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DEPARTMENT OF REVENUE

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

CHERRY COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Melissa Bancroft, Cherry County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

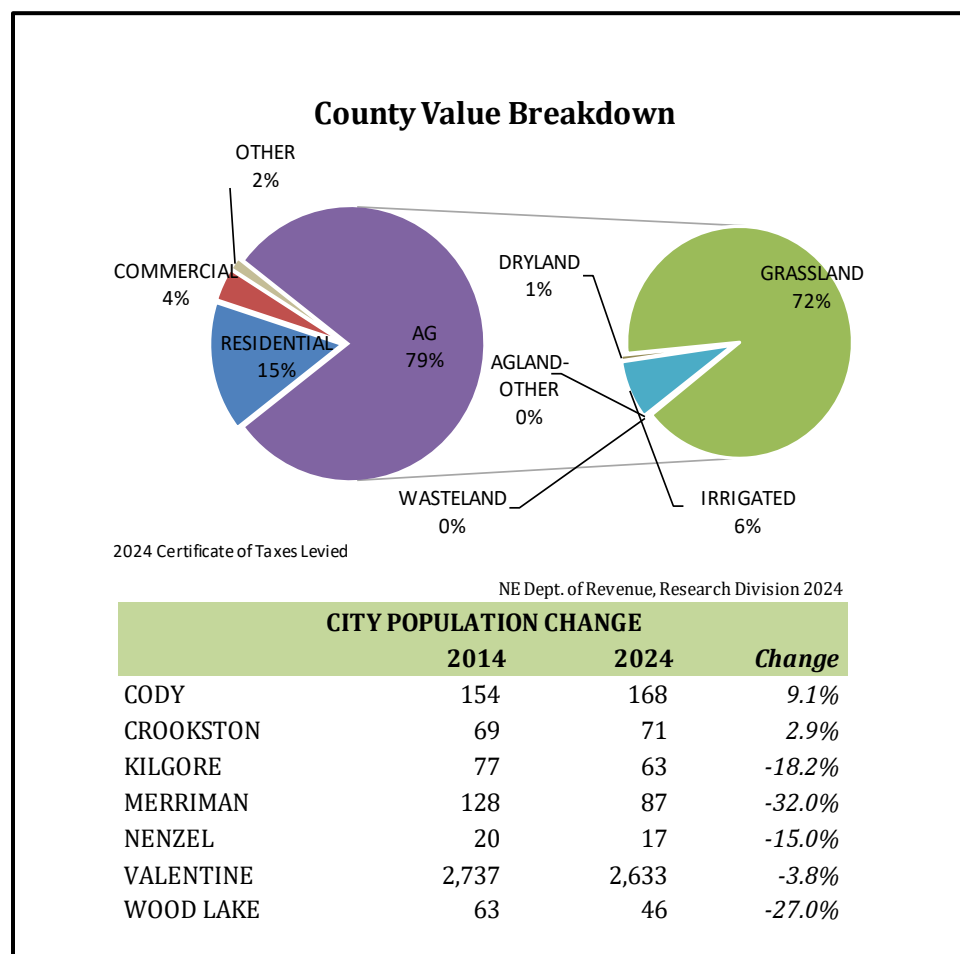
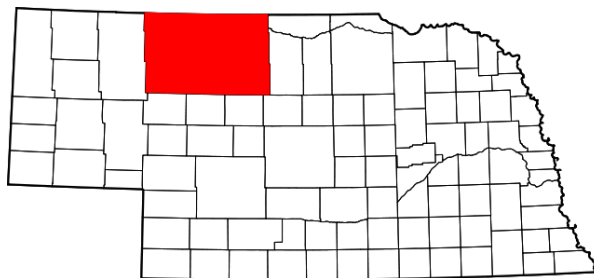
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

****Further information may be found in Exhibit 94***

County Overview

With a total area of 5,960 square miles, Cherry County has 5,492 residents, per the Census Bureau Quick Facts for 2023, a slight population increase over the 2020 U.S. Census. Reports indicated that 62% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$ 143,362 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



Other acres scattered across the county serve to raise a supplemental feed source for the cattle on the ranches. In top livestock inventory items, Cherry County ranks first in bison (USDA AgCensus).

The majority of the commercial properties in Cherry County are located in and around Valentine, the county seat.

According to the latest information available from the U.S. Census Bureau, there was an increase to 221 employer establishments with less total employment of 1486, a slight increase.

Agricultural land is the main component of Cherry County's value base. Grassland makes up a majority of the land in the county. Cherry County is included in both the Middle Niobrara and Upper Loup Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Cherry County ranks first in forage-land used for all hay and haylage, grass silage, and green chop. The county is best suited for the grazing of livestock. In the northern part of the county corn is grown.

2025 Residential Correlation for Cherry 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 of the county were reviewed. When further clarification is needed, the office will contact parties involved in a sale. The county usability for residential sales is in line with the typical statewide range. Non-qualified sales contain sufficient comments and sales are qualified without an apparent bias ensuring all available arm's length transactions have been made available for the measurement of the residential class.

The residential class has been divided into four unique and distinct valuation groups based on the economics of the county. Valuation Group 1 is the City of Valentine, the largest town and county seat. Valuation Group 2 encompasses a four-mile radius outside of Valentine, where the desirability is high for country living close to town. Valuation Group 3 consists of all other villages throughout the county including Cody, Crookston, Merriman, Kilgore, Nenzel, and Wood Lake. Valuation Group 5 is comprised of all rural residential properties outside of the city limits and the four-mile radius around Valentine.

The six-year inspection and review cycle was also examined. Currently, the small villages are not in compliance with the inspection time frame. They were last inspected in 2018 and were to be completed in 2024 for the 2025 assessment year. During the last year, the office experienced the resignation of the county assessor, deputy assessor, and the in-office appraiser, leaving the office with one staff member for a time. A contract appraiser had been originally hired to help train the staff on in-field work. As a result of the staffing shortage, the contract appraisal firm turned their attention to helping finish data entry and setting values for the 2025 assessment year, as a result the small villages were rescheduled to be physically inspected for the 2026 assessment year. For 2025, the contract appraiser physically reviewed the top three townships in Cherry County. The county assessor currently does not have a valuation methodology on file. However, the Division will work with the new county assessor to establish one.

2025 Residential Correlation for Cherry County

2025 Residential Assessment Details for Cherry 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	Valentine	2022	2022	2022	2022	4-8% increase to improvements by neighborhood
2	Rural V	*2024	*2024	*2024	2024*	
3	Cody, Crookston, Kilgore, Nenzel, Wood Lake, Merriman	2019	2017	2023	2018-2023	12% increase to improvements in Kilgore, Nenzel, Wood Lake, & Merriman
4	Rural	2019-2024*	2017-2024*	2019-2024*	2019-2024*	
<u>Additional comments:</u> Northern three townships inspected and revalued * = assessment action for current year						

Description of Analysis

Review of the statistical sample over a two-year study period shows 115 sales. Overall, all three measures of central tendency are within the range. For the qualitative statistics, the COD is acceptable while the PRD is higher than the recommended guidelines. Stratification by the sales price, shows a regressive pattern in the residential class.

When stratified by valuation groups, all four have medians within the acceptable range. Although Valuation Group 5 has a COD below 5%, it was revalued for 2025 and a new depreciation table was built using the sales within an expanded time-frame. Given the small nature of the sample, even with expanded time period it is likely few sales were comparable and the depreciation study hit the sale price on most sales. The county assessor has utilized local sales to establish depreciation tables, and improve the quality of assessment, it is unlikely however that the COD reflects the true dispersion of the market place.

A comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows the general residential population and the sales sample changed at a similar rate supporting the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

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

2025 Residential Correlation for Cherry County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	86	93.15	101.44	93.11	21.06	108.95
2	8	98.30	103.21	92.31	13.78	111.81
3	13	92.03	92.35	89.08	14.40	103.67
5	8	100.41	98.96	99.48	02.72	99.48
____ALL____	115	95.31	100.36	93.52	18.45	107.31

Level of Value

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

2025 Commercial Correlation for Cherry 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.

Review of the sales qualification and verification process was completed. For the commercial class, the usability rate aligns with the statewide average and sales that are non-qualified contain sufficient comments for disqualification. All arm's-length transactions were made available for measurement purposes.

For the commercial class, four distinct valuation groups are utilized; however, with very few sales outside of Valentine, only the overall sample is reliable for measurement purposes.

The commercial class complies with the six-year inspection and review cycle. All commercial parcels were inspected in 2021 with the assistance of a contract appraiser.

2025 Commercial Assessment Details for Cherry 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	Valentine	2021	2021	2021	2021	
2	Rural V	2021	2021	2021	2021	
3	Villages of Cody, Crookston, Kilgore, Nenzel, Wood Lake, and Merriman	2021	2021	2021	2021	
5	Rural	2021	2021	2021	2021	
Additional comments: Pick-up work was complete * = assessment action for current year						

Description of Analysis

The sample contains 36 qualified sales. Overall, the median and mean are the only levels of central tendencies within the range, while the weighted mean is low. Both the COD and PRD are high. The PRD is affected by one high dollar sale, analysis of the removal of the sale reveals the PRD drops almost 10 points but still remains high; however, the sale price stratum reveals outliers at all price levels, but not a clearly regressive pattern. Despite the dispersion in the sample, the sample is large enough that the median does not significantly shift as outliers come in and out of the sample, therefore the median will be used as an indicator of the level of value. Valuation Group 3 has only four sales with the median above the range. Removal of a sale on either side of the ratio array moves the median 19% indicating that the statistics are not reliable.

2025 Commercial Correlation for Cherry County

Evaluation by occupancy code shows that Occupancy Code 406 contains the most sales with eight total sales and a median above the acceptable range. Further review reveals the median straddles one high ratio and one low ratio. Removal of a sale on either side shows the median moves almost 15 percentage points each way, suggesting that the statistics are not reliable

Analysis of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) mirrors the reported assessment action of pick-up work.

Equalization and Quality of Assessment

The current assessment practices and the analysis of the statistical profile demonstrates that commercial property in Cherry County is equalized and valued according to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	91.85	90.33	75.71	23.97	119.31
2	2	85.76	85.76	105.49	63.11	81.30
3	4	119.71	111.28	115.50	26.22	96.35
____ALL____	36	92.62	92.41	79.32	27.31	116.50

Level of Value

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

2025 Agricultural Correlation for Cherry 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 discussed. The office will contact parties involved in a transaction when questions arise. The county usability rate is typical compared to the statewide range for the agricultural class. Disqualification of sales include adequate reasonings. All qualified sales have been made available for measurement purposes.

Currently, there is only one market area identified for the agricultural class. Historically, there has been no difference in the market. The new county assessor was elected to the office a few months ago and has not been in office long enough to analyze if market differences exist.

The county assessor is in compliance with the six-year inspection and review cycle. The county has hired a contract appraiser to complete the review work which includes a physical on-site inspection, with new photographs and interviews if possible. Intensive use is identified for the hog confinements. The county has identified some acres in Conservation Reserve Program (CRP) and values it as dryland. Wetland Reserve Program (WRP) acres are identified and valued at 100% of market value.

2025 Agricultural Assessment Details for Cherry 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	2019-2024*	2017-2024*	2019-2024*	2019-2024*	
AB DW	Agricultural dwellings	2019-2024*	2017-2024*	2019-2024*	2019-2024*	
<u>Additional comments:</u> Northern 3 Townships were inspected and revalued. Outbuildings were moved to Marshall & Swift Costing and depreciation from user defined codes. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	There is currently only one market area.	2021	7-11% increase to Grass by LCG
<u>Additional comments:</u> * = assessment action for current year			

2025 Agricultural Correlation for Cherry County

Description of Analysis

Overall, the statistical sample contains 49 sales within the three-year study period. The median and mean are within the acceptable range while the weighted mean is slightly below the range.

Review of the 80% Majority Land Use Substrata shows only the grass land subclass has sales, with a median and weighted mean within the acceptable range, while the mean is slightly high. Comparison of the weighted average acre value versus the surrounding counties reveal the values set by the county are similar and are considered equalized.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows the same level of increase to total agricultural land that was reflected in the reported assessment actions. Cherry County has a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistic can be found in the appendix of this report but contains a small sample of sales affected by two outliers. Based on the review of the statistics and the reduced values reported by the Cherry County Assessor, the valuations were reduced as required.

Equalization and Quality of Assessment

Agricultural improvements are valued using the same cost and depreciation as rural residential parcels and are considered to be equalized at an acceptable level of value.

Based on all available information, agricultural land values in Cherry County are determined to be assessed uniformly and according to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Grass						
County	45	73.62	76.19	69.45	18.70	109.70
1	45	73.62	76.19	69.45	18.70	109.70
ALL	49	70.59	74.79	67.57	19.46	110.69

Level of Value

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

Level of Value-LB 2

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022) A review of agricultural land value in Cherry 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 Cherry County is 50%.

2025 Opinions of the Property Tax Administrator for Cherry 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



A handwritten signature in cursive script, reading "Sarah Scott".

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Cherry County

Residential Real Property - Current

Number of Sales	115	Median	95.31
Total Sales Price	\$22,882,650	Mean	100.36
Total Adj. Sales Price	\$22,882,650	Wgt. Mean	93.52
Total Assessed Value	\$21,399,650	Average Assessed Value of the Base	\$129,346
Avg. Adj. Sales Price	\$198,980	Avg. Assessed Value	\$186,084

Confidence Interval - Current

95% Median C.I	91.81 to 98.77
95% Wgt. Mean C.I	90.19 to 96.84
95% Mean C.I	95.62 to 105.10
% of Value of the Class of all Real Property Value in the County	11.18
% of Records Sold in the Study Period	4.49
% of Value Sold in the Study Period	6.46

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	131	96	98.52
2023	149	96	96.26
2022	129	95	95.23
2021	113	92	91.74

2025 Commission Summary for Cherry County

Commercial Real Property - Current

Number of Sales	36	Median	92.62
Total Sales Price	\$7,091,004	Mean	92.41
Total Adj. Sales Price	\$7,091,004	Wgt. Mean	79.32
Total Assessed Value	\$5,624,326	Average Assessed Value of the Base	\$158,540
Avg. Adj. Sales Price	\$196,972	Avg. Assessed Value	\$156,231

Confidence Interval - Current

95% Median C.I	73.77 to 101.03
95% Wgt. Mean C.I	63.43 to 95.20
95% Mean C.I	80.45 to 104.37
% of Value of the Class of all Real Property Value in the County	3.73
% of Records Sold in the Study Period	5.16
% of Value Sold in the Study Period	5.09

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	34	97	95.48
2023	30	97	96.54
2022	26	97	96.88
2021	25	100	93.88

16 Cherry
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 115
 Total Sales Price : 22,882,650
 Total Adj. Sales Price : 22,882,650
 Total Assessed Value : 21,399,650
 Avg. Adj. Sales Price : 198,980
 Avg. Assessed Value : 186,084

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 100

 COD : 18.45
 PRD : 107.31

COV : 25.86
 STD : 25.95
 Avg. Abs. Dev : 17.58

 MAX Sales Ratio : 198.66
 MIN Sales Ratio : 57.24

95% Median C.I. : 91.81 to 98.77
 95% Wgt. Mean C.I. : 90.19 to 96.84
 95% Mean C.I. : 95.62 to 105.10

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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	10	100.12	105.23	96.60	20.03	108.93	71.78	198.66	80.78 to 116.94	223,690	216,089
01-JAN-23 To 31-MAR-23	7	98.95	118.30	98.56	27.10	120.03	77.23	197.47	77.23 to 197.47	309,714	305,248
01-APR-23 To 30-JUN-23	18	92.52	97.18	92.64	17.22	104.90	57.24	162.82	81.77 to 102.06	183,194	169,714
01-JUL-23 To 30-SEP-23	13	92.03	93.00	90.81	10.08	102.41	73.11	115.71	85.28 to 103.58	164,192	149,103
01-OCT-23 To 31-DEC-23	17	108.42	116.88	108.84	22.08	107.39	67.66	168.64	95.58 to 149.24	110,259	120,009
01-JAN-24 To 31-MAR-24	10	100.67	110.45	105.52	13.49	104.67	92.19	155.89	94.29 to 132.35	205,900	217,256
01-APR-24 To 30-JUN-24	24	87.38	87.98	84.51	12.84	104.11	66.89	117.11	75.17 to 95.03	256,906	217,113
01-JUL-24 To 30-SEP-24	16	90.63	93.74	91.14	17.15	102.85	70.76	159.82	77.99 to 102.71	184,163	167,838
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	48	95.08	100.81	94.45	18.07	106.73	57.24	198.66	88.29 to 101.47	204,935	193,559
01-OCT-23 To 30-SEP-24	67	95.56	100.04	92.82	18.70	107.78	66.89	168.64	90.14 to 100.46	194,713	180,729
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	55	97.14	104.97	96.79	19.94	108.45	57.24	197.47	92.17 to 103.58	172,262	166,729
<u>ALL</u>	115	95.31	100.36	93.52	18.45	107.31	57.24	198.66	91.81 to 98.77	198,980	186,084

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	86	93.15	101.44	93.11	21.06	108.95	57.24	198.66	88.29 to 98.77	191,677	178,472
2	8	98.30	103.21	92.31	13.78	111.81	69.25	159.82	69.25 to 159.82	300,125	277,040
3	13	92.03	92.35	89.08	14.40	103.67	67.66	121.69	73.52 to 111.58	104,877	93,424
5	8	100.41	98.96	99.48	02.72	99.48	92.17	103.48	92.17 to 103.48	329,250	327,529
<u>ALL</u>	115	95.31	100.36	93.52	18.45	107.31	57.24	198.66	91.81 to 98.77	198,980	186,084

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	114	95.17	100.36	93.38	18.59	107.47	57.24	198.66	91.81 to 98.64	196,909	183,883
06	1	100.46	100.46	100.46	00.00	100.00	100.46	100.46	N/A	435,000	436,990
07											
<u>ALL</u>	115	95.31	100.36	93.52	18.45	107.31	57.24	198.66	91.81 to 98.77	198,980	186,084

16 Cherry
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 115	MEDIAN : 95	COV : 25.86	95% Median C.I. : 91.81 to 98.77
Total Sales Price : 22,882,650	WGT. MEAN : 94	STD : 25.95	95% Wgt. Mean C.I. : 90.19 to 96.84
Total Adj. Sales Price : 22,882,650	MEAN : 100	Avg. Abs. Dev : 17.58	95% Mean C.I. : 95.62 to 105.10
Total Assessed Value : 21,399,650			
Avg. Adj. Sales Price : 198,980	COD : 18.45	MAX Sales Ratio : 198.66	
Avg. Assessed Value : 186,084	PRD : 107.31	MIN Sales Ratio : 57.24	

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
___Low \$ Ranges___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
___Ranges Excl. Low \$___											
Greater Than 4,999	115	95.31	100.36	93.52	18.45	107.31	57.24	198.66	91.81 to 98.77	198,980	186,084
Greater Than 14,999	115	95.31	100.36	93.52	18.45	107.31	57.24	198.66	91.81 to 98.77	198,980	186,084
Greater Than 29,999	115	95.31	100.36	93.52	18.45	107.31	57.24	198.66	91.81 to 98.77	198,980	186,084
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	9	119.39	131.34	129.93	18.65	101.09	88.50	197.47	113.34 to 168.64	46,500	60,419
60,000 TO 99,999	19	132.35	123.70	123.45	25.05	100.20	67.66	198.66	92.03 to 155.89	78,521	96,938
100,000 TO 149,999	21	94.29	94.58	94.66	13.11	99.92	70.76	134.61	81.34 to 102.06	125,162	118,473
150,000 TO 249,999	34	93.88	93.25	92.83	12.05	100.45	57.24	127.54	87.59 to 99.85	188,815	175,276
250,000 TO 499,999	28	89.85	89.60	89.38	10.58	100.25	66.89	107.07	80.60 to 98.95	340,898	304,679
500,000 TO 999,999	4	88.73	85.88	85.57	12.24	100.36	69.25	96.80	N/A	594,750	508,931
1,000,000 +											
___ALL___	115	95.31	100.36	93.52	18.45	107.31	57.24	198.66	91.81 to 98.77	198,980	186,084

16 Cherry
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 36
 Total Sales Price : 7,091,004
 Total Adj. Sales Price : 7,091,004
 Total Assessed Value : 5,624,326
 Avg. Adj. Sales Price : 196,972
 Avg. Assessed Value : 156,231

MEDIAN : 93
 WGT. MEAN : 79
 MEAN : 92
 COD : 27.31
 PRD : 116.50

COV : 39.61
 STD : 36.60
 Avg. Abs. Dev : 25.29
 MAX Sales Ratio : 230.13
 MIN Sales Ratio : 31.64

95% Median C.I. : 73.77 to 101.03
 95% Wgt. Mean C.I. : 63.43 to 95.20
 95% Mean C.I. : 80.45 to 104.37

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	5	96.73	101.25	97.53	08.07	103.81	92.54	123.27	N/A	197,056	192,184
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	1	59.17	59.17	59.17	00.00	100.00	59.17	59.17	N/A	100,000	59,171
01-JUL-22 To 30-SEP-22	4	86.11	95.36	85.59	28.88	111.41	70.42	138.80	N/A	141,500	121,115
01-OCT-22 To 31-DEC-22	2	77.97	77.97	54.83	32.44	142.20	52.68	103.25	N/A	882,500	483,897
01-JAN-23 To 31-MAR-23	4	82.58	82.93	77.01	22.12	107.69	47.65	118.91	N/A	186,250	143,425
01-APR-23 To 30-JUN-23	3	75.57	118.89	84.10	79.03	141.37	50.98	230.13	N/A	58,333	49,058
01-JUL-23 To 30-SEP-23	5	94.17	94.18	90.48	14.01	104.09	62.46	126.72	N/A	92,000	83,243
01-OCT-23 To 31-DEC-23	3	100.61	93.20	88.37	15.29	105.47	66.43	112.56	N/A	174,667	154,360
01-JAN-24 To 31-MAR-24	2	67.86	67.86	69.10	53.37	98.21	31.64	104.07	N/A	145,000	100,202
01-APR-24 To 30-JUN-24	2	54.46	54.46	52.86	29.01	103.03	38.66	70.26	N/A	272,500	144,057
01-JUL-24 To 30-SEP-24	5	91.16	108.07	113.63	27.12	95.11	73.77	146.52	N/A	187,144	212,659
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	10	94.71	94.69	91.11	18.59	103.93	59.17	138.80	70.42 to 123.27	165,128	150,455
01-OCT-22 To 30-SEP-23	14	88.21	93.94	66.93	32.90	140.36	47.65	230.13	52.68 to 118.91	224,643	150,349
01-OCT-23 To 30-SEP-24	12	90.09	88.71	87.81	30.06	101.02	31.64	146.52	66.43 to 112.56	191,227	167,908
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	7	70.56	85.22	62.17	32.68	137.08	52.68	138.80	52.68 to 138.80	347,286	215,918
01-JAN-23 To 31-DEC-23	15	92.92	95.92	84.04	29.38	114.14	47.65	230.13	66.43 to 112.56	126,933	106,678
<u>ALL</u>	36	92.62	92.41	79.32	27.31	116.50	31.64	230.13	73.77 to 101.03	196,972	156,231

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	30	91.85	90.33	75.71	23.97	119.31	38.66	230.13	73.77 to 96.73	211,259	159,949
2	2	85.76	85.76	105.49	63.11	81.30	31.64	139.87	N/A	220,361	232,457
3	4	119.71	111.28	115.50	26.22	96.35	59.17	146.52	N/A	78,125	90,233
<u>ALL</u>	36	92.62	92.41	79.32	27.31	116.50	31.64	230.13	73.77 to 101.03	196,972	156,231

16 Cherry
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 36
Total Sales Price : 7,091,004
Total Adj. Sales Price : 7,091,004
Total Assessed Value : 5,624,326
Avg. Adj. Sales Price : 196,972
Avg. Assessed Value : 156,231

MEDIAN : 93
WGT. MEAN : 79
MEAN : 92
COD : 27.31
PRD : 116.50

COV : 39.61
STD : 36.60
Avg. Abs. Dev : 25.29
MAX Sales Ratio : 230.13
MIN Sales Ratio : 31.64

95% Median C.I. : 73.77 to 101.03
95% Wgt. Mean C.I. : 63.43 to 95.20
95% Mean C.I. : 80.45 to 104.37

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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	36	92.62	92.41	79.32	27.31	116.50	31.64	230.13	73.77 to 101.03	196,972	156,231
04											
<u>ALL</u>	36	92.62	92.41	79.32	27.31	116.50	31.64	230.13	73.77 to 101.03	196,972	156,231

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	100.61	100.61	100.61	00.00	100.00	100.61	100.61	N/A	12,500	12,576
Less Than 30,000	2	165.37	165.37	180.31	39.16	91.71	100.61	230.13	N/A	16,250	29,301
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	36	92.62	92.41	79.32	27.31	116.50	31.64	230.13	73.77 to 101.03	196,972	156,231
Greater Than 14,999	35	92.54	92.17	79.28	27.86	116.26	31.64	230.13	73.77 to 101.03	202,243	160,336
Greater Than 29,999	34	91.85	88.11	78.85	24.49	111.74	31.64	146.52	70.56 to 101.03	207,603	163,698
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	100.61	100.61	100.61	00.00	100.00	100.61	100.61	N/A	12,500	12,576
15,000 TO 29,999	1	230.13	230.13	230.13	00.00	100.00	230.13	230.13	N/A	20,000	46,025
30,000 TO 59,999	4	125.00	120.43	120.11	09.86	100.27	92.92	138.80	N/A	46,321	55,635
60,000 TO 99,999	5	83.49	80.46	81.25	15.74	99.03	50.98	103.25	N/A	78,000	63,375
100,000 TO 149,999	10	77.72	75.97	75.53	21.17	100.58	31.64	101.03	59.17 to 94.17	113,500	85,722
150,000 TO 249,999	8	102.87	102.38	99.49	17.63	102.90	70.26	146.52	70.26 to 146.52	195,125	194,131
250,000 TO 499,999	5	66.43	76.75	76.49	43.56	100.34	38.66	139.87	N/A	299,444	229,058
500,000 TO 999,999	1	96.73	96.73	96.73	00.00	100.00	96.73	96.73	N/A	600,000	580,393
1,000,000 TO 1,999,999	1	52.68	52.68	52.68	00.00	100.00	52.68	52.68	N/A	1,690,000	890,356
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	36	92.62	92.41	79.32	27.31	116.50	31.64	230.13	73.77 to 101.03	196,972	156,231

16 Cherry
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 36
 Total Sales Price : 7,091,004
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 Total Assessed Value : 5,624,326
 Avg. Adj. Sales Price : 196,972
 Avg. Assessed Value : 156,231

MEDIAN : 93
 WGT. MEAN : 79
 MEAN : 92
 COD : 27.31
 PRD : 116.50

COV : 39.61
 STD : 36.60
 Avg. Abs. Dev : 25.29
 MAX Sales Ratio : 230.13
 MIN Sales Ratio : 31.64

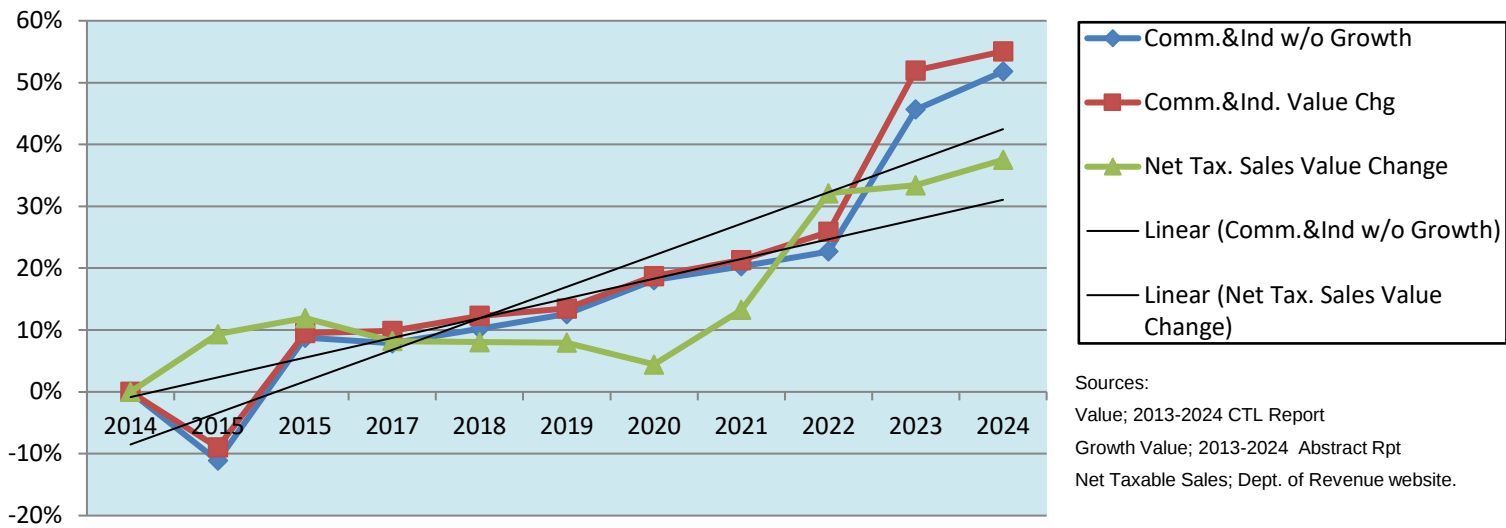
95% Median C.I. : 73.77 to 101.03
 95% Wgt. Mean C.I. : 63.43 to 95.20
 95% Mean C.I. : 80.45 to 104.37

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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
319	1	91.16	91.16	91.16	00.00	100.00	91.16	91.16	N/A	300,000	273,466
344	6	93.37	94.43	91.03	19.91	103.74	70.26	123.27	70.26 to 123.27	129,214	117,625
350	2	116.49	116.49	109.05	19.16	106.82	94.17	138.80	N/A	75,000	81,786
352	2	59.56	59.56	54.59	11.55	109.10	52.68	66.43	N/A	980,750	535,358
353	7	92.92	85.63	78.09	14.29	109.66	38.66	104.07	38.66 to 104.07	142,857	111,550
384	1	92.69	92.69	92.69	00.00	100.00	92.69	92.69	N/A	100,000	92,690
386	1	31.64	31.64	31.64	00.00	100.00	31.64	31.64	N/A	140,000	44,299
406	8	103.97	114.90	104.34	37.52	110.12	62.46	230.13	62.46 to 230.13	142,715	148,904
418	1	101.66	101.66	101.66	00.00	100.00	101.66	101.66	N/A	165,000	167,742
419	1	146.52	146.52	146.52	00.00	100.00	146.52	146.52	N/A	150,000	219,785
442	1	59.17	59.17	59.17	00.00	100.00	59.17	59.17	N/A	100,000	59,171
445	1	47.65	47.65	47.65	00.00	100.00	47.65	47.65	N/A	325,000	154,863
471	1	50.98	50.98	50.98	00.00	100.00	50.98	50.98	N/A	65,000	33,135
528	2	85.59	85.59	73.75	17.56	116.05	70.56	100.61	N/A	58,750	43,331
543	1	96.73	96.73	96.73	00.00	100.00	96.73	96.73	N/A	600,000	580,393
<u>ALL</u>	<u>36</u>	92.62	92.41	79.32	27.31	116.50	31.64	230.13	73.77 to 101.03	196,972	156,231

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 65,418,696	\$ 2,412,010	3.69%	\$ 63,006,686		\$ 65,498,248	
2014	\$ 59,534,324	\$ 1,400,860	2.35%	\$ 58,133,464	-11.14%	\$ 71,610,401	9.33%
2015	\$ 71,641,461	\$ 484,969	0.68%	\$ 71,156,492	19.52%	\$ 73,322,291	2.39%
2015	\$ 71,864,809	\$ 1,297,784	1.81%	\$ 70,567,025	-1.50%	\$ 70,878,203	-3.33%
2017	\$ 73,453,950	\$ 1,352,167	1.84%	\$ 72,101,783	0.33%	\$ 70,773,086	-0.15%
2018	\$ 74,247,195	\$ 591,478	0.80%	\$ 73,655,717	0.27%	\$ 70,702,008	-0.10%
2019	\$ 77,673,391	\$ 437,452	0.56%	\$ 77,235,939	4.03%	\$ 68,388,375	-3.27%
2020	\$ 79,350,744	\$ 643,292	0.81%	\$ 78,707,452	1.33%	\$ 74,173,795	8.46%
2021	\$ 82,345,533	\$ 2,084,586	2.53%	\$ 80,260,947	1.15%	\$ 86,531,214	16.66%
2022	\$ 99,417,893	\$ 4,123,066	4.15%	\$ 95,294,827	15.73%	\$ 87,379,992	0.98%
2023	\$ 101,436,490	\$ 2,132,080	2.10%	\$ 99,304,410	-0.11%	\$ 90,074,984	3.08%
2024	\$ 106,847,487	\$ 4,191,980	3.92%	\$ 102,655,507	1.20%	\$ 90,137,223	0.07%
Ann %chg	6.02%			Average	2.80%	2.33%	3.10%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-11.14%	-8.99%	9.33%
2015	8.77%	9.51%	11.95%
2016	7.87%	9.85%	8.21%
2017	10.22%	12.28%	8.05%
2018	12.59%	13.50%	7.94%
2019	18.06%	18.73%	4.41%
2020	20.31%	21.30%	13.25%
2021	22.69%	25.87%	32.11%
2022	45.67%	51.97%	33.41%
2023	51.80%	55.06%	37.52%
2024	56.92%	63.33%	37.62%

County Number	16
County Name	Cherry

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	120	COV :	36.05	95% Median C.I. :	N/A
Total Sales Price :	462,500	Wgt. Mean :	116	STD :	40.12	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	312,500	Mean :	111	Avg.Abs.Dev :	31.39	95% Mean C.I. :	47.45 to 175.11
Total Assessed Value :	360,932						
Avg. Adj. Sales Price :	78,125	COD :	26.22	MAX Sales Ratio :	146.52		
Avg. Assessed Value :	90,233	PRD :	96.35	MIN Sales Ratio :	59.17		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	59.17	59.17	59.17		100.00	59.17	59.17	N/A	100,000	59,171
07/01/2022 To 09/30/2022	1	138.80	138.80	138.80		100.00	138.80	138.80	N/A	50,000	69,400
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	100.61	100.61	100.61		100.00	100.61	100.61	N/A	12,500	12,576
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	146.52	146.52	146.52		100.00	146.52	146.52	N/A	150,000	219,785
____Study Yrs____											
10/01/2021 To 09/30/2022	2	98.99	98.99	85.71	40.23	115.49	59.17	138.80	N/A	75,000	64,286
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	2	123.57	123.57	142.99	18.58	86.42	100.61	146.52	N/A	81,250	116,181
____Calendar Yrs____											
01/01/2022 To 12/31/2022	2	98.99	98.99	85.71	40.23	115.49	59.17	138.80	N/A	75,000	64,286
01/01/2023 To 12/31/2023	1	100.61	100.61	100.61		100.00	100.61	100.61	N/A	12,500	12,576

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	120	COV :	36.05	95% Median C.I. :	N/A
Total Sales Price :	462,500	Wgt. Mean :	116	STD :	40.12	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	312,500	Mean :	111	Avg.Abs.Dev :	31.39	95% Mean C.I. :	47.45 to 175.11
Total Assessed Value :	360,932						
Avg. Adj. Sales Price :	78,125	COD :	26.22	MAX Sales Ratio :	146.52		
Avg. Assessed Value :	90,233	PRD :	96.35	MIN Sales Ratio :	59.17		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	4	119.71	111.28	115.50	26.22	96.35	59.17	146.52	N/A	78,125	90,233

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02											
03	4	119.71	111.28	115.50	26.22	96.35	59.17	146.52	N/A	78,125	90,233
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	120	COV :	36.05	95% Median C.I. :	N/A
Total Sales Price :	462,500	Wgt. Mean :	116	STD :	40.12	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	312,500	Mean :	111	Avg.Abs.Dev :	31.39	95% Mean C.I. :	47.45 to 175.11
Total Assessed Value :	360,932						
Avg. Adj. Sales Price :	78,125	COD :	26.22	MAX Sales Ratio :	146.52		
Avg. Assessed Value :	90,233	PRD :	96.35	MIN Sales Ratio :	59.17		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	1	100.61	100.61	100.61		100.00	100.61	100.61	N/A	12,500	12,576
Less Than 30,000	1	100.61	100.61	100.61		100.00	100.61	100.61	N/A	12,500	12,576
__Ranges Excl. Low \$__											
Greater Than 4,999	4	119.71	111.28	115.50	26.22	96.35	59.17	146.52	N/A	78,125	90,233
Greater Than 15,000	3	138.80	114.83	116.12	20.98	98.89	59.17	146.52	N/A	100,000	116,119
Greater Than 30,000	3	138.80	114.83	116.12	20.98	98.89	59.17	146.52	N/A	100,000	116,119
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	100.61	100.61	100.61		100.00	100.61	100.61	N/A	12,500	12,576
15,000 TO 29,999											
30,000 TO 59,999	1	138.80	138.80	138.80		100.00	138.80	138.80	N/A	50,000	69,400
60,000 TO 99,999											
100,000 TO 149,999	1	59.17	59.17	59.17		100.00	59.17	59.17	N/A	100,000	59,171
150,000 TO 249,999	1	146.52	146.52	146.52		100.00	146.52	146.52	N/A	150,000	219,785
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	120	COV :	36.05	95% Median C.I. :	N/A
Total Sales Price :	462,500	Wgt. Mean :	116	STD :	40.12	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	312,500	Mean :	111	Avg.Abs.Dev :	31.39	95% Mean C.I. :	47.45 to 175.11
Total Assessed Value :	360,932						
Avg. Adj. Sales Price :	78,125	COD :	26.22	MAX Sales Ratio :	146.52		
Avg. Assessed Value :	90,233	PRD :	96.35	MIN Sales Ratio :	59.17		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
350	1	138.80	138.80	138.80		100.00	138.80	138.80	N/A	50,000	69,400
419	1	146.52	146.52	146.52		100.00	146.52	146.52	N/A	150,000	219,785
442	1	59.17	59.17	59.17		100.00	59.17	59.17	N/A	100,000	59,171
528	1	100.61	100.61	100.61		100.00	100.61	100.61	N/A	12,500	12,576

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	104	COV :	47.17	95% Median C.I. :	62.46 to 230.13
Total Sales Price :	1,141,722	Wgt. Mean :	104	STD :	54.20	95% Wgt. Mean C.I. :	70.78 to 137.90
Total Adj. Sales Price :	1,141,722	Mean :	115	Avg. Abs. Dev :	39.01	95% Mean C.I. :	69.58 to 160.22
Total Assessed Value :	1,191,231						
Avg. Adj. Sales Price :	142,715	COD :	37.52	MAX Sales Ratio :	230.13		
Avg. Assessed Value :	148,904	PRD :	110.12	MIN Sales Ratio :	62.46		

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
____ Qtrrs ____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	1	70.42	70.42	70.42		100.00	70.42	70.42	N/A	246,000	173,232
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	2	100.29	100.29	103.25	18.58	97.13	81.66	118.91	N/A	172,500	178,108
04/01/2023 To 06/30/2023	1	230.13	230.13	230.13		100.00	230.13	230.13	N/A	20,000	46,025
07/01/2023 To 09/30/2023	2	94.59	94.59	82.40	33.97	114.79	62.46	126.72	N/A	72,500	59,740
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	114.45	114.45	128.66	22.22	88.96	89.02	139.87	N/A	192,861	248,140
____ Study Yrs ____											
10/01/2021 To 09/30/2022	1	70.42	70.42	70.42		100.00	70.42	70.42	N/A	246,000	173,232
10/01/2022 To 09/30/2023	5	118.91	123.98	102.30	35.78	121.19	62.46	230.13	N/A	102,000	104,344
10/01/2023 To 09/30/2024	2	114.45	114.45	128.66	22.22	88.96	89.02	139.87	N/A	192,861	248,140
____ Calendar Yrs ____											
01/01/2022 To 12/31/2022	1	70.42	70.42	70.42		100.00	70.42	70.42	N/A	246,000	173,232
01/01/2023 To 12/31/2023	5	118.91	123.98	102.30	35.78	121.19	62.46	230.13	N/A	102,000	104,344

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	104	COV :	47.17	95% Median C.I. :	62.46 to 230.13
Total Sales Price :	1,141,722	Wgt. Mean :	104	STD :	54.20	95% Wgt. Mean C.I. :	70.78 to 137.90
Total Adj. Sales Price :	1,141,722	Mean :	115	Avg. Abs. Dev :	39.01	95% Mean C.I. :	69.58 to 160.22
Total Assessed Value :	1,191,231						
Avg. Adj. Sales Price :	142,715	COD :	37.52	MAX Sales Ratio :	230.13		
Avg. Assessed Value :	148,904	PRD :	110.12	MIN Sales Ratio :	62.46		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	7	89.02	111.33	91.63	41.92	121.50	62.46	230.13	62.46 to 230.13	120,143	110,088
2	1	139.87	139.87	139.87		100.00	139.87	139.87	N/A	300,722	420,614

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	8	103.97	114.90	104.34	37.52	110.12	62.46	230.13	62.46 to 230.13	142,715	148,904
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	104	COV :	47.17	95% Median C.I. :	62.46 to 230.13
Total Sales Price :	1,141,722	Wgt. Mean :	104	STD :	54.20	95% Wgt. Mean C.I. :	70.78 to 137.90
Total Adj. Sales Price :	1,141,722	Mean :	115	Avg. Abs. Dev :	39.01	95% Mean C.I. :	69.58 to 160.22
Total Assessed Value :	1,191,231						
Avg. Adj. Sales Price :	142,715	COD :	37.52	MAX Sales Ratio :	230.13		
Avg. Assessed Value :	148,904	PRD :	110.12	MIN Sales Ratio :	62.46		

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	230.13	230.13	230.13		100.00	230.13	230.13	N/A	20,000	46,025
___Ranges Excl. Low \$___											
Greater Than 4,999	8	103.97	114.90	104.34	37.52	110.12	62.46	230.13	62.46 to 230.13	142,715	148,904
Greater Than 15,000	8	103.97	114.90	104.34	37.52	110.12	62.46	230.13	62.46 to 230.13	142,715	148,904
Greater Than 30,000	7	89.02	98.44	102.09	27.43	96.42	62.46	139.87	62.46 to 139.87	160,246	163,601
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	230.13	230.13	230.13		100.00	230.13	230.13	N/A	20,000	46,025
30,000 TO 59,999	1	126.72	126.72	126.72		100.00	126.72	126.72	N/A	45,000	57,024
60,000 TO 99,999	1	89.02	89.02	89.02		100.00	89.02	89.02	N/A	85,000	75,665
100,000 TO 149,999	2	72.06	72.06	73.82	13.32	97.62	62.46	81.66	N/A	122,500	90,430
150,000 TO 249,999	2	94.67	94.67	92.16	25.62	102.72	70.42	118.91	N/A	223,000	205,522
250,000 TO 499,999	1	139.87	139.87	139.87		100.00	139.87	139.87	N/A	300,722	420,614
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	104	COV :	47.17	95% Median C.I. :	62.46 to 230.13
Total Sales Price :	1,141,722	Wgt. Mean :	104	STD :	54.20	95% Wgt. Mean C.I. :	70.78 to 137.90
Total Adj. Sales Price :	1,141,722	Mean :	115	Avg. Abs. Dev :	39.01	95% Mean C.I. :	69.58 to 160.22
Total Assessed Value :	1,191,231						
Avg. Adj. Sales Price :	142,715	COD :	37.52	MAX Sales Ratio :	230.13		
Avg. Assessed Value :	148,904	PRD :	110.12	MIN Sales Ratio :	62.46		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
406	8	103.97	114.90	104.34	37.52	110.12	62.46	230.13	62.46 to 230.13	142,715	148,904

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

16 Cherry
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 49
 Total Sales Price : 91,410,636
 Total Adj. Sales Price : 91,410,636
 Total Assessed Value : 61,763,347
 Avg. Adj. Sales Price : 1,865,523
 Avg. Assessed Value : 1,260,476

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 75
 COD : 19.46
 PRD : 110.69

COV : 30.83
 STD : 23.06
 Avg. Abs. Dev : 13.74
 MAX Sales Ratio : 165.83
 MIN Sales Ratio : 40.17

95% Median C.I. : 67.09 to 75.47
 95% Wgt. Mean C.I. : 63.09 to 72.04
 95% Mean C.I. : 68.33 to 81.25

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	2	87.36	87.36	89.11	05.55	98.04	82.51	92.21	N/A	181,324	161,583
01-JAN-22 To 31-MAR-22	2	80.86	80.86	88.42	16.63	91.45	67.41	94.30	N/A	1,601,828	1,416,371
01-APR-22 To 30-JUN-22	1	88.81	88.81	88.81	00.00	100.00	88.81	88.81	N/A	840,000	745,968
01-JUL-22 To 30-SEP-22	1	60.13	60.13	60.13	00.00	100.00	60.13	60.13	N/A	700,000	420,920
01-OCT-22 To 31-DEC-22	2	66.28	66.28	55.15	18.60	120.18	53.95	78.60	N/A	5,140,002	2,834,777
01-JAN-23 To 31-MAR-23	6	68.77	75.20	71.08	11.81	105.80	66.73	102.92	66.73 to 102.92	2,040,971	1,450,741
01-APR-23 To 30-JUN-23	7	70.59	69.23	71.05	13.56	97.44	40.17	83.61	40.17 to 83.61	2,962,078	2,104,571
01-JUL-23 To 30-SEP-23	2	76.48	76.48	76.81	01.94	99.57	75.00	77.96	N/A	331,000	254,251
01-OCT-23 To 31-DEC-23	10	69.80	67.39	63.49	15.44	106.14	47.09	89.37	47.26 to 81.50	2,270,023	1,441,288
01-JAN-24 To 31-MAR-24	6	80.65	105.82	71.01	40.15	149.02	67.71	165.83	67.71 to 165.83	777,000	551,750
01-APR-24 To 30-JUN-24	5	67.09	68.63	68.38	02.77	100.37	66.33	74.87	N/A	2,545,000	1,740,154
01-JUL-24 To 30-SEP-24	5	58.35	61.17	61.09	23.02	100.13	44.67	90.65	N/A	458,946	280,382
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	6	85.66	80.90	84.66	12.70	95.56	60.13	94.30	60.13 to 94.30	851,050	720,466
01-OCT-22 To 30-SEP-23	17	70.59	71.84	67.42	12.79	106.56	40.17	102.92	66.73 to 78.60	2,583,669	1,742,029
01-OCT-23 To 30-SEP-24	26	67.77	75.30	65.66	24.11	114.68	44.67	165.83	66.33 to 75.47	1,630,075	1,070,233
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	6	73.01	73.87	64.36	18.31	114.78	53.95	94.30	53.95 to 94.30	2,503,943	1,611,531
01-JAN-23 To 31-DEC-23	25	70.59	70.51	68.08	13.40	103.57	40.17	102.92	66.91 to 75.40	2,253,704	1,534,313
<u>ALL</u>	49	70.59	74.79	67.57	19.46	110.69	40.17	165.83	67.09 to 75.47	1,865,523	1,260,476

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	49	70.59	74.79	67.57	19.46	110.69	40.17	165.83	67.09 to 75.47	1,865,523	1,260,476
<u>ALL</u>	49	70.59	74.79	67.57	19.46	110.69	40.17	165.83	67.09 to 75.47	1,865,523	1,260,476

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Grass</u>											
County	44	73.73	76.43	69.95	18.87	109.26	40.17	165.83	67.09 to 77.96	1,573,753	1,100,884
1	44	73.73	76.43	69.95	18.87	109.26	40.17	165.83	67.09 to 77.96	1,573,753	1,100,884
<u>ALL</u>	49	70.59	74.79	67.57	19.46	110.69	40.17	165.83	67.09 to 75.47	1,865,523	1,260,476

16 Cherry
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 49	MEDIAN : 71	COV : 30.83	95% Median C.I. : 67.09 to 75.47
Total Sales Price : 91,410,636	WGT. MEAN : 68	STD : 23.06	95% Wgt. Mean C.I. : 63.09 to 72.04
Total Adj. Sales Price : 91,410,636	MEAN : 75	Avg. Abs. Dev : 13.74	95% Mean C.I. : 68.33 to 81.25
Total Assessed Value : 61,763,347			
Avg. Adj. Sales Price : 1,865,523	COD : 19.46	MAX Sales Ratio : 165.83	
Avg. Assessed Value : 1,260,476	PRD : 110.69	MIN Sales Ratio : 40.17	

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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
____ Grass ____											
County	45	73.62	76.19	69.45	18.70	109.70	40.17	165.83	67.09 to 77.13	1,761,003	1,222,957
1	45	73.62	76.19	69.45	18.70	109.70	40.17	165.83	67.09 to 77.13	1,761,003	1,222,957
____ ALL ____	49	70.59	74.79	67.57	19.46	110.69	40.17	165.83	67.09 to 75.47	1,865,523	1,260,476

Cherry County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cherry	1	3,000	2,999	n/a	2,989	3,000	3,000	2,998	3,000	2,996
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Hooker	1	n/a	n/a	n/a	1,950	1,950	1,950	1,950	1,950	1,950
Grant	1	n/a	n/a	n/a	1,760	1,760	1,760	1,760	1,760	1,760
Sheridan	1	2,560	2,560	2,490	2,410	2,375	2,375	2,350	2,280	2,459
Keya Paha	1	3,550	3,550	3,525	3,525	3,500	3,500	3,480	3,480	3,515
Brown	1	3,670	3,670	3,470	3,470	2,400	3,200	3,200	3,090	3,377

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cherry	1	n/a	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	650	650
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sheridan	1	n/a	730	710	710	695	670	655	650	698
Keya Paha	1	1,330	1,330	1,320	1,320	1,300	1,300	1,295	1,295	1,316
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	1,003

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cherry	1	739	730	730	730	730	600	560	560	615
Blaine	2	680	680	680	680	650	650	650	650	655
Thomas	1	650	650	650	650	650	650	650	650	650
Hooker	1	656	656	656	656	656	656	656	656	656
Grant	1	645	645	645	645	645	645	n/a	650	645
Sheridan	1	610	610	605	605	580	580	575	555	579
Keya Paha	1	1,110	1,110	1,100	1,100	1,090	1,090	1,085	1,059	1,092
Brown	1	974	973	828	828	769	768	740	734	795

County	Mkt Area	CRP	TIMBER	WASTE
Cherry	1	1,000	n/a	100
Blaine	2	n/a	n/a	25
Thomas	1	n/a	n/a	150
Hooker	1	n/a	n/a	9
Grant	1	n/a	n/a	10
Sheridan	1	n/a	n/a	75
Keya Paha	1	n/a	n/a	79
Brown	1	739	793	75

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	52	COV :	48.46	95% Median C.I. :	40.09 to 109.72
Total Sales Price :	5,842,030	Wgt. Mean :	39	STD :	29.52	95% Wgt. Mean C.I. :	-21.20 to 99.84
Total Adj. Sales Price :	5,842,030	Mean :	61	Avg.Abs.Dev :	19.99	95% Mean C.I. :	38.22 to 83.60
Total Assessed Value :	2,297,276						
Avg. Adj. Sales Price :	649,114	COD :	38.15	MAX Sales Ratio :	110.55		
Avg. Assessed Value :	255,253	PRD :	154.91	MIN Sales Ratio :	27.97		

Printed : 03/28/2025

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>											
10/01/2021 To 12/31/2021	1	61.47	61.47	61.47		100.00	61.47	61.47	N/A	246,875	151,763
01/01/2022 To 03/31/2022	2	36.46	36.46	31.68	23.29	115.09	27.97	44.94	N/A	1,601,828	507,464
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	1	40.09	40.09	40.09		100.00	40.09	40.09	N/A	700,000	280,613
10/01/2022 To 12/31/2022	1	52.40	52.40	52.40		100.00	52.40	52.40	N/A	500,000	262,014
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	44.95	44.95	44.95		100.00	44.95	44.95	N/A	925,500	416,000
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	3	109.72	92.13	64.65	16.53	142.51	56.12	110.55	N/A	88,667	57,319
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	4	42.52	43.62	34.87	22.55	125.09	27.97	61.47	N/A	1,037,633	361,826
10/01/2022 To 09/30/2023	2	48.68	48.68	47.56	07.66	102.35	44.95	52.40	N/A	712,750	339,007
10/01/2023 To 09/30/2024	3	109.72	92.13	64.65	16.53	142.51	56.12	110.55	N/A	88,667	57,319
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	4	42.52	41.35	35.37	17.22	116.91	27.97	52.40	N/A	1,100,914	389,389
01/01/2023 To 12/31/2023	1	44.95	44.95	44.95		100.00	44.95	44.95	N/A	925,500	416,000
<u>ALL</u>											
10/01/2021 To 09/30/2024	9	52.40	60.91	39.32	38.15	154.91	27.97	110.55	40.09 to 109.72	649,114	255,253

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	52	COV :	48.46	95% Median C.I. :	40.09 to 109.72
Total Sales Price :	5,842,030	Wgt. Mean :	39	STD :	29.52	95% Wgt. Mean C.I. :	-21.20 to 99.84
Total Adj. Sales Price :	5,842,030	Mean :	61	Avg.Abs.Dev :	19.99	95% Mean C.I. :	38.22 to 83.60
Total Assessed Value :	2,297,276						
Avg. Adj. Sales Price :	649,114	COD :	38.15	MAX Sales Ratio :	110.55		
Avg. Assessed Value :	255,253	PRD :	154.91	MIN Sales Ratio :	27.97		

Printed : 03/28/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	9	52.40	60.91	39.32	38.15	154.91	27.97	110.55	40.09 to 109.72	649,114	255,253
_____ALL_____											
10/01/2021 To 09/30/2024	9	52.40	60.91	39.32	38.15	154.91	27.97	110.55	40.09 to 109.72	649,114	255,253

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
160006	1	27.97	27.97	27.97		100.00	27.97	27.97	N/A	2,503,655	700,333
160030	8	54.26	65.03	47.84	35.83	135.93	40.09	110.55	40.09 to 110.55	417,297	199,618
380011											
460001											
810010											
860001											
_____ALL_____											
10/01/2021 To 09/30/2024	9	52.40	60.91	39.32	38.15	154.91	27.97	110.55	40.09 to 109.72	649,114	255,253

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Grass_____											
County	7	56.12	65.47	37.16	41.05	176.18	27.97	110.55	27.97 to 110.55	602,361	223,812
1	7	56.12	65.47	37.16	41.05	176.18	27.97	110.55	27.97 to 110.55	602,361	223,812
_____ALL_____											
10/01/2021 To 09/30/2024	9	52.40	60.91	39.32	38.15	154.91	27.97	110.55	40.09 to 109.72	649,114	255,253

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

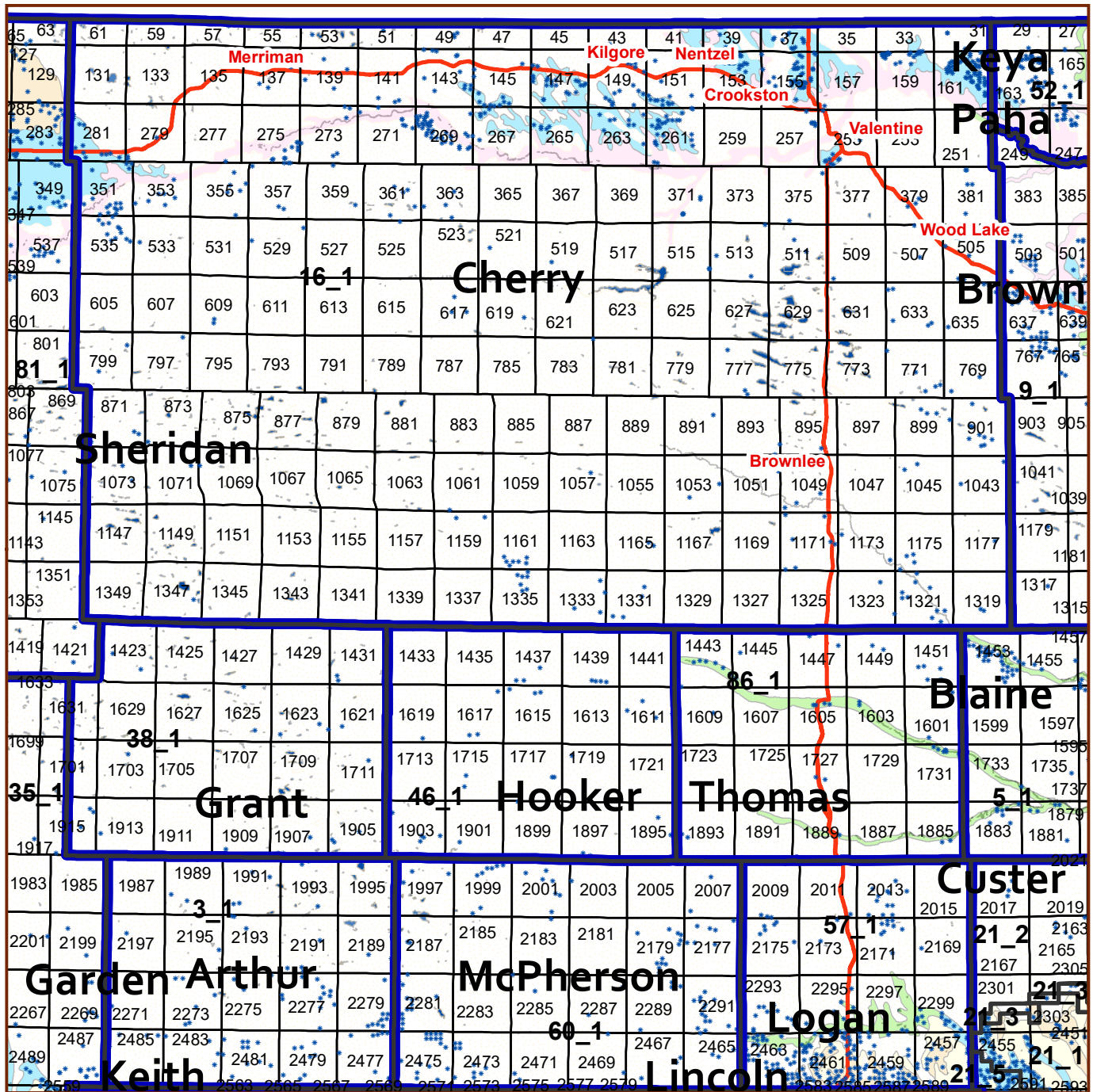
Number of Sales :	9	Median :	52	COV :	48.46	95% Median C.I. :	40.09 to 109.72
Total Sales Price :	5,842,030	Wgt. Mean :	39	STD :	29.52	95% Wgt. Mean C.I. :	-21.20 to 99.84
Total Adj. Sales Price :	5,842,030	Mean :	61	Avg.Abs.Dev :	19.99	95% Mean C.I. :	38.22 to 83.60
Total Assessed Value :	2,297,276						
Avg. Adj. Sales Price :	649,114	COD :	38.15	MAX Sales Ratio :	110.55		
Avg. Assessed Value :	255,253	PRD :	154.91	MIN Sales Ratio :	27.97		

Printed : 03/28/2025

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Grass_____											
County	7	56.12	65.47	37.16	41.05	176.18	27.97	110.55	27.97 to 110.55	602,361	223,812
1	7	56.12	65.47	37.16	41.05	176.18	27.97	110.55	27.97 to 110.55	602,361	223,812
_____ALL_____											
10/01/2021 To 09/30/2024	9	52.40	60.91	39.32	38.15	154.91	27.97	110.55	40.09 to 109.72	649,114	255,253

CHERRY COUNTY



Legend

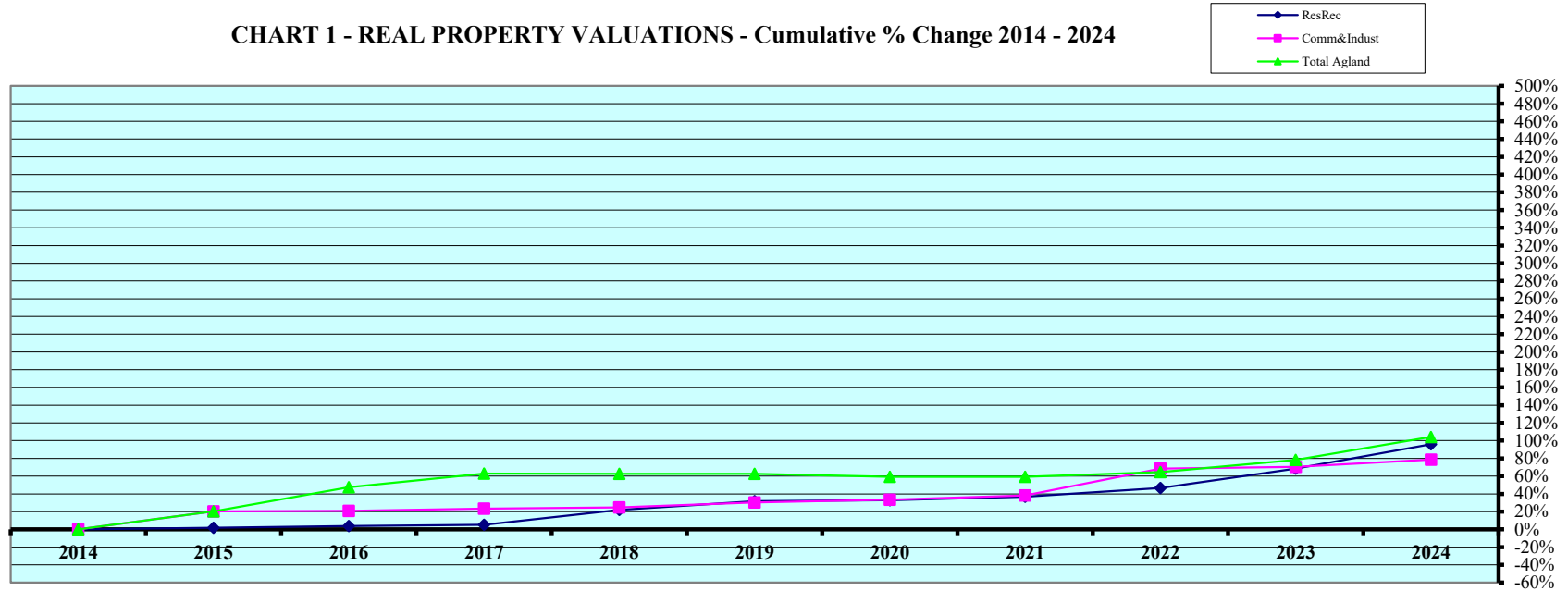
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	150,063,977	-	-	-	59,534,324	-	-	-	1,039,548,926	-	-	-
2015	152,513,265	2,449,288	1.63%	1.63%	71,641,461	12,107,137	20.34%	20.34%	1,248,627,499	209,078,573	20.11%	20.11%
2016	155,426,698	2,913,433	1.91%	3.57%	71,864,809	223,348	0.31%	20.71%	1,532,752,277	284,124,778	22.75%	47.44%
2017	157,831,856	2,405,158	1.55%	5.18%	73,453,950	1,589,141	2.21%	23.38%	1,692,506,684	159,754,407	10.42%	62.81%
2018	182,828,906	24,997,050	15.84%	21.83%	74,247,195	793,245	1.08%	24.71%	1,691,346,572	-1,160,112	-0.07%	62.70%
2019	197,640,744	14,811,838	8.10%	31.70%	77,673,391	3,426,196	4.61%	30.47%	1,691,230,431	-116,141	-0.01%	62.69%
2020	199,519,091	1,878,347	0.95%	32.96%	79,350,744	1,677,353	2.16%	33.29%	1,656,238,814	-34,991,617	-2.07%	59.32%
2021	205,463,090	5,943,999	2.98%	36.92%	82,345,533	2,994,789	3.77%	38.32%	1,656,453,405	214,591	0.01%	59.34%
2022	219,895,655	14,432,565	7.02%	46.53%	100,333,389	17,987,856	21.84%	68.53%	1,709,098,305	52,644,900	3.18%	64.41%
2023	252,747,450	32,851,795	14.94%	68.43%	101,515,473	1,182,084	1.18%	70.52%	1,851,760,506	142,662,201	8.35%	78.13%
2024	294,007,920	41,260,470	16.32%	95.92%	106,349,011	4,833,538	4.76%	78.63%	2,122,547,145	270,786,639	14.62%	104.18%

Rate Annual %chg: Residential & Recreational **6.96%**

Commercial & Industrial **5.97%**

Agricultural Land **7.40%**

Cnty# **16**
County **CHERRY**

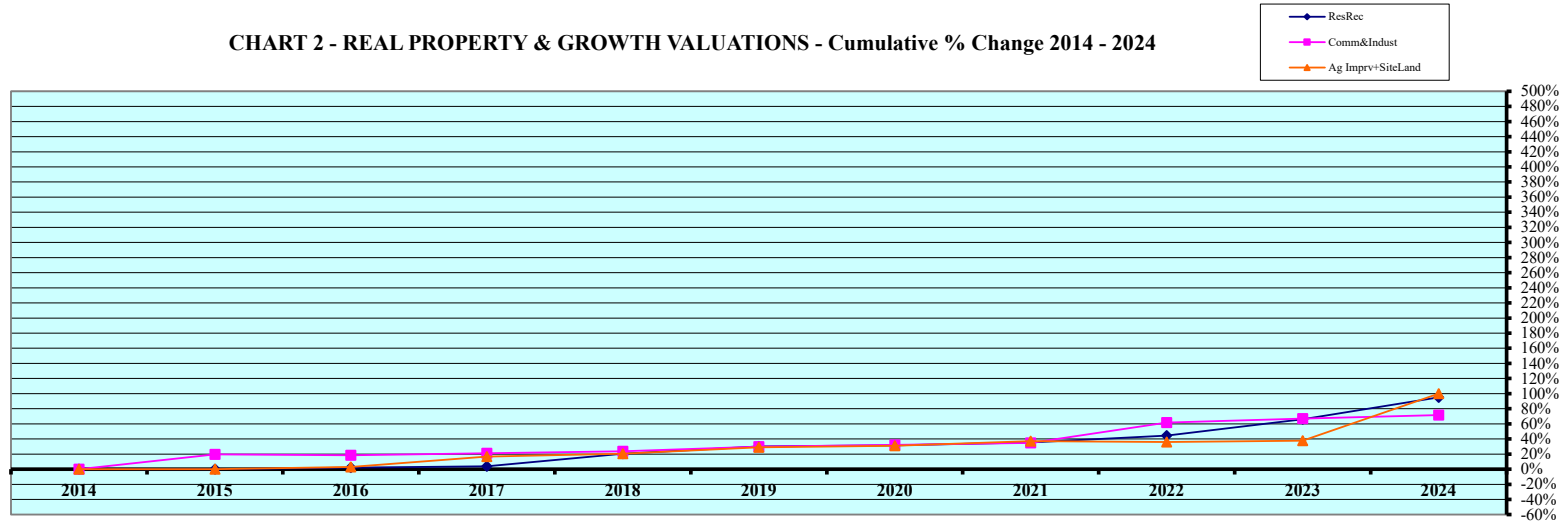
CHART 1

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

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

Prepared as of 02/11/2025

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



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	150,063,977	1,556,695	1.04%	148,507,282	--	--	59,534,324	1,400,860	2.35%	58,133,464	--	--
2015	152,513,265	2,572,357	1.69%	149,940,908	-0.08%	-0.08%	71,641,461	484,969	0.68%	71,156,492	19.52%	19.52%
2016	155,426,698	2,127,835	1.37%	153,298,863	0.52%	2.16%	71,864,809	1,297,784	1.81%	70,567,025	-1.50%	18.53%
2017	157,831,856	1,844,613	1.17%	155,987,243	0.36%	3.95%	73,453,950	1,352,167	1.84%	72,101,783	0.33%	21.11%
2018	182,828,906	2,192,276	1.20%	180,636,630	14.45%	20.37%	74,247,195	591,478	0.80%	73,655,717	0.27%	23.72%
2019	197,640,744	2,510,216	1.27%	195,130,528	6.73%	30.03%	77,673,391	437,452	0.56%	77,235,939	4.03%	29.73%
2020	199,519,091	2,142,695	1.07%	197,376,396	-0.13%	31.53%	79,350,744	643,292	0.81%	78,707,452	1.33%	32.21%
2021	205,463,090	2,199,991	1.07%	203,263,099	1.88%	35.45%	82,345,533	2,084,586	2.53%	80,260,947	1.15%	34.81%
2022	219,895,655	3,035,992	1.38%	216,859,663	5.55%	44.51%	100,333,389	4,123,066	4.11%	96,210,323	16.84%	61.60%
2023	252,747,450	3,555,439	1.41%	249,192,011	13.32%	66.06%	101,515,473	2,132,080	2.10%	99,383,393	-0.95%	66.93%
2024	294,007,920	1,308,907	0.45%	292,699,013	15.81%	95.05%	106,349,011	4,191,980	3.94%	102,157,031	0.63%	71.59%
Rate Ann%chg	6.96%	Resid & Recreat w/o growth				5.84%	5.97%	C & I w/o growth				4.17%

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		
2014	53,676,500	26,463,220	80,139,720	5,555,696	6.93%	74,584,024	--	--
2015	54,690,496	27,307,978	81,998,474	1,802,793	2.20%	80,195,681	0.07%	0.07%
2016	56,526,157	30,637,545	87,163,702	4,697,960	5.39%	82,465,742	0.57%	2.90%
2017	64,185,365	32,415,245	96,600,610	3,138,259	3.25%	93,462,351	7.23%	16.62%
2018	65,405,692	34,374,063	99,779,755	3,256,868	3.26%	96,522,887	-0.08%	20.44%
2019	69,795,891	35,364,428	105,160,319	1,736,347	1.65%	103,423,972	3.65%	29.05%
2020	71,621,975	35,784,670	107,406,645	2,401,107	2.24%	105,005,538	-0.15%	31.03%
2021	75,609,322	35,750,269	111,359,591	1,488,328	1.34%	109,871,263	2.29%	37.10%
2022	74,156,794	36,908,739	111,065,533	1,993,581	1.79%	109,071,952	-2.05%	36.10%
2023	74,360,537	38,391,773	112,752,310	2,351,475	2.09%	110,400,835	-0.60%	37.76%
2024	120,631,256	40,816,632	161,447,888	1,228,985	0.76%	160,218,903	42.10%	99.92%
Rate Ann%chg	8.43%	4.43%	7.26%	Ag Imprv+Site w/o growth			5.30%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

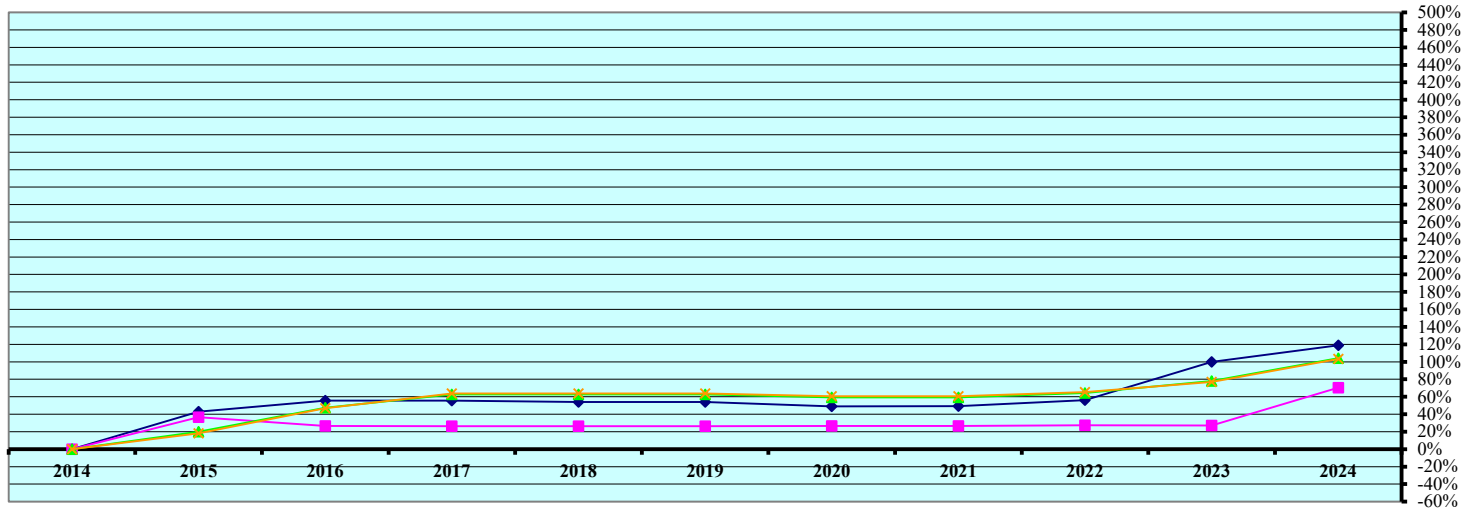
Cnty#
County

16
CHERRY

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	79,135,535	-	-	-	9,619,114	-	-	-	948,224,326	-	-	-
2015	113,204,323	34,068,788	43.05%	43.05%	13,140,222	3,521,108	36.61%	36.61%	1,119,198,393	170,974,067	18.03%	18.03%
2016	123,062,551	9,858,228	8.71%	55.51%	12,164,264	-975,958	-7.43%	26.46%	1,393,669,717	274,471,324	24.52%	46.98%
2017	123,216,481	153,930	0.13%	55.70%	12,139,396	-24,868	-0.20%	26.20%	1,553,253,850	159,584,133	11.45%	63.81%
2018	121,897,711	-1,318,770	-1.07%	54.04%	12,139,345	-51	0.00%	26.20%	1,553,412,559	158,709	0.01%	63.82%
2019	121,811,611	-86,100	-0.07%	53.93%	12,139,345	0	0.00%	26.20%	1,553,374,343	-38,216	0.00%	63.82%
2020	117,814,875	-3,996,736	-3.28%	48.88%	12,185,745	46,400	0.38%	26.68%	1,522,114,080	-31,260,263	-2.01%	60.52%
2021	118,174,776	359,901	0.31%	49.33%	12,185,745	0	0.00%	26.68%	1,521,968,995	-145,085	-0.01%	60.51%
2022	123,629,821	5,455,045	4.62%	56.23%	12,244,035	58,290	0.48%	27.29%	1,569,086,241	47,117,246	3.10%	65.48%
2023	158,204,376	34,574,555	27.97%	99.92%	12,228,085	-15,950	-0.13%	27.12%	1,676,913,696	107,827,455	6.87%	76.85%
2024	173,240,577	15,036,201	9.50%	118.92%	16,391,970	4,163,885	34.05%	70.41%	1,927,156,826	250,243,130	14.92%	103.24%

Rate Ann.%chg: Irrigated **8.15%** Dryland **5.48%** Grassland **7.35%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	2,569,951	-	-	-	0	-	-	-	1,039,548,926	-	-	-
2015	3,084,561	514,610	20.02%	20.02%	0	0	-	-	1,248,627,499	209,078,573	20.11%	20.11%
2016	3,855,745	771,184	25.00%	50.03%	0	0	-	-	1,532,752,277	284,124,778	22.75%	47.44%
2017	3,896,957	41,212	1.07%	51.64%	0	0	-	-	1,692,506,684	159,754,407	10.42%	62.81%
2018	3,896,957	0	0.00%	51.64%	0	0	-	-	1,691,346,572	-1,160,112	-0.07%	62.70%
2019	3,905,132	8,175	0.21%	51.95%	0	0	-	-	1,691,230,431	-116,141	-0.01%	62.69%
2020	3,921,289	16,157	0.41%	52.58%	202,825	202,825	-	-	1,656,238,814	-34,991,617	-2.07%	59.32%
2021	3,921,064	-225	-0.01%	52.57%	202,825	0	0.00%	-	1,656,453,405	214,591	0.01%	59.34%
2022	3,928,227	7,163	0.18%	52.85%	209,981	7,156	3.53%	-	1,709,098,305	52,644,900	3.18%	64.41%
2023	4,190,051	261,824	6.67%	63.04%	224,298	14,317	6.82%	-	1,851,760,506	142,662,201	8.35%	78.13%
2024	5,384,849	1,194,798	28.52%	109.53%	372,923	148,625	66.26%	-	2,122,547,145	270,786,639	14.62%	104.18%

Cnty# **16**
County **CHERRY**

Rate Ann.%chg: Total Agric Land **7.40%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	79,192,880	51,874	1,527			9,637,114	19,031	506			948,323,283	3,460,849	274		
2015	113,514,073	53,169	2,135	39.85%	39.85%	13,168,922	18,671	705	39.28%	39.28%	1,119,118,685	3,459,262	324	18.06%	18.06%
2016	123,074,051	57,562	2,138	0.15%	40.05%	12,164,264	16,778	725	2.79%	43.17%	1,393,641,998	3,456,601	403	24.63%	47.14%
2017	123,216,481	57,631	2,138	0.00%	40.05%	12,139,396	16,744	725	0.00%	43.17%	1,553,247,294	3,455,885	449	11.48%	64.02%
2018	122,227,411	57,154	2,139	0.02%	40.08%	12,139,396	16,744	725	0.00%	43.17%	1,553,350,514	3,456,137	449	0.00%	64.02%
2019	121,811,611	56,956	2,139	0.01%	40.09%	12,139,345	16,744	725	0.00%	43.17%	1,553,405,228	3,456,270	449	0.00%	64.02%
2020	118,045,875	56,907	2,074	-3.01%	35.88%	12,105,995	16,698	725	0.00%	43.17%	1,537,699,405	3,456,187	445	-1.01%	62.37%
2021	118,174,776	56,798	2,081	0.30%	36.29%	12,185,745	16,808	725	0.00%	43.17%	1,521,986,698	3,455,433	440	-1.00%	60.74%
2022	123,722,639	56,778	2,179	4.73%	42.73%	12,236,495	16,878	725	0.00%	43.17%	1,569,152,808	3,454,644	454	3.12%	65.76%
2023	158,697,176	56,866	2,791	28.07%	82.80%	12,228,085	16,866	725	0.00%	43.17%	1,676,817,155	3,454,397	485	6.87%	77.15%
2024	173,300,577	57,973	2,989	7.12%	95.81%	16,405,290	16,405	1,000	37.93%	97.48%	1,952,484,413	3,453,532	565	16.47%	106.32%

Rate Annual %chg Average Value/Acre:

8.15%

5.46%

7.49%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	2,570,301	52,700	49			0	0				1,039,723,578	3,584,453	290		
2015	3,083,927	52,693	59	20.00%	20.00%	0	0				1,248,885,607	3,583,794	348	20.14%	20.14%
2016	3,855,745	52,743	73	24.91%	49.89%	0	0				1,532,736,058	3,583,684	428	22.73%	47.45%
2017	3,896,957	53,315	73	-0.02%	49.86%	0	0				1,692,500,128	3,583,575	472	10.43%	62.82%
2018	3,896,957	53,315	73	0.00%	49.86%	0	0				1,691,614,278	3,583,350	472	-0.05%	62.75%
2019	3,896,957	53,315	73	0.00%	49.86%	0	0				1,691,253,141	3,583,285	472	-0.02%	62.72%
2020	3,878,820	53,180	73	-0.21%	49.55%	202,825	477	425			1,671,932,920	3,583,448	467	-1.15%	60.85%
2021	3,921,289	53,746	73	0.03%	49.59%	202,825	477	425	0.00%		1,656,471,333	3,583,262	462	-0.92%	59.37%
2022	3,921,064	53,743	73	0.00%	49.59%	209,981	477	440	3.53%		1,709,242,987	3,582,520	477	3.21%	64.48%
2023	4,190,051	53,838	78	6.67%	59.57%	224,298	477	470	6.82%		1,852,156,765	3,582,445	517	8.36%	78.24%
2024	5,374,778	53,838	100	28.27%	104.69%	372,923	497	750	59.57%		2,147,937,981	3,582,246	600	15.98%	106.71%

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CHERRY

Rate Annual %chg Average Value/Acre:

7.53%

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

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,455	CHERRY	93,209,357	14,723,852	2,958,541	284,902,361	106,349,011	0	9,105,559	2,122,547,145	120,631,256	40,816,632	6,405	2,795,250,119
cnty sectorvalue % of total value:		3.33%	0.53%	0.11%	10.19%	3.80%		0.33%	75.93%	4.32%	1.46%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
168	CODY	318,986	456,356	52,015	8,740,896	1,097,736	0	0	61,380	0	4,510	0	10,731,879
3.08%	%sector of county sector	0.34%	3.10%	1.76%	3.07%	1.03%			0.00%		0.01%		0.38%
	%sector of municipality	2.97%	4.25%	0.48%	81.45%	10.23%			0.57%		0.04%		100.00%
71	CROOKSTON	379,298	471,212	53,708	1,769,515	1,339,237	0	0	0	0	0	0	4,012,970
1.30%	%sector of county sector	0.41%	3.20%	1.82%	0.62%	1.26%							0.14%
	%sector of municipality	9.45%	11.74%	1.34%	44.09%	33.37%							100.00%
63	KILGORE	202,970	634,484	72,318	2,648,773	805,194	0	0	37,052	200,005	0	0	4,600,796
1.15%	%sector of county sector	0.22%	4.31%	2.44%	0.93%	0.76%			0.00%	0.17%			0.16%
	%sector of municipality	4.41%	13.79%	1.57%	57.57%	17.50%			0.81%	4.35%			100.00%
87	MERRIMAN	30,868	396,042	36,631	2,822,418	651,333	0	0	84,447	0	0	0	4,021,739
1.59%	%sector of county sector	0.03%	2.69%	1.24%	0.99%	0.61%			0.00%				0.14%
	%sector of municipality	0.77%	9.85%	0.91%	70.18%	16.20%			2.10%				100.00%
17	NENZEL	29,424	126	43	629,206	53,355	0	0	18,830	232,705	0	0	963,689
0.31%	%sector of county sector	0.03%	0.00%	0.00%	0.22%	0.05%			0.00%	0.19%			0.03%
	%sector of municipality	3.05%	0.01%	0.00%	65.29%	5.54%			1.95%	24.15%			100.00%
2,633	VALENTINE	9,189,752	1,787,799	138,933	173,346,960	72,259,582	0	0	40,950	0	0	0	256,763,976
48.27%	%sector of county sector	9.86%	12.14%	4.70%	60.84%	67.95%			0.00%				9.19%
	%sector of municipality	3.58%	0.70%	0.05%	67.51%	28.14%			0.02%				100.00%
46	WOOD LAKE	79,783	293,896	33,162	2,397,152	209,211	0	0	18,366	0	0	0	3,031,570
0.84%	%sector of county sector	0.09%	2.00%	1.12%	0.84%	0.20%			0.00%				0.11%
	%sector of municipality	2.63%	9.69%	1.09%	79.07%	6.90%			0.61%				100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of county sector												
	%sector of municipality												
3,086	Total Municipalities	10,231,081	4,039,916	386,810	192,354,925	76,415,650	0	0	261,025	432,710	4,510	0	284,126,626
56.56%	%all municip.sectors of cnty	10.98%	27.44%	13.07%	67.52%	71.85%			0.01%	0.36%	0.01%		10.16%

Sources: 2024 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 02/11/2025

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 14,850	Value : 2,962,614,790	Growth 8,979,932	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	445	3,424,760	142	6,923,829	68	8,608,665	655	18,957,254	
02. Res Improve Land	1,457	20,494,339	245	15,411,383	101	5,457,065	1,803	41,362,787	
03. Res Improvements	1,502	178,035,256	246	64,882,176	114	17,530,646	1,862	260,448,078	
04. Res Total	1,947	201,954,355	388	87,217,388	182	31,596,376	2,517	320,768,119	3,916,168
% of Res Total	77.35	62.96	15.42	27.19	7.23	9.85	16.95	10.83	43.61
05. Com UnImp Land	174	1,973,252	33	1,263,269	17	3,366,426	224	6,602,947	
06. Com Improve Land	392	6,624,207	29	937,834	39	3,140,647	460	10,702,688	
07. Com Improvements	399	68,727,242	31	6,280,975	43	18,188,644	473	93,196,861	
08. Com Total	573	77,324,701	64	8,482,078	60	24,695,717	697	110,502,496	1,931,630
% of Com Total	82.21	69.98	9.18	7.68	8.61	22.35	4.69	3.73	21.51
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	1	90,518	14	815,622	15	906,140	
14. Rec Improve Land	0	0	1	201,923	28	3,748,492	29	3,950,415	
15. Rec Improvements	0	0	1	182,590	28	5,447,433	29	5,630,023	
16. Rec Total	0	0	2	475,031	42	10,011,547	44	10,486,578	66,065
% of Rec Total	0.00	0.00	4.55	4.53	95.45	95.47	0.30	0.35	0.74
Res & Rec Total	1,947	201,954,355	390	87,692,419	224	41,607,923	2,561	331,254,697	3,982,233
% of Res & Rec Total	76.02	60.97	15.23	26.47	8.75	12.56	17.25	11.18	44.35
Com & Ind Total	573	77,324,701	64	8,482,078	60	24,695,717	697	110,502,496	1,931,630
% of Com & Ind Total	82.21	69.98	9.18	7.68	8.61	22.35	4.69	3.73	21.51
17. Taxable Total	2,520	279,279,056	454	96,174,497	284	66,303,640	3,258	441,757,193	5,913,863
% of Taxable Total	77.35	63.22	13.93	21.77	8.72	15.01	21.94	14.91	65.86

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	1	26,629	1,340,680		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		1	26,629	1,340,680
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					1	26,629	1,340,680

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	6	6,405	6	6,405	0
25. Total	0	0	0	0	6	6,405	6	6,405	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	279	42	535	856

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	11	70,082	46	2,119,413	10,367	2,053,291,216	10,424	2,055,480,711
28. Ag-Improved Land	4	125,163	10	1,766,780	1,069	288,724,125	1,083	290,616,068
29. Ag Improvements	4	452,995	11	1,425,745	1,147	172,875,673	1,162	174,754,413

30. Ag Total				11,586	2,520,851,192
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	40,000	
32. HomeSite Improv Land	2	2.00	40,000	5	5.00	100,000	
33. HomeSite Improvements	3	0.00	373,695	5	0.00	1,122,570	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,000	4	8.00	8,000	
37. FarmSite Improvements	3	0.00	79,300	11	0.00	303,175	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	18	133.46	0	
40. Other- Non Ag Use	0	0.00	0	1	30.81	10,514	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	97	97.00	1,935,000	99	99.00	1,975,000	
32. HomeSite Improv Land	757	755.22	15,104,400	764	762.22	15,244,400	
33. HomeSite Improvements	833	0.00	130,050,487	841	0.00	131,546,752	1,143,715
34. HomeSite Total				940	861.22	148,766,152	
35. FarmSite UnImp Land	32	83.53	83,530	32	83.53	83,530	
36. FarmSite Improv Land	632	2,289.50	2,289,000	637	2,298.50	2,298,000	
37. FarmSite Improvements	1,037	0.00	42,825,186	1,051	0.00	43,207,661	1,922,354
38. FarmSite Total				1,083	2,382.03	45,589,191	
39. Road & Ditches	1,677	10,306.37	0	1,695	10,439.83	0	
40. Other- Non Ag Use	18	857.74	633,556	19	888.55	644,070	
41. Total Section VI				2,023	14,571.63	194,999,413	3,066,069

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	186,872.40	10,367	1	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	32	4,082.72	1,934,811	35	190,955.12	1,945,178

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	453.82	0.76%	1,361,460	0.76%	3,000.00
46. 1A	7,167.18	11.97%	21,497,040	11.98%	2,999.37
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	18,090.47	30.20%	54,070,368	30.13%	2,988.89
49. 3A1	4,352.70	7.27%	13,058,109	7.28%	3,000.00
50. 3A	3,063.10	5.11%	9,189,300	5.12%	3,000.00
51. 4A1	18,665.55	31.16%	55,961,025	31.19%	2,998.09
52. 4A	8,101.92	13.53%	24,305,760	13.55%	3,000.00
53. Total	59,894.74	100.00%	179,443,062	100.00%	2,995.97
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,165.24	25.80%	4,165,240	25.80%	1,000.00
56. 2D1	40.00	0.25%	40,000	0.25%	1,000.00
57. 2D	6,599.90	40.87%	6,599,900	40.87%	1,000.00
58. 3D1	1,139.28	7.06%	1,139,280	7.06%	1,000.00
59. 3D	125.00	0.77%	125,000	0.77%	1,000.00
60. 4D1	1,112.03	6.89%	1,112,030	6.89%	1,000.00
61. 4D	2,965.71	18.37%	2,965,710	18.37%	1,000.00
62. Total	16,147.16	100.00%	16,147,160	100.00%	1,000.00
Grass					
63. 1G1	248,235.97	7.19%	183,444,594	8.63%	738.99
64. 1G	1,574.01	0.05%	1,149,027	0.05%	730.00
65. 2G1	91,907.96	2.66%	67,087,883	3.16%	729.95
66. 2G	62,065.05	1.80%	45,304,029	2.13%	729.94
67. 3G1	24,293.90	0.70%	17,771,063	0.84%	731.50
68. 3G	2,915,577.17	84.47%	1,749,303,389	82.34%	599.99
69. 4G1	82,132.71	2.38%	45,994,317	2.16%	560.00
70. 4G	25,775.05	0.75%	14,434,024	0.68%	560.00
71. Total	3,451,561.82	100.00%	2,124,488,326	100.00%	615.52
Irrigated Total	59,894.74	1.67%	179,443,062	7.72%	2,995.97
Dry Total	16,147.16	0.45%	16,147,160	0.69%	1,000.00
Grass Total	3,451,561.82	96.35%	2,124,488,326	91.34%	615.52
72. Waste	54,117.58	1.51%	5,402,708	0.23%	99.83
73. Other	494.03	0.01%	370,523	0.02%	750.00
74. Exempt	7,266.40	0.20%	4,403,849	0.19%	606.06
75. Market Area Total	3,582,215.33	100.00%	2,325,851,779	100.00%	649.28

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	330.10	990,300	59,564.64	178,452,762	59,894.74	179,443,062
77. Dry Land	0.00	0	269.25	269,250	15,877.91	15,877,910	16,147.16	16,147,160
78. Grass	240.39	154,245	4,250.29	2,464,079	3,447,071.14	2,121,870,002	3,451,561.82	2,124,488,326
79. Waste	0.00	0	3.00	300	54,114.58	5,402,408	54,117.58	5,402,708
80. Other	0.00	0	5.00	3,750	489.03	366,773	494.03	370,523
81. Exempt	35.30	20,568	360.39	198,539	6,870.71	4,184,742	7,266.40	4,403,849
82. Total	240.39	154,245	4,857.64	3,727,679	3,577,117.30	2,321,969,855	3,582,215.33	2,325,851,779

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	59,894.74	1.67%	179,443,062	7.72%	2,995.97
Dry Land	16,147.16	0.45%	16,147,160	0.69%	1,000.00
Grass	3,451,561.82	96.35%	2,124,488,326	91.34%	615.52
Waste	54,117.58	1.51%	5,402,708	0.23%	99.83
Other	494.03	0.01%	370,523	0.02%	750.00
Exempt	7,266.40	0.20%	4,403,849	0.19%	606.06
Total	3,582,215.33	100.00%	2,325,851,779	100.00%	649.28

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 Cody	44	338,763	99	315,405	99	8,117,080	143	8,771,248	0
83.2 Crookston	63	133,854	46	137,391	50	1,496,216	113	1,767,461	0
83.3 Kilgore	43	172,740	49	203,102	51	2,583,493	94	2,959,335	0
83.4 Merriman	75	164,501	87	213,878	89	2,828,250	164	3,206,629	0
83.5 Nenzel	8	67,128	10	144,763	10	820,694	18	1,032,585	0
83.6 Rural	83	9,756,830	120	8,964,068	137	21,848,826	220	40,569,724	1,934,835
83.7 Rural V	139	6,502,982	243	15,173,780	244	63,786,798	383	85,463,560	770,688
83.8 Valentine	140	2,516,148	1,122	20,022,455	1,153	162,223,715	1,293	184,762,318	1,276,710
83.9 Wood Lake	75	210,448	56	138,360	58	2,373,029	133	2,721,837	0
84 Residential Total	670	19,863,394	1,832	45,313,202	1,891	266,078,101	2,561	331,254,697	3,982,233

Schedule XII : Commercial 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>	
85.1	Cody	12	54,669	27	45,306	29	996,710	41	1,096,685	0
85.2	Crookston	9	12,206	8	23,401	8	1,303,630	17	1,339,237	0
85.3	Kilgore	10	10,324	12	24,035	12	758,490	22	792,849	0
85.4	Merriman	13	22,718	21	67,515	21	561,100	34	651,333	0
85.5	Nenzel	1	1,620	3	4,770	3	46,965	4	53,355	0
85.6	Rural	11	3,313,740	11	2,602,689	13	16,479,110	24	22,395,539	70,510
85.7	Rural V	44	501,716	58	1,305,307	66	10,112,199	110	11,919,222	48,190
85.8	Valentine	117	2,678,093	313	6,615,765	313	62,751,207	430	72,045,065	1,812,930
85.9	Wood Lake	7	7,861	7	13,900	8	187,450	15	209,211	0
86	Commercial Total	224	6,602,947	460	10,702,688	473	93,196,861	697	110,502,496	1,931,630

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	248,165.17	7.19%	183,373,794	8.63%	738.92
88. 1G	1,574.01	0.05%	1,149,027	0.05%	730.00
89. 2G1	91,903.96	2.66%	67,083,883	3.16%	729.93
90. 2G	62,065.05	1.80%	45,304,029	2.13%	729.94
91. 3G1	24,151.90	0.70%	17,629,063	0.83%	729.92
92. 3G	2,915,074.67	84.47%	1,748,800,889	82.34%	599.92
93. 4G1	82,132.71	2.38%	45,994,317	2.17%	560.00
94. 4G	25,775.05	0.75%	14,434,024	0.68%	560.00
95. Total	3,450,842.52	100.00%	2,123,769,026	100.00%	615.43
CRP					
96. 1C1	70.80	9.84%	70,800	9.84%	1,000.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	4.00	0.56%	4,000	0.56%	1,000.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	142.00	19.74%	142,000	19.74%	1,000.00
101. 3C	502.50	69.86%	502,500	69.86%	1,000.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	719.30	100.00%	719,300	100.00%	1,000.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	3,450,842.52	99.98%	2,123,769,026	99.97%	615.43
CRP Total	719.30	0.02%	719,300	0.03%	1,000.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	3,451,561.82	100.00%	2,124,488,326	100.00%	615.52

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

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	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	284,902,361	320,768,119	35,865,758	12.59%	3,916,168	11.21%
02. Recreational	9,105,559	10,486,578	1,381,019	15.17%	66,065	14.44%
03. Ag-Homesite Land, Ag-Res Dwelling	120,631,256	148,766,152	28,134,896	23.32%	1,143,715	22.37%
04. Total Residential (sum lines 1-3)	414,639,176	480,020,849	65,381,673	15.77%	5,125,948	14.53%
05. Commercial	106,349,011	110,502,496	4,153,485	3.91%	1,931,630	2.09%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	106,349,011	110,502,496	4,153,485	3.91%	1,931,630	2.09%
08. Ag-Farmsite Land, Outbuildings	40,170,307	45,589,191	5,418,884	13.49%	1,922,354	8.70%
09. Minerals	6,405	6,405	0	0.00	0	0.00%
10. Non Ag Use Land	646,325	644,070	-2,255	-0.35%		
11. Total Non-Agland (sum lines 8-10)	40,823,037	46,239,666	5,416,629	13.27%	1,922,354	8.56%
12. Irrigated	173,240,577	179,443,062	6,202,485	3.58%		
13. Dryland	16,391,970	16,147,160	-244,810	-1.49%		
14. Grassland	1,927,156,826	2,124,488,326	197,331,500	10.24%		
15. Wasteland	5,384,849	5,402,708	17,859	0.33%		
16. Other Agland	372,923	370,523	-2,400	-0.64%		
17. Total Agricultural Land	2,122,547,145	2,325,851,779	203,304,634	9.58%		
18. Total Value of all Real Property (Locally Assessed)	2,684,358,369	2,962,614,790	278,256,421	10.37%	8,979,932	10.03%

2025 Assessment Survey for Cherry County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	2 office assistants
4.	Other part-time employees:
	1
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$187,670.06
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$172,406
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$20,013 for MIPS; \$23,856 for Beacon
11.	Amount of the assessor's budget set aside for education/workshops:
	\$9,000 (Travel \$4,500 Training \$4,500)
12.	Amount of last year's assessor's budget not used:
	\$12,787 from the general budget and \$483.44 from the appraisal budget.

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Office clerks.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Beacon.SchneiderCorp.com
8.	Who maintains the GIS software and maps?
	Beacon Staff and office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Beacon's ESRI
10.	When was the aerial imagery last updated?
	Beacon's ESRI 2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	The City of Valentine is the only zoned municipality.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Lake Mac Appraisal
2.	GIS Services:
	Schneider Geospatial
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Lake Mac Appraisal
2.	If so, is the appraisal or listing service performed under contract?
	Lake Mac Appraisal is under contract.
3.	What appraisal certifications or qualifications does the County require?
	1) Ability to promote positive public relations. 2) Experience in ad valorem tax appraisal. 3) Familiarity with NDR/PAD statutes and regulations. 4) Familiarity and appreciation of the area.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes.

2025 Residential Assessment Survey for Cherry County

1.	Valuation data collection done by:
	The Assessor's Office and Lake Mac Appraisal
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Primarily the cost and sales approaches (with a limited use of comparable sales) are used to estimate the market value.
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?
	Our contracted appraisal companies will be responsible for developing appropriate depreciation tables and training our office to do so as well.
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.
	Each valuation group has its own table.
5.	Describe the methodology used to determine the residential lot values?
	Vacant lot sales in similar neighborhoods are reviewed and a cost per square foot is derived from the market. If there are not significant sales, a building to land ratio is used.
6.	How are rural residential site values developed?
	Vacant land sales were reviewed, and values were established according to the market.
7.	Are there form 191 applications on file?
	Only one.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	The previously contracted appraisal firm, Tax Valuation, Inc. performed a discounted cash flow that is still being utilized.

2025 Commercial Assessment Survey for Cherry County

1.	Valuation data collection done by:
	Lake Mac Appraisals conducts pick-up work.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Central Plains did develop an income approach limited to motels, mini-storage and assisted living. However the cost approach was ultimately used for all commercial.
2a.	Describe the process used to determine the value of unique commercial properties.
	Any unique commercial properties would be valued by the contracted appraisal service.
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 contracted appraisal service developed depreciation tables based on market analysis and built tables in the CAMA system.
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.
	Two commercial tables were developed—one for Valentine and one for Small Towns/Villages commercial.
5.	Describe the methodology used to determine the commercial lot values.
	There were few vacant lots, so a building to land ratio was determined to establish lot values and serve as an equalization factor.

2025 Agricultural Assessment Survey for Cherry County

1.	Valuation data collection done by:
	Lake Mac Appraisal collected data during the rural review.
2.	Describe the process used to determine and monitor market areas.
	The process currently in place is to review sales to determine if there are locational differences for the irrigated, dry and grass classifications that would warrant an additional market area(s).
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Agricultural land has the ability to conform to statutes 77-1359 and 77-1363 and based upon the standard agricultural practices of Cherry County. If it does not, it falls into the residential or recreational category. Primary use aids in making the decision. For residential or recreational site amenities such as canyons, rivers, views, or lack of these bear differences in the market. Groupings of similar properties with similar amenities in similar areas form neighborhoods, not unlike other residential properties. It is the review of the market in in these neighborhoods that form the basis for valuing these properties.
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, and there are two areas for site values (1) Merritt Dam, Sportsman's Club, Golf course area and (2) the remainder of the county
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Feeding operations have been identified (with the aid of DEQ information for larger ones) and after determining acreages, applied an identification as AGOTH in the CAMA system. Since there are no intensive use sales, the land is valued using market value of agricultural land.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The process includes sales review consisting of interviews, inspection of maps, and possibly questionnaires. Current assessed values are built up to 100% of market value.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Currently, there are no other subclasses of agricultural land.
	These conditions will be inspected this year during on-site review contracted w/Lake Mac Appraisal.
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	None.
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A

	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**Cherry County Assessor
3 Year Plan of Assessment
7-30-2024 BOE**

2023 (Historical)

- Contract made with Lake Mac Appraisal (Bryan and Lori Hill) for review of ag improvements as well as residential improvements within the north 4 townships (35-32) as well as the community of Brownlee (township 27). This includes all properties except commercial properties, Merriman village, Valentine city, and Rural V (parcels within the 1-mile jurisdiction of Valentine city)
 - Cody Village physical review completed Spring 2024 (Due again spring 2030)
- Street Review of Valentine City conducted fall/winter 2023 (some IOLL's were omitted and will need reviewed sooner) otherwise not due again until end of year 2029; full review was conducted in Fall/Winter of 2022 however, due to snow and late review by the contract company some miscellaneous improvements were not measured or checked as under snow. Getting these reviewed and updated prior to the 6-year cycle would be ideal for accurate equalization

2024

- Continue physical review and data collection for 2025 revalue of top 4 townships with Lake Mac appraisal
 - Review to date has been conducted west from Range 40 eastwardly to ranges 28 and 27 (within Valentine area)
 - All coding and CAMA data will be updated with this review
 - Contiguous parcels of like ownership within subdivisions will be combined
 - Use study will be conducted, especially on smaller acreages (residential, recreational, or agricultural use) creating an office standard for applying use fairly and uniformly
 - New land models will be created as well as depreciation tables for improvements
 - Distance from Valentine and market will be applied proportionally (this includes limited markets seen in unincorporated villages of Brownlee, Eli, and Sparks)
 - A county manual will be created with this project reflecting all quality and conditions of homes and outbuildings within the review. The manual will create a consistent standard for future use and reference within the office moving forward reviewing in-house.
- Conduct a street review of Rural V, Merriman village, and residential IOLL's in Valentine city, updating quality and condition of homes (like completed for Valentine City with MIPS appraisal in 2023)
 - Study and review land models within rural v to equalize with Valentine city lot model and surrounding rural residential properties outside of 1 mile jurisdiction
 - create and apply uniform depreciation table as completed for Valentine city
 - Study Merriman along with the rest of the villages; most likely put on the same depreciation table as other villages with an economic factor applied to account for the decreased market historically exhibited in comparison to other villages
- Pickup Work – New Construction/Torn Down Etc. for county zoning permits, Valentine city permits, and any other reported changes (Ag, Commercial, and Residential)

**Cherry County Assessor
3 Year Plan of Assessment
7-30-2024 BOE**

- Continued training of staff – workshop and other courses/resources

2025

- Agricultural
 - Continue review cycle through the remaining 7 townships (30-25)
 - Continue use study and update acres accordingly as well as map on Beacon use layer to correlate homesite, farm site, irrigation, dryland, grass, waste, intensive use and or/commercial use acres
- Residential
 - Study and update valentine city mobile home table (MIPS helped create our current table). If review shows 25% economic should still be applied to mobile homes in Valentine, the economic needs to be applied consistently with all mobile homes communicating to the same depreciation table for equalization
 - Begin review of Valentine city obtaining complete field inspection and images of all improvements and outbuildings. Even if time only permits a couple of subdivisions to be reviewed, getting a start in working through the city in a 6-year cycle will make that review easier to complete and keep up with overtime.
- Commercial
 - Review Commercial land specifically in Valentine city and develop new lot models
 - Depending on stats, if necessary, review/prioritize specific occupancies not within 92-100% range
 - Identify at least 5 occupancies to review starting in the fall of 2025, creating a schedule to complete thorough field inspection of all occupancies before due date of fall 2027
 - Apply new Marshall and swift costing
 - Hire contract company to conduct review and revalue of commercial golf courses (properties were reviewed in 2021, but not revalued)
- Pickup Work – New Construction/Torn Down Etc. for county zoning permits, Valentine city permits, and any other reported changes (Ag, Commercial, and Residential)
- Continued training of staff – workshop and other courses/resources

2026

- Agricultural
 - Continue review cycle through the remaining townships not completed in 2025
 - Continue use study and update acres accordingly as well as map on Beacon use layer to correlate homesite, farm site, irrigation, dryland, grass, waste, intensive use and or/commercial use acres
- Residential
 - Continue complete field inspection and images of all improvements and outbuildings for:
 - Valentine city subdivisions (continuing through cycle schedule)
 - Merriman Village
- Commercial

**Cherry County Assessor
3 Year Plan of Assessment
7-30-2024 BOE**

- Continue completing field inspection reviews of occupancies across county to complete review of all by year 2027
- Pickup Work – New Construction/Torn Down Etc. for county zoning permits, Valentine city permits, and any other reported changes (Ag, Commercial, and Residential)
- Continued training of staff – workshop and other courses/resources

Field Review Cycles

- Commercial: Valentine city, village, and rural properties
 - 2021, complete next inspection by 2027
- Ag & Residential
 - Valentine City
 - 2023 street review, complete next inspection by 2029
 - Valentine City IOLL's
 - 2017 review on majority, 2023 review on some, complete next inspection in 2024
 - Rural V
 - 2022 review, with scheduled 2024 street review, complete next full inspection by 2030
 - Unincorporated Villages (Brownlee, Eli, Sparks)
 - Will be completed in 2024, next inspection due 2030
 - Ag & Rural residential properties (Townships 35-32)
 - Will be completed in 2024, next inspection due 2030
 - Ag & Rural residential properties (Townships 31-25)
 - Should be completed in 2025, making the following inspection due in 2031. The last aerial review using current imagery (within 2 years old) was conducted in 2022 allowing timeline of 2028 for completion date to stay within 6-year review cycle permitted by regulation.
 - Merriman Village
 - 2022 review, with scheduled street review for 2024, which will allow following inspection due 2031
 - Cody Village
 - 2024 review, complete next inspection by 2031
 - Crookston, Kilgore, Nenzel & Wood Lake
 - 2024 fall review scheduled, complete next inspection by 2031