	3.53%	208.65%	1,487,580	87,575	6.26%	-56.89%	1,573,688,700	-12,091,740	-0.76%	49.66%
2023	9,177,125	-67,460	-0.73%	206.39%	1,715,940	228,360	15.35%	-50.27%	1,749,142,871	175,454,171	11.15%	66.34%

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

Rate Ann.%chg: Total Agric Land **5.22%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	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
2013	817,966,505	259,278	3,155			70,341,470	60,715	1,159			156,183,545	217,821	717		
2014	1,086,224,220	260,187	4,175	32.33%	32.33%	103,121,175	62,274	1,656	42.93%	42.93%	216,783,575	225,714	960	33.95%	33.95%
2015	1,392,477,855	262,485	5,305	27.07%	68.16%	149,839,930	63,208	2,371	43.16%	104.62%	263,055,260	229,381	1,147	19.40%	59.94%
2016	1,503,495,715	262,971	5,717	7.77%	81.23%	153,524,105	62,285	2,465	3.98%	112.75%	345,863,165	224,568	1,540	34.30%	114.79%
2017	1,499,356,575	262,561	5,711	-0.12%	81.01%	152,165,400	61,894	2,458	-0.26%	112.20%	342,458,795	225,114	1,521	-1.22%	112.16%
2018	1,449,976,125	261,998	5,534	-3.09%	75.43%	148,902,670	61,602	2,417	-1.68%	108.64%	309,781,230	225,155	1,376	-9.56%	91.88%
2019	1,359,438,255	261,991	5,189	-6.24%	64.48%	141,688,020	60,402	2,346	-2.96%	102.47%	309,162,765	228,548	1,353	-1.68%	88.66%
2020	1,268,875,870	264,332	4,800	-7.49%	52.16%	121,325,825	57,689	2,103	-10.34%	81.53%	285,140,850	224,802	1,268	-6.23%	76.90%
2021	1,178,989,645	261,722	4,505	-6.16%	42.79%	113,594,660	55,773	2,037	-3.16%	75.80%	284,080,665	228,945	1,241	-2.18%	73.05%
2022	1,171,307,705	261,553	4,478	-0.59%	41.95%	111,427,250	55,269	2,016	-1.01%	74.02%	280,485,665	229,804	1,221	-1.63%	70.22%
2023	1,343,261,785	261,359	5,140	14.77%	62.91%	114,713,020	55,201	2,078	3.07%	79.37%	280,230,220	229,674	1,220	-0.03%	70.16%

Rate Annual %chg Average Value/Acre: 5.00% 6.02% 5.46%

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
2013	5,124,160	13,657	375			466,320	1,362	342			1,050,082,000	552,833	1,899		
2014	4,424,090	11,221	394	5.08%	5.08%	221,305	649	341	-0.38%	-0.38%	1,410,774,365	560,044	2,519	32.62%	32.62%
2015	5,536,235	10,879	509	29.07%	35.64%	2,750,065	5,103	539	58.02%	57.42%	1,813,659,345	571,056	3,176	26.08%	67.20%
2016	6,561,565	10,431	629	23.61%	67.66%	3,174,270	5,363	592	9.82%	72.88%	2,012,618,820	565,617	3,558	12.04%	87.33%
2017	4,365,570	11,370	384	-38.96%	2.33%	2,354,085	5,037	467	-21.04%	36.51%	2,000,700,425	565,976	3,535	-0.66%	86.10%
2018	3,549,615	9,131	389	1.24%	3.60%	3,909,175	8,481	461	-1.38%	34.63%	1,916,118,815	566,367	3,383	-4.29%	78.11%
2019	5,818,625	14,538	400	2.96%	6.67%	1,233,250	2,046	603	30.78%	76.07%	1,817,340,915	567,526	3,202	-5.35%	68.59%
2020	8,667,185	18,270	474	18.53%	26.44%	1,461,685	2,043	715	18.67%	108.95%	1,685,471,415	567,136	2,972	-7.19%	56.46%
2021	8,952,525	18,859	475	0.06%	26.52%	1,400,005	1,978	708	-1.08%	106.70%	1,587,017,500	567,278	2,798	-5.86%	47.28%
2022	9,262,775	18,735	494	4.15%	31.77%	1,487,580	1,985	750	5.92%	118.93%	1,573,970,975	567,346	2,774	-0.83%	46.06%
2023	9,190,945	18,535	496	0.29%	32.16%	1,731,610	2,234	775	3.43%	126.44%	1,749,127,580	567,003	3,085	11.20%	62.41%

10
BUFFALO

Rate Annual %chg Average Value/Acre: 4.97%

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

CHART 4

CHART 5 - 2023 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	356,192,355	87,284,040	255,712,990	3,327,330,779	1,113,226,415	136,248,655	3,033,835	1,749,142,871	238,676,530	68,311,720	43,250	7,335,203,440
cnty sectorvalue % of total value:		4.86%	1.19%	3.49%	45.36%	15.18%	1.86%	0.04%	23.85%	3.25%	0.93%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
201	AMHERST	48,811	208,715	20,943	14,099,550	1,886,180	0	0	18,495	0	0	0	16,282,694
0.40%	%sector of county sector	0.01%	0.24%	0.01%	0.42%	0.17%			0.00%				0.22%
	%sector of municipality	0.30%	1.28%	0.13%	86.59%	11.58%			0.11%				100.00%
979	ELM CREEK	642,444	2,029,472	5,910,419	51,572,255	9,207,590	0	0	193,480	0	0	0	69,555,660
1.95%	%sector of county sector	0.18%	2.33%	2.31%	1.55%	0.83%			0.01%				0.95%
	%sector of municipality	0.92%	2.92%	8.50%	74.15%	13.24%			0.28%				100.00%
1,878	GIBBON	18,054,396	2,899,780	4,974,428	91,519,113	17,361,982	4,961,560	0	23,930	0	0	0	139,795,189
3.75%	%sector of county sector	5.07%	3.32%	1.95%	2.75%	1.56%	3.64%		0.00%				1.91%
	%sector of municipality	12.91%	2.07%	3.56%	65.47%	12.42%	3.55%		0.02%				100.00%
33,792	KEARNEY	86,267,564	40,694,051	31,718,659	2,193,581,720	953,626,088	30,033,085	32,815	0	116,795	839,910	2,595	3,336,913,282
67.47%	%sector of county sector	24.22%	46.62%	12.40%	65.93%	85.66%	22.04%	1.08%		0.05%	1.23%	6.00%	45.49%
	%sector of municipality	2.59%	1.22%	0.95%	65.74%	28.58%	0.90%	0.00%		0.00%	0.03%	0.00%	100.00%
129	MILLER	2,130,628	63,945	7,599	4,666,865	663,905	0	0	19,025	0	0	0	7,551,967
0.26%	%sector of county sector	0.60%	0.07%	0.00%	0.14%	0.06%			0.00%				0.10%
	%sector of municipality	28.21%	0.85%	0.10%	61.80%	8.79%			0.25%				100.00%
361	PLEASANTON	1,993,575	407,406	129,676	23,774,860	2,730,750	0	0	0	0	0	0	29,036,267
0.72%	%sector of county sector	0.56%	0.47%	0.05%	0.71%	0.25%							0.40%
	%sector of municipality	6.87%	1.40%	0.45%	81.88%	9.40%							100.00%
1,441	RAVENNA	60,432,869	1,852,990	6,514,121	63,142,150	9,587,115	40,730,715	0	524,490	80,010	19,200	0	182,883,660
2.88%	%sector of county sector	16.97%	2.12%	2.55%	1.90%	0.86%	29.89%		0.03%	0.03%	0.03%		2.49%
	%sector of municipality	33.04%	1.01%	3.56%	34.53%	5.24%	22.27%		0.29%	0.04%	0.01%		100.00%
247	RIVERDALE	384,181	227,327	24,098	15,109,410	2,865,585	0	0	447,050	229,350	135,365	5	19,422,371
0.49%	%sector of county sector	0.11%	0.26%	0.01%	0.45%	0.26%			0.03%	0.10%	0.20%	0.01%	0.26%
	%sector of municipality	1.98%	1.17%	0.12%	77.79%	14.75%			2.30%	1.18%	0.70%	0.00%	100.00%
1,034	SHELTON	919,695	2,954,575	4,637,929	54,826,415	6,902,510	0	0	741,905	0	2,045	0	70,985,074
2.06%	%sector of county sector	0.26%	3.39%	1.81%	1.65%	0.62%			0.04%		0.00%		0.97%
	%sector of municipality	1.30%	4.16%	6.53%	77.24%	9.72%			1.05%		0.00%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
40,063	Total Municipalities	170,874,164	51,338,262	53,937,872	2,512,292,345	1,004,831,707	75,725,361	32,815	1,968,375	426,155	996,520	2,600	3,872,426,174
79.99%	%all municip.sectors of cnty	47.97%	58.82%	21.09%	75.50%	90.26%	55.58%	1.08%	0.11%	0.18%	1.46%	6.01%	52.79%

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

Total Real Property Sum Lines 17, 25, & 30	Records : 24,322	Value : 7,138,880,772	Growth 64,882,220	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	642	18,506,300	332	13,343,315	183	7,750,275	1,157	39,599,890	
02. Res Improve Land	11,491	425,683,495	1,201	55,336,960	1,375	72,792,520	14,067	553,812,975	
03. Res Improvements	12,519	2,242,026,565	1,270	367,072,535	1,474	381,792,245	15,263	2,990,891,345	
04. Res Total	13,161	2,686,216,360	1,602	435,752,810	1,657	462,335,040	16,420	3,584,304,210	36,037,446
% of Res Total	80.15	74.94	9.76	12.16	10.09	12.90	67.51	50.21	55.54
05. Com UnImp Land	245	28,534,390	59	5,928,628	19	766,180	323	35,229,198	
06. Com Improve Land	1,680	208,914,405	141	15,928,375	65	4,285,295	1,886	229,128,075	
07. Com Improvements	1,686	772,957,299	155	143,888,205	78	21,500,770	1,919	938,346,274	
08. Com Total	1,931	1,010,406,094	214	165,745,208	97	26,552,245	2,242	1,202,703,547	19,296,999
% of Com Total	86.13	84.01	9.55	13.78	4.33	2.21	9.22	16.85	29.74
09. Ind UnImp Land	3	354,685	4	301,700	1	84,040	8	740,425	
10. Ind Improve Land	14	3,201,165	15	5,478,660	1	152,240	30	8,832,065	
11. Ind Improvements	13	69,135,775	15	58,909,775	2	1,439,790	30	129,485,340	
12. Ind Total	16	72,691,625	19	64,690,135	3	1,676,070	38	139,057,830	1,121,350
% of Ind Total	42.11	52.27	50.00	46.52	7.89	1.21	0.16	1.95	1.73
13. Rec UnImp Land	1	32,815	14	672,180	31	920,795	46	1,625,790	
14. Rec Improve Land	0	0	2	117,255	11	603,505	13	720,760	
15. Rec Improvements	0	0	2	242,900	11	889,080	13	1,131,980	
16. Rec Total	1	32,815	16	1,032,335	42	2,413,380	59	3,478,530	0
% of Rec Total	1.69	0.94	27.12	29.68	71.19	69.38	0.24	0.05	0.00
Res & Rec Total	13,162	2,686,249,175	1,618	436,785,145	1,699	464,748,420	16,479	3,587,782,740	36,037,446
% of Res & Rec Total	79.87	74.87	9.82	12.17	10.31	12.95	67.75	50.26	55.54
Com & Ind Total	1,947	1,083,097,719	233	230,435,343	100	28,228,315	2,280	1,341,761,377	20,418,349
% of Com & Ind Total	85.39	80.72	10.22	17.17	4.39	2.10	9.37	18.80	31.47
17. Taxable Total	15,109	3,769,346,894	1,851	667,220,488	1,799	492,976,735	18,759	4,929,544,117	56,455,795
% of Taxable Total	80.54	76.46	9.87	13.54	9.59	10.00	77.13	69.05	87.01

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	64	473,105	13,511,050	0	0	0
19. Commercial	70	16,024,199	137,267,967	3	872,113	14,188,327
20. Industrial	2	59,950	1,947,740	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	64	473,105	13,511,050
19. Commercial	0	0	0	73	16,896,312	151,456,294
20. Industrial	0	0	0	2	59,950	1,947,740
21. Other	0	0	0	0	0	0
22. Total Sch II				139	17,429,367	166,915,084

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	239	419	1,519

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	16	705,540	453	137,307,080	3,106	1,171,144,520	3,575	1,309,157,140
28. Ag-Improved Land	5	410,750	221	45,864,855	1,497	545,966,910	1,723	592,242,515
29. Ag Improvements	6	100,215	223	43,235,905	1,528	264,557,630	1,757	307,893,750

30. Ag Total				5,332	2,209,293,405
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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	6	7.00	175,000	
32. HomeSite Improv Land	1	1.00	25,000	148	151.00	3,775,000	
33. HomeSite Improvements	2	0.00	88,590	151	0.00	34,351,450	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	13.24	29,130	
36. FarmSite Improv Land	2	1.50	3,300	170	193.27	425,200	
37. FarmSite Improvements	6	0.00	11,625	205	0.00	8,884,455	
38. FarmSite Total							
39. Road & Ditches	3	1.80	0	383	681.69	0	
40. Other- Non Ag Use	2	15.61	46,865	7	146.20	168,265	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	23	23.00	575,000	29	30.00	750,000	
32. HomeSite Improv Land	1,002	1,028.26	25,706,500	1,151	1,180.26	29,506,500	
33. HomeSite Improvements	1,053	0.00	200,020,590	1,206	0.00	234,460,630	365,835
34. HomeSite Total				1,235	1,210.26	264,717,130	
35. FarmSite UnImp Land	51	60.60	133,320	60	73.84	162,450	
36. FarmSite Improv Land	1,170	1,687.62	3,710,995	1,342	1,882.39	4,139,495	
37. FarmSite Improvements	1,396	0.00	64,537,040	1,607	0.00	73,433,120	8,060,590
38. FarmSite Total				1,667	1,956.23	77,735,065	
39. Road & Ditches	3,686	9,575.87	0	4,072	10,259.36	0	
40. Other- Non Ag Use	21	552.62	768,655	30	714.43	983,785	
41. Total Section VI				2,902	14,140.28	343,435,980	8,426,425

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	104,885	6	154.12	104,885

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	334	22,213.35	92,784,660
44. Market Value	0	0.00	0	334	22,213.35	122,861,840
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	516	43,876.03	143,214,265	850	66,089.38	235,998,925
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	70,621.88	31.30%	411,325,230	33.93%	5,824.33
46. 1A	29,101.13	12.90%	169,137,955	13.95%	5,812.08
47. 2A1	25,449.18	11.28%	142,879,360	11.79%	5,614.30
48. 2A	19,262.51	8.54%	105,484,090	8.70%	5,476.13
49. 3A1	8,145.02	3.61%	34,510,385	2.85%	4,236.99
50. 3A	2,614.46	1.16%	13,399,245	1.11%	5,125.05
51. 4A1	50,548.28	22.40%	240,767,065	19.86%	4,763.11
52. 4A	19,901.64	8.82%	94,786,020	7.82%	4,762.72
53. Total	225,644.10	100.00%	1,212,289,350	100.00%	5,372.57
Dry					
54. 1D1	209.79	0.41%	512,945	0.46%	2,445.04
55. 1D	15,617.67	30.47%	38,166,925	34.20%	2,443.83
56. 2D1	4,832.31	9.43%	11,017,655	9.87%	2,280.00
57. 2D	3,899.05	7.61%	8,887,550	7.96%	2,279.41
58. 3D1	989.08	1.93%	2,096,840	1.88%	2,119.99
59. 3D	283.43	0.55%	598,025	0.54%	2,109.96
60. 4D1	19,485.54	38.02%	38,579,790	34.57%	1,979.92
61. 4D	5,931.57	11.57%	11,744,155	10.52%	1,979.94
62. Total	51,248.44	100.00%	111,603,885	100.00%	2,177.70
Grass					
63. 1G1	21,885.31	10.48%	32,726,590	11.07%	1,495.37
64. 1G	4,307.41	2.06%	5,947,960	2.01%	1,380.87
65. 2G1	31,590.39	15.13%	45,906,130	15.53%	1,453.17
66. 2G	84,416.73	40.44%	121,499,880	41.10%	1,439.29
67. 3G1	59,987.23	28.74%	85,273,535	28.84%	1,421.53
68. 3G	1,029.82	0.49%	770,810	0.26%	748.49
69. 4G1	1,641.16	0.79%	1,430,360	0.48%	871.55
70. 4G	3,875.54	1.86%	2,073,905	0.70%	535.13
71. Total	208,733.59	100.00%	295,629,170	100.00%	1,416.30
Irrigated Total					
Irrigated Total	225,644.10	45.25%	1,212,289,350	74.56%	5,372.57
Dry Total					
Dry Total	51,248.44	10.28%	111,603,885	6.86%	2,177.70
Grass Total					
Grass Total	208,733.59	41.86%	295,629,170	18.18%	1,416.30
72. Waste	12,073.54	2.42%	5,916,040	0.36%	490.00
73. Other	953.41	0.19%	461,655	0.03%	484.21
74. Exempt	822.10	0.16%	1,217,010	0.07%	1,480.37
75. Market Area Total	498,653.08	100.00%	1,625,900,100	100.00%	3,260.58

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,476.44	58.97%	95,975,555	60.72%	5,825.02
46. 1A	1,959.54	7.01%	11,414,430	7.22%	5,825.06
47. 2A1	4,161.86	14.90%	23,389,615	14.80%	5,619.99
48. 2A	2,206.97	7.90%	12,105,285	7.66%	5,485.02
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	763.60	2.73%	3,913,485	2.48%	5,125.05
51. 4A1	1,866.15	6.68%	8,892,245	5.63%	4,765.02
52. 4A	505.31	1.81%	2,382,795	1.51%	4,715.51
53. Total	27,939.87	100.00%	158,073,410	100.00%	5,657.63
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,721.92	54.74%	4,210,175	58.65%	2,445.05
56. 2D1	329.27	10.47%	750,745	10.46%	2,280.03
57. 2D	107.83	3.43%	245,850	3.42%	2,279.98
58. 3D1	111.99	3.56%	237,415	3.31%	2,119.97
59. 3D	16.35	0.52%	34,500	0.48%	2,110.09
60. 4D1	565.12	17.96%	1,118,950	15.59%	1,980.02
61. 4D	293.35	9.33%	580,840	8.09%	1,980.02
62. Total	3,145.83	100.00%	7,178,475	100.00%	2,281.90
Grass					
63. 1G1	2,427.46	23.71%	3,637,665	25.84%	1,498.55
64. 1G	145.57	1.42%	112,325	0.80%	771.62
65. 2G1	1,640.98	16.03%	2,397,170	17.03%	1,460.82
66. 2G	3,791.15	37.03%	5,446,600	38.68%	1,436.66
67. 3G1	1,448.13	14.14%	2,057,005	14.61%	1,420.46
68. 3G	40.44	0.40%	55,290	0.39%	1,367.21
69. 4G1	75.75	0.74%	39,320	0.28%	519.08
70. 4G	668.32	6.53%	334,160	2.37%	500.00
71. Total	10,237.80	100.00%	14,079,535	100.00%	1,375.25
Irrigated Total	27,939.87	66.83%	158,073,410	88.03%	5,657.63
Dry Total	3,145.83	7.52%	7,178,475	4.00%	2,281.90
Grass Total	10,237.80	24.49%	14,079,535	7.84%	1,375.25
72. Waste	462.42	1.11%	226,605	0.13%	490.04
73. Other	19.20	0.05%	9,410	0.01%	490.10
74. Exempt	1,326.95	3.17%	5,615,190	3.13%	4,231.65
75. Market Area Total	41,805.12	100.00%	179,567,435	100.00%	4,295.35

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	527.51	6.54%	1,612,720	3.82%	3,057.23
46. 1A	11.95	0.15%	69,610	0.16%	5,825.10
47. 2A1	4,351.26	53.96%	24,454,065	57.89%	5,620.00
48. 2A	809.51	10.04%	4,440,175	10.51%	5,485.02
49. 3A1	160.39	1.99%	387,340	0.92%	2,414.99
50. 3A	2,168.79	26.89%	11,115,125	26.31%	5,125.04
51. 4A1	12.50	0.16%	59,565	0.14%	4,765.20
52. 4A	22.50	0.28%	107,215	0.25%	4,765.11
53. Total	8,064.41	100.00%	42,245,815	100.00%	5,238.55
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4.50	0.57%	11,005	0.68%	2,445.56
56. 2D1	178.04	22.73%	405,920	24.96%	2,279.94
57. 2D	13.59	1.74%	30,985	1.91%	2,279.99
58. 3D1	113.45	14.49%	240,520	14.79%	2,120.05
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	473.53	60.47%	937,580	57.66%	1,979.98
62. Total	783.11	100.00%	1,626,010	100.00%	2,076.35
Grass					
63. 1G1	6,908.25	66.48%	10,349,770	84.76%	1,498.18
64. 1G	149.81	1.44%	224,720	1.84%	1,500.03
65. 2G1	8.65	0.08%	12,715	0.10%	1,469.94
66. 2G	109.36	1.05%	78,880	0.65%	721.29
67. 3G1	23.50	0.23%	33,490	0.27%	1,425.11
68. 3G	182.25	1.75%	101,160	0.83%	555.06
69. 4G1	8.65	0.08%	3,980	0.03%	460.12
70. 4G	3,001.64	28.88%	1,406,335	11.52%	468.52
71. Total	10,392.11	100.00%	12,211,050	100.00%	1,175.03
Irrigated Total					
Irrigated Total	8,064.41	30.41%	42,245,815	69.96%	5,238.55
Dry Total					
Dry Total	783.11	2.95%	1,626,010	2.69%	2,076.35
Grass Total					
Grass Total	10,392.11	39.18%	12,211,050	20.22%	1,175.03
72. Waste	6,051.17	22.82%	3,075,835	5.09%	508.30
73. Other	1,231.18	4.64%	1,231,180	2.04%	1,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	26,521.98	100.00%	60,389,890	100.00%	2,276.98

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 19

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
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Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	19.22	0.00%	26,915	0.00%	1,400.36
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	151.91	814,815	28,153.39	158,925,610	233,343.08	1,252,868,150	261,648.38	1,412,608,575
77. Dry Land	57.26	133,610	2,063.72	4,742,170	53,056.40	115,532,590	55,177.38	120,408,370
78. Grass	76.45	78,435	9,911.98	13,341,145	219,375.07	308,500,175	229,363.50	321,919,755
79. Waste	29.12	14,265	2,465.41	1,266,685	16,092.60	7,937,530	18,587.13	9,218,480
80. Other	0.00	0	348.39	323,730	1,855.40	1,378,515	2,203.79	1,702,245
81. Exempt	0.00	0	1,152.87	5,276,125	1,015.40	1,582,990	2,168.27	6,859,115
82. Total	314.74	1,041,125	42,942.89	178,599,340	523,722.55	1,686,216,960	566,980.18	1,865,857,425

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	261,648.38	46.15%	1,412,608,575	75.71%	5,398.88
Dry Land	55,177.38	9.73%	120,408,370	6.45%	2,182.21
Grass	229,363.50	40.45%	321,919,755	17.25%	1,403.54
Waste	18,587.13	3.28%	9,218,480	0.49%	495.96
Other	2,203.79	0.39%	1,702,245	0.09%	772.42
Exempt	2,168.27	0.38%	6,859,115	0.37%	3,163.40
Total	566,980.18	100.00%	1,865,857,425	100.00%	3,290.87

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	2	38,705	2	50,000	2	394,430	4	483,135	0
83.2 Area 1 (east Ky South)	61	1,656,930	1,118	39,044,545	1,089	139,288,830	1,150	179,990,305	567,015
83.3 Area 2 (west Ky South)	26	913,000	1,738	65,954,400	1,726	308,381,505	1,752	375,248,905	1,721,375
83.4 Area 3 (east Ky Middle)	98	1,622,765	2,321	91,509,590	2,321	381,260,025	2,419	474,392,380	5,746,596
83.5 Area 4 (west Ky Middle)	61	2,497,205	1,394	63,734,125	1,394	330,760,825	1,455	396,992,155	894,965
83.6 Area 5 (east Ky North)	113	4,207,060	1,425	76,269,335	1,425	425,665,990	1,538	506,142,385	5,362,225
83.7 Area 6 (west Ky North)	143	5,707,325	1,089	59,277,405	1,089	341,743,020	1,232	406,727,750	6,102,380
83.8 Area 8 (rural Res Subs)	359	16,056,855	1,524	70,795,290	1,525	506,469,915	1,884	593,322,060	9,862,330
83.9 Elm Creek Res	24	448,495	346	6,450,400	346	45,961,735	370	52,860,630	769,600
83.10 Gibbon Res	33	468,885	563	8,577,770	555	81,256,030	588	90,302,685	246,770
83.11 Mobile Homes	0	0	0	0	1,229	12,808,950	1,229	12,808,950	390
83.12 Ravenna Res	22	96,820	579	2,930,285	574	64,506,075	596	67,533,180	336,685
83.13 Recreational South	46	1,625,790	13	720,760	13	1,131,980	59	3,478,530	46,420
83.14 Rural Res Acreages	95	4,546,235	1,037	56,808,065	1,057	237,222,950	1,152	298,577,250	3,458,430
83.15 Rural Res Subdivsn	2	114,105	0	0	0	0	2	114,105	0
83.16 Shelton Res	40	295,695	432	4,242,395	430	52,880,910	470	57,419,000	58,415
83.17 Villages Res	78	929,810	499	8,169,370	501	62,290,155	579	71,389,335	863,850
84 Residential Total	1,203	41,225,680	14,080	554,533,735	15,276	2,992,023,325	16,479	3,587,782,740	36,037,446

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	1,397,350	1	68,070	1	138,160	2	1,603,580	0
85.2 Com Outside Kry Cl	110	5,291,425	512	23,012,985	548	218,140,180	658	246,444,590	7,159,999
85.3 Kearney Res/com	220	29,280,848	1,403	214,879,085	1,400	849,553,274	1,620	1,093,713,207	13,258,350
86 Commercial Total	331	35,969,623	1,916	237,960,140	1,949	1,067,831,614	2,280	1,341,761,377	20,418,349

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	21,780.58	10.86%	32,651,450	11.24%	1,499.11
88. 1G	3,628.47	1.81%	5,437,420	1.87%	1,498.54
89. 2G1	30,985.55	15.45%	45,499,720	15.66%	1,468.42
90. 2G	83,817.07	41.78%	121,078,455	41.67%	1,444.56
91. 3G1	59,815.41	29.82%	85,134,085	29.30%	1,423.28
92. 3G	225.24	0.11%	314,235	0.11%	1,395.11
93. 4G1	339.82	0.17%	463,870	0.16%	1,365.05
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	200,592.14	100.00%	290,579,235	100.00%	1,448.61
CRP					
96. 1C1	3.26	0.39%	4,605	0.42%	1,412.58
97. 1C	55.20	6.60%	76,885	7.00%	1,392.84
98. 2C1	52.30	6.25%	74,885	6.82%	1,431.84
99. 2C	82.30	9.84%	111,010	10.10%	1,348.85
100. 3C1	52.86	6.32%	73,420	6.68%	1,388.95
101. 3C	13.97	1.67%	17,745	1.61%	1,270.22
102. 4C1	397.71	47.55%	514,675	46.84%	1,294.10
103. 4C	178.86	21.38%	225,565	20.53%	1,261.13
104. Total	836.46	100.00%	1,098,790	100.00%	1,313.62
Timber					
105. 1T1	101.47	1.39%	70,535	1.79%	695.13
106. 1T	623.74	8.54%	433,655	10.98%	695.25
107. 2T1	552.54	7.56%	331,525	8.39%	600.00
108. 2T	517.36	7.08%	310,415	7.86%	600.00
109. 3T1	118.96	1.63%	66,030	1.67%	555.06
110. 3T	790.61	10.82%	438,830	11.11%	555.05
111. 4T1	903.63	12.37%	451,815	11.44%	500.00
112. 4T	3,696.68	50.60%	1,848,340	46.78%	500.00
113. Total	7,304.99	100.00%	3,951,145	100.00%	540.88
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Grass Total	200,592.14	96.10%	290,579,235	98.29%	1,448.61
CRP Total	836.46	0.40%	1,098,790	0.37%	1,313.62
Timber Total	7,304.99	3.50%	3,951,145	1.34%	540.88
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114. Market Area Total	208,733.59	100.00%	295,629,170	100.00%	1,416.30

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	2,427.46	26.11%	3,637,665	26.80%	1,498.55
88. 1G	12.30	0.13%	18,450	0.14%	1,500.00
89. 2G1	1,623.68	17.47%	2,386,790	17.58%	1,469.99
90. 2G	3,753.68	40.38%	5,424,115	39.96%	1,445.01
91. 3G1	1,440.43	15.49%	2,052,725	15.12%	1,425.08
92. 3G	39.10	0.42%	54,545	0.40%	1,395.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,296.65	100.00%	13,574,290	100.00%	1,460.13
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1.54	47.98%	2,310	50.33%	1,500.00
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	1.67	52.02%	2,280	49.67%	1,365.27
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	3.21	100.00%	4,590	100.00%	1,429.91
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	131.73	14.04%	91,565	18.29%	695.10
107. 2T1	17.30	1.84%	10,380	2.07%	600.00
108. 2T	37.47	3.99%	22,485	4.49%	600.08
109. 3T1	7.70	0.82%	4,280	0.85%	555.84
110. 3T	1.34	0.14%	745	0.15%	555.97
111. 4T1	74.08	7.90%	37,040	7.40%	500.00
112. 4T	668.32	71.25%	334,160	66.74%	500.00
113. Total	937.94	100.00%	500,655	100.00%	533.78
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Grass Total	9,296.65	90.81%	13,574,290	96.41%	1,460.13
CRP Total	3.21	0.03%	4,590	0.03%	1,429.91
Timber Total	937.94	9.16%	500,655	3.56%	533.78
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114. Market Area Total	10,237.80	100.00%	14,079,535	100.00%	1,375.25

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	6,908.25	97.43%	10,349,770	97.45%	1,498.18
88. 1G	149.81	2.11%	224,720	2.12%	1,500.03
89. 2G1	8.65	0.12%	12,715	0.12%	1,469.94
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	23.50	0.33%	33,490	0.32%	1,425.11
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	7,090.21	100.00%	10,620,695	100.00%	1,497.94
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%	22,685	36.85%	1,444.90
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%	38,870	63.15%	1,344.98
104. Total	44.60	100.00%	61,555	100.00%	1,380.16
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	2.88%	56,195	3.68%	599.99
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	182.25	5.60%	101,160	6.62%	555.06
111. 4T1	8.65	0.27%	3,980	0.26%	460.12
112. 4T	2,972.74	91.26%	1,367,465	89.45%	460.00
113. Total	3,257.30	100.00%	1,528,800	100.00%	469.35
<hr/>					
Grass Total	7,090.21	68.23%	10,620,695	86.98%	1,497.94
CRP Total	44.60	0.43%	61,555	0.50%	1,380.16
Timber Total	3,257.30	31.34%	1,528,800	12.52%	469.35
<hr/>					
114. Market Area Total	10,392.11	100.00%	12,211,050	100.00%	1,175.03

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

Market Area 19

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
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	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	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	0.00	0.00%	0	0.00%	0.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

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

10 Buffalo

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	3,327,330,779	3,584,304,210	256,973,431	7.72%	36,037,446	6.64%
02. Recreational	3,033,835	3,478,530	444,695	14.66%	0	14.66%
03. Ag-Homesite Land, Ag-Res Dwelling	238,676,530	264,717,130	26,040,600	10.91%	365,835	10.76%
04. Total Residential (sum lines 1-3)	3,569,041,144	3,852,499,870	283,458,726	7.94%	36,403,281	6.92%
05. Commercial	1,113,226,415	1,202,703,547	89,477,132	8.04%	19,296,999	6.30%
06. Industrial	136,248,655	139,057,830	2,809,175	2.06%	1,121,350	1.24%
07. Total Commercial (sum lines 5-6)	1,249,475,070	1,341,761,377	92,286,307	7.39%	20,418,349	5.75%
08. Ag-Farmsite Land, Outbuildings	67,405,405	77,735,065	10,329,660	15.32%	8,060,590	3.37%
09. Minerals	43,250	43,250	0	0.00	0	0.00%
10. Non Ag Use Land	906,315	983,785	77,470	8.55%		
11. Total Non-Agland (sum lines 8-10)	68,354,970	78,762,100	10,407,130	15.23%	8,060,590	3.43%
12. Irrigated	1,344,029,415	1,412,608,575	68,579,160	5.10%		
13. Dryland	114,450,815	120,408,370	5,957,555	5.21%		
14. Grassland	279,769,576	321,919,755	42,150,179	15.07%		
15. Wasteland	9,177,125	9,218,480	41,355	0.45%		
16. Other Agland	1,715,940	1,702,245	-13,695	-0.80%		
17. Total Agricultural Land	1,749,142,871	1,865,857,425	116,714,554	6.67%		
18. Total Value of all Real Property (Locally Assessed)	6,636,014,055	7,138,880,772	502,866,717	7.58%	64,882,220	6.60%

2024 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:
	\$594,333.18
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:
	\$78,644.09

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

2024 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?
	No
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	2023	2023	2023	2018-2023
2	2023	2023	2023	2018-2023
3	2023	2023	2023	2018-2023
4	2023	2023	2023	2018-2023
5	2023	2023	2023	2018-2023
6	2023	2023	2023	2018-2023
7	2023	2023	2023	2018-2023
8	2023	2023	2023	2018-2023
9	2023	2023	2023	2022
10	2023	2023	2023	2023
11	2023	2023	2023	2019
12	2023	2023	2023	2018
14	2023	2023	2023	2018-2023
AG DW	2023	2023	2023	2018-2023
AG OB	2023	2023	2023	2018-2023

2024 Commercial Assessment Survey for Buffalo County

1.	Valuation data collection done by:																		
	In-house appraisal assistants																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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	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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1	2020-2023	2023	2023	2018-2023															
2	2020-2023	2023	2023	2018-2023															
	A portion of the commercial depreciation tables were updated for 2023, with remainder completed in 2024.																		

2024 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.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This is the northern portion of the county, and is described by the county as the hills. The majority use is grass land, with irrigated farming where it is feasible.</td> <td style="text-align: center;">2018-2023</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area includes agricultural land around the City of Kearney, the Highway 10 corridor North of Kearney, and the Highway 30, Interstate 80 corridor in the Eastern part of the county. Agricultural land in this area is similar to area 1; however, non-agricultural influences from commercial and residential development have caused this area to be identified as a special value market area.</td> <td style="text-align: center;">2018-2023</td> </tr> <tr> <td style="text-align: center;">06</td> <td>The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 1</td> <td style="text-align: center;">2018-2023</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This is the northern portion of the county, and is described by the county as the hills. The majority use is grass land, with irrigated farming where it is feasible.	2018-2023	02	This area includes agricultural land around the City of Kearney, the Highway 10 corridor North of Kearney, and the Highway 30, Interstate 80 corridor in the Eastern part of the county. Agricultural land in this area is similar to area 1; however, non-agricultural influences from commercial and residential development have caused this area to be identified as a special value market area.	2018-2023	06	The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 1	2018-2023
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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.
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	733
8b.	What process was used to determine if non-agricultural influences exist in the county?
	The county conducts a market study.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	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 2024, 2025 and 2026

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 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 2022 & 2023, 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
2023	24,156	190	\$6,693,659,878	689,781,212	10%	\$99,601,842

YEAR	% RES LEVEL OF VALUE	% COM LEVEL OF VALUE	% AG LEVEL OF VALUE	% SPEC VAL LEVEL OF VALUE
2022	94	97	71	71
2023	93	98	75	75

**Forecast Table of 6 Year Required Review and 3 Year Assessment Plan For 2023,
2024, 2025 with projected years 2026-2028**

APPRAISAL TYPE	2023	2024	2025	2026	2027	2028
RESIDENTIAL	2739	2382	2436	2428	2426	2575
RURAL SUBS	183	390	115	325	586	164
TOWNS-VILLAGES	2359	4842	1905	2027	1716	1962
MOBILE HOMES	166	119	385	0	92	418
TOWNSHIPS	1536	881	981	694	1289	1331
AG-LAND	1171	756	727	644	954	1175
ACREAGES	365	125	254	50	335	156
COMMERCIAL - INDUSTRIAL	379	346	467	255	342	401
GOVL & PERMISSIVE EXEMPTIONS	364	394	235	291	153	364
MINERAL INTEREST	0	0	0	229	0	0
TOTALS	5018	4658	4119	3897	4210	4671

**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:

6 ½ months	NBHD Review	April, May, Jun, July, Aug, Sept, Oct
½ month	Taxpayer Protests	Part of July
2 ½ months	Pickup Work & Permit Review	Part of Oct, Nov, Dec
1 month	Calibration & Sales Studies	Jan
2 months	Preliminary Hearings	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".

For 2023 we have 4 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 2023

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. She 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. The Deputy handles all splits and combinations of parcels. She also helps review if necessary.

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 24,000+ parcels in Buffalo County with modest increases in the number of parcels in the last 5 years.

Those properties scheduled for review in 2023 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 have requested and are receiving income data from multiple commercial owners. We will continue to work on moving to income and expense information for 2023 for the majority of commercial properties.

Special Value and Agricultural properties, as well as acreages, are reviewed and updated in the new review configuration. This year that includes townships 9 and 10 in ranges 13 and 14.

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.

I am planning on doing a complete reassessment for the rural residential properties in 2023. Reassessing the replacement costs and installing new depreciation tables will be part of that process. Rural lot models will be reviewed and updated. Garages and outbuildings will be reassessed with new depreciation tables introduced.

We will do preliminary values again in 2024 which will allow property owners to come in and visit with us before the actual 2024 values are set. This was a successful use of time in the past year.

Respectfully submitted,

Date Submitted

Roy Meusch
Buffalo County Assessor

July 31, 2023

March 1, 2024

Agricultural Land and Special Valuation for 2024

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 2024, 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.