

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CEDAR COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Cedar 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 Cedar County.

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Janelle Heikes, Cedar County Assessor

Table of Contents

2026 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

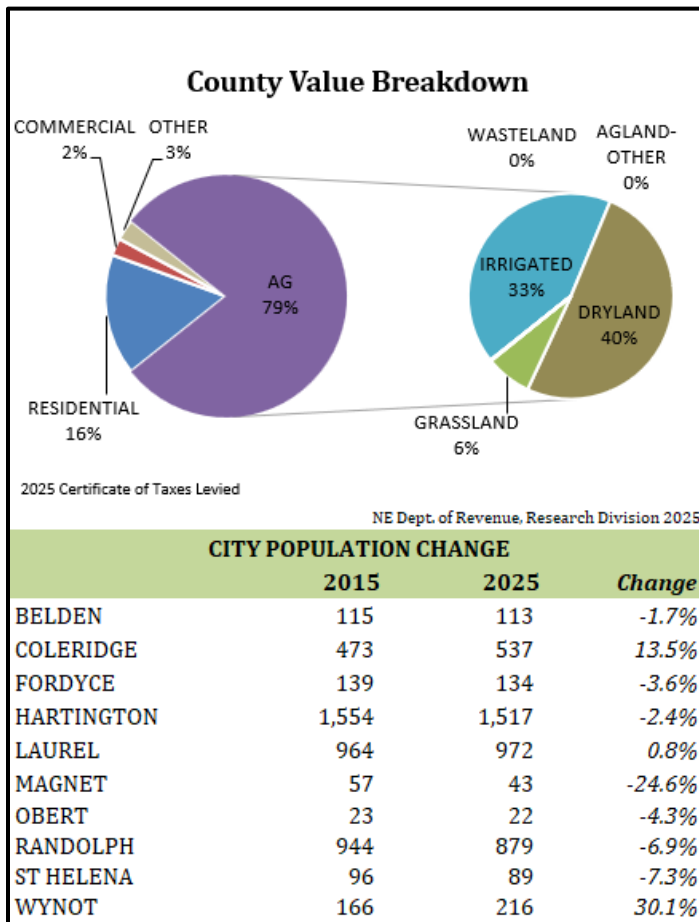
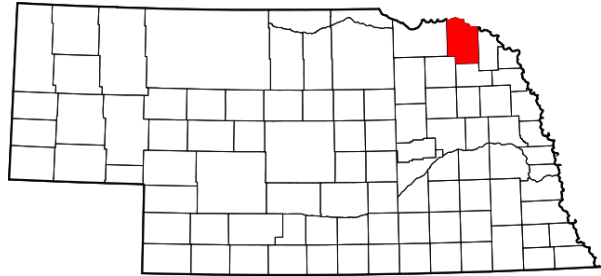
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 740 square miles, Cedar County has 8,262 residents, a 1% decrease over the 2020 U.S. Census.¹ The report indicates that 80% of county housing is owner occupied and 92% of residents occupy the same residence as in the prior year.¹ The average home value in the county is \$156,774.²



The majority of the commercial properties in Cedar County are in Hartington, Randolph, and Laurel. According to the latest information available from the U.S. Census Bureau, there are 288 employer establishments with a total employment figure of 1,873. This represents a 1% decrease total in employment from 2022-2023.¹

Cedar County’s valuation base is majority agricultural land. A mix of dry and irrigated land makes up a majority of the agricultural land in the county. Cedar County is included in both the Lewis and Clark and Lower Elkhorn Natural Resources Districts (NRD).

¹ *QuickFacts Cedar County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/cedarcountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Cedar County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor utilizes a sales questionnaire and contacts the buyer, seller, or agent by phone to aid in the verification of sales that are not obviously non-arm's-length. The review revealed that all arm's-length transactions have been made available for measurement purposes.

The county currently has eight valuation groups that are stratified based on the assessor location. Valuation Group 20 is a combination of the smallest towns and villages in the county. Valuation Groups 40 and 50 represent recreational land along the Missouri River and Lewis and Clark Lake.

The six-year inspection and review cycle of the county was examined. Residential properties are valued by the county assessor and staff. The inspection includes noting the physical characteristics, new pictures and measurements if needed. The county assessor also completes a review of building permits. The county assessor is not in compliance with the six-year inspection and review requirement and needs to complete the review of rural properties to become compliant. Depreciation was last updated in 2018 and should be updated for each valuation group after review throughout the inspection cycle.

The county assessor has a written methodology on file.

2026 Residential Correlation for Cedar County

2026 Residential Assessment Details for Cedar County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Hartington	2018	2021	2022	2022	Various neighborhoods were increased 7% or 9%
5	Laurel	2018	2021	2026*	2022	
10	Randolph	2018	2021	2025	2023	S&O Reese subdivision homes built before 1970 increased 15%, remainder of the town increased 10%.
15	Coleridge	2018	2021	2022	2021	Houses in original town and Shumway increased 8%.
20	Belden, Fordyce, Magnet, St. Helena, Wynot, Ober and other towns and villages	2018&2024	2021-2024	2019	2024	
30	Rural	2018	2021	2019-2026*	2019 - 2025*	6% increase in the top precincts one through six, 220 Acres subdivision revalued lots.
40	East River Recreational	2018	2021	2026*	2026*	
50	West Reiver Recreational	2018	2021	2026*	2026*	
Additional comments: Pick-up was completed. When reviewing the rural and Valuation Groups 40 and 50, only the top six precincts were completed.						
* = assessment action for current year						

Description of Analysis

The statistical analysis for the residential class in Cedar County provides 142 sales for measurement purposes. Two measures of central tendency are within the acceptable range while the weighted mean is low. The COD and PRD are high.

The residential class has eight valuation groups with a sufficient number of sales for measurement in six. Significant improvements have been made in regard to Valuation Groups 30 and 40 that have been historically low, with few sales. All valuation groups have a median in range, and most have high qualitative statistics. Depreciation tables and costing for Valuation Groups 5, 10, 15 and 30 are outdated and need to be updated in the next assessment cycle. A varying degree of regressivity is also showing in these four valuation groups; a substat can be found in the appendix for Valuation Groups 5, 10, 15, and 30.

The statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) indicate similar changes and reflect the reported assessment actions.

2026 Residential Correlation for Cedar County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable range and are equalized. The quality of the assessment of the residential property in Cedar County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	46	93.24	94.24	92.54	20.79	101.84
5	26	92.57	91.62	87.36	23.52	104.88
10	18	92.93	102.41	89.74	27.33	114.12
15	12	92.27	89.73	84.73	23.32	105.90
20	11	92.19	91.04	87.70	17.58	103.81
30	23	93.08	95.13	89.30	19.02	106.53
40	3	92.80	86.08	86.20	08.92	99.86
50	3	93.60	99.71	96.89	08.21	102.91
____ALL____	142	92.95	94.26	90.08	21.27	104.64

Level of Value

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

2026 Commercial Correlation for Cedar County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the commercial class is below the statewide average. The county assessor utilizes a sales questionnaire and contacts the buyer, seller, or agent by phone to aid in the verification of sales that are not obviously non-arm’s-length. The Division continues to work with the new county assessor and staff on sales verification and qualification methods.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. The Cedar County Assessor uses six valuation groups primarily based on the assessor locations within the county; however, there are too few sales in five of the valuation groups for statistical analysis, therefore, a broader stratification of sales is necessary to analyze equalization. The Division’s analysis is limited to the overall sample.

The six-year inspection and review cycle of the county is examined. The county is not in compliance with the six-year inspection and review requirement. To be brought into compliance, the review of rural properties needs to be completed in 2026. physically reviewed. Depreciation was last updated in 2018 and needs to be updated for each valuation group after review throughout the inspection cycle.

2026 Commercial Assessment Details for Cedar County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Hartington	2018	2021	2022	2022	All commercial properties north of main street increased 15%.
5	Laurel	2018	2021	2022	2022	In original town, buildings increased 45% for those under \$100,000.
10	Randolph	2018	2021	2020	2023	
15	Coleridge	2018	2021	2022	2021	
20	Belden, Fordyce, Magnet, St. Helena, Wynot, Ober and other towns and villages	2018	2021	2022	2024	
30	Rural	2018	2021	2022	2019-2025*	
Additional comments: All pick-up work was completed.						
* = assessment action for current year						

2026 Commercial Correlation for Cedar County

Description of Analysis

The statistical analysis for the commercial class in Cedar County indicates 28 sales for measurement purposes. Two measures of central tendency are in range, while the weighted mean is low. The COD and PRD are both high and have been increasing since the last revaluation in 2022. However, the median has trended normally since the last reappraisal and has remained within the acceptable range; therefore, the median will be used to determine the level of value.

As part of the stated commercial actions, the Cedar County Assessor adjusted all commercial buildings that had over \$100,000 assessed value by a large percentage. Adjustments based on assessed value are not characteristic driven, tend to improve statistics but not equalization between properties, and are not a generally accepted mass appraisal technique. The county assessor is cautioned against making these types of adjustments going forward and should instead make adjustments based on property characteristic data.

The 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) indicates that the sale file and the abstract generally changed similarly.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggests that assessments within the county are valued within the acceptable range and are equalized. The quality of assessment of commercial property in Cedar County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	97.73	98.36	90.18	33.50	109.07
5	6	93.16	98.14	94.92	23.93	103.39
10	3	96.61	78.48	58.52	20.33	134.11
15	2	122.82	122.82	113.13	10.80	108.57
20	5	94.12	104.80	106.49	16.87	98.41
30	1	45.26	45.26	45.26	00.00	100.00
___ALL___	28	97.17	97.18	89.78	27.18	108.24

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cedar County is 97%.

2026 Agricultural Correlation for Cedar County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the agricultural class is below the statewide average. The county assessor utilizes a sales questionnaire and contacts the buyer, seller, or agent by phone to aid in the verification of sales that are not obviously non-arm's-length. Review of sales qualification and verification processes determined that all arm's-length sales are made available for measurement. The Division continues to work with the new county assessor and staff on sales verification and qualification methods.

Cedar County has two market areas. Market 1 is the northern portion of the county and consists of smaller fields and hilly parcels. The Missouri River flows along the edge. Market Area 2 is the southern portion of the county with more irrigation potential and larger crop fields.

Conservation Reserve Program (CRP) acres and Wetland Reserve Program (WRP) acres are identified in the county. The county assessor currently does not identify intensive use.

The six-year inspection and review cycle of the county is examined. Depreciation and costing was updated last in 2018. The county assessor reviewed precincts one through six this year in her agricultural dwellings and will complete the remainder of the county in calendar year 2026. New costing and depreciation will be updated at that time. Land use is reviewed using aerial imagery.

2026 Agricultural Assessment Details for Cedar County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2018	2018	2023	2019-2020	
AB DW	Agricultural dwellings	2018	2021	2023	2019-2025*	Increased Agricultural dwellings 6% in precincts one through six
<u>Additional comments:</u>						
* = assessment action for current year						

2026 Agricultural Correlation for Cedar County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Northern portion of the county	2024	Irrigated land increased 4%, dryland increased 2% and grassland no change, tree covered grass increased 10%, no change in CRP or sites.
2	Southern portion of the county	2024	Irrigated 1A1 and 1A increased 5%, 2A1 - 4A increased 6%. Dryland increased 2%, grassland no change, tree cover increased 10% and no change in CRP or sites.
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

The statistical analysis of the agricultural class for Cedar County provides 48 sales for measurement purposes. All measures of central tendency are within the acceptable range, and the COD supports the median as an indicator of the level of value. Further analysis by 80% MLU By Market Area shows all three classes of agricultural land with a median in the range.

A comparison of the 2026 Average Acre Value Comparison provides Cedar County is comparable to surrounding counties in all subclasses.

Cedar County has a school bond subject to a reduced level of value, pursuant to LB 2 (2022). A school district statistic can be found in the appendix of this report; the statistic contains seven sales with a median at the low end of the acceptable range. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflects the reported adjustments to agricultural land.

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. The quality of assessment of the agricultural class meets generally accepted mass appraisal techniques.

2026 Agricultural Correlation for Cedar County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	6	72.26	71.65	71.31	06.09	100.48
1	1	74.53	74.53	74.53	00.00	100.00
2	5	71.25	71.07	71.07	06.48	100.00
<u> Dry </u>						
County	28	71.23	71.61	69.85	08.94	102.52
1	11	69.30	69.40	66.45	10.85	104.44
2	17	72.31	73.05	71.32	07.27	102.43
<u> Grass </u>						
County	4	71.62	72.53	64.31	17.03	112.78
1	4	71.62	72.53	64.31	17.03	112.78
<u> ALL </u>						
	48	71.52	71.76	69.44	11.45	103.34

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cedar County is 72%.

Level of Value of School Bond Valuation- LB2 (Operative January 1, 2022) A review of agricultural land value in Cedar County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Hamilton County is 45%.

2026 Opinions of the Property Tax Administrator for Cedar County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	45	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Cedar County

Residential Real Property - Current

Number of Sales	142	Median	92.95
Total Sales Price	\$24,503,359	Mean	94.26
Total Adj. Sales Price	\$24,503,359	Wgt. Mean	90.08
Total Assessed Value	\$22,071,535	Average Assessed Value of the Base	\$119,248
Avg. Adj. Sales Price	\$172,559	Avg. Assessed Value	\$155,433

Confidence Interval - Current

95% Median C.I	88.65 to 94.22
95% Wgt. Mean C.I	86.92 to 93.23
95% Mean C.I	89.60 to 98.92
% of Value of the Class of all Real Property Value in the County	13.00
% of Records Sold in the Study Period	3.37
% of Value Sold in the Study Period	4.40

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	140	93	93.17
2024	151	0	92.54
2023	189	93	92.85
2022	205	92	91.96

2026 Commission Summary for Cedar County

Commercial Real Property - Current

Number of Sales	28	Median	97.17
Total Sales Price	\$4,975,379	Mean	97.18
Total Adj. Sales Price	\$4,975,379	Wgt. Mean	89.78
Total Assessed Value	\$4,466,665	Average Assessed Value of the Base	\$143,827
Avg. Adj. Sales Price	\$177,692	Avg. Assessed Value	\$159,524

Confidence Interval - Current

95% Median C.I	82.55 to 99.72
95% Wgt. Mean C.I	77.28 to 102.27
95% Mean C.I	80.43 to 113.93
% of Value of the Class of all Real Property Value in the County	2.32
% of Records Sold in the Study Period	4.49
% of Value Sold in the Study Period	4.98

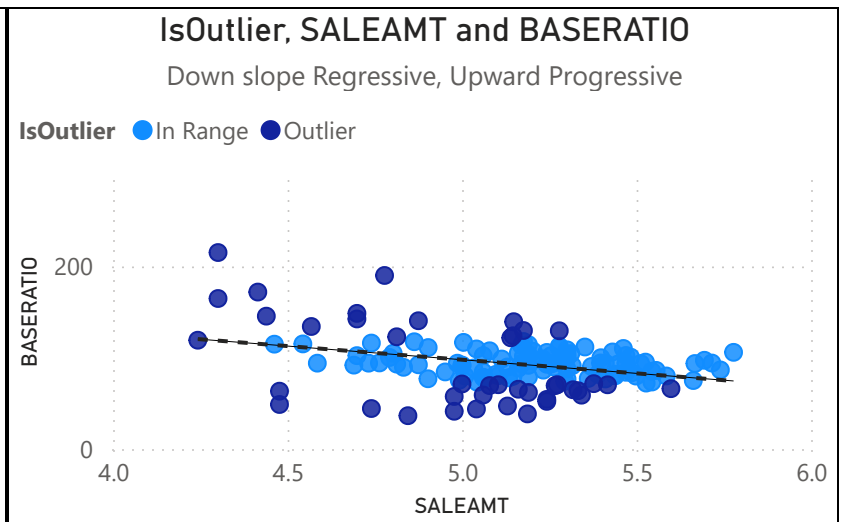
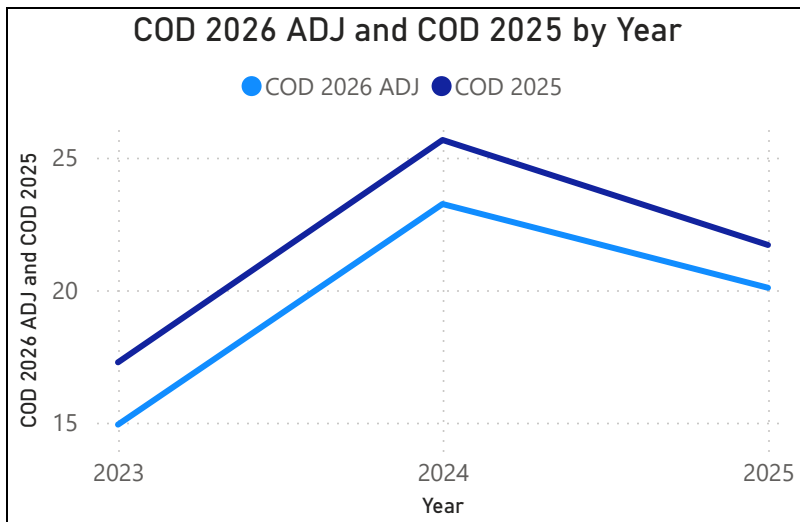
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	47	100	94.12
2024	26	100	95.61
2023	25	100	97.29
2022	25	100	92.50

Cedar Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	46	93.24	86.86	7.35%	94.24	88.99	5.90%	92.54	89.04	3.93%
5	26	92.56	82.99	11.54%	91.62	80.97	13.16%	87.36	78.86	10.78%
10	18	92.93	84.38	10.14%	102.41	95.07	7.72%	89.74	82.75	8.45%
15	12	92.27	85.64	7.74%	89.73	84.27	6.48%	84.73	79.17	7.03%
20	11	92.19	92.19	0.00%	91.04	91.04	0.00%	87.70	87.70	0.00%
30	23	93.08	87.89	5.90%	95.13	92.32	3.05%	89.30	86.73	2.96%
40	3	92.80	35.87	158.74%	86.08	37.74	128.07%	86.20	39.60	117.69%
50	3	93.60	73.64	27.11%	99.71	78.34	27.29%	96.89	73.47	31.88%
Total	142	92.94	86.45	7.51%	94.26	87.28	7.99%	90.08	83.79	7.50%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	46	20.78	21.01	-1.06%	101.84	99.95	1.89%	36.47	34.65	5.26%	190.00	175.69	8.14%
5	26	23.51	25.84	-9.01%	104.88	102.67	2.15%	41.32	30.34	36.20%	164.78	137.28	20.03%
10	18	27.33	28.78	-5.03%	114.12	114.89	-0.67%	52.15	48.11	8.40%	215.10	207.23	3.80%
15	12	23.32	24.41	-4.46%	105.90	106.44	-0.51%	47.09	43.80	7.52%	140.43	140.43	0.00%
20	11	17.58	17.58	-0.00%	103.80	103.80	-0.00%	48.73	48.73	0.00%	148.51	148.51	0.00%
30	23	19.01	19.64	-3.20%	106.53	106.44	0.08%	58.93	49.96	17.95%	129.74	129.61	0.10%
40	3	8.92	16.71	-46.64%	99.86	95.31	4.77%	70.30	29.69	136.80%	95.13	47.67	99.57%
50	3	8.21	46.91	-82.51%	102.91	106.63	-3.49%	91.24	28.87	216.08%	114.29	132.50	-13.75%
Total	142	21.27	24.09	-11.69%	104.64	104.17	0.45%	36.47	28.87	26.34%	215.10	207.23	3.80%



**14 Cedar
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 142
 Total Sales Price : 24,503,359
 Total Adj. Sales Price : 24,503,359
 Total Assessed Value : 22,071,535
 Avg. Adj. Sales Price : 172,559
 Avg. Assessed Value : 155,433

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 94
 COD : 21.27
 PRD : 104.64

COV : 30.04
 STD : 28.32
 Avg. Abs. Dev : 19.77
 MAX Sales Ratio : 215.10
 MIN Sales Ratio : 36.47

95% Median C.I. : 88.65 to 94.22
 95% Wgt. Mean C.I. : 86.92 to 93.23
 95% Mean C.I. : 89.60 to 98.92

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	17	101.96	100.40	91.55	14.92	109.67	66.06	148.51	81.97 to 114.78	159,129	145,689	
01-JAN-24 To 31-MAR-24	12	93.12	95.63	90.51	25.18	105.66	38.42	190.00	65.46 to 110.98	193,500	175,128	
01-APR-24 To 30-JUN-24	19	92.19	91.28	89.32	14.95	102.19	41.32	142.39	80.24 to 102.39	172,263	153,869	
01-JUL-24 To 30-SEP-24	19	91.83	91.06	90.60	21.33	100.51	43.82	145.45	71.18 to 104.44	174,395	158,010	
01-OCT-24 To 31-DEC-24	18	101.69	106.83	97.32	30.05	109.77	44.32	215.10	79.95 to 123.96	157,898	153,671	
01-JAN-25 To 31-MAR-25	13	87.57	85.00	85.32	11.89	99.62	54.29	100.24	76.90 to 97.56	178,985	152,715	
01-APR-25 To 30-JUN-25	32	88.14	93.02	86.91	21.26	107.03	52.15	171.83	79.59 to 102.19	179,319	155,843	
01-JUL-25 To 30-SEP-25	12	93.20	88.42	92.27	25.36	95.83	36.47	129.45	48.73 to 116.74	165,208	152,436	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	67	93.97	94.31	90.44	19.07	104.28	38.42	190.00	89.43 to 100.67	173,339	156,775	
01-OCT-24 To 30-SEP-25	75	91.24	94.21	89.74	23.37	104.98	36.47	215.10	84.31 to 95.03	171,862	154,234	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	68	93.64	96.10	91.85	23.25	104.63	38.42	215.10	88.50 to 100.19	172,804	158,725	
<u>ALL</u>	142	92.95	94.26	90.08	21.27	104.64	36.47	215.10	88.65 to 94.22	172,559	155,433	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	46	93.24	94.24	92.54	20.79	101.84	36.47	190.00	79.95 to 100.24	194,303	179,806	
5	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703	
10	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989	
15	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256	
20	11	92.19	91.04	87.70	17.58	103.81	48.73	148.51	59.09 to 114.78	98,727	86,585	
30	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366	
40	3	92.80	86.08	86.20	08.92	99.86	70.30	95.13	N/A	257,233	221,727	
50	3	93.60	99.71	96.89	08.21	102.91	91.24	114.29	N/A	275,667	267,093	
<u>ALL</u>	142	92.95	94.26	90.08	21.27	104.64	36.47	215.10	88.65 to 94.22	172,559	155,433	

**14 Cedar
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 142
 Total Sales Price : 24,503,359
 Total Adj. Sales Price : 24,503,359
 Total Assessed Value : 22,071,535
 Avg. Adj. Sales Price : 172,559
 Avg. Assessed Value : 155,433

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 94
 COD : 21.27
 PRD : 104.64

COV : 30.04
 STD : 28.32
 Avg. Abs. Dev : 19.77
 MAX Sales Ratio : 215.10
 MIN Sales Ratio : 36.47

95% Median C.I. : 88.65 to 94.22
 95% Wgt. Mean C.I. : 86.92 to 93.23
 95% Mean C.I. : 89.60 to 98.92

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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	138	92.95	94.44	90.13	21.69	104.78	36.47	215.10	88.50 to 95.03	168,599	151,964
06	4	93.20	87.96	88.98	06.88	98.85	70.30	95.13	N/A	309,175	275,110
07											
<u>ALL</u>	142	92.95	94.26	90.08	21.27	104.64	36.47	215.10	88.65 to 94.22	172,559	155,433

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	6	155.12	155.18	153.41	18.52	101.15	114.78	215.10	114.78 to 215.10	23,333	35,797
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	142	92.95	94.26	90.08	21.27	104.64	36.47	215.10	88.65 to 94.22	172,559	155,433
Greater Than 14,999	142	92.95	94.26	90.08	21.27	104.64	36.47	215.10	88.65 to 94.22	172,559	155,433
Greater Than 29,999	136	92.04	91.57	89.71	19.44	102.07	36.47	190.00	87.57 to 93.99	179,142	160,711
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	6	155.12	155.18	153.41	18.52	101.15	114.78	215.10	114.78 to 215.10	23,333	35,797
30,000 TO 59,999	13	94.22	99.13	100.56	26.30	98.58	44.32	148.51	63.32 to 134.14	45,500	45,757
60,000 TO 99,999	18	93.46	100.96	96.88	31.18	104.21	36.47	190.00	76.90 to 117.42	76,172	73,797
100,000 TO 149,999	32	86.41	88.14	88.75	19.62	99.31	43.82	139.39	77.93 to 98.52	123,817	109,888
150,000 TO 249,999	44	92.87	90.15	89.69	17.57	100.51	38.42	129.74	81.77 to 101.96	188,248	168,844
250,000 TO 499,999	26	85.59	87.46	87.06	11.59	100.46	66.06	110.07	79.95 to 94.09	326,373	284,133
500,000 TO 999,999	3	94.12	95.51	95.84	06.82	99.66	86.57	105.83	N/A	556,667	533,530
1,000,000 +											
<u>ALL</u>	142	92.95	94.26	90.08	21.27	104.64	36.47	215.10	88.65 to 94.22	172,559	155,433

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	93	COV :	31.58	95% Median C.I. :	75.26 to 103.60
Total Sales Price :	3,116,200	Wgt. Mean :	87	STD :	28.93	95% Wgt. Mean C.I. :	77.39 to 97.33
Total Adj. Sales Price :	3,116,200	Mean :	92	Avg. Abs. Dev :	21.77	95% Mean C.I. :	79.93 to 103.31
Total Assessed Value :	2,722,285						
Avg. Adj. Sales Price :	119,854	COD :	23.52	MAX Sales Ratio :	164.78		
Avg. Assessed Value :	104,703	PRD :	104.88	MIN Sales Ratio :	41.32		

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>											
10/01/2023 To 12/31/2023	5	103.72	104.83	103.89	08.58	100.90	93.97	117.42	N/A	88,700	92,151
01/01/2024 To 03/31/2024	1	122.87	122.87	122.87		100.00	122.87	122.87	N/A	65,000	79,865
04/01/2024 To 06/30/2024	6	89.16	85.39	93.10	17.24	91.72	41.32	110.07	41.32 to 110.07	181,167	168,666
07/01/2024 To 09/30/2024	5	71.18	86.70	78.70	38.14	110.17	43.82	145.45	N/A	102,500	80,664
10/01/2024 To 12/31/2024	2	78.03	78.03	81.21	26.27	96.08	57.53	98.52	N/A	112,500	91,365
01/01/2025 To 03/31/2025	2	68.01	68.01	65.72	20.17	103.48	54.29	81.72	N/A	150,000	98,578
04/01/2025 To 06/30/2025	5	91.16	99.46	79.98	28.06	124.36	63.87	164.78	N/A	96,640	77,293
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	17	93.99	93.70	92.79	21.42	100.98	41.32	145.45	71.18 to 115.06	124,000	115,055
10/01/2024 To 09/30/2025	9	81.72	87.71	76.01	27.97	115.39	54.29	164.78	57.53 to 102.23	112,022	85,150
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	14	89.16	87.48	88.80	25.70	98.51	41.32	145.45	57.53 to 110.07	134,964	119,851
<u>ALL</u>											
10/01/2023 To 09/30/2025	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703
<u>ALL</u>											
10/01/2023 To 09/30/2025	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	93	COV :	31.58	95% Median C.I. :	75.26 to 103.60
Total Sales Price :	3,116,200	Wgt. Mean :	87	STD :	28.93	95% Wgt. Mean C.I. :	77.39 to 97.33
Total Adj. Sales Price :	3,116,200	Mean :	92	Avg. Abs. Dev :	21.77	95% Mean C.I. :	79.93 to 103.31
Total Assessed Value :	2,722,285						
Avg. Adj. Sales Price :	119,854	COD :	23.52	MAX Sales Ratio :	164.78		
Avg. Assessed Value :	104,703	PRD :	104.88	MIN Sales Ratio :	41.32		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	93	COV :	31.58	95% Median C.I. :	75.26 to 103.60
Total Sales Price :	3,116,200	Wgt. Mean :	87	STD :	28.93	95% Wgt. Mean C.I. :	77.39 to 97.33
Total Adj. Sales Price :	3,116,200	Mean :	92	Avg. Abs. Dev :	21.77	95% Mean C.I. :	79.93 to 103.31
Total Assessed Value :	2,722,285						
Avg. Adj. Sales Price :	119,854	COD :	23.52	MAX Sales Ratio :	164.78		
Avg. Assessed Value :	104,703	PRD :	104.88	MIN Sales Ratio :	41.32		

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	2	155.12	155.12	153.59	06.23	101.00	145.45	164.78	N/A	23,750	36,478
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703
Greater Than 15,000	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703
Greater Than 30,000	24	90.49	86.33	86.33	20.17	100.00	41.32	122.87	71.18 to 102.39	127,863	110,389
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	155.12	155.12	153.59	06.23	101.00	145.45	164.78	N/A	23,750	36,478
30,000 TO 59,999	3	102.23	103.76	103.30	06.87	100.45	93.99	115.06	N/A	41,167	42,523
60,000 TO 99,999	6	84.62	84.73	81.14	31.54	104.42	41.32	122.87	41.32 to 122.87	87,200	70,758
100,000 TO 149,999	9	81.72	79.38	80.18	14.05	99.00	43.82	98.52	69.46 to 91.16	121,333	97,291
150,000 TO 249,999	4	83.74	81.37	80.58	26.62	100.98	54.29	103.72	N/A	186,250	150,085
250,000 TO 499,999	2	106.23	106.23	106.20	03.61	100.03	102.39	110.07	N/A	292,500	310,625
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	26	92.57	91.62	87.36	23.52	104.88	41.32	164.78	75.26 to 103.60	119,854	104,703

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	93	COV :	38.74	95% Median C.I. :	78.95 to 112.53
Total Sales Price :	2,527,000	Wgt. Mean :	90	STD :	39.67	95% Wgt. Mean C.I. :	79.34 to 100.15
Total Adj. Sales Price :	2,527,000	Mean :	102	Avg. Abs. Dev :	25.40	95% Mean C.I. :	82.68 to 122.14
Total Assessed Value :	2,267,795						
Avg. Adj. Sales Price :	140,389	COD :	27.33	MAX Sales Ratio :	215.10		
Avg. Assessed Value :	125,989	PRD :	114.12	MIN Sales Ratio :	52.15		

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>											
10/01/2023 To 12/31/2023	1	112.53	112.53	112.53	100.00	112.53	112.53	N/A		190,000	213,815
01/01/2024 To 03/31/2024	1	65.46	65.46	65.46	100.00	65.46	65.46	N/A		145,000	94,910
04/01/2024 To 06/30/2024	3	93.97	102.64	85.43	25.13	120.15	71.55	142.39	N/A	114,167	97,528
07/01/2024 To 09/30/2024	2	87.43	87.43	88.19	19.46	99.14	70.42	104.44	N/A	196,250	173,078
10/01/2024 To 12/31/2024	3	116.01	139.92	110.69	36.33	126.41	88.65	215.10	N/A	61,000	67,523
01/01/2025 To 03/31/2025	2	85.42	85.42	84.02	07.57	101.67	78.95	91.89	N/A	127,500	107,128
04/01/2025 To 06/30/2025	5	89.71	98.43	85.00	28.85	115.80	52.15	171.83	N/A	153,800	130,731
07/01/2025 To 09/30/2025	1	99.94	99.94	99.94	100.00	99.94	99.94	99.94	N/A	250,000	249,850
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	7	93.97	94.39	88.55	23.09	106.60	65.46	142.39	65.46 to 142.39	152,857	135,352
10/01/2024 To 09/30/2025	11	91.89	107.52	90.62	29.99	118.65	52.15	215.10	78.95 to 171.83	132,455	120,030
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	9	93.97	107.55	88.07	33.33	122.12	65.46	215.10	70.42 to 142.39	118,111	104,024
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	93	COV :	38.74	95% Median C.I. :	78.95 to 112.53
Total Sales Price :	2,527,000	Wgt. Mean :	90	STD :	39.67	95% Wgt. Mean C.I. :	79.34 to 100.15
Total Adj. Sales Price :	2,527,000	Mean :	102	Avg. Abs. Dev :	25.40	95% Mean C.I. :	82.68 to 122.14
Total Assessed Value :	2,267,795						
Avg. Adj. Sales Price :	140,389	COD :	27.33	MAX Sales Ratio :	215.10		
Avg. Assessed Value :	125,989	PRD :	114.12	MIN Sales Ratio :	52.15		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	93	COV :	38.74	95% Median C.I. :	78.95 to 112.53
Total Sales Price :	2,527,000	Wgt. Mean :	90	STD :	39.67	95% Wgt. Mean C.I. :	79.34 to 100.15
Total Adj. Sales Price :	2,527,000	Mean :	102	Avg. Abs. Dev :	25.40	95% Mean C.I. :	82.68 to 122.14
Total Assessed Value :	2,267,795						
Avg. Adj. Sales Price :	140,389	COD :	27.33	MAX Sales Ratio :	215.10		
Avg. Assessed Value :	125,989	PRD :	114.12	MIN Sales Ratio :	52.15		

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	2	193.47	193.47	190.64	11.19	101.48	171.83	215.10	N/A	23,000	43,848
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989
Greater Than 15,000	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989
Greater Than 30,000	16	90.80	91.03	87.87	17.48	103.60	52.15	142.39	71.55 to 104.44	155,063	136,256
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	193.47	193.47	190.64	11.19	101.48	171.83	215.10	N/A	23,000	43,848
30,000 TO 59,999	3	116.01	117.46	116.82	13.91	100.55	93.97	142.39	N/A	53,000	61,915
60,000 TO 99,999	1	84.38	84.38	84.38		100.00	84.38	84.38	N/A	89,500	75,520
100,000 TO 149,999	3	88.65	82.00	80.04	09.94	102.45	65.46	91.89	N/A	117,667	94,182
150,000 TO 249,999	7	78.95	82.82	83.09	20.37	99.68	52.15	112.53	52.15 to 112.53	190,643	158,409
250,000 TO 499,999	2	97.02	97.02	96.78	03.02	100.25	94.09	99.94	N/A	272,500	263,715
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	18	92.93	102.41	89.74	27.33	114.12	52.15	215.10	78.95 to 112.53	140,389	125,989

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	92	COV :	29.49	95% Median C.I. :	64.86 to 104.86
Total Sales Price :	1,561,500	Wgt. Mean :	85	STD :	26.46	95% Wgt. Mean C.I. :	69.18 to 100.28
Total Adj. Sales Price :	1,561,500	Mean :	90	Avg. Abs. Dev :	21.52	95% Mean C.I. :	72.92 to 106.54
Total Assessed Value :	1,323,075						
Avg. Adj. Sales Price :	130,125	COD :	23.32	MAX Sales Ratio :	140.43		
Avg. Assessed Value :	110,256	PRD :	105.90	MIN Sales Ratio :	47.09		

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>											
10/01/2023 To 12/31/2023	1	100.67	100.67	100.67		100.00	100.67	100.67	N/A	304,000	306,025
01/01/2024 To 03/31/2024	1	61.93	61.93	61.93		100.00	61.93	61.93	N/A	155,000	95,985
04/01/2024 To 06/30/2024	1	100.23	100.23	100.23		100.00	100.23	100.23	N/A	62,000	62,145
07/01/2024 To 09/30/2024	3	77.93	97.16	90.86	28.78	106.93	73.13	140.43	N/A	107,167	97,370
10/01/2024 To 12/31/2024	3	84.31	84.68	77.22	15.81	109.66	64.86	104.86	N/A	128,833	99,485
<u>01/01/2025 To 03/31/2025</u>											
04/01/2025 To 06/30/2025	1	102.19	102.19	102.19		100.00	102.19	102.19	N/A	180,000	183,940
07/01/2025 To 09/30/2025	2	83.10	83.10	55.35	43.33	150.14	47.09	119.11	N/A	76,250	42,208
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	6	89.08	92.39	89.76	24.01	102.93	61.93	140.43	61.93 to 140.43	140,417	126,044
10/01/2024 To 09/30/2025	6	93.25	87.07	78.83	23.22	110.45	47.09	119.11	47.09 to 119.11	119,833	94,468
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	8	81.12	88.46	80.94	23.42	109.29	61.93	140.43	61.93 to 140.43	115,625	93,587
<u>ALL</u>											
10/01/2023 To 09/30/2025	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
15	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256
<u>ALL</u>											
10/01/2023 To 09/30/2025	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256

PAD 2026 R&O Statistics 2026 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	92	COV :	29.49	95% Median C.I. :	64.86 to 104.86
Total Sales Price :	1,561,500	Wgt. Mean :	85	STD :	26.46	95% Wgt. Mean C.I. :	69.18 to 100.28
Total Adj. Sales Price :	1,561,500	Mean :	90	Avg. Abs. Dev :	21.52	95% Mean C.I. :	72.92 to 106.54
Total Assessed Value :	1,323,075						
Avg. Adj. Sales Price :	130,125	COD :	23.32	MAX Sales Ratio :	140.43		
Avg. Assessed Value :	110,256	PRD :	105.90	MIN Sales Ratio :	47.09		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	92	COV :	29.49	95% Median C.I. :	64.86 to 104.86
Total Sales Price :	1,561,500	Wgt. Mean :	85	STD :	26.46	95% Wgt. Mean C.I. :	69.18 to 100.28
Total Adj. Sales Price :	1,561,500	Mean :	90	Avg. Abs. Dev :	21.52	95% Mean C.I. :	72.92 to 106.54
Total Assessed Value :	1,323,075						
Avg. Adj. Sales Price :	130,125	COD :	23.32	MAX Sales Ratio :	140.43		
Avg. Assessed Value :	110,256	PRD :	105.90	MIN Sales Ratio :	47.09		

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	119.11	119.11	119.11		100.00	119.11	119.11	N/A	17,500	20,845
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256
Greater Than 15,000	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256
Greater Than 30,000	11	84.31	87.06	84.34	24.09	103.23	47.09	140.43	61.93 to 104.86	140,364	118,385
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	119.11	119.11	119.11		100.00	119.11	119.11	N/A	17,500	20,845
30,000 TO 59,999											
60,000 TO 99,999	3	104.86	115.17	116.73	12.78	98.66	100.23	140.43	N/A	66,833	78,017
100,000 TO 149,999	4	75.53	70.62	69.95	13.92	100.96	47.09	84.31	N/A	124,125	86,829
150,000 TO 249,999	3	64.86	76.33	76.40	20.69	99.91	61.93	102.19	N/A	181,000	138,280
250,000 TO 499,999	1	100.67	100.67	100.67		100.00	100.67	100.67	N/A	304,000	306,025
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>											
10/01/2023 To 09/30/2025	12	92.27	89.73	84.73	23.32	105.90	47.09	140.43	64.86 to 104.86	130,125	110,256

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	15	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	93	COV :	21.78	95% Median C.I. :	81.77 to 110.98
Total Sales Price :	5,676,000	Wgt. Mean :	89	STD :	20.72	95% Wgt. Mean C.I. :	81.23 to 97.37
Total Adj. Sales Price :	5,676,000	Mean :	95	Avg. Abs. Dev :	17.70	95% Mean C.I. :	86.17 to 104.09
Total Assessed Value :	5,068,420						
Avg. Adj. Sales Price :	246,783	COD :	19.02	MAX Sales Ratio :	129.74		
Avg. Assessed Value :	220,366	PRD :	106.53	MIN Sales Ratio :	58.93		

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>											
10/01/2023 To 12/31/2023	2	74.02	74.02	72.57	10.75	102.00	66.06	81.97	N/A	336,000	243,835
01/01/2024 To 03/31/2024	2	105.59	105.59	105.44	05.11	100.14	100.19	110.98	N/A	195,000	205,618
04/01/2024 To 06/30/2024	4	84.76	87.16	84.23	11.04	103.48	72.17	106.97	N/A	290,750	244,888
07/01/2024 To 09/30/2024	1	58.93	58.93	58.93		100.00	58.93	58.93	N/A	220,000	129,655
10/01/2024 To 12/31/2024	3	123.96	121.79	120.28	04.86	101.26	111.68	129.74	N/A	171,667	206,478
01/01/2025 To 03/31/2025	2	95.83	95.83	95.15	02.87	100.71	93.08	98.58	N/A	225,000	214,095
04/01/2025 To 06/30/2025	7	81.77	88.28	83.48	13.86	105.75	73.33	117.68	73.33 to 117.68	282,143	235,546
07/01/2025 To 09/30/2025	2	123.10	123.10	125.04	05.17	98.45	116.74	129.45	N/A	145,500	181,930
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	9	83.43	85.20	82.13	16.66	103.74	58.93	110.98	66.06 to 106.97	271,667	223,123
10/01/2024 To 09/30/2025	14	101.79	101.52	94.72	17.35	107.18	73.33	129.74	80.16 to 123.96	230,786	218,594
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	10	103.58	98.41	93.53	17.62	105.22	58.93	129.74	72.17 to 123.96	228,800	213,988
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
30	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366

PAD 2026 R&O Statistics 2026 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	93	COV :	21.78	95% Median C.I. :	81.77 to 110.98
Total Sales Price :	5,676,000	Wgt. Mean :	89	STD :	20.72	95% Wgt. Mean C.I. :	81.23 to 97.37
Total Adj. Sales Price :	5,676,000	Mean :	95	Avg. Abs. Dev :	17.70	95% Mean C.I. :	86.17 to 104.09
Total Assessed Value :	5,068,420						
Avg. Adj. Sales Price :	246,783	COD :	19.02	MAX Sales Ratio :	129.74		
Avg. Assessed Value :	220,366	PRD :	106.53	MIN Sales Ratio :	58.93		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	93	COV :	21.78	95% Median C.I. :	81.77 to 110.98
Total Sales Price :	5,676,000	Wgt. Mean :	89	STD :	20.72	95% Wgt. Mean C.I. :	81.23 to 97.37
Total Adj. Sales Price :	5,676,000	Mean :	95	Avg. Abs. Dev :	17.70	95% Mean C.I. :	86.17 to 104.09
Total Assessed Value :	5,068,420						
Avg. Adj. Sales Price :	246,783	COD :	19.02	MAX Sales Ratio :	129.74		
Avg. Assessed Value :	220,366	PRD :	106.53	MIN Sales Ratio :	58.93		

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	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366
Greater Than 15,000	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366
Greater Than 30,000	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	3	116.74	115.23	114.95	05.41	100.24	105.00	123.96	N/A	128,667	147,898
150,000 TO 249,999	10	108.98	104.60	102.54	14.05	102.01	58.93	129.74	81.77 to 129.45	190,000	194,834
250,000 TO 499,999	10	81.07	79.63	78.95	07.77	100.86	66.06	93.08	72.17 to 86.08	339,000	267,639
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	23	93.08	95.13	89.30	19.02	106.53	58.93	129.74	81.77 to 110.98	246,783	220,366

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	0%

What IF

14 Cedar
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 28
Total Sales Price : 4,975,379
Total Adj. Sales Price : 4,975,379
Total Assessed Value : 4,466,665
Avg. Adj. Sales Price : 177,692
Avg. Assessed Value : 159,524

MEDIAN : 97
WGT. MEAN : 90
MEAN : 97
COD : 27.18
PRD : 108.24

COV : 44.44
STD : 43.19
Avg. Abs. Dev : 26.41
MAX Sales Ratio : 259.03
MIN Sales Ratio : 39.95

95% Median C.I. : 82.55 to 99.72
95% Wgt. Mean C.I. : 77.28 to 102.27
95% Mean C.I. : 80.43 to 113.93

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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-22 To 31-DEC-22	3	99.06	120.42	98.80	21.94	121.88	98.51	163.70	N/A	427,000	421,857
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	2	98.31	98.31	97.85	00.59	100.47	97.73	98.88	N/A	100,500	98,343
01-JUL-23 To 30-SEP-23	2	84.12	84.12	72.23	18.54	116.46	68.52	99.72	N/A	105,000	75,845
01-OCT-23 To 31-DEC-23	4	100.71	109.76	109.31	17.44	100.41	87.80	149.84	N/A	61,307	67,013
01-JAN-24 To 31-MAR-24	3	99.42	150.86	152.40	55.29	98.99	94.12	259.03	N/A	38,667	58,928
01-APR-24 To 30-JUN-24	5	75.68	79.63	59.58	30.33	133.65	45.26	136.07	N/A	100,800	60,055
01-JUL-24 To 30-SEP-24											
01-OCT-24 To 31-DEC-24	3	92.69	88.77	85.08	16.36	104.34	64.07	109.56	N/A	80,833	68,775
01-JAN-25 To 31-MAR-25	1	39.95	39.95	39.95	00.00	100.00	39.95	39.95	N/A	170,000	67,920
01-APR-25 To 30-JUN-25	2	107.01	107.01	105.86	02.17	101.09	104.69	109.33	N/A	696,326	737,118
01-JUL-25 To 30-SEP-25	3	53.33	61.63	58.59	27.25	105.19	43.98	87.57	N/A	204,333	119,710
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	7	98.88	103.73	95.39	14.12	108.74	68.52	163.70	68.52 to 163.70	241,714	230,564
01-OCT-23 To 30-SEP-24	12	95.37	107.48	86.12	35.11	124.80	45.26	259.03	75.68 to 136.07	72,102	62,093
01-OCT-24 To 30-SEP-25	9	87.57	78.35	87.16	27.27	89.89	39.95	109.56	43.98 to 109.33	268,683	234,179
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	8	98.31	100.49	93.93	13.04	106.98	68.52	149.84	68.52 to 149.84	82,029	77,053
01-JAN-24 To 31-DEC-24	11	92.69	101.55	79.23	36.49	128.17	45.26	259.03	58.60 to 136.07	78,409	62,126
<u>ALL</u>	28	97.17	97.18	89.78	27.18	108.24	39.95	259.03	82.55 to 99.72	177,692	159,524

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	11	97.73	98.36	90.18	33.50	109.07	43.98	259.03	53.33 to 109.33	244,696	220,660
5	6	93.16	98.14	94.92	23.93	103.39	64.07	163.70	64.07 to 163.70	247,250	234,702
10	3	96.61	78.48	58.52	20.33	134.11	39.95	98.88	N/A	83,876	49,085
15	2	122.82	122.82	113.13	10.80	108.57	109.56	136.07	N/A	52,000	58,825
20	5	94.12	104.80	106.49	16.87	98.41	82.55	149.84	N/A	53,920	57,418
30	1	45.26	45.26	45.26	00.00	100.00	45.26	45.26	N/A	175,000	79,200
<u>ALL</u>	28	97.17	97.18	89.78	27.18	108.24	39.95	259.03	82.55 to 99.72	177,692	159,524

14 Cedar
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 28
 Total Sales Price : 4,975,379
 Total Adj. Sales Price : 4,975,379
 Total Assessed Value : 4,466,665
 Avg. Adj. Sales Price : 177,692
 Avg. Assessed Value : 159,524

MEDIAN : 97
 WGT. MEAN : 90
 MEAN : 97
 COD : 27.18
 PRD : 108.24

COV : 44.44
 STD : 43.19
 Avg. Abs. Dev : 26.41
 MAX Sales Ratio : 259.03
 MIN Sales Ratio : 39.95

95% Median C.I. : 82.55 to 99.72
 95% Wgt. Mean C.I. : 77.28 to 102.27
 95% Mean C.I. : 80.43 to 113.93

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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											
03	28	97.17	97.18	89.78	27.18	108.24	39.95	259.03	82.55 to 99.72	177,692	159,524
04											
<u>ALL</u>	28	97.17	97.18	89.78	27.18	108.24	39.95	259.03	82.55 to 99.72	177,692	159,524

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	149.89	149.89	143.34	09.22	104.57	136.07	163.70	N/A	9,500	13,618
Less Than 30,000	5	99.72	117.23	105.42	22.68	111.20	87.80	163.70	N/A	18,000	18,976
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	28	97.17	97.18	89.78	27.18	108.24	39.95	259.03	82.55 to 99.72	177,692	159,524
Greater Than 14,999	26	95.37	93.13	89.57	25.53	103.97	39.95	259.03	75.68 to 99.42	190,630	170,747
Greater Than 29,999	23	94.12	92.82	89.49	28.47	103.72	39.95	259.03	68.52 to 99.42	212,408	190,078
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	149.89	149.89	143.34	09.22	104.57	136.07	163.70	N/A	9,500	13,618
15,000 TO 29,999	3	98.88	95.47	95.27	04.01	100.21	87.80	99.72	N/A	23,667	22,548
30,000 TO 59,999	6	96.77	129.61	133.37	41.15	97.18	82.55	259.03	82.55 to 259.03	37,667	50,237
60,000 TO 99,999	4	97.84	95.23	96.94	09.28	98.24	75.68	109.56	N/A	71,657	69,465
100,000 TO 149,999	4	75.82	75.11	75.42	27.80	99.59	43.98	104.80	N/A	117,525	88,635
150,000 TO 249,999	5	58.60	62.01	62.21	27.66	99.68	39.95	97.73	N/A	187,000	116,331
250,000 TO 499,999	2	81.33	81.33	80.36	34.43	101.21	53.33	109.33	N/A	362,500	291,315
500,000 TO 999,999											
1,000,000 TO 1,999,999	2	101.60	101.60	101.38	03.04	100.22	98.51	104.69	N/A	1,121,326	1,136,840
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	28	97.17	97.18	89.78	27.18	108.24	39.95	259.03	82.55 to 99.72	177,692	159,524

14 Cedar
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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 WGT. MEAN : 90
 MEAN : 97
 COD : 27.18
 PRD : 108.24

COV : 44.44
 STD : 43.19
 Avg. Abs. Dev : 26.41
 MAX Sales Ratio : 259.03
 MIN Sales Ratio : 39.95

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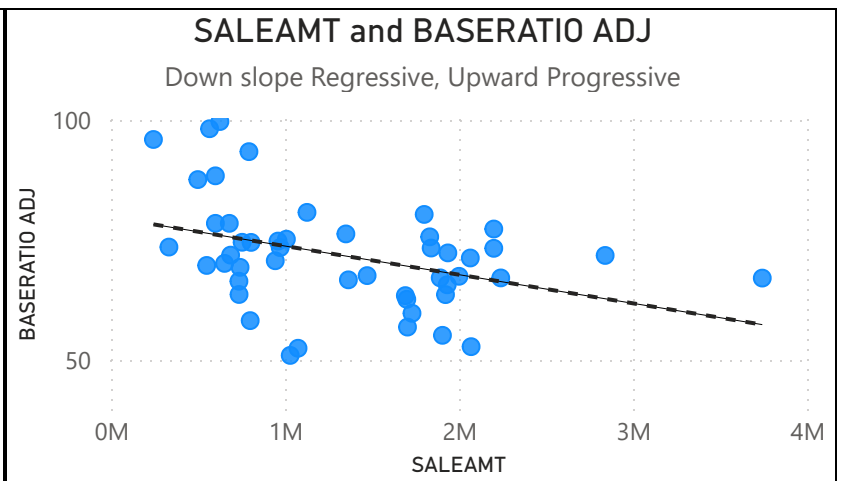
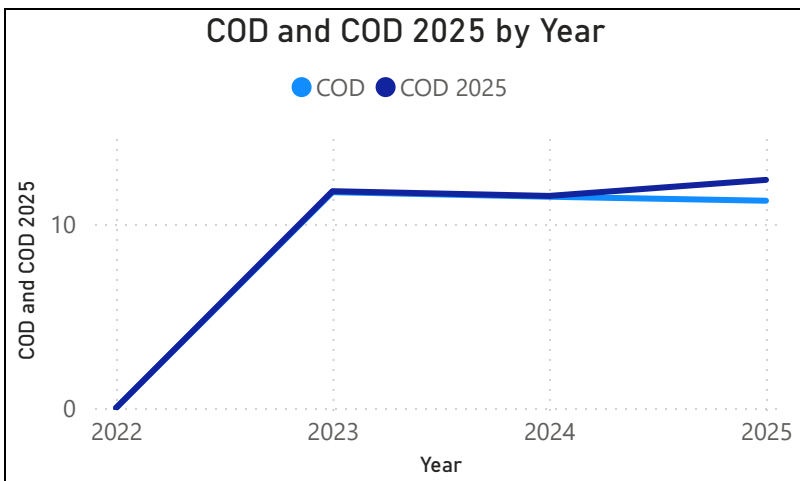
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
330	1	104.69	104.69	104.69	00.00	100.00	104.69	104.69	N/A	1,042,651	1,091,580
340	1	109.56	109.56	109.56	00.00	100.00	109.56	109.56	N/A	90,000	98,600
342	1	96.61	96.61	96.61	00.00	100.00	96.61	96.61	N/A	60,628	58,570
344	5	87.80	85.00	76.56	11.12	111.02	68.52	98.88	N/A	67,200	51,447
350	4	80.90	76.53	73.96	27.03	103.47	45.26	99.06	N/A	137,125	101,423
352	1	39.95	39.95	39.95	00.00	100.00	39.95	39.95	N/A	170,000	67,920
353	3	99.72	84.34	93.70	21.84	90.01	43.98	109.33	N/A	162,667	152,427
406	2	131.56	131.56	108.35	24.43	121.42	99.42	163.70	N/A	18,000	19,503
420	1	98.51	98.51	98.51	00.00	100.00	98.51	98.51	N/A	1,200,000	1,182,100
426	1	259.03	259.03	259.03	00.00	100.00	259.03	259.03	N/A	40,000	103,610
442	1	92.69	92.69	92.69	00.00	100.00	92.69	92.69	N/A	35,000	32,440
447	1	53.33	53.33	53.33	00.00	100.00	53.33	53.33	N/A	375,000	199,975
467	1	104.80	104.80	104.80	00.00	100.00	104.80	104.80	N/A	114,600	120,100
468	1	82.55	82.55	82.55	00.00	100.00	82.55	82.55	N/A	30,000	24,765
471	1	149.84	149.84	149.84	00.00	100.00	149.84	149.84	N/A	45,000	67,430
483	1	87.57	87.57	87.57	00.00	100.00	87.57	87.57	N/A	125,000	109,460
526	1	136.07	136.07	136.07	00.00	100.00	136.07	136.07	N/A	14,000	19,050
531	1	58.60	58.60	58.60	00.00	100.00	58.60	58.60	N/A	225,000	131,855
<u>ALL</u>	28	97.17	97.18	89.78	27.18	108.24	39.95	259.03	82.55 to 99.72	177,692	159,524

Cedar Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	24	69.91	69.07	1.22%	71.55	69.89	2.38%	66.74	65.06	2.58%
2	24	71.82	69.42	3.45%	71.97	70.00	2.81%	71.01	69.02	2.89%
Total	48	71.52	69.34	3.14%	71.76	69.95	2.59%	69.44	67.56	2.78%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	24	15.66	16.04	-2.35%	107.22	107.43	-0.20%
2	24	7.38	7.63	-3.37%	101.35	101.43	-0.08%
Total	48	11.46	11.81	-3.00%	103.35	103.53	-0.18%



14 Cedar
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 48
Total Sales Price : 63,948,801
Total Adj. Sales Price : 63,948,801
Total Assessed Value : 44,403,955
Avg. Adj. Sales Price : 1,332,267
Avg. Assessed Value : 925,082

MEDIAN : 72
WGT. MEAN : 69
MEAN : 72
COD : 11.45
PRD : 103.34

COV : 15.61
STD : 11.20
Avg. Abs. Dev : 08.19
MAX Sales Ratio : 99.68
MIN Sales Ratio : 50.96

95% Median C.I. : 67.11 to 74.50
95% Wgt. Mean C.I. : 66.86 to 72.01
95% Mean C.I. : 68.59 to 74.93

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	1	74.53	74.53	74.53	00.00	100.00	74.53	74.53	N/A	753,710	561,710
01-JAN-23 To 31-MAR-23	1	59.74	59.74	59.74	00.00	100.00	59.74	59.74	N/A	1,730,000	1,033,450
01-APR-23 To 30-JUN-23	6	69.46	71.99	69.31	07.95	103.87	65.67	88.37	65.67 to 88.37	1,710,513	1,185,548
01-JUL-23 To 30-SEP-23	2	75.95	75.95	75.35	03.33	100.80	73.42	78.47	N/A	786,203	592,403
01-OCT-23 To 31-DEC-23	8	69.91	71.77	66.51	15.15	107.91	52.45	98.18	52.45 to 98.18	947,669	630,294
01-JAN-24 To 31-MAR-24	3	67.10	63.52	62.10	08.90	102.29	52.78	70.68	N/A	1,751,207	1,087,498
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24	1	93.41	93.41	93.41	00.00	100.00	93.41	93.41	N/A	792,840	740,565
01-OCT-24 To 31-DEC-24	9	67.58	69.93	70.32	09.32	99.45	58.20	80.33	63.62 to 78.47	1,343,811	944,999
01-JAN-25 To 31-MAR-25	5	69.30	66.68	66.68	07.23	100.00	56.86	73.32	N/A	1,610,175	1,073,691
01-APR-25 To 30-JUN-25	9	73.27	71.97	70.21	10.51	102.51	50.96	95.94	63.41 to 76.27	1,322,664	928,622
01-JUL-25 To 30-SEP-25	3	80.76	85.91	81.82	09.24	105.00	77.29	99.68	N/A	1,317,548	1,078,083
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	10	72.08	71.81	69.09	07.78	103.94	59.74	88.37	65.67 to 78.47	1,431,919	989,325
01-OCT-23 To 30-SEP-24	12	69.91	71.51	66.37	15.36	107.74	52.45	98.18	55.14 to 87.59	1,135,651	753,784
01-OCT-24 To 30-SEP-25	26	72.53	71.85	70.73	10.74	101.58	50.96	99.68	66.41 to 75.66	1,384,685	979,434
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	17	70.12	71.63	67.97	11.72	105.38	52.45	98.18	65.67 to 78.47	1,243,931	845,523
01-JAN-24 To 31-DEC-24	13	67.58	70.26	68.95	11.48	101.90	52.78	93.41	63.62 to 78.47	1,395,443	962,158
<u>ALL</u>	48	71.52	71.76	69.44	11.45	103.34	50.96	99.68	67.11 to 74.50	1,332,267	925,082

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	69.91	71.55	66.74	15.66	107.21	50.96	98.18	62.65 to 78.47	980,367	654,256
2	24	71.82	71.97	71.01	07.38	101.35	58.20	99.68	67.10 to 74.50	1,684,166	1,195,909
<u>ALL</u>	48	71.52	71.76	69.44	11.45	103.34	50.96	99.68	67.11 to 74.50	1,332,267	925,082

14 Cedar
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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 STD : 11.20
 Avg. Abs. Dev : 08.19
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 MIN Sales Ratio : 50.96

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 95% Wgt. Mean C.I. : 66.86 to 72.01
 95% Mean C.I. : 68.59 to 74.93

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	80.33	80.33	80.33	00.00	100.00	80.33	80.33	N/A	1,800,000	1,445,870
2	1	80.33	80.33	80.33	00.00	100.00	80.33	80.33	N/A	1,800,000	1,445,870
Dry											
County	23	72.31	72.09	69.88	09.45	103.16	55.14	99.68	67.11 to 75.17	1,562,634	1,091,999
1	7	69.30	69.01	64.39	14.49	107.18	55.14	88.37	55.14 to 88.37	1,195,570	769,789
2	16	72.82	73.44	71.55	07.18	102.64	63.62	99.68	67.11 to 75.66	1,723,225	1,232,966
Grass											
County	3	73.53	79.72	76.51	11.90	104.20	69.70	95.94	N/A	375,667	287,430
1	3	73.53	79.72	76.51	11.90	104.20	69.70	95.94	N/A	375,667	287,430
ALL	48	71.52	71.76	69.44	11.45	103.34	50.96	99.68	67.11 to 74.50	1,332,267	925,082

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	6	72.26	71.65	71.31	06.09	100.48	63.41	80.33	63.41 to 80.33	1,791,713	1,277,753
1	1	74.53	74.53	74.53	00.00	100.00	74.53	74.53	N/A	753,710	561,710
2	5	71.25	71.07	71.07	06.48	100.00	63.41	80.33	N/A	1,999,314	1,420,961
Dry											
County	28	71.23	71.61	69.85	08.94	102.52	55.14	99.68	67.11 to 74.78	1,482,677	1,035,587
1	11	69.30	69.40	66.45	10.85	104.44	55.14	88.37	56.86 to 78.47	1,143,549	759,910
2	17	72.31	73.05	71.32	07.27	102.43	63.62	99.68	67.06 to 75.66	1,702,113	1,213,967
Grass											
County	4	71.62	72.53	64.31	17.03	112.78	50.96	95.94	N/A	539,250	346,785
1	4	71.62	72.53	64.31	17.03	112.78	50.96	95.94	N/A	539,250	346,785
ALL	48	71.52	71.76	69.44	11.45	103.34	50.96	99.68	67.11 to 74.50	1,332,267	925,082

Cedar County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cedar	1	8,165	8,165	8,085	8,085	7,270	7,270	7,185	7,185	7,656
Dixon	2	8,400	8,240	7,825	7,570	7,040	6,530	6,395	6,140	7,122
Pierce	1	8,294	8,195	7,665	7,392	7,293	6,876	5,960	5,524	7,177
Knox	1	9,330	9,330	9,324	9,081	9,075	9,075	8,868	8,874	9,024
Knox	3	9,073	9,330	9,089	9,117	8,689	8,320	7,091	6,865	8,073
Cedar	2	9,975	9,975	9,965	9,965	9,860	9,860	9,540	9,540	9,725
Dixon	1	8,960	8,650	8,210	7,945	7,935	7,450	6,710	6,440	7,743
Dixon	2	8,400	8,240	7,825	7,570	7,040	6,530	6,395	6,140	7,122
Pierce	1	8,294	8,195	7,665	7,392	7,293	6,876	5,960	5,524	7,177
Wayne	1	9,995	9,995	9,990	9,890	9,350	9,150	9,150	8,490	9,458

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cedar	1	7,040	7,040	6,940	6,940	6,670	6,670	6,580	6,580	6,788
Dixon	2	7,715	7,060	7,060	7,045	6,690	6,485	5,920	5,780	6,448
Pierce	1	8,060	8,000	7,400	7,300	6,840	6,800	5,825	5,080	7,136
Knox	1	6,785	6,785	6,670	6,380	5,985	5,610	5,500	5,500	6,165
Knox	3	6,140	6,000	5,735	5,670	5,465	5,175	4,645	4,335	5,292
Cedar	2	9,335	9,334	9,153	9,155	9,145	9,144	7,700	7,699	8,888
Dixon	1	8,810	8,490	7,950	7,830	7,790	7,730	6,665	6,110	7,652
Dixon	2	7,715	7,060	7,060	7,045	6,690	6,485	5,920	5,780	6,448
Pierce	1	8,060	8,000	7,400	7,300	6,840	6,800	5,825	5,080	7,136
Wayne	1	8,600	8,550	8,500	8,400	8,000	7,690	7,200	6,500	7,951

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cedar	1	3,196	3,196	2,911	2,914	2,646	2,648	2,360	2,360	2,965
Dixon	2	3,015	2,855	2,700	2,535	2,380	2,380	2,285	2,105	2,737
Pierce	1	2,580	2,455	2,240	1,930	1,845	1,630	1,305	1,245	2,279
Knox	1	3,072	3,074	3,071	3,072	3,046	3,045	n/a	3,045	3,071
Knox	3	2,770	2,774	2,773	2,772	2,750	2,752	2,750	2,750	2,767
Cedar	2	3,194	3,195	2,910	2,910	2,645	2,645	2,360	n/a	3,068
Dixon	1	3,700	3,495	3,085	n/a	2,805	2,620	n/a	n/a	3,387
Dixon	2	3,015	2,855	2,700	2,535	2,380	2,380	2,285	2,105	2,737
Pierce	1	2,580	2,455	2,240	1,930	1,845	1,630	1,305	1,245	2,279
Wayne	1	2,950	2,800	2,700	2,600	2,340	n/a	n/a	n/a	2,818

County	Mkt Area	CRP	TIMBER	WASTE
Cedar	1	2,830	1,555	601
Dixon	2	6,331	1,526	121
Pierce	1	4,267	1,102	150
Knox	1	2,750	720	300
Knox	3	2,750	720	300
Cedar	2	n/a	1,622	600
Dixon	1	7,720	2,093	94
Dixon	2	6,331	1,526	121
Pierce	1	4,267	1,102	150
Wayne	1	5,646	1,345	100

Source: 2026 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	7	Median :	45	COV :	04.41	95% Median C.I. :	42.41 to 47.90
Total Sales Price :	11,115,326	Wgt. Mean :	45	STD :	02.01	95% Wgt. Mean C.I. :	21.39 to 69.03
Total Adj. Sales Price :	11,115,326	Mean :	46	Avg.Abs.Dev :	01.56	95% Mean C.I. :	43.69 to 47.41
Total Assessed Value :	5,025,588						
Avg. Adj. Sales Price :	1,587,904	COD :	03.49	MAX Sales Ratio :	47.90		
Avg. Assessed Value :	717,941	PRD :	100.75	MIN Sales Ratio :	42.41		

Printed : 03/19/2026

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>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	2	46.19	46.19	45.62	03.72	101.25	44.47	47.90	N/A	1,025,913	467,984
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	2	45.93	45.93	45.44	02.61	101.08	44.73	47.12	N/A	1,592,000	723,404
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	2	43.58	43.58	43.57	02.68	100.02	42.41	44.74	N/A	1,907,250	830,952
01/01/2025 To 03/31/2025	1	47.50	47.50	47.50		100.00	47.50	47.50	N/A	2,065,000	980,910
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	46.19	46.19	45.62	03.72	101.25	44.47	47.90	N/A	1,025,913	467,984
10/01/2023 To 09/30/2024	2	45.93	45.93	45.44	02.61	101.08	44.73	47.12	N/A	1,592,000	723,404
10/01/2024 To 09/30/2025	3	44.74	44.88	44.95	03.80	99.84	42.41	47.50	N/A	1,959,833	880,938
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	2	46.19	46.19	45.62	03.72	101.25	44.47	47.90	N/A	1,025,913	467,984
01/01/2024 To 12/31/2024	4	44.74	44.75	44.42	02.64	100.74	42.41	47.12	N/A	1,749,625	777,178
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	44.74	45.55	45.21	03.49	100.75	42.41	47.90	42.41 to 47.90	1,587,904	717,941

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	7	Median :	45	COV :	04.41	95% Median C.I. :	42.41 to 47.90
Total Sales Price :	11,115,326	Wgt. Mean :	45	STD :	02.01	95% Wgt. Mean C.I. :	21.39 to 69.03
Total Adj. Sales Price :	11,115,326	Mean :	46	Avg.Abs.Dev :	01.56	95% Mean C.I. :	43.69 to 47.41
Total Assessed Value :	5,025,588						
Avg. Adj. Sales Price :	1,587,904	COD :	03.49	MAX Sales Ratio :	47.90		
Avg. Assessed Value :	717,941	PRD :	100.75	MIN Sales Ratio :	42.41		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	7	44.74	45.55	45.21	03.49	100.75	42.41	47.90	42.41 to 47.90	1,587,904	717,941
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	44.74	45.55	45.21	03.49	100.75	42.41	47.90	42.41 to 47.90	1,587,904	717,941

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
140008											
140045	7	44.74	45.55	45.21	03.49	100.75	42.41	47.90	42.41 to 47.90	1,587,904	717,941
140054											
140101											
140541											
260024											
540096											
540576											
540586											
900017											
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	44.74	45.55	45.21	03.49	100.75	42.41	47.90	42.41 to 47.90	1,587,904	717,941

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	3	44.74	44.76	44.27	03.51	101.11	42.41	47.12	N/A	1,586,167	702,234
2	3	44.74	44.76	44.27	03.51	101.11	42.41	47.12	N/A	1,586,167	702,234
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	44.74	45.55	45.21	03.49	100.75	42.41	47.90	42.41 to 47.90	1,587,904	717,941

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

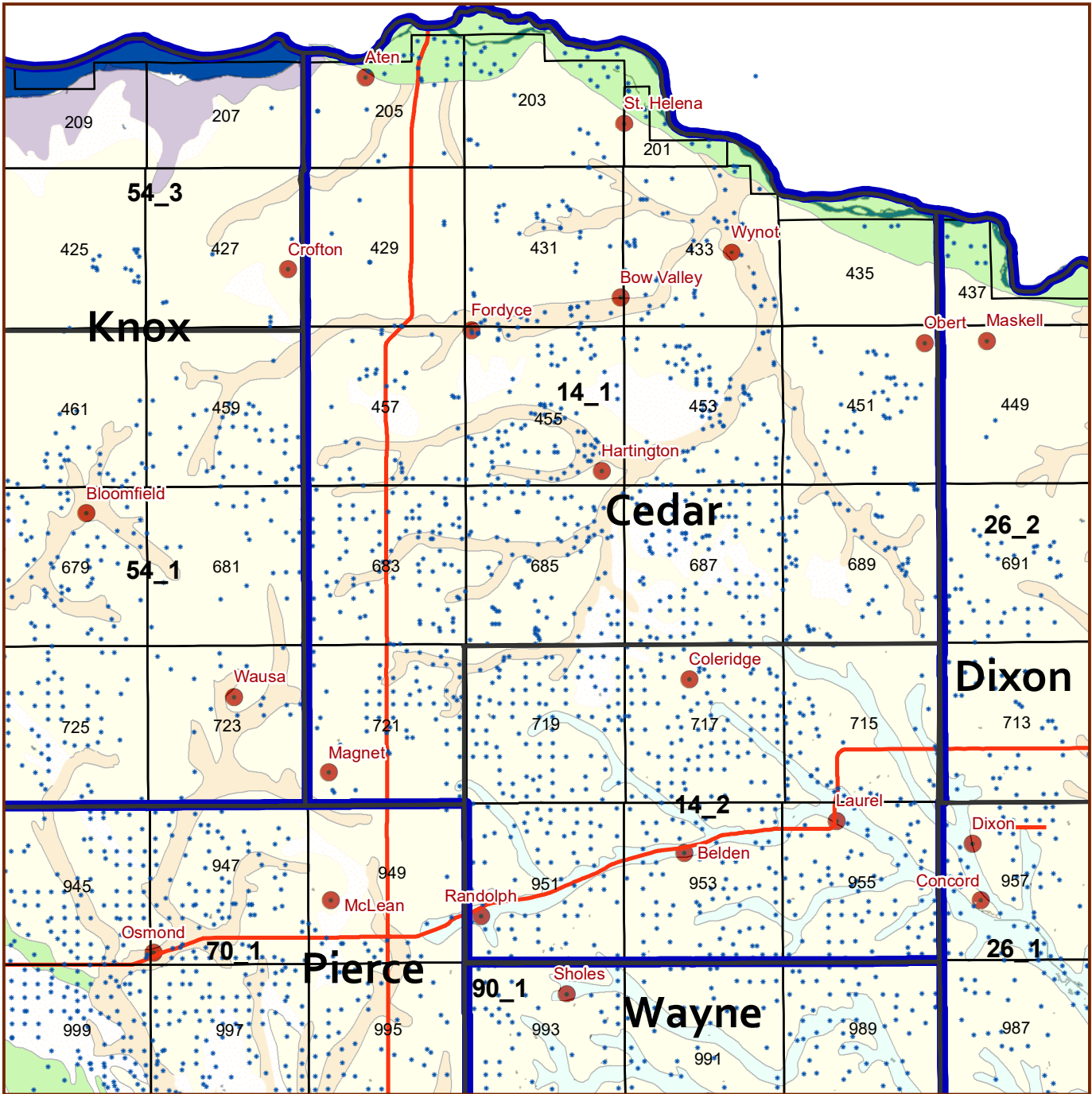
Number of Sales :	7	Median :	45	COV :	04.41	95% Median C.I. :	42.41 to 47.90
Total Sales Price :	11,115,326	Wgt. Mean :	45	STD :	02.01	95% Wgt. Mean C.I. :	21.39 to 69.03
Total Adj. Sales Price :	11,115,326	Mean :	46	Avg.Abs.Dev :	01.56	95% Mean C.I. :	43.69 to 47.41
Total Assessed Value :	5,025,588						
Avg. Adj. Sales Price :	1,587,904	COD :	03.49	MAX Sales Ratio :	47.90		
Avg. Assessed Value :	717,941	PRD :	100.75	MIN Sales Ratio :	42.41		

Printed : 03/19/2026

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	46.12	46.12	46.06	03.01	100.13	44.73	47.50	N/A	2,152,500	991,460
2	2	46.12	46.12	46.06	03.01	100.13	44.73	47.50	N/A	2,152,500	991,460
<u>Dry</u>											
County	4	44.61	44.69	44.32	02.80	100.83	42.41	47.12	N/A	1,530,707	678,340
2	4	44.61	44.69	44.32	02.80	100.83	42.41	47.12	N/A	1,530,707	678,340
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	44.74	45.55	45.21	03.49	100.75	42.41	47.90	42.41 to 47.90	1,587,904	717,941

CEDAR COUNTY



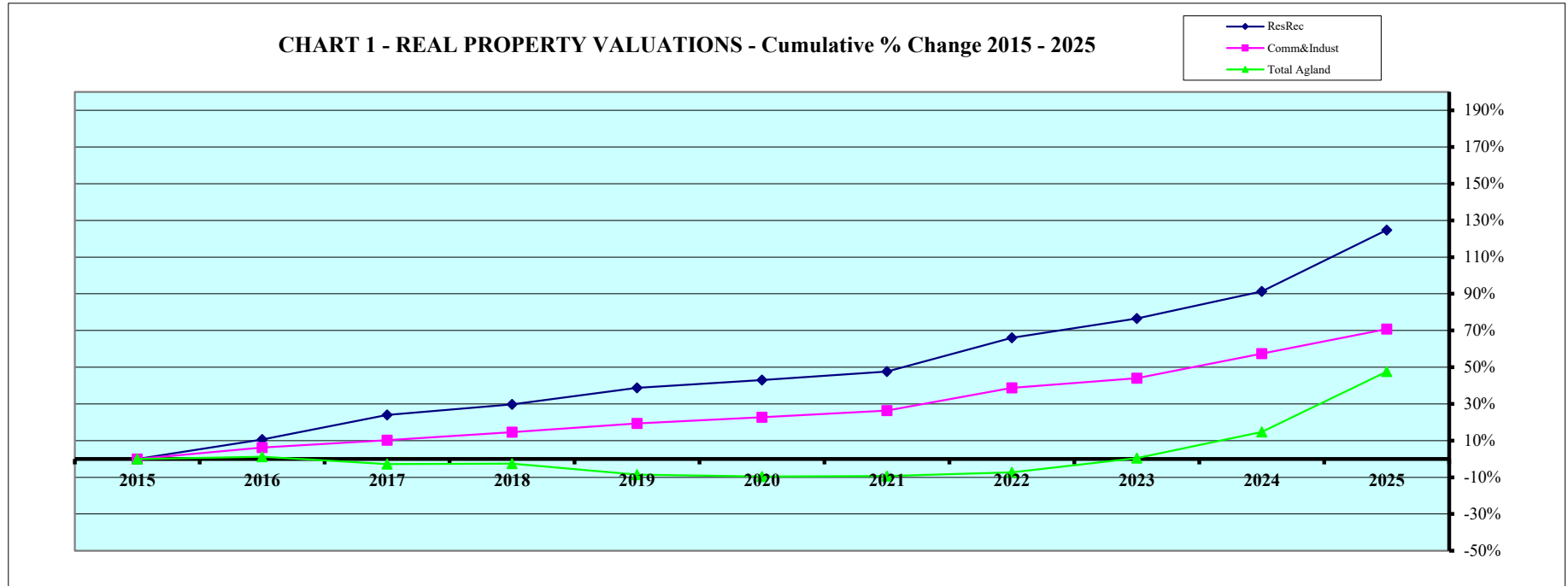
Legend

- 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 2015 - 2025



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
2015	206,461,817	-	-	-	50,489,034	-	-	-	1,981,697,655	-	-	-
2016	228,234,525	21,772,708	10.55%	10.55%	53,599,570	3,110,536	6.16%	6.16%	2,004,602,175	22,904,520	1.16%	1.16%
2017	256,053,865	27,819,340	12.19%	24.02%	55,675,135	2,075,565	3.87%	10.27%	1,927,096,380	-77,505,795	-3.87%	-2.76%
2018	267,754,340	11,700,475	4.57%	29.69%	57,885,512	2,210,377	3.97%	14.65%	1,931,796,345	4,699,965	0.24%	-2.52%
2019	286,442,785	18,688,445	6.98%	38.74%	60,240,967	2,355,455	4.07%	19.31%	1,812,433,175	-119,363,170	-6.18%	-8.54%
2020	295,182,505	8,739,720	3.05%	42.97%	61,963,825	1,722,858	2.86%	22.73%	1,792,205,840	-20,227,335	-1.12%	-9.56%
2021	304,835,360	9,652,855	3.27%	47.65%	63,804,700	1,840,875	2.97%	26.37%	1,798,136,705	5,930,865	0.33%	-9.26%
2022	342,705,105	37,869,745	12.42%	65.99%	70,048,835	6,244,135	9.79%	38.74%	1,838,298,945	40,162,240	2.23%	-7.24%
2023	364,401,355	21,696,250	6.33%	76.50%	72,704,365	2,655,530	3.79%	44.00%	1,991,372,715	153,073,770	8.33%	0.49%
2024	395,041,315	30,639,960	8.41%	91.34%	79,471,105	6,766,740	9.31%	57.40%	2,274,742,820	283,370,105	14.23%	14.79%
2025	464,060,575	69,019,260	17.47%	124.77%	86,224,850	6,753,745	8.50%	70.78%	2,924,634,985	649,892,165	28.57%	47.58%

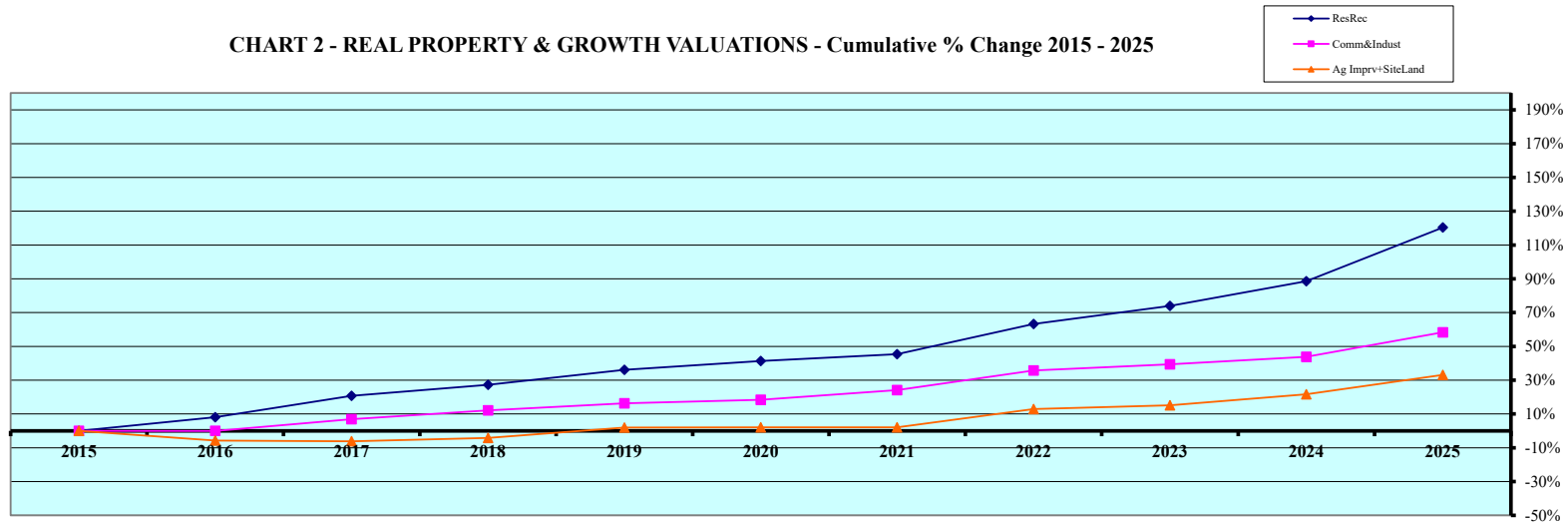
Rate Annual %chg: Residential & Recreational **8.44%** Commercial & Industrial **5.50%** Agricultural Land **3.97%**

Cnty# **14**
County **CEDAR**

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 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	206,461,817	3,869,275	1.87%	202,592,542	--	--	50,489,034	2,283,060	4.52%	48,205,974	--	--
2016	228,234,525	5,144,325	2.25%	223,090,200	8.05%	8.05%	53,599,570	3,133,035	5.85%	50,466,535	-0.04%	-0.04%
2017	256,053,865	6,696,969	2.62%	249,356,896	9.25%	20.78%	55,675,135	1,691,495	3.04%	53,983,640	0.72%	6.92%
2018	267,754,340	4,868,910	1.82%	262,885,430	2.67%	27.33%	57,885,512	1,264,845	2.19%	56,620,667	1.70%	12.14%
2019	286,442,785	5,401,750	1.89%	281,041,035	4.96%	36.12%	60,240,967	1,494,565	2.48%	58,746,402	1.49%	16.35%
2020	295,182,505	3,380,325	1.15%	291,802,180	1.87%	41.33%	61,963,825	2,176,885	3.51%	59,786,940	-0.75%	18.42%
2021	304,835,360	4,669,658	1.53%	300,165,702	1.69%	45.39%	63,804,700	1,094,980	1.72%	62,709,720	1.20%	24.20%
2022	342,705,105	5,597,315	1.63%	337,107,790	10.59%	63.28%	70,048,835	1,494,245	2.13%	68,554,590	7.44%	35.78%
2023	364,401,355	5,139,015	1.41%	359,262,340	4.83%	74.01%	72,704,365	2,298,815	3.16%	70,405,550	0.51%	39.45%
2024	395,041,315	5,589,740	1.41%	389,451,575	6.87%	88.63%	79,471,105	6,847,560	8.62%	72,623,545	-0.11%	43.84%
2025	464,060,575	9,123,795	1.97%	454,936,780	15.16%	120.35%	86,224,850	6,277,990	7.28%	79,946,860	0.60%	58.34%
Rate Ann%chg	8.44%	Resid & Recreat w/o growth				6.60%	C & I w/o growth				1.27%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	114,893,440	64,607,765	179,501,205	7,513,575	4.19%	171,987,630	--	--
2016	110,898,775	68,902,165	179,800,940	10,465,550	5.82%	169,335,390	-5.66%	-5.66%
2017	101,181,870	72,567,470	173,749,340	5,319,215	3.06%	168,430,125	-6.32%	-6.17%
2018	100,152,750	75,038,440	175,191,190	3,112,080	1.78%	172,079,110	-0.96%	-4.13%
2019	107,606,170	77,632,485	185,238,655	2,241,430	1.21%	182,997,225	4.46%	1.95%
2020	107,224,680	78,445,735	185,670,415	2,387,400	1.29%	183,283,015	-1.06%	2.11%
2021	106,582,015	83,111,290	189,693,305	6,455,340	3.40%	183,237,965	-1.31%	2.08%
2022	117,776,775	89,736,975	207,513,750	4,776,620	2.30%	202,737,130	6.88%	12.94%
2023	117,800,890	93,532,855	211,333,745	4,597,830	2.18%	206,735,915	-0.37%	15.17%
2024	122,342,085	101,569,275	223,911,360	5,622,025	2.51%	218,289,335	3.29%	21.61%
2025	139,573,665	104,861,255	244,434,920	5,458,755	2.23%	238,976,165	6.73%	33.13%
Rate Ann%chg	1.96%	4.96%	3.14%	Ag Imprv+Site w/o growth		0.57%		

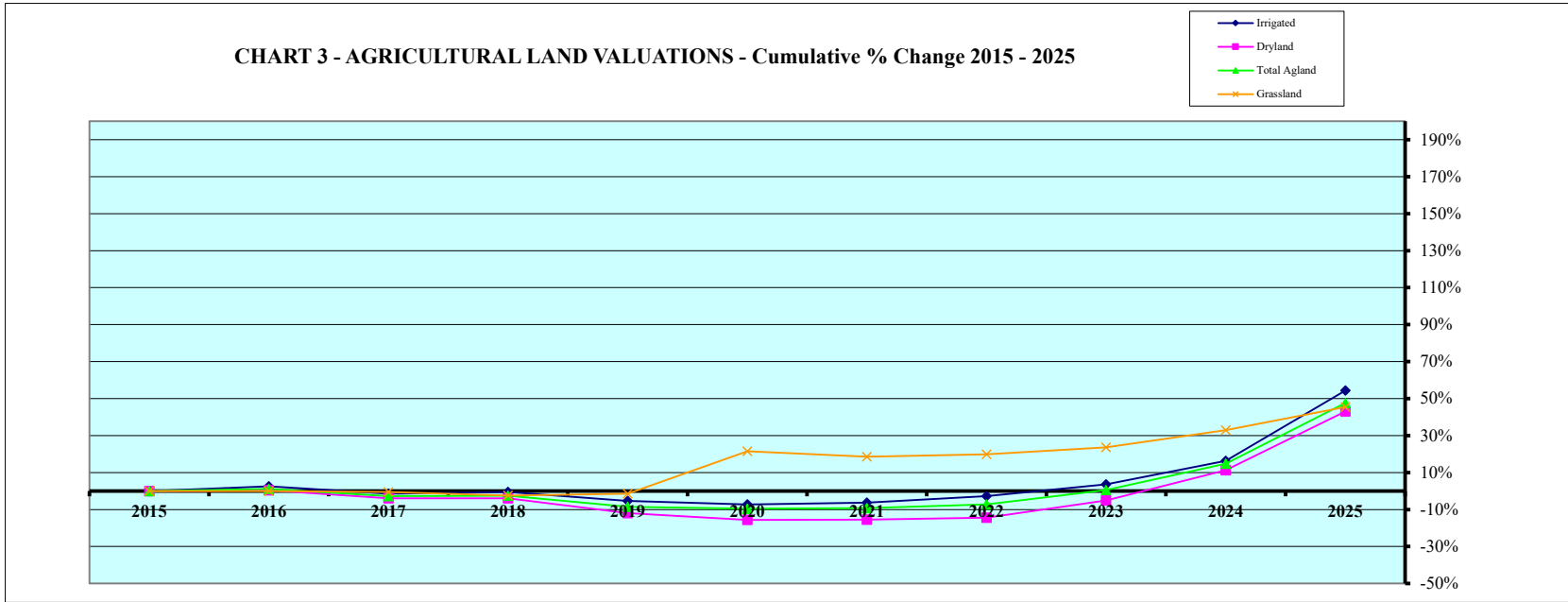
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2015 - 2025 CTL
Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.
Prepared as of 02/24/2026

Cnty# 14
County CEDAR

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	795,072,815	-	-	-	1,036,493,415	-	-	-	145,509,140	-	-	-
2016	815,347,340	20,274,525	2.55%	2.55%	1,040,511,275	4,017,860	0.39%	0.39%	145,446,555	-62,585	-0.04%	-0.04%
2017	783,887,670	-31,459,670	-3.86%	-1.41%	995,177,490	-45,333,785	-4.36%	-3.99%	144,786,920	-659,635	-0.45%	-0.50%
2018	791,022,075	7,134,405	0.91%	-0.51%	995,580,415	402,925	0.04%	-3.95%	141,936,455	-2,850,465	-1.97%	-2.46%
2019	752,655,675	-38,366,400	-4.85%	-5.34%	912,981,315	-82,599,100	-8.30%	-11.92%	143,430,370	1,493,915	1.05%	-1.43%
2020	737,233,900	-15,421,775	-2.05%	-7.27%	874,343,660	-38,637,655	-4.23%	-15.64%	176,768,320	33,337,950	23.24%	21.48%
2021	745,175,770	7,941,870	1.08%	-6.28%	876,482,940	2,139,280	0.24%	-15.44%	172,541,850	-4,226,470	-2.39%	18.58%
2022	773,022,560	27,846,790	3.74%	-2.77%	887,119,855	10,636,915	1.21%	-14.41%	174,331,960	1,790,110	1.04%	19.81%
2023	824,025,465	51,002,905	6.60%	3.64%	983,686,170	96,566,315	10.89%	-5.09%	179,805,065	5,473,105	3.14%	23.57%
2024	924,595,095	100,569,630	12.20%	16.29%	1,152,806,475	169,120,305	17.19%	11.22%	193,430,965	13,625,900	7.58%	32.93%
2025	1,226,939,300	302,344,205	32.70%	54.32%	1,482,179,575	329,373,100	28.57%	43.00%	211,606,515	18,175,550	9.40%	45.42%

Rate Ann.%chg: Irrigated **4.43%** Dryland **3.64%** Grassland **3.82%**

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
2015	4,045,865	-	-	-	576,420	-	-	-	1,981,697,655	-	-	-
2016	2,164,565	-1,881,300	-46.50%	-46.50%	1,132,440	556,020	96.46%	96.46%	2,004,602,175	22,904,520	1.16%	1.16%
2017	2,146,455	-18,110	-0.84%	-46.95%	1,097,845	-34,595	-3.05%	90.46%	1,927,096,380	-77,505,795	-3.87%	-2.76%
2018	2,150,605	4,150	0.19%	-46.84%	1,106,795	8,950	0.82%	92.01%	1,931,796,345	4,699,965	0.24%	-2.52%
2019	2,261,635	111,030	5.16%	-44.10%	1,104,180	-2,615	-0.24%	91.56%	1,812,433,175	-119,363,170	-6.18%	-8.54%
2020	2,697,890	436,255	19.29%	-33.32%	1,162,070	57,890	5.24%	101.60%	1,792,205,840	-20,227,335	-1.12%	-9.56%
2021	2,643,865	-54,025	-2.00%	-34.65%	1,292,280	130,210	11.21%	124.19%	1,798,136,705	5,930,865	0.33%	-9.26%
2022	2,540,765	-103,100	-3.90%	-37.20%	1,283,805	-8,475	-0.66%	122.72%	1,838,298,945	40,162,240	2.23%	-7.24%
2023	2,535,670	-5,095	-0.20%	-37.33%	1,320,345	36,540	2.85%	129.06%	1,991,372,715	153,073,770	8.33%	0.49%
2024	2,570,645	34,975	1.38%	-36.46%	1,339,640	19,295	1.46%	132.41%	2,274,742,820	283,370,105	14.23%	14.79%
2025	2,568,505	-2,140	-0.08%	-36.52%	1,341,090	1,450	0.11%	132.66%	2,924,634,985	649,892,165	28.57%	47.58%

Cnty# **14**
County **CEDAR**

Rate Ann.%chg: Total Agric Land **3.97%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	772,231,570	135,609	5,695			1,053,289,420	207,344	5,080			146,680,980	90,642	1,618		
2016	811,493,370	140,542	5,774	1.40%	1.40%	1,044,352,835	203,613	5,129	0.97%	0.97%	145,387,675	89,932	1,617	-0.10%	-0.10%
2017	779,935,720	141,348	5,518	-4.44%	-3.10%	998,048,880	202,225	4,935	-3.78%	-2.85%	144,816,875	89,507	1,618	0.08%	-0.02%
2018	789,832,860	143,187	5,516	-0.03%	-3.13%	997,297,765	202,121	4,934	-0.02%	-2.87%	141,675,565	87,743	1,615	-0.20%	-0.22%
2019	751,643,310	143,483	5,239	-5.03%	-8.01%	913,868,185	201,725	4,530	-8.19%	-10.82%	143,745,355	87,791	1,637	1.41%	1.18%
2020	736,708,525	144,060	5,114	-2.38%	-10.20%	873,170,405	202,402	4,314	-4.77%	-15.08%	178,074,080	86,011	2,070	26.44%	27.94%
2021	742,631,005	145,263	5,112	-0.03%	-10.22%	877,268,855	203,410	4,313	-0.03%	-15.10%	173,455,410	83,988	2,065	-0.25%	27.62%
2022	769,591,125	146,342	5,259	2.87%	-7.65%	889,023,005	203,558	4,367	1.27%	-14.03%	174,932,605	82,934	2,109	2.13%	30.34%
2023	815,606,995	147,465	5,531	5.17%	-2.88%	988,234,395	203,570	4,855	11.15%	-4.44%	181,370,855	81,750	2,219	5.18%	37.10%
2024	921,811,715	149,937	6,148	11.16%	7.96%	1,155,606,345	203,448	5,680	17.01%	11.82%	193,651,830	79,444	2,438	9.87%	50.63%
2025	1,224,432,945	152,131	8,049	30.91%	41.34%	1,482,105,955	202,065	7,335	29.13%	44.39%	212,609,495	78,550	2,707	11.04%	67.26%

Rate Annual %chg Average Value/Acre: 4.72%

3.47%

3.78%

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
2015	4,025,010	6,502	619			0	0				1,976,226,980	440,097	4,490		
2016	2,162,500	3,597	601	-2.88%	-2.88%	1,130,700	1,581	715			2,004,527,080	439,265	4,563	1.62%	1.62%
2017	2,146,380	3,571	601	-0.01%	-2.89%	1,090,095	1,525	715	0.00%		1,926,037,950	438,176	4,396	-3.68%	-2.11%
2018	2,151,050	3,578	601	0.00%	-2.89%	1,105,255	1,546	715	0.00%		1,932,062,495	438,176	4,409	0.31%	-1.81%
2019	2,153,190	3,582	601	0.00%	-2.89%	1,105,405	1,546	715	0.00%		1,812,515,445	438,127	4,137	-6.18%	-7.87%
2020	2,586,135	4,303	601	-0.03%	-2.92%	1,150,685	1,609	715	0.00%		1,791,689,830	438,386	4,087	-1.21%	-8.98%
2021	2,647,580	4,406	601	-0.01%	-2.93%	1,280,805	1,791	715	0.00%		1,797,283,655	438,858	4,095	0.20%	-8.80%
2022	2,544,140	4,234	601	0.01%	-2.92%	1,294,155	1,810	715	0.00%		1,837,385,030	438,878	4,187	2.23%	-6.77%
2023	2,541,860	4,230	601	0.00%	-2.92%	1,315,265	1,840	715	0.00%		1,989,069,370	438,855	4,532	8.26%	0.93%
2024	2,537,580	4,223	601	0.00%	-2.92%	1,345,875	1,882	715	0.00%		2,274,953,345	438,934	5,183	14.35%	15.42%
2025	2,571,190	4,279	601	0.00%	-2.92%	1,341,940	1,877	715	0.00%		2,923,061,525	438,901	6,660	28.50%	48.31%

14
CEDAR

Rate Annual %chg Average Value/Acre: 3.99%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Aglnd	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,380	CEDAR	140,363,181	31,964,844	13,103,505	434,304,105	82,374,805	3,850,045	29,756,470	2,924,634,985	139,573,665	104,861,255	0	3,904,786,860
cnty sectorvalue % of total value:		3.59%	0.82%	0.34%	11.12%	2.11%	0.10%	0.76%	74.90%	3.57%	2.69%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Aglnd	Agdwell&HS	AgImprv&FS	Minerals	Total Value
113	BELDEN	13,656	216,880	297,520	5,041,215	0	0	1,057,385	0	0	0	0	6,626,656
1.35%	%sector of county sector	0.01%	0.68%	2.27%	1.16%			3.55%					0.17%
	%sector of municipality	0.21%	3.27%	4.49%	76.07%			15.96%					100.00%
537	COLERIDGE	305,943	174,360	11,428	19,220,775	0	0	2,194,590	0	313,490	0	0	22,220,586
6.41%	%sector of county sector	0.22%	0.55%	0.09%	4.43%			7.38%		0.22%			0.57%
	%sector of municipality	1.36%	0.78%	0.05%	86.50%			9.88%		1.41%			100.00%
134	FORDYCE	267,557	34,552	7,078	6,970,350	0	0	2,509,755	0	0	0	0	9,789,292
1.60%	%sector of county sector	0.19%	0.11%	0.05%	1.60%			8.43%					0.25%
	%sector of municipality	2.73%	0.35%	0.07%	71.20%			25.64%					100.00%
1,517	HARTINGTON	3,664,644	2,063,362	628,750	109,135,630	0	0	22,283,790	0	52,450	0	0	137,828,626
18.10%	%sector of county sector	2.61%	6.46%	4.80%	25.13%			74.89%		0.04%			3.53%
	%sector of municipality	2.66%	1.50%	0.46%	79.18%			16.17%		0.04%			100.00%
972	LAUREL	3,653,684	575,931	685,630	48,610,240	0	0	14,295,980	0	0	0	0	67,821,465
11.60%	%sector of county sector	2.60%	1.80%	5.23%	11.19%			48.04%					1.74%
	%sector of municipality	5.39%	0.85%	1.01%	71.67%			21.08%					100.00%
43	MAGNET	168,056	14,692	1,668	2,060,180	0	0	559,635	0	59,585	234,025	0	3,097,841
0.51%	%sector of county sector	0.12%	0.05%	0.01%	0.47%			1.88%		0.04%	0.22%		0.08%
	%sector of municipality	5.42%	0.47%	0.05%	66.50%			18.07%		1.92%	7.55%		100.00%
22	OBERT	68,151	0	0	1,331,905	0	0	372,145	0	0	0	0	1,772,201
0.26%	%sector of county sector	0.05%			0.31%			1.25%					0.05%
	%sector of municipality	3.85%			75.16%			21.00%					100.00%
879	RANDOLPH	1,167,464	735,605	565,558	45,306,885	0	0	6,974,990	0	0	0	0	54,750,502
10.49%	%sector of county sector	0.83%	2.30%	4.32%	10.43%			23.44%					1.40%
	%sector of municipality	2.13%	1.34%	1.03%	82.75%			12.74%					100.00%
89	ST HELENA	27,506	33,367	5,437	5,568,255	0	0	227,695	0	0	0	0	5,862,260
1.06%	%sector of county sector	0.02%	0.10%	0.04%	1.28%			0.77%					0.15%
	%sector of municipality	0.47%	0.57%	0.09%	94.98%			3.88%					100.00%
216	WYNOT	371,487	53,601	6,085	13,850,815	0	0	1,395,700	0	0	0	0	15,677,688
2.58%	%sector of county sector	0.26%	0.17%	0.05%	3.19%			4.69%					0.40%
	%sector of municipality	2.37%	0.34%	0.04%	88.35%			8.90%					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												
4,523	Total Municipalities	9,708,148	3,902,350	2,209,154	257,096,259	0	0	51,871,668	0	425,525	234,025	0	325,447,127
53.97%	%all municip.sectors of cnty	6.92%	12.21%	16.86%	59.20%			174.32%		0.30%	0.22%		8.33%

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

Total Real Property Sum Lines 17, 25, & 30	Records : 9,316	Value : 3,863,917,260	Growth 18,483,350	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	393	5,646,315	0	0	677	12,030,145	1,070	17,676,460	
02. Res Improve Land	2,023	28,169,845	0	0	718	17,005,540	2,741	45,175,385	
03. Res Improvements	2,035	240,397,230	0	0	754	157,035,860	2,789	397,433,090	
04. Res Total	2,428	274,213,390	0	0	1,431	186,071,545	3,859	460,284,935	9,058,315
% of Res Total	62.92	59.57	0.00	0.00	37.08	40.43	41.42	11.91	49.01
05. Com UnImp Land	82	1,177,010	0	0	18	400,775	100	1,577,785	
06. Com Improve Land	421	5,360,190	0	0	82	3,274,985	503	8,635,175	
07. Com Improvements	422	47,679,925	0	0	97	27,844,855	519	75,524,780	
08. Com Total	504	54,217,125	0	0	115	31,520,615	619	85,737,740	1,948,430
% of Com Total	81.42	63.24	0.00	0.00	18.58	36.76	6.64	2.22	10.54
09. Ind UnImp Land	0	0	0	0	1	1,830	1	1,830	
10. Ind Improve Land	0	0	0	0	4	180,455	4	180,455	
11. Ind Improvements	0	0	0	0	4	3,828,020	4	3,828,020	
12. Ind Total	0	0	0	0	5	4,010,305	5	4,010,305	160,260
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	0.10	0.87
13. Rec UnImp Land	0	0	0	0	75	3,666,095	75	3,666,095	
14. Rec Improve Land	0	0	0	0	185	8,613,320	185	8,613,320	
15. Rec Improvements	0	0	0	0	277	29,587,625	277	29,587,625	
16. Rec Total	0	0	0	0	352	41,867,040	352	41,867,040	1,557,610
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.78	1.08	8.43
Res & Rec Total	2,428	274,213,390	0	0	1,783	227,938,585	4,211	502,151,975	10,615,925
% of Res & Rec Total	57.66	54.61	0.00	0.00	42.34	45.39	45.20	13.00	57.44
Com & Ind Total	504	54,217,125	0	0	120	35,530,920	624	89,748,045	2,108,690
% of Com & Ind Total	80.77	60.41	0.00	0.00	19.23	39.59	6.70	2.32	11.41
17. Taxable Total	2,932	328,430,515	0	0	1,903	263,469,505	4,835	591,900,020	12,724,615
% of Taxable Total	60.64	55.49	0.00	0.00	39.36	44.51	51.90	15.32	68.84

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	10,740	281,795	0	0	0
19. Commercial	8	570,685	12,644,895	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	10,740	281,795
19. Commercial	0	0	0	8	570,685	12,644,895
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	581,425	12,926,690

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	255	0	121	376

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	433,985	0	0	3,156	0	3,161	2,188,285,890
28. Ag-Improved Land	3	13,710	0	0	1,204	871,356,895	1,207	871,370,605
29. Ag Improvements	3	223,800	0	0	1,317	212,136,945	1,320	212,360,745

30. Ag Total				4,481	3,272,017,240
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	4.09	10,225	0	0.00	0	
37. FarmSite Improvements	3	0.00	223,800	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	3	0.93	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	24	23.12	578,000	24	23.12	578,000	
32. HomeSite Improv Land	759	772.60	19,315,025	759	772.60	19,315,025	
33. HomeSite Improvements	786	0.00	122,909,430	786	0.00	122,909,430	456,470
34. HomeSite Total				810	795.72	142,802,455	
35. FarmSite UnImp Land	372	982.14	2,455,315	372	982.14	2,455,315	
36. FarmSite Improv Land	1,053	6,361.71	15,904,270	1,056	6,365.80	15,914,495	
37. FarmSite Improvements	1,178	0.00	89,227,515	1,181	0.00	89,451,315	5,302,265
38. FarmSite Total				1,553	7,347.94	107,821,125	
39. Road & Ditches	3,684	8,693.17	0	3,687	8,694.10	0	
40. Other- Non Ag Use	71	1,306.00	2,007,410	71	1,306.00	2,007,410	
41. Total Section VI				2,363	18,143.76	252,630,990	5,758,735

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	4	379.61	569,140	4	379.61	569,140

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,835.46	5.01%	39,481,250	5.34%	8,164.94
46. 1A	3,656.99	3.79%	29,859,375	4.04%	8,165.01
47. 2A1	11,719.94	12.14%	94,755,405	12.82%	8,084.97
48. 2A	29,409.08	30.45%	237,771,545	32.16%	8,084.97
49. 3A1	1,423.73	1.47%	10,350,500	1.40%	7,269.99
50. 3A	515.17	0.53%	3,745,185	0.51%	7,269.80
51. 4A1	29,598.10	30.65%	212,661,830	28.76%	7,184.98
52. 4A	15,410.88	15.96%	110,726,815	14.98%	7,184.98
53. Total	96,569.35	100.00%	739,351,905	100.00%	7,656.18
Dry					
54. 1D1	4,293.41	3.20%	30,225,440	3.32%	7,039.96
55. 1D	30,801.46	22.95%	216,840,590	23.80%	7,039.95
56. 2D1	15,819.14	11.79%	109,784,210	12.05%	6,939.96
57. 2D	11,466.57	8.54%	79,577,565	8.73%	6,939.96
58. 3D1	4,320.36	3.22%	28,816,905	3.16%	6,670.02
59. 3D	18,030.44	13.43%	120,262,645	13.20%	6,669.98
60. 4D1	20,061.36	14.95%	132,003,555	14.49%	6,579.99
61. 4D	29,423.35	21.92%	193,604,345	21.25%	6,579.96
62. Total	134,216.09	100.00%	911,115,255	100.00%	6,788.42
Grass					
63. 1G1	9,496.35	12.84%	29,238,525	14.55%	3,078.92
64. 1G	14,477.82	19.57%	43,225,725	21.51%	2,985.65
65. 2G1	17,208.43	23.26%	41,933,485	20.87%	2,436.80
66. 2G	21,556.99	29.14%	58,194,445	28.96%	2,699.56
67. 3G1	9,622.59	13.01%	24,402,755	12.14%	2,535.99
68. 3G	1,193.19	1.61%	3,103,820	1.54%	2,601.28
69. 4G1	414.33	0.56%	823,895	0.41%	1,988.50
70. 4G	15.99	0.02%	37,735	0.02%	2,359.91
71. Total	73,985.69	100.00%	200,960,385	100.00%	2,716.21
Irrigated Total					
	96,569.35	31.15%	739,351,905	39.86%	7,656.18
Dry Total					
	134,216.09	43.30%	911,115,255	49.12%	6,788.42
Grass Total					
	73,985.69	23.87%	200,960,385	10.83%	2,716.21
72. Waste	3,743.84	1.21%	2,250,330	0.12%	601.08
73. Other	1,478.70	0.48%	1,057,250	0.06%	714.99
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	309,993.67	100.00%	1,854,735,125	100.00%	5,983.14

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	32.40	0.06%	323,190	0.06%	9,975.00
46. 1A	1,367.29	2.38%	13,638,720	2.44%	9,975.00
47. 2A1	6,401.53	11.12%	63,790,865	11.39%	9,964.94
48. 2A	16,623.75	28.88%	165,655,120	29.59%	9,964.97
49. 3A1	427.26	0.74%	4,212,730	0.75%	9,859.87
50. 3A	417.37	0.72%	4,115,195	0.74%	9,859.82
51. 4A1	27,311.45	47.44%	260,550,670	46.54%	9,539.98
52. 4A	4,988.34	8.66%	47,588,835	8.50%	9,540.01
53. Total	57,569.39	100.00%	559,875,325	100.00%	9,725.23
Dry					
54. 1D1	34.02	0.05%	317,575	0.05%	9,334.95
55. 1D	19,255.74	28.84%	179,738,140	30.29%	9,334.26
56. 2D1	10,668.15	15.98%	97,644,485	16.45%	9,152.90
57. 2D	2,727.57	4.08%	24,970,515	4.21%	9,154.86
58. 3D1	1,398.41	2.09%	12,788,565	2.15%	9,145.08
59. 3D	18,220.48	27.29%	166,605,300	28.07%	9,143.85
60. 4D1	10,282.39	15.40%	79,174,155	13.34%	7,699.98
61. 4D	4,183.90	6.27%	32,212,060	5.43%	7,699.05
62. Total	66,770.66	100.00%	593,450,795	100.00%	8,887.90
Grass					
63. 1G1	889.27	24.80%	2,807,410	26.23%	3,156.98
64. 1G	1,243.89	34.69%	3,838,250	35.86%	3,085.68
65. 2G1	573.62	16.00%	1,620,510	15.14%	2,825.06
66. 2G	737.03	20.55%	2,084,835	19.48%	2,828.70
67. 3G1	106.31	2.96%	281,195	2.63%	2,645.05
68. 3G	10.01	0.28%	26,475	0.25%	2,644.86
69. 4G1	25.62	0.71%	46,105	0.43%	1,799.57
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	3,585.75	100.00%	10,704,780	100.00%	2,985.37
Irrigated Total					
Irrigated Total	57,569.39	44.67%	559,875,325	48.07%	9,725.23
Dry Total					
Dry Total	66,770.66	51.81%	593,450,795	50.96%	8,887.90
Grass Total					
Grass Total	3,585.75	2.78%	10,704,780	0.92%	2,985.37
72. Waste	522.34	0.41%	313,395	0.03%	599.98
73. Other	429.08	0.33%	306,830	0.03%	715.09
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	128,877.22	100.00%	1,164,651,125	100.00%	9,036.90

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	12.11	120,575	0.00	0	154,126.63	1,299,106,655	154,138.74	1,299,227,230
77. Dry Land	35.92	300,595	0.00	0	200,950.83	1,504,265,455	200,986.75	1,504,566,050
78. Grass	5.30	15,735	0.00	0	77,566.14	211,649,430	77,571.44	211,665,165
79. Waste	0.94	565	0.00	0	4,265.24	2,563,160	4,266.18	2,563,725
80. Other	0.00	0	0.00	0	1,907.78	1,364,080	1,907.78	1,364,080
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	54.27	437,470	0.00	0	438,816.62	3,018,948,780	438,870.89	3,019,386,250

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	154,138.74	35.12%	1,299,227,230	43.03%	8,428.95
Dry Land	200,986.75	45.80%	1,504,566,050	49.83%	7,485.90
Grass	77,571.44	17.68%	211,665,165	7.01%	2,728.65
Waste	4,266.18	0.97%	2,563,725	0.08%	600.94
Other	1,907.78	0.43%	1,364,080	0.05%	715.01
Exempt	0.00	0.00%	0	0.00%	0.00
Total	438,870.89	100.00%	3,019,386,250	100.00%	6,879.90

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 Belden	14	78,240	71	567,525	71	4,427,605	85	5,073,370	26,885
83.2 Coleridge	33	528,085	233	1,506,955	233	17,905,520	266	19,940,560	142,825
83.3 Fordyce	15	91,715	65	509,030	66	6,533,775	81	7,134,520	168,515
83.4 Hartington	64	804,555	650	10,558,335	651	104,872,100	715	116,234,990	1,917,285
83.5 Laurel	53	967,440	415	6,030,905	417	46,468,470	470	53,466,815	1,332,555
83.6 Magnet	27	411,540	39	281,005	42	1,378,685	69	2,071,230	0
83.7 Obert	16	117,715	19	138,555	19	1,312,430	35	1,568,700	232,580
83.8 Randolph	65	1,770,185	397	7,563,340	401	39,669,270	466	49,002,795	154,390
83.9 Rec Brooky Bottom	53	3,054,895	120	6,640,895	154	16,846,265	207	26,542,055	1,286,080
83.10 Rec West River	22	611,200	76	2,351,970	76	12,664,185	98	15,627,355	261,395
83.11 Rural	675	11,948,035	707	16,625,995	801	157,113,035	1,476	185,687,065	4,740,815
83.12 St Helena	74	728,285	36	345,400	37	4,606,170	111	5,679,855	76,165
83.13 Wynot	34	230,665	98	668,795	98	13,223,205	132	14,122,665	276,435
84 Residential Total	1,145	21,342,555	2,926	53,788,705	3,066	427,020,715	4,211	502,151,975	10,615,925

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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	Belden	3	19,400	10	134,855	12	933,945	15	1,088,200	30,815
85.2	Coleridge	12	102,760	40	341,715	40	1,857,400	52	2,301,875	107,460
85.3	Fordyce	5	35,915	19	186,755	19	2,423,475	24	2,646,145	136,385
85.4	Hartington	28	490,855	136	2,076,920	136	21,049,710	164	23,617,485	533,585
85.5	Laurel	17	380,925	95	1,453,410	94	13,018,940	111	14,853,275	104,560
85.6	Magnet	0	0	8	63,870	8	495,765	8	559,635	0
85.7	Obert	2	10,600	4	60,210	4	302,825	6	373,635	0
85.8	Randolph	9	88,445	78	749,955	78	6,333,240	87	7,171,640	166,935
85.9	Rec West River	1	2,975	0	0	0	0	1	2,975	0
85.10	Rural	18	399,630	86	3,455,440	101	31,672,875	119	35,527,945	1,028,950
85.11	St Helena	1	11,840	4	45,585	4	152,110	5	209,535	0
85.12	Wynot	5	36,270	27	246,915	27	1,112,515	32	1,395,700	0
86	Commercial Total	101	1,579,615	507	8,815,630	523	79,352,800	624	89,748,045	2,108,690

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	8,723.75	14.34%	27,882,955	15.46%	3,196.21
88. 1G	12,368.84	20.33%	39,529,145	21.91%	3,195.87
89. 2G1	11,347.95	18.65%	33,035,680	18.31%	2,911.16
90. 2G	18,247.49	29.99%	53,180,605	29.48%	2,914.41
91. 3G1	8,703.00	14.31%	23,028,810	12.77%	2,646.08
92. 3G	1,147.64	1.89%	3,038,675	1.68%	2,647.76
93. 4G1	282.22	0.46%	666,030	0.37%	2,359.97
94. 4G	15.99	0.03%	37,735	0.02%	2,359.91
95. Total	60,836.88	100.00%	180,399,635	100.00%	2,965.30
CRP					
96. 1C1	10.44	11.36%	29,535	11.36%	2,829.02
97. 1C	24.76	26.94%	70,065	26.94%	2,829.77
98. 2C1	14.61	15.90%	41,360	15.90%	2,830.94
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	42.09	45.80%	119,115	45.80%	2,830.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	91.90	100.00%	260,075	100.00%	2,829.98
Timber					
105. 1T1	762.16	5.84%	1,326,035	6.53%	1,739.84
106. 1T	2,084.22	15.96%	3,626,515	17.86%	1,739.99
107. 2T1	5,845.87	44.77%	8,856,445	43.63%	1,514.99
108. 2T	3,309.50	25.35%	5,013,840	24.70%	1,514.98
109. 3T1	877.50	6.72%	1,254,830	6.18%	1,430.01
110. 3T	45.55	0.35%	65,145	0.32%	1,430.19
111. 4T1	132.11	1.01%	157,865	0.78%	1,194.95
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	13,056.91	100.00%	20,300,675	100.00%	1,554.78
<hr/>					
Grass Total	60,836.88	82.23%	180,399,635	89.77%	2,965.30
CRP Total	91.90	0.12%	260,075	0.13%	2,829.98
Timber Total	13,056.91	17.65%	20,300,675	10.10%	1,554.78
<hr/>					
114. Market Area Total	73,985.69	100.00%	200,960,385	100.00%	2,716.21

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	866.84	25.65%	2,768,385	26.69%	3,193.65
88. 1G	1,150.54	34.04%	3,675,805	35.44%	3,194.85
89. 2G1	538.77	15.94%	1,567,715	15.12%	2,909.80
90. 2G	694.08	20.54%	2,019,775	19.48%	2,910.00
91. 3G1	106.31	3.15%	281,195	2.71%	2,645.05
92. 3G	10.01	0.30%	26,475	0.26%	2,644.86
93. 4G1	13.30	0.39%	31,385	0.30%	2,359.77
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,379.85	100.00%	10,370,735	100.00%	3,068.40
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	22.43	10.89%	39,025	11.68%	1,739.86
106. 1T	93.35	45.34%	162,445	48.63%	1,740.17
107. 2T1	34.85	16.93%	52,795	15.80%	1,514.92
108. 2T	42.95	20.86%	65,060	19.48%	1,514.78
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	12.32	5.98%	14,720	4.41%	1,194.81
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	205.90	100.00%	334,045	100.00%	1,622.37
<hr/>					
Grass Total	3,379.85	94.26%	10,370,735	96.88%	3,068.40
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	205.90	5.74%	334,045	3.12%	1,622.37
<hr/>					
114. Market Area Total	3,585.75	100.00%	10,704,780	100.00%	2,985.37

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

14 Cedar

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	434,304,105	460,284,935	25,980,830	5.98%	9,058,315	3.90%
02. Recreational	29,756,470	41,867,040	12,110,570	40.70%	1,557,610	35.46%
03. Ag-Homesite Land, Ag-Res Dwelling	139,573,665	142,802,455	3,228,790	2.31%	456,470	1.99%
04. Total Residential (sum lines 1-3)	603,634,240	644,954,430	41,320,190	6.85%	11,072,395	5.01%
05. Commercial	82,374,805	85,737,740	3,362,935	4.08%	1,948,430	1.72%
06. Industrial	3,850,045	4,010,305	160,260	4.16%	160,260	0.00%
07. Total Commercial (sum lines 5-6)	86,224,850	89,748,045	3,523,195	4.09%	2,108,690	1.64%
08. Ag-Farmsite Land, Outbuildings	102,913,190	107,821,125	4,907,935	4.77%	5,302,265	-0.38%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,948,065	2,007,410	59,345	3.05%		
11. Total Non-Agland (sum lines 8-10)	104,861,255	109,828,535	4,967,280	4.74%	5,302,265	-0.32%
12. Irrigated	1,226,939,300	1,299,227,230	72,287,930	5.89%		
13. Dryland	1,482,179,575	1,504,566,050	22,386,475	1.51%		
14. Grassland	211,606,515	211,665,165	58,650	0.03%		
15. Wasteland	2,568,505	2,563,725	-4,780	-0.19%		
16. Other Agland	1,341,090	1,364,080	22,990	1.71%		
17. Total Agricultural Land	2,924,634,985	3,019,386,250	94,751,265	3.24%		
18. Total Value of all Real Property (Locally Assessed)	3,719,355,330	3,863,917,260	144,561,930	3.89%	18,483,350	3.39%

2026 Assessment Survey for Cedar County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
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:
	\$370,250
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$7,000
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:
	In with the overall budget
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000 education/\$2,000 travel/hotel
12.	Amount of last year's assessor's budget not used:
	\$36,351

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. cedar.gworks.com
8.	Who maintains the GIS software and maps?
	Office Staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagleview.
10.	When was the aerial imagery last updated?
	gWorks is 2024 and Eagleview is 2025

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, cities and towns do their own. County does all other zoning.

3.	What municipalities in the county are zoned?
	Belden, Bow Valley, Coleridge, Fordyce, Hartington, Laurel, Magnet, Obert, Randolph, St. Helena and Wynot
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None this year
2.	GIS Services:
	gWorks
3.	Other services:

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
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

2026 Residential Assessment Survey for Cedar County

1.	Valuation data collection done by:
	Assessor and staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Sales comparison, income and cost approaches.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Tables provided by CAMA vendor.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	Recent sales in the valuation group are studied when the review/reappraisal is done for each valuation grouping during the six year inspection cycle.
6.	How are rural residential site values developed?
	Monitor recent sales within like valuation groups.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Cedar County

1.	Valuation data collection done by:
	Assessor and staff.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost, income and comparable sales.
2a.	Describe the process used to determine the value of unique commercial properties.
	Comparable sales review. Will reach out to other entities that have similar properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The physical depreciation is from the CAMA tables and economic depreciation is based on the local market.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, effective age and comparable sales and reconciliation for each property.
5.	Describe the methodology used to determine the commercial lot values.
	All lots are valued with the square foot cost per lot and then adjustments are made for different lot materials and size variations.

2026 Agricultural Assessment Survey for Cedar County

1.	Valuation data collection done by:
	Assessor and staff.
2.	Describe the process used to determine and monitor market areas.
	Market areas are drawn based on the topography and geographic characteristics of the two areas in the county.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Determined by land use. Site visits are done for any questioned changes.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, farm home sites and rural residential sites are considered the same and valued the same. Market analysis is done to determine market value.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Nothing identified as intensive use. Feedlots have value of \$2,500/acre.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Assessor uses sales of similar properties enrolled in the program and analyzes sales from surrounding counties.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

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

**2025: 3 YEAR PLAN OF ASSESSMENT
FOR
CEDAR COUNTY**

By Janelle Heikes Assessor

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02(2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201(2009).

General Description of Real Property in Cedar County:

Per the 2025 County Abstract, Cedar County consists of the following real property types:

Cedar County Taxable Value Base is 3,718,469,552 with a total parcel count of 9,241.

14 Cedar Page 77

	Parcels	% of Total Parcels	Taxable Value	% of Taxable Value
Residential	3814	41.27%	432,520,345	11.63%
Comm/Ind	626	6.77%	86,676,992	2.33%
Recreational	355	3.84%	29,582,170	.08%
Agricultural	4451	48.17%	3,169,690,045	85.24%
Game & Parks	4	.04%	516,655	

Agricultural land taxable acres is 438,901.40.

Total Ag land Taxable value is 2,923,061,525. Farm Site total is 103,403,585 totaling 3,026,465,110.

	Value	Taxable Acres	% of total Taxable Acres
Irrigated	1,224,432,945	152,131.45	34.66%
Dry	1,482,105,955	202,064.87	46.04%
Grass	212,609,495	78,549.66	17.90%
Waste	2,571,190	4,278.60	.97%
Other	1,341,940	1,876.82	.43%
Total	2,923,061,525	438,901.40	100%

Other pertinent facts: 79% of Cedar County value comes from agricultural parcels.

The county consists of 3 smaller cities and 8 villages.

The commercial properties are typical for small city and villages. They consist of the banks, grocery stores, mini marts, bars. The smaller villages have fewer operating commercial properties.

For more information see the 2025 Reports and Opinions, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

1 Assessor, 1 Deputy Assessor, 3 full time clerks and one part time employee responsible for the measuring and listing of the “pickup work” for the year.

The total budget for 2025/2026 is \$370,250. Included in the total is \$14,000 dedicated to the GWorks. MIPS/CAMA is part of the county general budget. \$15,000 is designated for appraisal work. \$3000 is designated for Continuing Education.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor and deputy need continuing education hours to fulfill the requirement. The assessor and deputy attend other workshops and meetings to further their knowledge of the assessment field.

B. Cadastral Maps

These maps are no longer updated because we now use the Gworks mapping system. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Cedar County are in reasonable shape. County Assessment Records are currently online. GWorks ag information is online as well.

D. Software for CAMA, Assessment Administration, GWorks

The provider for our CAMA and assessment administration is provided by MIPS. Currently Cedar County is working with GWorks and has everything updated and maintained with their system.

Property record cards are available online. Ag Land information is also available online.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Step 1: Building permits are gathered from the zoning administrator for the rural properties and some of the villages. Building permits for the Cities are sent from the City Clerks monthly. They are separated into separate categories (Rural or Cities) and put in three ring binders; a plan of action is developed based on the number of permits and the location of each permit.

Step 2: A complete review of the readily accessible areas of improvement is conducted. Measurements and photos are taken, and physical characteristics are noted at the time of inspection.

Step 3: Inspection data is entered into the CAMA system, using Marshall and Swift cost tables and market data, a value is generated for each property inspected.

Step 4: The value generated for each property is compared to similar properties in the area, for equalization purposes.

Step 5: When all permit information is noted on the file, the new value generated will be applied for the current assessment year.

B. Data Collection

All arm's length transactions are analyzed and sorted into valuation groupings. The current preliminary statistical information will be reviewed. A market and depreciation study will reveal where the greatest areas of concern will be for the next assessment cycle. Currently, based on the information, small towns were studied as per the 6 year review cycle. A study was done to achieve uniform and proportionate valuation.

C. Review assessment sales ratio studies before assessment actions

As part of market analysis and data collection, all market areas are reviewed on a yearly basis.

1. Approaches to value;

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process for residential and commercial. All arm's length sales are gathered and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach. Commercial properties are valued in a manner similar to residential properties. Limited or no data is available for the residential or commercial class of properties to utilize the income approach.

2. Cost Approach; cost manuals used & date of manual and latest depreciation study.

Costing manuals and software, dated 2021 & 2024 for residential and 2015/2021 for commercial are being used for 2025 assessment year.

3. Income Approach: income and expense data collection/analysis from the market.

4. Land valuation studies, establish market areas, special value for agricultural land.

All arm's length sales are gathered and analyzed to determine if the current market areas are reflective of what the sales information has provided.

Special value generation: Currently Cedar County does not have any special values.

Level of Value, Quality, and Uniformity for Assessment Year 2025

Property Class	Median	COD*	PRD*
Residential	93	18.41	101.39
Commercial	100	29.01	101.00
Agricultural	70	15.03	105.43

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

For more information regarding statistical measures see 2025 Reports and Opinions.

Assessment Actions Planned for Assessment Year: 2026

Residential:

All Rural Residential & Recreational were updated to 2021 costing tables for 2025. Both are up for 6 year review cycle. The intent will be to follow the same schedule of the total update and 6 year review process. Precincts 1-6 will be the focus for this year and will include Recreational Brooky Bottom & Recreational West River. Precincts 7-21 will be the focus the following year. Fly over photos & Eagleview will be utilized to pick up new buildings and remove buildings that have been removed. Parcels will be physically reviewed, photos taken, attached to record cards and changes made in CAMA.

Commercial:

Rural commercial is up for 6 year review. Precincts 1-6 will be done in the same manner as Rural Residential. Analysis will be completed based on the preliminary statistics. Properties will be physically inspected utilizing fly over photos & Eagleview. Photos will be attached to parcels and changes made in CAMA.

Agricultural Land:

GWorks was implemented in 2009 & Eagleview in 2025. We will be utilizing them to inventory the land classification groupings. A market analysis will be completed to determine if the current market

area boundaries are sufficient. Sales will be reviewed to determine the level and quality of assessment with adjustments if necessary. Land use maps will be inspected, and any changes will be applied.

Assessment Actions Planned for Assessment Year 2027

Residential:

The intent will be to continue the review process per the 6 year review cycle. Rural Residential and any remaining Recreational will be reviewed with Precincts 7-21 being the focus for this year. Precincts 1-6 were focused on last year. All parcels inspected, photos attached to parcels and changes made in CAMA. Fly over photos and Eagleview will be utilized to pick up new buildings and remove buildings that have been removed.

Commercial:

Commercial review will be according to the 6 year cycle and will again follow the residential cycle, focusing on Precincts 7-21. Precincts 1-6 were the focus last year. All remaining Rural Commercial properties will be physically inspected, and photos taken. Photos will be attached to parcels and changes made in the CAMA program.

Agricultural Land:

GWorks was implemented in 2009 and Eagleview in 2025. We will again be utilizing them to inventory the land classification groupings. A market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine the level and quality of assessment with adjustments if necessary. Land use maps will be inspected, and changes needed, will be applied.

Assessment Actions Planned for Assessment year 2028

Residential:

Hartington and Coleridge are to be reviewed per the 6 year review this year. Photos of parcels will be taken and attached to the record card. Each parcel will be physically reviewed for changes and entered into CAMA.

Commercial:

The 6-year cycle for Commercial will follow the residential cycle with Hartington & Coleridge being the focus. Analysis will be completed based on the preliminary statistics; all properties will be physically inspected, and photos taken. Photos will be attached to parcels and changes made in the CAMA program.

Agricultural Land:

GWorks was implemented in 2009 and Eagleview in 2025. We will again be utilizing them to inventory the land classification groupings. A market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine the level and quality of

assessment with adjustments if necessary. Land use maps will be inspected, and changes will be applied.

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

Record Maintenance, Mapping Updates, Ownership changes:

Deeds are received every 2 weeks from the Register of Deeds office. Sales are updated in the computer and on GWorks Maps. Annexations, Splits and new subdivisions are also completed in the computer system updating the new maps.

Annually prepare and file Assessor Administrative Reports required by law/regulation:

1. **Abstract**
2. **Assessor survey**
3. **Sales information to PAD rosters & annual Assessed Value Update w Abstract**
4. **Certification of Value to Political Subdivisions**
5. **School District Taxable Value Report**
6. **Homestead Exemption Tax Loss Report**
7. **Certification of Taxes Levied Report**
8. **Report of Current Values for properties owned by Board of Education Lands & Funds**
9. **Report of all Exempt Properties and Taxable Government owned properties** _____
10. **Annual plan of Assessment**

Personal Property

Administer annual filing of 1851+ schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied as required.

Permissive Exemptions

Administer annual filings of applications for new or continued exempt use, review and make recommendations to County Board.

Cedar County currently has 50 approved permissive exemption applications on file, 2 of which are For Profit Nursing Home Form 451NF.

Taxable Government Owned Property

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Homestead Exemptions

Administer 365+ annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

Centrally Assessed

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

Information provided by PAD is reviewed and verified for accuracy in balancing with the County.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Cedar County has 9 Tax Increment Financing parcels throughout the county with a total assessed value of 13,475,460. Total Base value of 581,425 and a total excess value of 12,894,035.

Tax Districts and Tax Rates

Management of school districts and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for the billing process. The Assessor, Clerk and Treasurer work together to ensure accuracy.

Tax List

Prepare and certify tax lists to county Treasurer for Real property, personal property, and centrally assessed.

Tax List Corrections

Prepare all tax list correction documents for County Board approval. Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalization agenda. Assessor or Deputy Assessor meets with the Board during the meeting and offers explanation of the Correction(s).

County Board of Equalization

Assessor attends county board of Equalization meetings for valuation protests, assemble and provide information. The County Assessor or Deputy Assessor will sit in on the meeting at the time of the protest. Assessor attends the final hearings of all protests, providing the Board with any additional information they request.

TERC Appeals

Prepare information and attend taxpayer appeal hearings before TERC, defend valuation. The County Assessor meets with the County Attorney prior to the hearing to prepare Exhibits and work on case matters.

TERC Statewide Equalization

Attend hearings if applicable to the county, defend values, and/or implement orders of the TERC. Assessor works directly with the liaison and applicable staff members from PAD in preparation of evidence to bring forward to the Commission.

Education

Assessor and Deputy Assessor attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certificates.

Special Valuation (Greenbelt)

Cedar County does not have any designated Special Valuation market areas at this time.

Sales File

Assessor continues to monitor the sales file statistical information to ensure that the level, quality and uniformity are in the acceptable ranges.

Building Permits

Cedar County has 150 building permits for the 2025 year. Rural permits go thru the Cedar County Zoning Administrator for approval and are then given to the Assessor's Office. Hartington, Randolph, Laurel, Coleridge, Fordyce and Wynot approve their own permits and then send them to our office. Belden, Magnet, Obert and St Helena permits go thru the zoning administrator for approval.

Conclusion

The new and revised three-year plan for 2025 has been submitted to the Cedar County Board of Equalization and will be submitted to the Property Tax Administrator on or before October 31, 2025.

Respectfully submitted:

Assessor Signature Jamille Heikas

Approved by action of the County Board

this 9th day of SEPTEMBER, 2025

David J. McHargue
Chairman