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**DEPARTMENT OF REVENUE**

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

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**CHERRY COUNTY**



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 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,

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

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Melissa Bancroft, Cherry County Assessor

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## Introduction

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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.

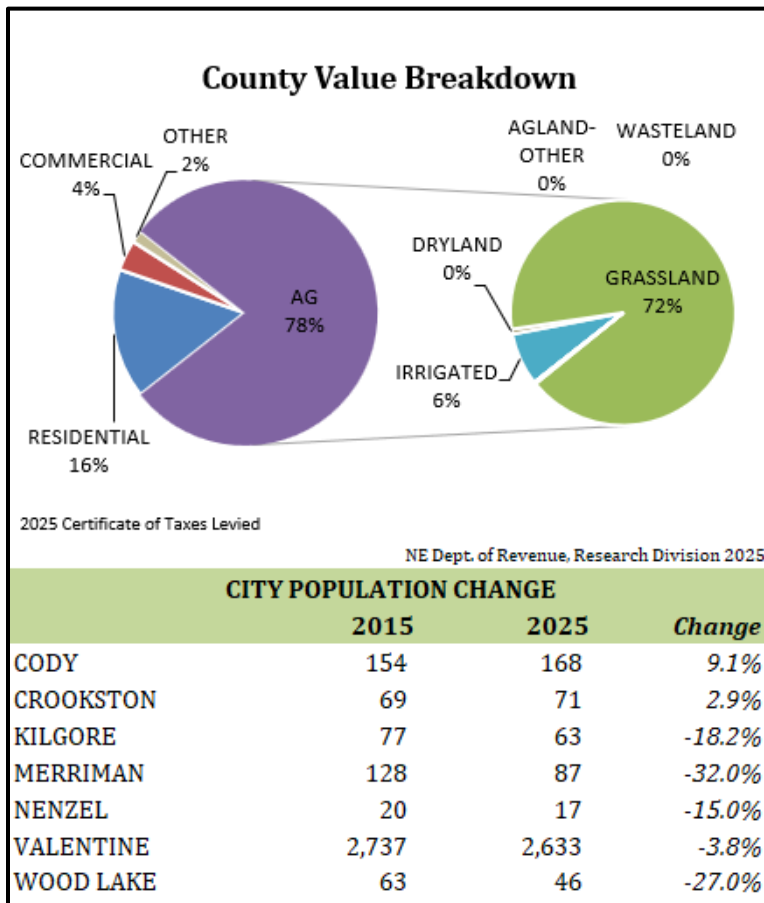
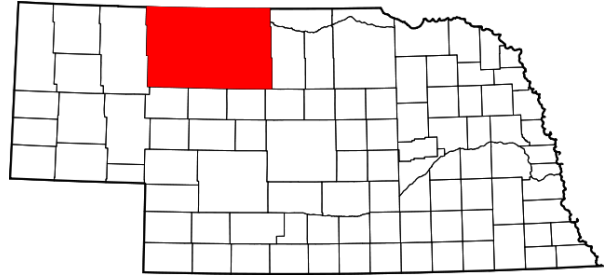
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 5,558 residents, a slight population increase over the 2020 U.S. Census.<sup>1</sup> The report indicates that 62% of county housing is owner occupied and 91% of residents occupy the same house as in the prior year.<sup>1</sup> The average home value in the county is \$162,266.<sup>2</sup>



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 are 214 employer establishments with a total employment figure of 1,492. This represents a slight increase in total employment from 2022-2023.<sup>1</sup>

Agricultural land is the majority of Cherry County's value base. Grassland makes up a majority of the agricultural land in the county. Cherry County is included in both the Middle Niobrara and Upper Loup Natural Resources Districts (NRD).

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

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

## 2026 Residential Correlation for Cherry County

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### *Assessment Practices & Actions*

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

A review of the sales qualification and verification process was conducted. Once the office receives the 521's, the county assessor will qualify the sale then give the 521's to the office staff to enter. When further clarification is needed, the office will contact parties involved in a sale. The county's usability for residential sales is near the statewide average. Non-qualified sales contain sufficient comments. 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 is a four-mile radius outside of Valentine, where the desirability is high for rural living close to Valentine. 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. With the help of a contract appraiser, a physical onsite inspection of the small villages was completed for the 2026 assessment year. During the 2025 assessment year, the contract appraiser started a physical review of the rural properties and completed the top three townships. To complete the bottom 2/3rds of rural inspection timely, the in-house office staff systematically inspected the parcels using aerial imagery, Google Earth, and old oblique images. The areas that were inspected for the 2026 assessment year will be placed on the same depreciation schedule that was created for the top portion of the county. The Cherry County Assessor complies with the six-year inspection and review cycle requirements. There is currently a valuation methodology on file in the county assessor's office for the 2025 assessment year, and updated methodology should be prepared for 2026.

## 2026 Residential Correlation for Cherry County

2026 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	2025*	2025*	2023	2022	
2	Valentine Suburban	2024	2024	2024	2024	
3	Cody, Crookston, Kilgore, Nenzel, Wood Lake, Merriman	2024-2025*	2023	2023	2023-2025*	Crookston, Kilgore, Nenzel and Wood Lake complete review and depreciation for 2026
4	Rural	2025*	2024	2024	2024-2025*	
<p><u>Additional comments:</u>                      Bottom eight townships included an aerial review in 2025 for the 2026 assessment year. Pick-up work was completed.                      * = assessment action for current year</p>						

### *Description of Analysis*

The overall statistical profile reveals two of the three measures of central tendency within the acceptable range, while the weighted mean is slightly low. The COD meets IAAO standards and the PRD is high for the overall residential class.

By valuation group, all have medians within range. There is a high PRD in Valuation Groups 2 and 5. In those valuation groups, there are a number of extreme outliers in the sample, including some low ratios on the lower dollar sales. However, there is also some evidence of regressivity. Valuation models should be adjusted for future years. Valuation Groups 2 and 5 are small samples but generally show the same pattern as the overall class. A substat for Valuation Group 2 and 5 has been included in the appendix of this report.

A comparison of the percentage change to the sample from the preliminary to the final statistics shows a similar pattern as that of the general population change as seen in the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL).

### *Equalization and Quality of Assessment*

In consideration of all relevant information including assessment practices and the statistical profile, residential property valuations in Cherry County are in compliance with generally accepted mass appraisal techniques.

## 2026 Residential Correlation for Cherry County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	103	94.43	96.97	93.98	17.59	103.18
2	10	96.01	94.96	81.06	21.73	117.15
3	18	97.05	93.58	93.51	12.28	100.07
5	8	95.02	90.33	81.95	09.77	110.23
____ALL____	139	95.48	96.00	90.76	16.67	105.77

### *Level of Value*

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

## 2026 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 is slightly above the statewide average. Sales that are non-qualified contain sufficient comments for disqualification. It was determined that all arm’s-length transactions were made available for measurement purposes.

Four valuation groups are utilized in Cherry County, with very few sales outside of Valuation Group 1, the county seat of Valentine. The county assessor complies with the six-year inspection and review cycle within the class. All commercial parcels were inspected in 2021 with the assistance of a contract appraiser.

2026 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	10% increase
2	Valentine Suburban	2021	2021	2021	2021	10% increase
3	Villages of Cody, Crookston, Kilgore, Nenzel, Wood Lake, and Merriman	2021	2021	2021	2021	10% increase
5	Rural	2021	2021	2021	2021	10% increase
Additional comments: Pick-up work was complete * = assessment action for current year						

### *Description of Analysis*

The statistical sample for the overall commercial class reveals a median near the top of the acceptable range. The weighted mean is low. The mean, COD and PRD are all high as a result of eight outliers in the sample; there is not a clear pattern of regressivity. The outliers do impact the qualitative statistics, but the median remains stable as outliers are brought in and out of the sample.

Nearly all of the sales occurred in Valuation Group 1 with a high COD and PRD. Five of the eight outliers are in this group, impacting quality measures and bringing down the median to the bottom of the acceptable range.

## 2026 Commercial Correlation for Cherry County

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Both the statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) both reflect the reported 10% increase in value to all commercial property in the county.

### *Equalization and Quality of Assessment*

The review of statistical data and assessment practices support that assessments within Cherry County are valued within acceptable parameters, thereby achieving equalization. The quality of assessment of commercial property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	29	91.85	92.91	83.52	32.37	111.24
2	1	214.69	214.69	214.69	00.00	100.00
3	3	146.52	157.28	152.76	26.81	102.96
____ALL____	33	98.91	102.45	89.23	35.61	114.82

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Cherry County is 99%.

## 2026 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.

A review of sales qualification and verification processes was conducted. The office will contact parties involved in a transaction when questions arise. The county usability rate is a little higher than the statewide average for the agricultural class. Disqualification of sales include adequate reasons. All qualified sales have been made available for measurement purposes.

There is one market area identified for the agricultural class.. The county assessor is monitoring the northeast corner of the county, north of highway 20, to determine if another market area is justifiable due to market differences.

The county assessor is in compliance with the six-year inspection and review cycle. The county assessor has utilized aerial imagery to inspect the bottom portion of the county for the 2026 assessment year. Intensive use is identified for the hog confinements. The county has identified some acres in the Conservation Reserve Program (CRP) and values it as dryland.

2026 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	2024	2024	2024	2024-2025*	
AB DW	Agricultural dwellings	2024	2024	2024	2024-2025*	
<u>Additional comments:</u> Northern 3 Townships were inspected and revalued in 2024. In 2025 an aerial review was completed on the remainder of the county. 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	Increased grassland 5%
<u>Additional comments:</u> * = assessment action for current year			

## 2026 Agricultural Correlation for Cherry County

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### *Description of Analysis*

Overall, the median and mean falls within the acceptable range while the weighted mean is very low. The COD is within the IAAO recommended range.

Review of the 80% Majority Land Use (MLU) substrata shows that there is only one irrigated land sale and all other sales are grassland, which is within the acceptable range. All land uses are comparable to the surrounding counties, which indicates that Cherry County agricultural values are reasonably comparable with surrounding counties.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflect the reported assessment actions.

Review of the sales for the current year indicated a significant amount of sales activity in the northern portion of the county with sales prices that are significantly above most sandhills grass sales in the region. The Division plotted grassland sales in the county and stratified them into two hypothetical market areas, Market Area 1 being the portion of the county below the Niobrara River, and Market Area 2 representing the river valley and the area north of the river.

With 40 sales in hypothetical Market Area 1, the median is within the acceptable range and the COD is 13%. The low level of dispersion within the area supports that there is not a significant variation in sales prices within the market area, this can be confirmed by the plot of agricultural sales as well. With 20 sales in hypothetical Market Area 2, the median falls to 52%, but the COD is 46%, suggesting that the median is not reliable. Observations regarding the sales transactions themselves provide more context for the variance in statistics.

In hypothetical Market Area 1, the average sales contain 3,226 acres each with only three transactions being for a half section of land or less. While in hypothetical Market Area 2, an average sale is only 445 acres, with 14 of 20 sales being for a half section or less. Generally, non-agricultural influence is most prevalent in smaller tracts of land, when these observations are coupled with the sales prices in the river valley and the density of sales, it is the Property Tax Administrator's opinion that a recreational influence exists in Niobrara River Valley, and that the county assessor should study the influence, value the land accordingly and encourage agricultural users to file special value applications.

Given the dispersion in the market, there is not a recommendation to formally stratify the sales and create a separate subclass; however, a map of sales and several additional substats, what-if statistics, and hypothetical LCG charts have been provided in the appendix to explore an adjustment. A 40% increase would be required to bring grassland in hypothetical Market Area 2 into the acceptable range. This adjustment would place grassland at \$904/acre on average, clearly higher than all other adjacent Sandhill counties, except Keya Paha, further suggesting that the sales are influenced by more than agricultural use.

Cherry County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report; the statistic contains 11 sales with a

## 2026 Agricultural Correlation for Cherry County

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median within the acceptable range. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

### *Equalization and Quality of Assessment*

Agricultural improvements are valued using the same process that rural residential properties are and are therefore equalized within the acceptable range. Agricultural land values have been generally equalized with surrounding counties and are in the acceptable range. However, there appears to be a non-agricultural influence in the county that has not been adequately stratified and valued. The Division will work with the county assessor over the next year in this regard.

The quality of assessment of agricultural property in Cherry County meets generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	58.21	58.21	58.21	00.00	100.00
1	1	58.21	58.21	58.21	00.00	100.00
<u>Grass</u>						
County	54	71.04	73.65	66.86	21.90	110.16
1	54	71.04	73.65	66.86	21.90	110.16
<u>ALL</u>						
	60	70.46	71.73	65.51	22.20	109.49

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Cherry County is 70%.

### *Level of Value of School Bond Valuation- LB2 (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 46%.

## 2026 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
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>School Bond Value Agricultural Land</b>	<b>46</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



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Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2026 Commission Summary for Cherry County

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### Residential Real Property - Current

Number of Sales	139	Median	95.48
Total Sales Price	\$30,306,700	Mean	96.00
Total Adj. Sales Price	\$30,306,700	Wgt. Mean	90.76
Total Assessed Value	\$27,505,636	Average Assessed Value of the Base	\$137,766
Avg. Adj. Sales Price	\$218,034	Avg. Assessed Value	\$197,882

### Confidence Interval - Current

95% Median C.I	91.93 to 97.58
95% Wgt. Mean C.I	86.36 to 95.15
95% Mean C.I	92.31 to 99.69
% of Value of the Class of all Real Property Value in the County	11.29
% of Records Sold in the Study Period	5.42
% of Value Sold in the Study Period	7.79

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	115	95	95.31
2024	131	99	98.52
2023	149	96	96.26
2022	129	95	95.23

## 2026 Commission Summary for Cherry County

### Commercial Real Property - Current

Number of Sales	33	Median	98.91
Total Sales Price	\$9,147,222	Mean	102.45
Total Adj. Sales Price	\$9,147,222	Wgt. Mean	89.23
Total Assessed Value	\$8,162,084	Average Assessed Value of the Base	\$169,325
Avg. Adj. Sales Price	\$277,189	Avg. Assessed Value	\$247,336

### Confidence Interval - Current

95% Median C.I	77.28 to 113.57
95% Wgt. Mean C.I	70.20 to 108.26
95% Mean C.I	85.26 to 119.64
% of Value of the Class of all Real Property Value in the County	3.76
% of Records Sold in the Study Period	4.75
% of Value Sold in the Study Period	6.94

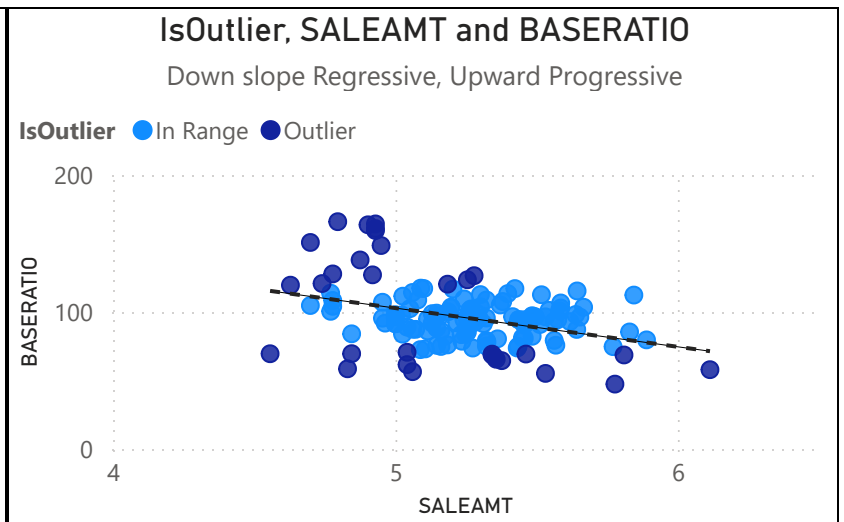
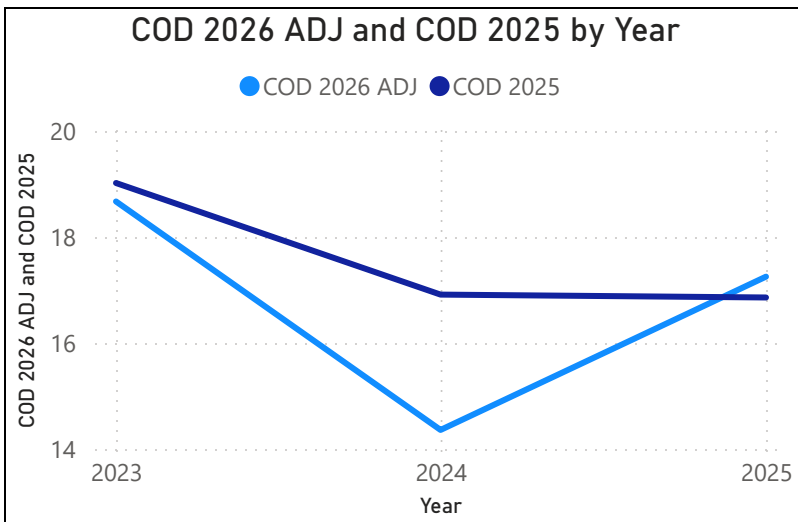
### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	47	93	92.62
2024	34	95	95.48
2023	30	97	96.54
2022	26	97	96.88

# Cherry Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	103	94.43	88.92	6.20%	96.97	91.64	5.82%	93.98	87.56	7.33%
2	10	96.01	96.34	-0.34%	94.96	93.89	1.15%	81.06	80.62	0.54%
3	18	97.05	99.02	-1.99%	93.58	90.96	2.88%	93.51	89.76	4.18%
5	8	95.02	95.02	0.00%	90.33	91.67	-1.47%	81.95	83.25	-1.57%
<b>Total</b>	<b>139</b>	<b>95.48</b>	<b>91.01</b>	<b>4.91%</b>	<b>96.00</b>	<b>91.71</b>	<b>4.68%</b>	<b>90.76</b>	<b>86.26</b>	<b>5.21%</b>

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	103	17.59	18.31	-3.90%	103.18	104.65	-1.41%	55.18	49.79	10.82%	165.92	162.48	2.12%
2	10	21.72	20.16	7.74%	117.15	116.45	0.60%	47.37	47.37	0.00%	159.49	159.82	-0.20%
3	18	12.28	18.82	-34.73%	100.08	101.34	-1.25%	61.59	56.44	9.13%	119.59	121.69	-1.73%
5	8	9.77	8.95	9.11%	110.23	110.11	0.10%	57.90	53.62	7.99%	103.48	103.48	0.00%
<b>Total</b>	<b>139</b>	<b>16.67</b>	<b>18.31</b>	<b>-8.96%</b>	<b>105.78</b>	<b>106.32</b>	<b>-0.51%</b>	<b>47.37</b>	<b>47.37</b>	<b>0.00%</b>	<b>165.92</b>	<b>162.48</b>	<b>2.12%</b>



**16 Cherry  
RESIDENTIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

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

Number of Sales : 139  
 Total Sales Price : 30,306,700  
 Total Adj. Sales Price : 30,306,700  
 Total Assessed Value : 27,505,636  
 Avg. Adj. Sales Price : 218,034  
 Avg. Assessed Value : 197,882

MEDIAN : 95  
 WGT. MEAN : 91  
 MEAN : 96  
 COD : 16.67  
 PRD : 105.77

COV : 23.09  
 STD : 22.17  
 Avg. Abs. Dev : 15.92  
 MAX Sales Ratio : 165.92  
 MIN Sales Ratio : 47.37

95% Median C.I. : 91.93 to 97.58  
 95% Wgt. Mean C.I. : 86.36 to 95.15  
 95% Mean C.I. : 92.31 to 99.69

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	15	108.76	116.26	110.47	18.67	105.24	83.82	165.92	95.58 to 148.52	117,293	129,573	
01-JAN-24 To 31-MAR-24	10	100.18	110.67	104.92	13.45	105.48	94.25	164.29	97.58 to 137.99	205,900	216,040	
01-APR-24 To 30-JUN-24	23	94.31	92.79	92.17	09.88	100.67	68.64	126.51	87.28 to 96.86	266,772	245,876	
01-JUL-24 To 30-SEP-24	16	96.06	99.15	97.11	14.88	102.10	73.05	159.49	85.44 to 116.71	184,163	178,831	
01-OCT-24 To 31-DEC-24	18	99.82	98.74	85.65	18.31	115.28	57.90	163.65	79.28 to 114.27	304,625	260,926	
01-JAN-25 To 31-MAR-25	14	96.74	97.30	102.69	12.66	94.75	69.53	123.52	84.08 to 112.36	206,914	212,486	
01-APR-25 To 30-JUN-25	21	75.97	80.82	76.75	17.23	105.30	55.18	127.12	69.31 to 89.00	186,629	143,244	
01-JUL-25 To 30-SEP-25	22	88.01	88.03	82.35	17.77	106.90	47.37	127.80	75.76 to 103.02	232,123	191,162	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	64	96.89	102.67	97.83	15.10	104.95	68.64	165.92	94.37 to 100.49	201,574	197,195	
01-OCT-24 To 30-SEP-25	75	90.57	90.31	85.52	18.06	105.60	47.37	163.65	82.29 to 95.53	232,079	198,469	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	67	96.61	98.58	92.47	14.36	106.61	57.90	164.29	94.25 to 100.17	248,128	229,456	
<u>ALL</u>	139	95.48	96.00	90.76	16.67	105.77	47.37	165.92	91.93 to 97.58	218,034	197,882	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	103	94.43	96.97	93.98	17.59	103.18	55.18	165.92	90.87 to 97.27	201,753	189,610	
2	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077	
3	18	97.05	93.58	93.51	12.28	100.07	61.59	119.59	87.37 to 104.14	97,175	90,869	
5	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418	
<u>ALL</u>	139	95.48	96.00	90.76	16.67	105.77	47.37	165.92	91.93 to 97.58	218,034	197,882	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	137	95.48	96.27	92.14	16.61	104.48	47.37	165.92	91.93 to 97.58	208,553	192,160	
06	2	78.04	78.04	68.00	25.81	114.76	57.90	98.17	N/A	867,500	589,865	
07												
<u>ALL</u>	139	95.48	96.00	90.76	16.67	105.77	47.37	165.92	91.93 to 97.58	218,034	197,882	

**16 Cherry**  
**RESIDENTIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

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

Number of Sales : 139  
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 WGT. MEAN : 91  
 MEAN : 96  
 COD : 16.67  
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COV : 23.09  
 STD : 22.17  
 Avg. Abs. Dev : 15.92  
 MAX Sales Ratio : 165.92  
 MIN Sales Ratio : 47.37

95% Median C.I. : 91.93 to 97.58  
 95% Wgt. Mean C.I. : 86.36 to 95.15  
 95% Mean C.I. : 92.31 to 99.69

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	139	95.48	96.00	90.76	16.67	105.77	47.37	165.92	91.93 to 97.58	218,034	197,882
Greater Than 14,999	139	95.48	96.00	90.76	16.67	105.77	47.37	165.92	91.93 to 97.58	218,034	197,882
Greater Than 29,999	139	95.48	96.00	90.76	16.67	105.77	47.37	165.92	91.93 to 97.58	218,034	197,882
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	7	113.74	111.37	112.78	14.62	98.75	69.53	150.76	69.53 to 150.76	50,214	56,632
60,000 TO 99,999	18	117.77	120.64	121.25	25.47	99.50	58.54	165.92	95.48 to 159.49	78,006	94,582
100,000 TO 149,999	31	91.48	90.98	90.89	12.70	100.10	56.43	117.43	86.18 to 97.90	121,505	110,440
150,000 TO 249,999	42	94.28	92.62	91.90	13.96	100.78	64.49	126.51	83.68 to 100.17	191,105	175,621
250,000 TO 499,999	34	94.45	92.85	93.31	10.45	99.51	55.18	117.09	90.57 to 97.27	337,501	314,933
500,000 TO 999,999	6	77.18	78.03	79.00	18.74	98.77	47.37	112.36	47.37 to 112.36	663,833	524,437
1,000,000 +	1	57.90	57.90	57.90	00.00	100.00	57.90	57.90	N/A	1,300,000	752,675
<b>ALL</b>	<b>139</b>	<b>95.48</b>	<b>96.00</b>	<b>90.76</b>	<b>16.67</b>	<b>105.77</b>	<b>47.37</b>	<b>165.92</b>	<b>91.93 to 97.58</b>	<b>218,034</b>	<b>197,882</b>

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	31.71	95% Median C.I. :	68.64 to 112.71
Total Sales Price :	3,702,000	Wgt. Mean :	81	STD :	30.11	95% Wgt. Mean C.I. :	64.49 to 97.63
Total Adj. Sales Price :	3,702,000	Mean :	95	Avg. Abs. Dev :	20.86	95% Mean C.I. :	73.42 to 116.50
Total Assessed Value :	3,000,774						
Avg. Adj. Sales Price :	370,200	COD :	21.73	MAX Sales Ratio :	159.49		
Avg. Assessed Value :	300,077	PRD :	117.15	MIN Sales Ratio :	47.37		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	1	108.42	108.42	108.42	100.00	108.42	108.42		N/A	60,000	65,054
01/01/2024 To 03/31/2024	1	112.71	112.71	112.71	100.00	112.71	112.71		N/A	200,000	225,419
04/01/2024 To 06/30/2024	2	81.51	81.51	76.52	15.79	106.52	68.64	94.37	N/A	465,000	355,836
07/01/2024 To 09/30/2024	2	128.57	128.57	117.34	24.05	109.57	97.65	159.49	N/A	133,500	156,643
10/01/2024 To 12/31/2024	1	100.82	100.82	100.82	100.00	100.82	100.82		N/A	381,000	384,131
<u>01/01/2025 To 03/31/2025</u>											
04/01/2025 To 06/30/2025	1	74.71	74.71	74.71	100.00	74.71	74.71		N/A	590,000	440,776
07/01/2025 To 09/30/2025	2	66.41	66.41	67.54	28.67	98.33	47.37	85.44	N/A	637,000	430,219
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	6	103.04	106.88	90.28	19.40	118.39	68.64	159.49	68.64 to 159.49	242,833	219,238
10/01/2024 To 09/30/2025	4	80.08	77.09	75.07	20.04	102.69	47.37	100.82	N/A	561,250	421,336
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	6	99.24	105.61	91.93	18.87	114.88	68.64	159.49	68.64 to 159.49	296,333	272,418
<u>ALL</u>											
10/01/2023 To 09/30/2025	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077
<u>ALL</u>											
10/01/2023 To 09/30/2025	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	31.71	95% Median C.I. :	68.64 to 112.71
Total Sales Price :	3,702,000	Wgt. Mean :	81	STD :	30.11	95% Wgt. Mean C.I. :	64.49 to 97.63
Total Adj. Sales Price :	3,702,000	Mean :	95	Avg. Abs. Dev :	20.86	95% Mean C.I. :	73.42 to 116.50
Total Assessed Value :	3,000,774						
Avg. Adj. Sales Price :	370,200	COD :	21.73	MAX Sales Ratio :	159.49		
Avg. Assessed Value :	300,077	PRD :	117.15	MIN Sales Ratio :	47.37		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	31.71	95% Median C.I. :	68.64 to 112.71
Total Sales Price :	3,702,000	Wgt. Mean :	81	STD :	30.11	95% Wgt. Mean C.I. :	64.49 to 97.63
Total Adj. Sales Price :	3,702,000	Mean :	95	Avg. Abs. Dev :	20.86	95% Mean C.I. :	73.42 to 116.50
Total Assessed Value :	3,000,774						
Avg. Adj. Sales Price :	370,200	COD :	21.73	MAX Sales Ratio :	159.49		
Avg. Assessed Value :	300,077	PRD :	117.15	MIN Sales Ratio :	47.37		

What IF

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077
Greater Than 15,000	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077
Greater Than 30,000	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	2	133.96	133.96	138.36	19.07	96.82	108.42	159.49	N/A	72,500	100,312
100,000 TO 149,999											
150,000 TO 249,999	2	105.18	105.18	105.53	07.16	99.67	97.65	112.71	N/A	191,000	201,568
250,000 TO 499,999	2	97.60	97.60	98.06	03.31	99.53	94.37	100.82	N/A	333,000	326,543
500,000 TO 999,999	4	71.68	69.04	69.51	15.40	99.32	47.37	85.44	N/A	627,250	435,982
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	10	96.01	94.96	81.06	21.73	117.15	47.37	159.49	68.64 to 112.71	370,200	300,077

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	95	COV :	16.56	95% Median C.I. :	57.90 to 103.48
Total Sales Price :	4,075,000	Wgt. Mean :	82	STD :	14.96	95% Wgt. Mean C.I. :	60.38 to 103.52
Total Adj. Sales Price :	4,075,000	Mean :	90	Avg. Abs. Dev :	09.28	95% Mean C.I. :	77.82 to 102.84
Total Assessed Value :	3,339,341						
Avg. Adj. Sales Price :	509,375	COD :	09.77	MAX Sales Ratio :	103.48		
Avg. Assessed Value :	417,418	PRD :	110.23	MIN Sales Ratio :	57.90		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	2	93.88	93.88	94.08	01.82	99.79	92.17	95.58	N/A	187,500	176,402
01/01/2024 To 03/31/2024	2	100.83	100.83	100.91	02.64	99.92	98.17	103.48	N/A	449,500	453,593
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	101.21	101.21	101.21		100.00	101.21	101.21	N/A	350,000	354,239
10/01/2024 To 12/31/2024	3	79.65	77.34	70.38	15.30	109.89	57.90	94.46	N/A	817,000	575,038
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	5	98.17	98.12	99.40	03.45	98.71	92.17	103.48	N/A	324,800	322,846
10/01/2024 To 09/30/2025	3	79.65	77.34	70.38	15.30	109.89	57.90	94.46	N/A	817,000	575,038
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	6	96.32	89.15	80.72	12.26	110.44	57.90	103.48	57.90 to 103.48	616,667	497,756
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	95	COV :	16.56	95% Median C.I. :	57.90 to 103.48
Total Sales Price :	4,075,000	Wgt. Mean :	82	STD :	14.96	95% Wgt. Mean C.I. :	60.38 to 103.52
Total Adj. Sales Price :	4,075,000	Mean :	90	Avg. Abs. Dev :	09.28	95% Mean C.I. :	77.82 to 102.84
Total Assessed Value :	3,339,341						
Avg. Adj. Sales Price :	509,375	COD :	09.77	MAX Sales Ratio :	103.48		
Avg. Assessed Value :	417,418	PRD :	110.23	MIN Sales Ratio :	57.90		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	6	95.02	94.43	92.29	05.97	102.32	79.65	103.48	79.65 to 103.48	390,000	359,935
06	2	78.04	78.04	68.00	25.81	114.76	57.90	98.17	N/A	867,500	589,865
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	95	COV :	16.56	95% Median C.I. :	57.90 to 103.48
Total Sales Price :	4,075,000	Wgt. Mean :	82	STD :	14.96	95% Wgt. Mean C.I. :	60.38 to 103.52
Total Adj. Sales Price :	4,075,000	Mean :	90	Avg. Abs. Dev :	09.28	95% Mean C.I. :	77.82 to 102.84
Total Assessed Value :	3,339,341						
Avg. Adj. Sales Price :	509,375	COD :	09.77	MAX Sales Ratio :	103.48		
Avg. Assessed Value :	417,418	PRD :	110.23	MIN Sales Ratio :	57.90		

What IF

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418
Greater Than 15,000	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418
Greater Than 30,000	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	93.88	93.88	94.08	01.82	99.79	92.17	95.58	N/A	187,500	176,402
250,000 TO 499,999	4	99.69	99.33	99.48	03.03	99.85	94.46	103.48	N/A	406,250	404,146
500,000 TO 999,999	1	79.65	79.65	79.65		100.00	79.65	79.65	N/A	775,000	617,278
1,000,000 +	1	57.90	57.90	57.90		100.00	57.90	57.90	N/A	1,300,000	752,675
____ ALL _____											
10/01/2023 To 09/30/2025	8	95.02	90.33	81.95	09.77	110.23	57.90	103.48	57.90 to 103.48	509,375	417,418

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

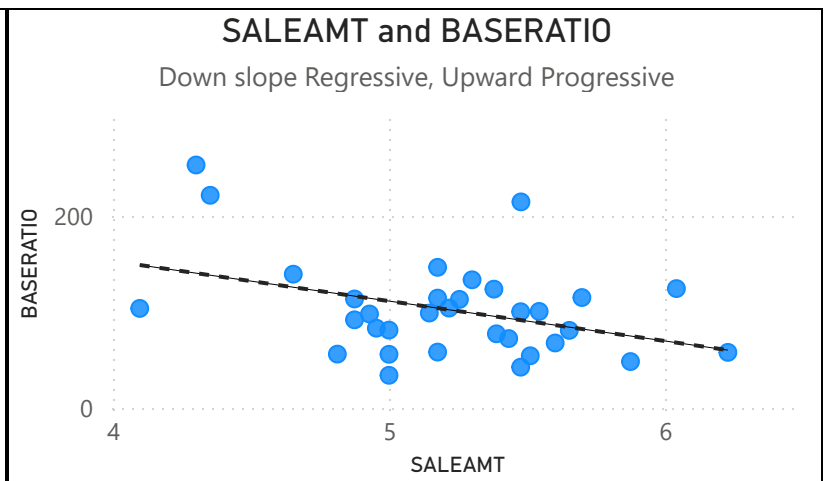
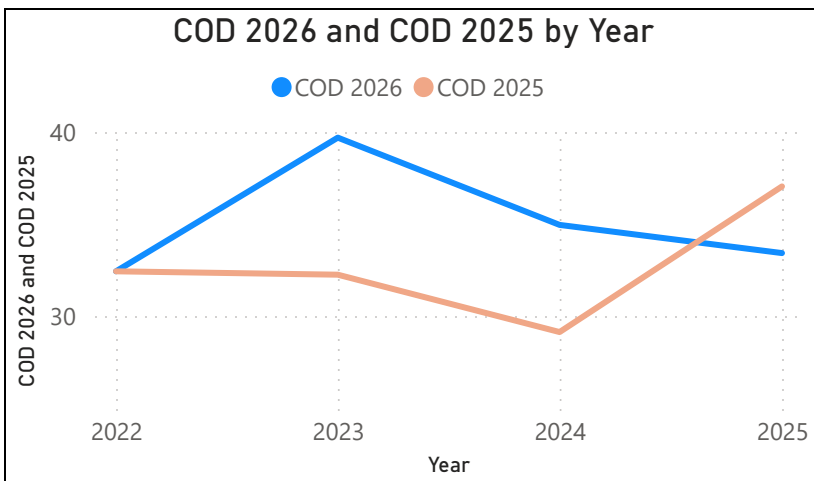
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

# Cherry Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	29	91.85	89.02	3.18%	92.91	86.46	7.46%	83.52	76.35	9.39%
2	1	214.69	139.87	53.49%	214.69	139.87	53.49%	214.69	139.87	53.49%
3	3	146.52	146.52	0.00%	157.28	162.10	-2.97%	152.76	154.69	-1.25%
<b>Total</b>	<b>33</b>	<b>98.91</b>	<b>91.16</b>	<b>8.51%</b>	<b>102.45</b>	<b>94.96</b>	<b>7.89%</b>	<b>89.23</b>	<b>80.02</b>	<b>11.51%</b>

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	29	32.37	28.40	13.97%	111.24	113.25	7.46%	34.07	38.66	-11.87%	253.14	230.13	10.00%
2	1	0.00	0.00	0.00%	100.00	100.00	53.49%	214.69	139.87	53.49%	214.69	139.87	53.49%
3	3	26.81	31.52	-14.94%	102.96	104.79	-2.97%	103.74	100.61	3.11%	221.58	239.16	-7.35%
<b>Total</b>	<b>33</b>	<b>35.60</b>	<b>33.22</b>	<b>7.17%</b>	<b>114.81</b>	<b>118.67</b>	<b>7.89%</b>	<b>34.07</b>	<b>38.66</b>	<b>-11.87%</b>	<b>253.14</b>	<b>239.16</b>	<b>5.85%</b>



**16 Cherry**  
**COMMERCIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

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

Number of Sales : 33  
 Total Sales Price : 9,147,222  
 Total Adj. Sales Price : 9,147,222  
 Total Assessed Value : 8,162,084  
 Avg. Adj. Sales Price : 277,189  
 Avg. Assessed Value : 247,336

MEDIAN : 99  
 WGT. MEAN : 89  
 MEAN : 102  
 COD : 35.61  
 PRD : 114.82

COV : 49.17  
 STD : 50.37  
 Avg. Abs. Dev : 35.22  
 MAX Sales Ratio : 253.14  
 MIN Sales Ratio : 34.07

95% Median C.I. : 77.28 to 113.57  
 95% Wgt. Mean C.I. : 70.20 to 108.26  
 95% Mean C.I. : 85.26 to 119.64

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	2	85.76	85.76	60.32	32.43	142.18	57.95	113.57	N/A	882,500	532,288
01-JAN-23 To 31-MAR-23	3	91.85	93.26	85.46	28.72	109.13	54.39	133.54	N/A	200,000	170,918
01-APR-23 To 30-JUN-23	3	83.13	130.80	92.53	79.00	141.36	56.14	253.14	N/A	58,333	53,978
01-JUL-23 To 30-SEP-23	3	104.07	92.51	86.62	33.74	106.80	34.07	139.39	N/A	103,333	89,505
01-OCT-23 To 31-DEC-23	3	103.74	99.96	96.66	16.55	103.41	72.32	123.82	N/A	174,667	168,829
01-JAN-24 To 31-MAR-24	1	114.48	114.48	114.48	00.00	100.00	114.48	114.48	N/A	150,000	171,716
01-APR-24 To 30-JUN-24	2	59.91	59.91	58.15	29.01	103.03	42.53	77.28	N/A	272,500	158,463
01-JUL-24 To 30-SEP-24	5	100.29	128.11	142.21	36.32	90.09	81.14	214.69	N/A	187,144	266,131
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25	2	119.73	119.73	121.47	03.89	98.57	115.07	124.38	N/A	800,000	971,780
01-APR-25 To 30-JUN-25	5	58.26	71.31	65.87	30.79	108.26	48.37	113.14	N/A	326,000	214,722
01-JUL-25 To 30-SEP-25	4	99.76	122.21	88.92	38.98	137.44	67.73	221.58	N/A	228,125	202,840
01-OCT-25 To 31-DEC-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	11	91.85	101.93	70.45	45.33	144.68	34.07	253.14	54.39 to 139.39	259,091	182,525
01-OCT-23 To 30-SEP-24	11	100.29	106.79	107.94	30.10	98.93	42.53	214.69	72.32 to 146.52	195,884	211,435
01-OCT-24 To 30-SEP-25	11	98.91	98.62	92.42	33.42	106.71	48.37	221.58	55.94 to 124.38	376,591	348,048
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	12	97.80	104.13	90.10	39.69	115.57	34.07	253.14	56.14 to 133.54	134,083	120,807
01-JAN-24 To 31-DEC-24	8	99.11	109.36	111.56	34.95	98.03	42.53	214.69	42.53 to 214.69	203,840	227,412
<u>ALL</u>	33	98.91	102.45	89.23	35.61	114.82	34.07	253.14	77.28 to 113.57	277,189	247,336

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	29	91.85	92.91	83.52	32.37	111.24	34.07	253.14	67.73 to 113.14	298,672	249,444
2	1	214.69	214.69	214.69	00.00	100.00	214.69	214.69	N/A	300,722	645,614
3	3	146.52	157.28	152.76	26.81	102.96	103.74	221.58	N/A	61,667	94,202
<u>ALL</u>	33	98.91	102.45	89.23	35.61	114.82	34.07	253.14	77.28 to 113.57	277,189	247,336

**16 Cherry  
COMMERCIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

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 Avg. Assessed Value : 247,336

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 WGT. MEAN : 89  
 MEAN : 102  
 COD : 35.61  
 PRD : 114.82

COV : 49.17  
 STD : 50.37  
 Avg. Abs. Dev : 35.22  
 MAX Sales Ratio : 253.14  
 MIN Sales Ratio : 34.07

95% Median C.I. : 77.28 to 113.57  
 95% Wgt. Mean C.I. : 70.20 to 108.26  
 95% Mean C.I. : 85.26 to 119.64

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	33	98.91	102.45	89.23	35.61	114.82	34.07	253.14	77.28 to 113.57	277,189	247,336
04											
<u>ALL</u>	<u>33</u>	<u>98.91</u>	<u>102.45</u>	<u>89.23</u>	<u>35.61</u>	<u>114.82</u>	<u>34.07</u>	<u>253.14</u>	<u>77.28 to 113.57</u>	<u>277,189</u>	<u>247,336</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	103.74	103.74	103.74	00.00	100.00	103.74	103.74	N/A	12,500	12,967
Less Than 30,000	3	221.58	192.82	206.27	22.47	93.48	103.74	253.14	N/A	18,333	37,817
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	33	98.91	102.45	89.23	35.61	114.82	34.07	253.14	77.28 to 113.57	277,189	247,336
Greater Than 14,999	32	98.42	102.41	89.21	36.75	114.80	34.07	253.14	72.32 to 114.48	285,460	254,660
Greater Than 29,999	30	94.89	93.41	88.52	30.86	105.52	34.07	214.69	72.32 to 113.14	303,074	268,288
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	103.74	103.74	103.74	00.00	100.00	103.74	103.74	N/A	12,500	12,967
15,000 TO 29,999	2	237.36	237.36	236.43	06.65	100.39	221.58	253.14	N/A	21,250	50,242
30,000 TO 59,999	1	139.39	139.39	139.39	00.00	100.00	139.39	139.39	N/A	45,000	62,726
60,000 TO 99,999	5	91.85	88.52	89.39	15.72	99.03	56.14	113.57	N/A	78,000	69,720
100,000 TO 149,999	4	68.54	67.52	70.37	32.84	95.95	34.07	98.91	N/A	110,000	77,410
150,000 TO 249,999	8	113.81	108.89	108.64	18.19	100.23	58.26	146.52	58.26 to 146.52	185,000	200,980
250,000 TO 499,999	8	76.59	91.68	90.24	42.34	101.60	42.53	214.69	42.53 to 214.69	337,153	304,263
500,000 TO 999,999	2	81.72	81.72	75.05	40.81	108.89	48.37	115.07	N/A	625,000	469,066
1,000,000 TO 1,999,999	2	91.17	91.17	84.14	36.44	108.36	57.95	124.38	N/A	1,395,000	1,173,798
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>33</u>	<u>98.91</u>	<u>102.45</u>	<u>89.23</u>	<u>35.61</u>	<u>114.82</u>	<u>34.07</u>	<u>253.14</u>	<u>77.28 to 113.57</u>	<u>277,189</u>	<u>247,336</u>

**16 Cherry  
COMMERCIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

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

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 Avg. Adj. Sales Price : 277,189  
 Avg. Assessed Value : 247,336

MEDIAN : 99  
 WGT. MEAN : 89  
 MEAN : 102  
 COD : 35.61  
 PRD : 114.82

COV : 49.17  
 STD : 50.37  
 Avg. Abs. Dev : 35.22  
 MAX Sales Ratio : 253.14  
 MIN Sales Ratio : 34.07

95% Median C.I. : 77.28 to 113.57  
 95% Wgt. Mean C.I. : 70.20 to 108.26  
 95% Mean C.I. : 85.26 to 119.64

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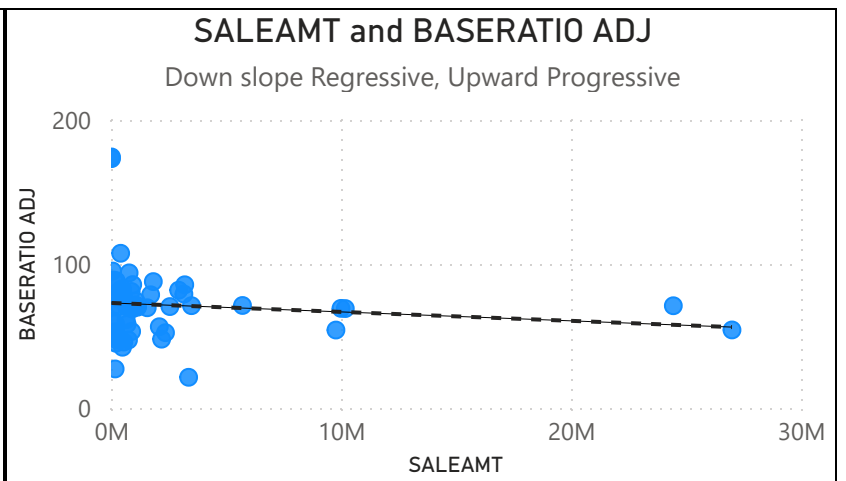
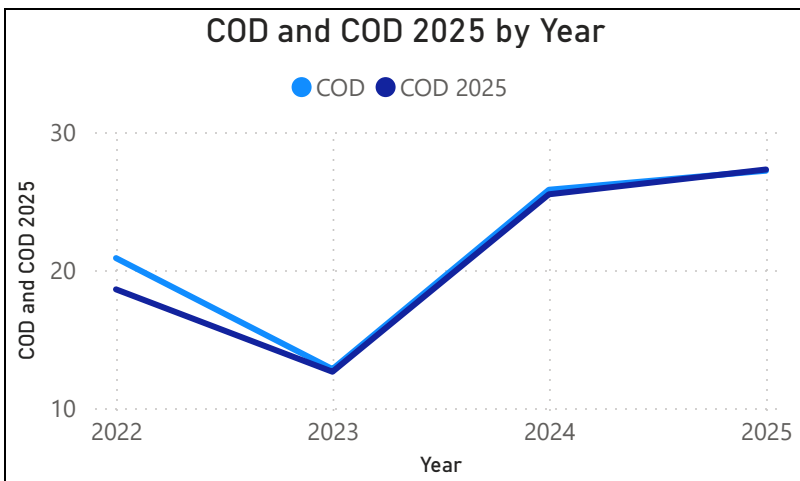
**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	1	100.29	100.29	100.29	00.00	100.00	100.29	100.29	N/A	300,000	300,880
340	1	80.86	80.86	80.86	00.00	100.00	80.86	80.86	N/A	450,000	363,859
344	6	95.38	97.76	98.31	15.03	99.44	77.28	123.82	77.28 to 123.82	145,833	143,364
350	3	115.07	123.57	105.91	54.31	116.67	34.07	221.58	N/A	207,500	219,762
352	4	70.03	80.60	81.32	25.36	99.11	57.95	124.38	N/A	865,375	703,716
353	5	100.60	88.96	85.11	18.47	104.52	42.53	114.48	N/A	211,000	179,590
406	6	136.47	147.84	105.09	39.99	140.68	48.37	253.14	48.37 to 253.14	233,454	245,343
419	1	146.52	146.52	146.52	00.00	100.00	146.52	146.52	N/A	150,000	219,785
445	1	54.39	54.39	54.39	00.00	100.00	54.39	54.39	N/A	325,000	176,781
459	1	113.14	113.14	113.14	00.00	100.00	113.14	113.14	N/A	180,000	203,649
470	1	58.26	58.26	58.26	00.00	100.00	58.26	58.26	N/A	150,000	87,385
471	1	56.14	56.14	56.14	00.00	100.00	56.14	56.14	N/A	65,000	36,488
528	1	103.74	103.74	103.74	00.00	100.00	103.74	103.74	N/A	12,500	12,967
555	1	55.94	55.94	55.94	00.00	100.00	55.94	55.94	N/A	100,000	55,944
<u>ALL</u>	33	98.91	102.45	89.23	35.61	114.82	34.07	253.14	77.28 to 113.57	277,189	247,336

# Cherry Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Wgt Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	60	70.46	67.15	4.92%	71.73	68.56	4.63%	65.51	62.75	4.40%
<b>Total</b>	<b>60</b>	<b>70.46</b>	<b>67.15</b>	<b>4.92%</b>	<b>71.73</b>	<b>68.56</b>	<b>4.63%</b>	<b>65.51</b>	<b>62.75</b>	<b>4.40%</b>

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	60	22.20	21.81	1.78%	109.49	109.25	0.22%
<b>Total</b>	<b>60</b>	<b>22.20</b>	<b>21.81</b>	<b>1.78%</b>	<b>109.49</b>	<b>109.25</b>	<b>0.22%</b>



**16 Cherry**  
**AGRICULTURAL LAND**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

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

Number of Sales : 60  
Total Sales Price : 141,247,486  
Total Adj. Sales Price : 141,247,486  
Total Assessed Value : 92,535,571  
Avg. Adj. Sales Price : 2,354,125  
Avg. Assessed Value : 1,542,260

MEDIAN : 70  
WGT. MEAN : 66  
MEAN : 72  
COD : 22.20  
PRD : 109.49

COV : 35.12  
STD : 25.19  
Avg. Abs. Dev : 15.64  
MAX Sales Ratio : 174.33  
MIN Sales Ratio : 21.33

95% Median C.I. : 69.05 to 77.30  
95% Wgt. Mean C.I. : 59.92 to 71.11  
95% Mean C.I. : 65.36 to 78.10

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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>Qtrts</u>											
01-OCT-22 To 31-DEC-22	2	68.40	68.40	55.52	20.86	123.20	54.13	82.67	N/A	5,140,002	2,853,740
01-JAN-23 To 31-MAR-23	5	70.97	79.94	77.70	13.54	102.88	70.06	107.45	N/A	681,590	529,584
01-APR-23 To 30-JUN-23	7	74.12	72.41	74.48	13.92	97.22	42.20	87.78	42.20 to 87.78	2,962,078	2,206,295
01-JUL-23 To 30-SEP-23	2	80.30	80.30	80.65	01.93	99.57	78.75	81.85	N/A	331,000	266,956
01-OCT-23 To 31-DEC-23	9	76.26	72.86	72.96	12.97	99.86	47.18	93.84	58.62 to 85.58	1,832,622	1,337,118
01-JAN-24 To 31-MAR-24	6	84.69	111.19	74.53	40.28	149.19	71.06	174.33	71.06 to 174.33	777,000	579,114
01-APR-24 To 30-JUN-24	5	70.43	72.05	71.78	02.78	100.38	69.60	78.61	N/A	2,545,000	1,826,773
01-JUL-24 To 30-SEP-24	5	61.27	63.84	63.97	23.63	99.80	44.98	95.14	N/A	458,946	293,597
01-OCT-24 To 31-DEC-24	5	60.53	61.80	54.87	11.73	112.63	52.29	71.51	N/A	6,176,868	3,389,068
01-JAN-25 To 31-MAR-25	4	46.95	50.23	37.15	35.46	135.21	21.33	85.68	N/A	1,280,589	475,687
01-APR-25 To 30-JUN-25	4	76.40	74.52	71.11	14.14	104.80	56.43	88.86	N/A	7,400,990	5,263,089
01-JUL-25 To 30-SEP-25	6	51.62	48.25	50.06	12.55	96.38	27.12	58.21	27.12 to 58.21	729,500	365,194
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	16	76.44	75.25	69.36	13.44	108.49	42.20	107.45	69.18 to 82.67	2,192,782	1,520,836
01-OCT-23 To 30-SEP-24	25	71.20	80.09	72.18	24.13	110.96	44.98	174.33	70.02 to 79.21	1,447,013	1,044,424
01-OCT-24 To 30-SEP-25	19	54.21	57.76	60.14	23.85	96.04	21.33	88.86	48.08 to 71.01	3,683,561	2,215,348
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	23	76.26	74.91	74.24	12.81	100.90	42.20	107.45	70.06 to 80.94	1,795,570	1,333,042
01-JAN-24 To 31-DEC-24	21	70.48	78.84	61.35	25.81	128.51	44.98	174.33	61.27 to 79.21	2,407,908	1,477,232
<u>ALL</u>	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260
<u>ALL</u>	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

**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	53	71.06	73.74	66.66	22.26	110.62	21.33	174.33	70.06 to 78.75	2,191,576	1,460,838
1	53	71.06	73.74	66.66	22.26	110.62	21.33	174.33	70.06 to 78.75	2,191,576	1,460,838
<u>ALL</u>	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

**16 Cherry**  
**AGRICULTURAL LAND**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

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

Number of Sales : 60  
 Total Sales Price : 141,247,486  
 Total Adj. Sales Price : 141,247,486  
 Total Assessed Value : 92,535,571  
 Avg. Adj. Sales Price : 2,354,125  
 Avg. Assessed Value : 1,542,260

MEDIAN : 70  
 WGT. MEAN : 66  
 MEAN : 72  
 COD : 22.20  
 PRD : 109.49

COV : 35.12  
 STD : 25.19  
 Avg. Abs. Dev : 15.64  
 MAX Sales Ratio : 174.33  
 MIN Sales Ratio : 21.33

95% Median C.I. : 69.05 to 77.30  
 95% Wgt. Mean C.I. : 59.92 to 71.11  
 95% Mean C.I. : 65.36 to 78.10

*Printed: 4/3/2026 1:33:43PM*

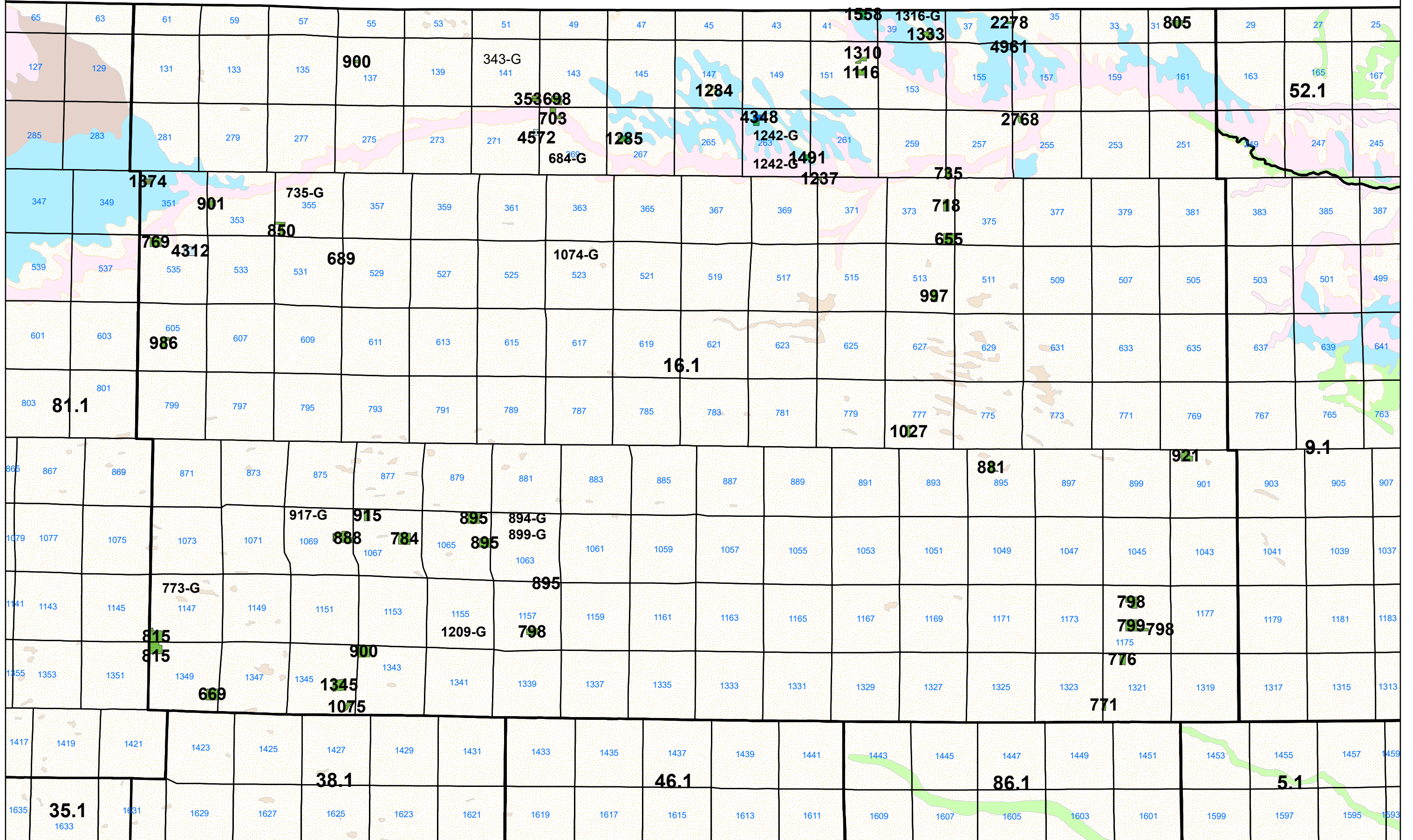
**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	58.21	58.21	58.21	00.00	100.00	58.21	58.21	N/A	700,000	407,478
1	1	58.21	58.21	58.21	00.00	100.00	58.21	58.21	N/A	700,000	407,478
<b>Grass</b>											
County	54	71.04	73.65	66.86	21.90	110.16	21.33	174.33	70.06 to 78.61	2,336,177	1,561,906
1	54	71.04	73.65	66.86	21.90	110.16	21.33	174.33	70.06 to 78.61	2,336,177	1,561,906
<b>ALL</b>	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

# Cherry County Sales

## 10/1/22 - 9/30/2025

Prepared 2/6/2025



AGRICULTURAL - BASE STAT

Hypothetical Market Areas Type : Qualified

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

Number of Sales :	60	Median :	70	COV :	35.12	95% Median C.I. :	69.05 to 77.30
Total Sales Price :	141,247,486	Wgt. Mean :	66	STD :	25.19	95% Wgt. Mean C.I. :	59.92 to 71.11
Total Adj. Sales Price :	141,247,486	Mean :	72	Avg.Abs.Dev :	15.64	95% Mean C.I. :	65.36 to 78.10
Total Assessed Value :	92,535,571						
Avg. Adj. Sales Price :	2,354,125	COD :	22.20	MAX Sales Ratio :	174.33		
Avg. Assessed Value :	1,542,260	PRD :	109.49	MIN Sales Ratio :	21.33		

Printed : 04/03/2026

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	2	68.40	68.40	55.52	20.86	123.20	54.13	82.67	N/A	5,140,002	2,853,740
01/01/2023 To 03/31/2023	5	70.97	79.94	77.70	13.54	102.88	70.06	107.45	N/A	681,590	529,584
04/01/2023 To 06/30/2023	7	74.12	72.41	74.48	13.92	97.22	42.20	87.78	42.20 to 87.78	2,962,078	2,206,295
07/01/2023 To 09/30/2023	2	80.30	80.30	80.65	01.93	99.57	78.75	81.85	N/A	331,000	266,956
10/01/2023 To 12/31/2023	9	76.26	72.86	72.96	12.97	99.86	47.18	93.84	58.62 to 85.58	1,832,622	1,337,118
01/01/2024 To 03/31/2024	6	84.69	111.19	74.53	40.28	149.19	71.06	174.33	71.06 to 174.33	777,000	579,114
04/01/2024 To 06/30/2024	5	70.43	72.05	71.78	02.78	100.38	69.60	78.61	N/A	2,545,000	1,826,773
07/01/2024 To 09/30/2024	5	61.27	63.84	63.97	23.63	99.80	44.98	95.14	N/A	458,946	293,597
10/01/2024 To 12/31/2024	5	60.53	61.80	54.87	11.73	112.63	52.29	71.51	N/A	6,176,868	3,389,068
01/01/2025 To 03/31/2025	4	46.95	50.23	37.15	35.46	135.21	21.33	85.68	N/A	1,280,589	475,687
04/01/2025 To 06/30/2025	4	76.40	74.52	71.11	14.14	104.80	56.43	88.86	N/A	7,400,990	5,263,089
07/01/2025 To 09/30/2025	6	51.62	48.25	50.06	12.55	96.38	27.12	58.21	27.12 to 58.21	729,500	365,194
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	16	76.44	75.25	69.36	13.44	108.49	42.20	107.45	69.18 to 82.67	2,192,782	1,520,836
10/01/2023 To 09/30/2024	25	71.20	80.09	72.18	24.13	110.96	44.98	174.33	70.02 to 79.21	1,447,013	1,044,424
10/01/2024 To 09/30/2025	19	54.21	57.76	60.14	23.85	96.04	21.33	88.86	48.08 to 71.01	3,683,561	2,215,348
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	23	76.26	74.91	74.24	12.81	100.90	42.20	107.45	70.06 to 80.94	1,795,570	1,333,042
01/01/2024 To 12/31/2024	21	70.48	78.84	61.35	25.81	128.51	44.98	174.33	61.27 to 79.21	2,407,908	1,477,232
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

AGRICULTURAL - BASE STAT

Hypothetical Market Areas Type : Qualified

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

Number of Sales :	60	Median :	70	COV :	35.12	95% Median C.I. :	69.05 to 77.30
Total Sales Price :	141,247,486	Wgt. Mean :	66	STD :	25.19	95% Wgt. Mean C.I. :	59.92 to 71.11
Total Adj. Sales Price :	141,247,486	Mean :	72	Avg.Abs.Dev :	15.64	95% Mean C.I. :	65.36 to 78.10
Total Assessed Value :	92,535,571						
Avg. Adj. Sales Price :	2,354,125	COD :	22.20	MAX Sales Ratio :	174.33		
Avg. Assessed Value :	1,542,260	PRD :	109.49	MIN Sales Ratio :	21.33		

Printed : 04/03/2026

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	40	71.36	74.49	67.46	12.74	110.42	52.29	107.45	70.40 to 79.13	3,194,951	2,155,384
2	20	51.62	66.21	46.99	46.38	140.90	21.33	174.33	47.18 to 70.42	672,472	316,010
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Grass</u>											
County	53	71.06	73.74	66.66	22.26	110.62	21.33	174.33	70.06 to 78.75	2,191,576	1,460,838
1	37	74.12	75.78	68.87	11.75	110.03	53.15	107.45	70.48 to 79.21	2,855,353	1,966,579
2	16	51.62	69.01	44.37	53.86	155.53	21.33	174.33	44.98 to 82.67	656,593	291,313
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	58.21	58.21	58.21		100.00	58.21	58.21	N/A	700,000	407,478
2	1	58.21	58.21	58.21		100.00	58.21	58.21	N/A	700,000	407,478
<u>Grass</u>											
County	54	71.04	73.65	66.86	21.90	110.16	21.33	174.33	70.06 to 78.61	2,336,177	1,561,906
1	38	72.82	75.61	68.90	11.82	109.74	53.15	107.45	70.43 to 79.21	3,043,370	2,096,892
2	16	51.62	69.01	44.37	53.86	155.53	21.33	174.33	44.98 to 82.67	656,593	291,313
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	70.46	71.73	65.51	22.20	109.49	21.33	174.33	69.05 to 77.30	2,354,125	1,542,260

AGRICULTURAL

Hypothetical Market Area 2 - 80% MLU Grass

Type : Qualified

Number of Sales :	16	Median :	72	COV :	64.79	95% Median C.I. :	62.98 to 115.74
Total Sales Price :	10,505,486	Wgt. Mean :	62	STD :	62.60	95% Wgt. Mean C.I. :	32.17 to 92.06
Total Adj. Sales Price :	10,505,486	Mean :	97	Avg. Abs. Dev :	38.92	95% Mean C.I. :	63.27 to 129.97
Total Assessed Value :	6,525,419						
Avg. Adj. Sales Price :	656,593	COD :	53.86	MAX Sales Ratio :	244.07		
Avg. Assessed Value :	407,839	PRD :	155.56	MIN Sales Ratio :	29.86		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	115.74	115.74	115.74	100.00	115.74	115.74		N/A	500,000	578,721
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	59.08	59.08	59.08	100.00	59.08	59.08		N/A	500,000	295,379
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	2	102.68	102.68	105.03	03.98	97.76	98.59	106.76	N/A	162,290	170,461
01/01/2024 To 03/31/2024	3	242.43	203.43	142.64	16.54	142.62	123.78	244.07	N/A	88,667	126,476
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	64.94	64.94	64.93	03.02	100.02	62.98	66.89	N/A	208,000	135,062
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	2	48.59	48.59	32.39	38.55	150.02	29.86	67.31	N/A	1,809,453	586,016
04/01/2025 To 06/30/2025	1	79.01	79.01	79.01	100.00	79.01	79.01	79.01	N/A	2,100,000	1,659,148
07/01/2025 To 09/30/2025	4	68.74	62.35	65.82	14.42	94.73	37.96	73.96	N/A	695,000	457,417
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	87.41	87.41	87.41	32.41	100.00	59.08	115.74	N/A	500,000	437,050
10/01/2023 To 09/30/2024	7	106.76	135.07	98.40	51.10	137.27	62.98	244.07	62.98 to 244.07	143,797	141,496
10/01/2024 To 09/30/2025	7	67.31	60.80	54.84	18.84	110.87	29.86	79.01	29.86 to 79.01	1,214,129	665,835
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	3	98.59	88.14	77.17	16.12	114.22	59.08	106.76	N/A	274,860	212,100
01/01/2024 To 12/31/2024	5	123.78	148.03	95.24	57.63	155.43	62.98	244.07	N/A	136,400	129,910
<u>ALL</u>											
10/01/2022 To 09/30/2025	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839

AGRICULTURAL

Hypothetical Market Area 2 - 80% MLU Grass

Type : Qualified

Number of Sales :	16	Median :	72	COV :	64.79	95% Median C.I. :	62.98 to 115.74
Total Sales Price :	10,505,486	Wgt. Mean :	62	STD :	62.60	95% Wgt. Mean C.I. :	32.17 to 92.06
Total Adj. Sales Price :	10,505,486	Mean :	97	Avg. Abs. Dev :	38.92	95% Mean C.I. :	63.27 to 129.97
Total Assessed Value :	6,525,419						
Avg. Adj. Sales Price :	656,593	COD :	53.86	MAX Sales Ratio :	244.07		
Avg. Assessed Value :	407,839	PRD :	155.56	MIN Sales Ratio :	29.86		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839
<u>ALL</u>											
10/01/2022 To 09/30/2025	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839

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 Value
<u>Grass</u>											
County	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839
2	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839
<u>ALL</u>											
10/01/2022 To 09/30/2025	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839

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 Value
<u>Grass</u>											
County	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839
2	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839
<u>ALL</u>											
10/01/2022 To 09/30/2025	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_2	Total	Increase	40%

What IF

AGRICULTURAL

Hypothetical Market Areas

Type : Qualified

Number of Sales :	60	Median :	71	COV :	44.41	95% Median C.I. :	70.02 to 78.75
Total Sales Price :	141,247,486	Wgt. Mean :	67	STD :	35.12	95% Wgt. Mean C.I. :	61.21 to 72.46
Total Adj. Sales Price :	141,247,486	Mean :	79	Avg. Abs. Dev :	17.52	95% Mean C.I. :	70.20 to 87.98
Total Assessed Value :	94,399,976						
Avg. Adj. Sales Price :	2,354,125	COD :	24.66	MAX Sales Ratio :	244.07		
Avg. Assessed Value :	1,573,333	PRD :	118.35	MIN Sales Ratio :	29.86		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	2	84.94	84.94	57.13	36.27	148.68	54.13	115.74	N/A	5,140,002	2,936,415
01/01/2023 To 03/31/2023	5	70.97	79.94	77.70	13.54	102.88	70.06	107.45	N/A	681,590	529,584
04/01/2023 To 06/30/2023	7	74.12	74.82	74.89	10.67	99.91	59.08	87.78	59.08 to 87.78	2,962,078	2,218,351
07/01/2023 To 09/30/2023	2	80.30	80.30	80.65	01.93	99.57	78.75	81.85	N/A	331,000	266,956
10/01/2023 To 12/31/2023	9	77.52	79.38	73.55	19.01	107.93	47.18	106.76	58.62 to 98.59	1,832,622	1,347,941
01/01/2024 To 03/31/2024	6	102.37	140.25	76.86	61.72	182.47	71.06	244.07	71.06 to 244.07	777,000	597,182
04/01/2024 To 06/30/2024	5	70.43	72.05	71.78	02.78	100.38	69.60	78.61	N/A	2,545,000	1,826,773
07/01/2024 To 09/30/2024	5	66.89	71.26	67.34	12.23	105.82	61.27	95.14	N/A	458,946	309,032
10/01/2024 To 12/31/2024	5	60.53	61.80	54.87	11.73	112.63	52.29	71.51	N/A	6,176,868	3,389,068
01/01/2025 To 03/31/2025	4	56.57	57.17	43.68	34.17	130.88	29.86	85.68	N/A	1,280,589	559,403
04/01/2025 To 06/30/2025	4	80.40	80.17	72.71	06.42	110.26	71.01	88.86	N/A	7,400,990	5,381,599
07/01/2025 To 09/30/2025	6	62.57	60.13	62.00	16.54	96.98	37.96	73.96	37.96 to 73.96	729,500	452,321
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	16	76.44	78.37	70.07	14.77	111.85	54.13	115.74	69.18 to 85.58	2,192,782	1,536,445
10/01/2023 To 09/30/2024	25	77.30	90.90	72.96	31.97	124.59	47.18	244.07	70.02 to 85.58	1,447,013	1,055,743
10/01/2024 To 09/30/2025	19	67.31	64.16	62.04	18.29	103.42	29.86	88.86	53.15 to 73.96	3,683,561	2,285,435
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	23	77.52	78.19	74.68	14.11	104.70	47.18	107.45	70.06 to 85.58	1,795,570	1,340,946
01/01/2024 To 12/31/2024	21	70.48	88.91	61.72	35.09	144.05	52.29	244.07	66.89 to 79.21	2,407,908	1,486,069
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	71.04	79.09	66.83	24.66	118.35	29.86	244.07	70.02 to 78.75	2,354,125	1,573,333

AGRICULTURAL Hypothetical Market Areas

Type : Qualified

Number of Sales :	60	Median :	71	COV :	44.41	95% Median C.I. :	70.02 to 78.75
Total Sales Price :	141,247,486	Wgt. Mean :	67	STD :	35.12	95% Wgt. Mean C.I. :	61.21 to 72.46
Total Adj. Sales Price :	141,247,486	Mean :	79	Avg. Abs. Dev :	17.52	95% Mean C.I. :	70.20 to 87.98
Total Assessed Value :	94,399,976						
Avg. Adj. Sales Price :	2,354,125	COD :	24.66	MAX Sales Ratio :	244.07		
Avg. Assessed Value :	1,573,333	PRD :	118.35	MIN Sales Ratio :	29.86		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	40	71.36	74.49	67.46	12.74	110.42	52.29	107.45	70.40 to 79.13	3,194,951	2,155,384
2	20	68.08	88.30	60.85	50.06	145.11	29.86	244.07	59.08 to 98.59	672,472	409,230
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	71.04	79.09	66.83	24.66	118.35	29.86	244.07	70.02 to 78.75	2,354,125	1,573,333

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 Value
<u>Grass</u>											
County	53	73.96	82.07	68.26	24.11	120.23	29.86	244.07	70.43 to 79.21	2,191,576	1,496,016
1	37	74.12	75.78	68.87	11.75	110.03	53.15	107.45	70.48 to 79.21	2,855,353	1,966,579
2	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	71.04	79.09	66.83	24.66	118.35	29.86	244.07	70.02 to 78.75	2,354,125	1,573,333

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 Value
<u>Irrigated</u>											
County	1	58.21	58.21	58.21		100.00	58.21	58.21	N/A	700,000	407,478
2	1	58.21	58.21	58.21		100.00	58.21	58.21	N/A	700,000	407,478
<u>Grass</u>											
County	54	72.74	81.83	68.34	24.18	119.74	29.86	244.07	70.43 to 79.13	2,336,177	1,596,432
1	38	72.82	75.61	68.90	11.82	109.74	53.15	107.45	70.43 to 79.21	3,043,370	2,096,892
2	16	72.26	96.62	62.11	53.86	155.56	29.86	244.07	62.98 to 115.74	656,593	407,839
<u>ALL</u>											
10/01/2022 To 09/30/2025	60	71.04	79.09	66.83	24.66	118.35	29.86	244.07	70.02 to 78.75	2,354,125	1,573,333

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_2	Total	Increase	40%

What IF

## Cherry County 2026 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	2,997	3,000	3,000	3,014	3,000	<b>3,003</b>
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	<b>2,250</b>
Hooker	1	n/a	n/a	n/a	1,950	1,950	1,950	1,950	1,950	<b>1,950</b>
Grant	1	n/a	n/a	n/a	1,830	1,830	1,830	1,830	1,830	<b>1,830</b>
Sheridan	1	2,560	2,560	2,490	2,410	2,375	2,375	2,350	2,280	<b>2,459</b>
Keya Paha	1	3,905	3,905	3,875	3,875	3,850	3,850	3,830	3,830	<b>3,866</b>
Brown	1	4,360	4,360	4,122	4,122	3,801	3,801	3,801	3,801	<b>4,092</b>

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	<b>1,000</b>
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	685	<b>685</b>
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Sheridan	1	n/a	800	780	780	765	740	720	715	<b>766</b>
Keya Paha	1	1,330	1,330	1,320	1,320	1,300	1,300	1,295	1,295	<b>1,316</b>
Brown	1	n/a	1,091	1,090	1,090	995	810	810	810	<b>1,004</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cherry	1	774	765	765	765	765	630	590	590	<b>646</b>
Blaine	2	715	715	715	715	685	685	685	685	<b>690</b>
Thomas	1	670	670	670	670	670	670	670	670	<b>670</b>
Hooker	1	656	656	656	656	656	656	656	656	<b>656</b>
Grant	1	675	675	675	675	675	675	n/a	675	<b>675</b>
Sheridan	1	623	623	619	619	592	592	588	564	<b>591</b>
Keya Paha	1	1,220	1,220	1,210	1,210	1,200	1,200	1,195	1,171	<b>1,202</b>
Brown	1	1,008	1,008	858	858	796	796	765	765	<b>824</b>

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	798	75

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

## Cherry County 2026 Average Acre Value Comparison

### Hypothetical MA 2 Grass increase of 40%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cherry	1	3,000	2,999	n/a	2,997	3,000	3,000	3,014	3,000	<b>3,003</b>
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	<b>2,250</b>
Hooker	1	n/a	n/a	n/a	1,950	1,950	1,950	1,950	1,950	<b>1,950</b>
Grant	1	n/a	n/a	n/a	1,830	1,830	1,830	1,830	1,830	<b>1,830</b>
Sheridan	1	2,560	2,560	2,490	2,410	2,375	2,375	2,350	2,280	<b>2,459</b>
Keya Paha	1	3,905	3,905	3,875	3,875	3,850	3,850	3,830	3,830	<b>3,866</b>
Brown	1	4,360	4,360	4,122	4,122	3,801	3,801	3,801	3,801	<b>4,092</b>

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	<b>1,000</b>
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	685	<b>685</b>
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Sheridan	1	n/a	800	780	780	765	740	720	715	<b>766</b>
Keya Paha	1	1,330	1,330	1,320	1,320	1,300	1,300	1,295	1,295	<b>1,316</b>
Brown	1	n/a	1,091	1,090	1,090	995	810	810	810	<b>1,004</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cherry	1	774	765	765	765	765	630	590	590	<b>646</b>
Blaine	2	715	715	715	715	685	685	685	685	<b>690</b>
Thomas	1	670	670	670	670	670	670	670	670	<b>670</b>
Hooker	1	656	656	656	656	656	656	656	656	<b>656</b>
Grant	1	675	675	675	675	675	675	n/a	675	<b>675</b>
Sheridan	1	623	623	619	619	592	592	588	564	<b>591</b>
Keya Paha	1	1,220	1,220	1,210	1,210	1,200	1,200	1,195	1,171	<b>1,202</b>
Brown	1	1,008	1,008	858	858	796	796	765	765	<b>824</b>
Cherry	2	1,083	1,071	1,071	1,071	1,071	882	826	826	<b>904</b>

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	798	75

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	11	Median :	46	COV :	63.80	95% Median C.I. :	31.87 to 115.44
Total Sales Price :	32,103,878	Wgt. Mean :	9	STD :	34.42	95% Wgt. Mean C.I. :	-87.46 to 105.47
Total Adj. Sales Price :	32,103,878	Mean :	54	Avg.Abs.Dev :	23.85	95% Mean C.I. :	30.83 to 77.07
Total Assessed Value :	2,891,779						
Avg. Adj. Sales Price :	2,918,534	COD :	51.96	MAX Sales Ratio :	116.22		
Avg. Assessed Value :	262,889	PRD :	598.78	MIN Sales Ratio :	03.09		

Printed : 03/19/2026

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	55.12	55.12	55.12		100.00	55.12	55.12	N/A	500,000	275,582
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	45.90	45.90	45.90		100.00	45.90	45.90	N/A	925,500	424,800
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	3	115.44	96.87	67.92	16.54	142.62	58.94	116.22	N/A	88,667	60,227
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	03.09	03.09	03.09		100.00	03.09	03.09	N/A	27,000,000	833,763
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	1	59.24	59.24	59.24		100.00	59.24	59.24	N/A	112,378	66,572
07/01/2025 To 09/30/2025	4	34.41	34.88	33.65	06.22	103.66	31.87	38.81	N/A	825,000	277,596
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	50.51	50.51	49.13	09.13	102.81	45.90	55.12	N/A	712,750	350,191
10/01/2023 To 09/30/2024	3	115.44	96.87	67.92	16.54	142.62	58.94	116.22	N/A	88,667	60,227
10/01/2024 To 09/30/2025	6	34.41	33.64	06.61	31.36	508.93	03.09	59.24	03.09 to 59.24	5,068,730	335,120
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	45.90	45.90	45.90		100.00	45.90	45.90	N/A	925,500	424,800
01/01/2024 To 12/31/2024	4	87.19	73.42	03.72	48.64	1973.66	03.09	116.22	N/A	6,816,500	253,611
<u>ALL</u>											
10/01/2022 To 09/30/2025	11	45.90	53.95	09.01	51.96	598.78	03.09	116.22	31.87 to 115.44	2,918,534	262,889

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	11	Median :	46	COV :	63.80	95% Median C.I. :	31.87 to 115.44
Total Sales Price :	32,103,878	Wgt. Mean :	9	STD :	34.42	95% Wgt. Mean C.I. :	-87.46 to 105.47
Total Adj. Sales Price :	32,103,878	Mean :	54	Avg.Abs.Dev :	23.85	95% Mean C.I. :	30.83 to 77.07
Total Assessed Value :	2,891,779						
Avg. Adj. Sales Price :	2,918,534	COD :	51.96	MAX Sales Ratio :	116.22		
Avg. Assessed Value :	262,889	PRD :	598.78	MIN Sales Ratio :	03.09		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	11	45.90	53.95	09.01	51.96	598.78	03.09	116.22	31.87 to 115.44	2,918,534	262,889
_____ALL_____											
10/01/2022 To 09/30/2025	11	45.90	53.95	09.01	51.96	598.78	03.09	116.22	31.87 to 115.44	2,918,534	262,889

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
160006											
160030	11	45.90	53.95	09.01	51.96	598.78	03.09	116.22	31.87 to 115.44	2,918,534	262,889
380011											
460001											
810010											
860001											
_____ALL_____											
10/01/2022 To 09/30/2025	11	45.90	53.95	09.01	51.96	598.78	03.09	116.22	31.87 to 115.44	2,918,534	262,889

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	9	55.12	56.53	07.20	49.60	785.14	03.09	116.22	31.87 to 115.44	3,386,486	243,925
1	9	55.12	56.53	07.20	49.60	785.14	03.09	116.22	31.87 to 115.44	3,386,486	243,925
_____ALL_____											
10/01/2022 To 09/30/2025	11	45.90	53.95	09.01	51.96	598.78	03.09	116.22	31.87 to 115.44	2,918,534	262,889

AGRICULTURAL - BASE STAT

Type : Qualified

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

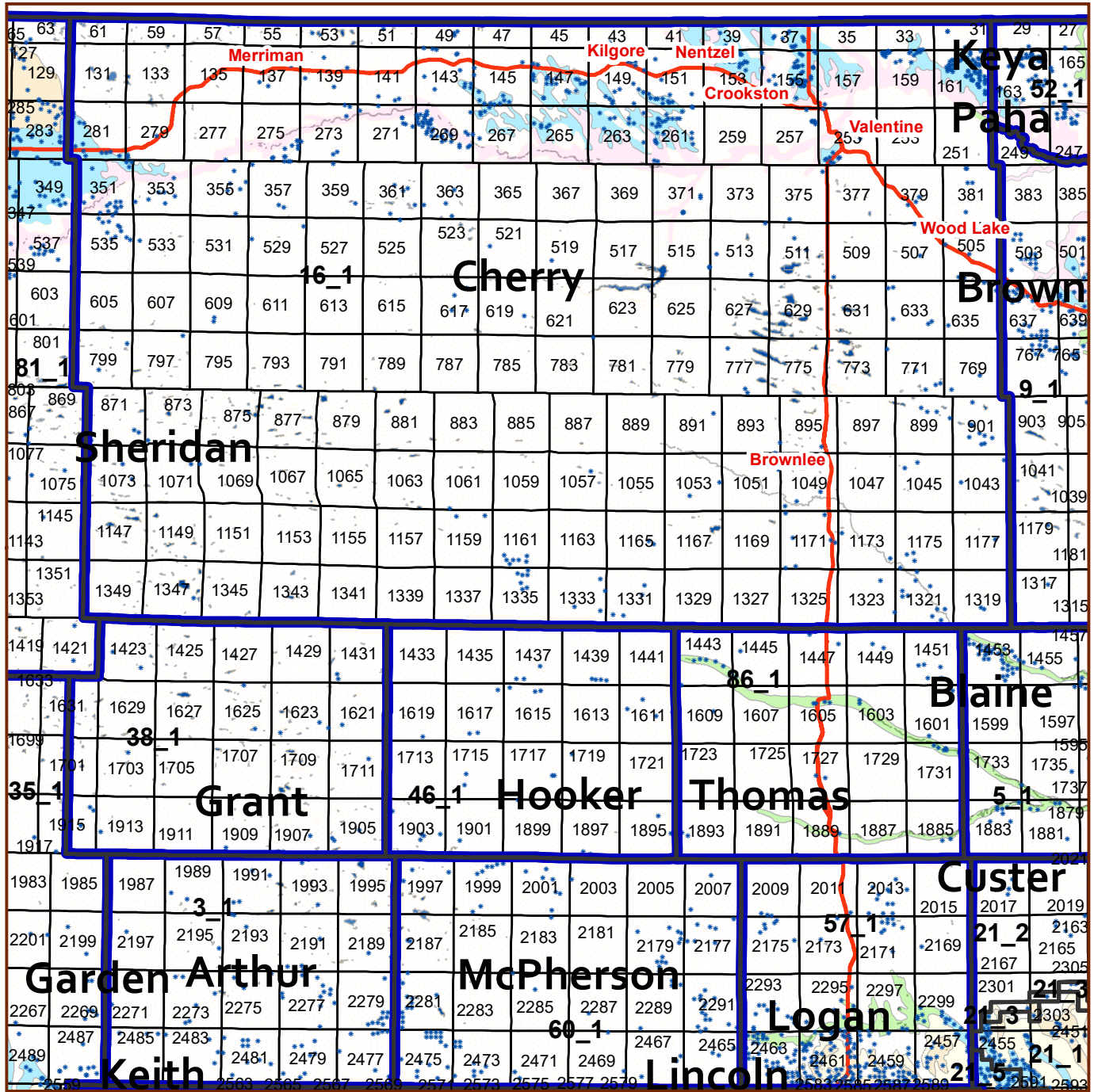
Number of Sales :	11	Median :	46	COV :	63.80	95% Median C.I. :	31.87 to 115.44
Total Sales Price :	32,103,878	Wgt. Mean :	9	STD :	34.42	95% Wgt. Mean C.I. :	-87.46 to 105.47
Total Adj. Sales Price :	32,103,878	Mean :	54	Avg.Abs.Dev :	23.85	95% Mean C.I. :	30.83 to 77.07
Total Assessed Value :	2,891,779						
Avg. Adj. Sales Price :	2,918,534	COD :	51.96	MAX Sales Ratio :	116.22		
Avg. Assessed Value :	262,889	PRD :	598.78	MIN Sales Ratio :	03.09		

Printed : 03/19/2026

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	38.81	38.81	38.81		100.00	38.81	38.81	N/A	700,000	271,652
1	1	38.81	38.81	38.81		100.00	38.81	38.81	N/A	700,000	271,652
<u>Grass</u>											
County	9	55.12	56.53	07.20	49.60	785.14	03.09	116.22	31.87 to 115.44	3,386,486	243,925
1	9	55.12	56.53	07.20	49.60	785.14	03.09	116.22	31.87 to 115.44	3,386,486	243,925
<u>ALL</u>											
10/01/2022 To 09/30/2025	11	45.90	53.95	09.01	51.96	598.78	03.09	116.22	31.87 to 115.44	2,918,534	262,889

# CHERRY COUNTY



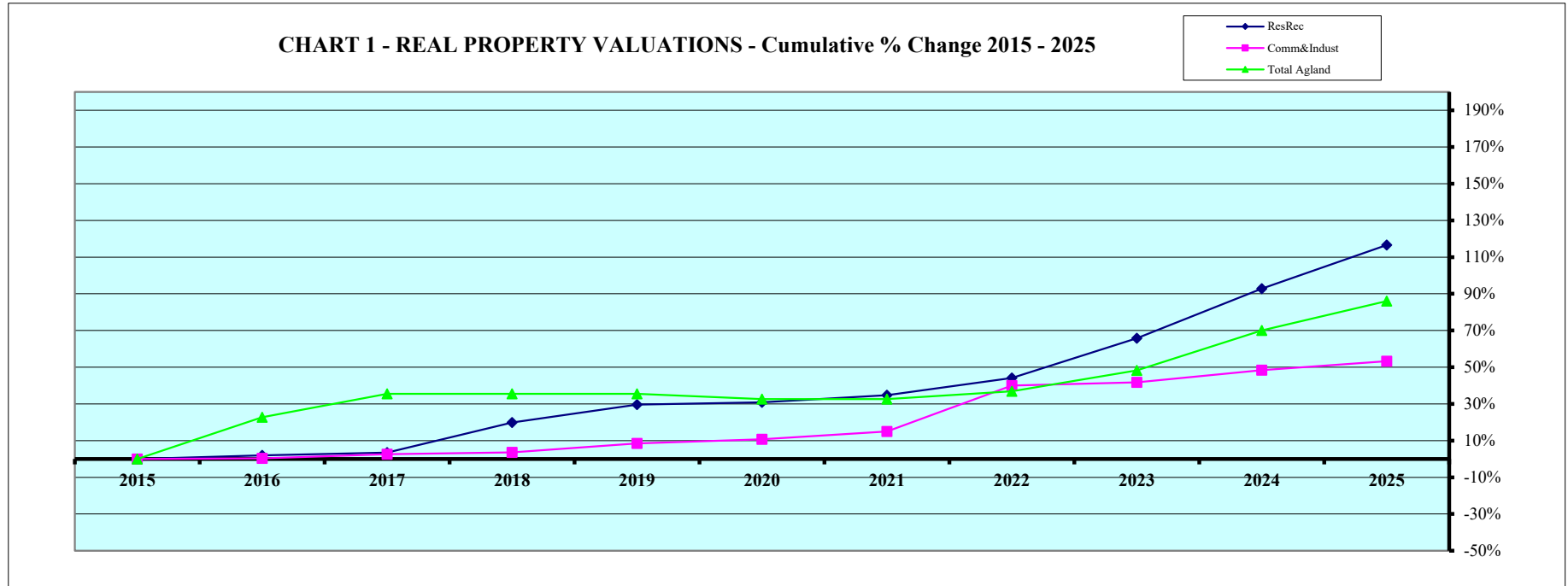
**Legend**

- 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 2015 - 2025**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	152,513,265	-	-	-	71,641,461	-	-	-	1,248,627,499	-	-	-
2016	155,426,698	2,913,433	1.91%	1.91%	71,864,809	223,348	0.31%	0.31%	1,532,752,277	284,124,778	22.75%	22.75%
2017	157,831,856	2,405,158	1.55%	3.49%	73,453,950	1,589,141	2.21%	2.53%	1,692,506,684	159,754,407	10.42%	35.55%
2018	182,828,906	24,997,050	15.84%	19.88%	74,247,195	793,245	1.08%	3.64%	1,691,346,572	-1,160,112	-0.07%	35.46%
2019	197,640,744	14,811,838	8.10%	29.59%	77,673,391	3,426,196	4.61%	8.42%	1,691,230,431	-116,141	-0.01%	35.45%
2020	199,519,091	1,878,347	0.95%	30.82%	79,350,744	1,677,353	2.16%	10.76%	1,656,238,814	-34,991,617	-2.07%	32.64%
2021	205,463,090	5,943,999	2.98%	34.72%	82,345,533	2,994,789	3.77%	14.94%	1,656,453,405	214,591	0.01%	32.66%
2022	219,895,655	14,432,565	7.02%	44.18%	100,333,389	17,987,856	21.84%	40.05%	1,709,098,305	52,644,900	3.18%	36.88%
2023	252,747,450	32,851,795	14.94%	65.72%	101,515,473	1,182,084	1.18%	41.70%	1,851,760,506	142,662,201	8.35%	48.30%
2024	294,007,920	41,260,470	16.32%	92.78%	106,349,011	4,833,538	4.76%	48.45%	2,122,547,145	270,786,639	14.62%	69.99%
2025	330,311,827	36,303,907	12.35%	116.58%	109,810,560	3,461,549	3.25%	53.28%	2,322,927,969	200,380,824	9.44%	86.04%

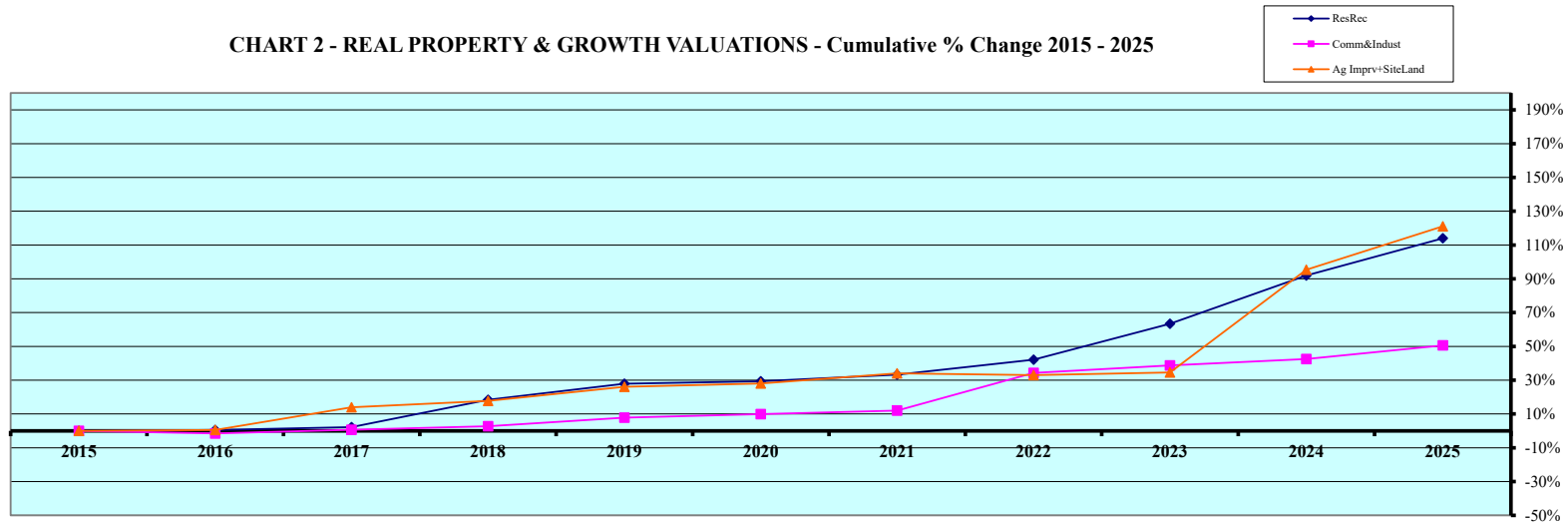
Rate Annual %chg: Residential & Recreational **8.03%** Commercial & Industrial **4.36%** Agricultural Land **6.40%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	152,513,265	2,572,357	1.69%	149,940,908	--	--	71,641,461	484,969	0.68%	71,156,492	--	--
2016	155,426,698	2,127,835	1.37%	153,298,863	0.52%	0.52%	71,864,809	1,297,784	1.81%	70,567,025	-1.50%	-1.50%
2017	157,831,856	1,844,613	1.17%	155,987,243	0.36%	2.28%	73,453,950	1,352,167	1.84%	72,101,783	0.33%	0.64%
2018	182,828,906	2,192,276	1.20%	180,636,630	14.45%	18.44%	74,247,195	591,478	0.80%	73,655,717	0.27%	2.81%
2019	197,640,744	2,510,216	1.27%	195,130,528	6.73%	27.94%	77,673,391	437,452	0.56%	77,235,939	4.03%	7.81%
2020	199,519,091	2,142,695	1.07%	197,376,396	-0.13%	29.42%	79,350,744	643,292	0.81%	78,707,452	1.33%	9.86%
2021	205,463,090	2,199,991	1.07%	203,263,099	1.88%	33.28%	82,345,533	2,084,586	2.53%	80,260,947	1.15%	12.03%
2022	219,895,655	3,035,992	1.38%	216,859,663	5.55%	42.19%	100,333,389	4,123,066	4.11%	96,210,323	16.84%	34.29%
2023	252,747,450	3,555,439	1.41%	249,192,011	13.32%	63.39%	101,515,473	2,132,080	2.10%	99,383,393	-0.95%	38.72%
2024	294,007,920	1,308,907	0.45%	292,699,013	15.81%	91.92%	106,349,011	4,191,980	3.94%	102,157,031	0.63%	42.59%
2025	330,311,827	3,982,233	1.21%	326,329,594	10.99%	113.97%	109,810,560	1,931,630	1.76%	107,878,930	1.44%	50.58%
Rate Ann%chg	8.03%		Resid & Recreat w/o growth			6.95%	4.36%		C & I w/o growth			2.36%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	54,690,496	27,307,978	81,998,474	1,802,793	2.20%	80,195,681	--	--
2016	56,526,157	30,637,545	87,163,702	4,697,960	5.39%	82,465,742	0.57%	0.57%
2017	64,185,365	32,415,245	96,600,610	3,138,259	3.25%	93,462,351	7.23%	13.98%
2018	65,405,692	34,374,063	99,779,755	3,256,868	3.26%	96,522,887	-0.08%	17.71%
2019	69,795,891	35,364,428	105,160,319	1,736,347	1.65%	103,423,972	3.65%	26.13%
2020	71,621,975	35,784,670	107,406,645	2,401,107	2.24%	105,005,538	-0.15%	28.06%
2021	75,609,322	35,750,269	111,359,591	1,488,328	1.34%	109,871,263	2.29%	33.99%
2022	74,156,794	36,908,739	111,065,533	1,993,581	1.79%	109,071,952	-2.05%	33.02%
2023	74,360,537	38,391,773	112,752,310	2,351,475	2.09%	110,400,835	-0.60%	34.64%
2024	120,631,256	40,816,632	161,447,888	1,228,985	0.76%	160,218,903	42.10%	95.39%
2025	138,171,725	46,171,814	184,343,539	3,066,069	1.66%	181,277,470	12.28%	121.07%
Rate Ann%chg	9.71%	5.39%	8.44%	Ag Imprv+Site w/o growth		6.52%		

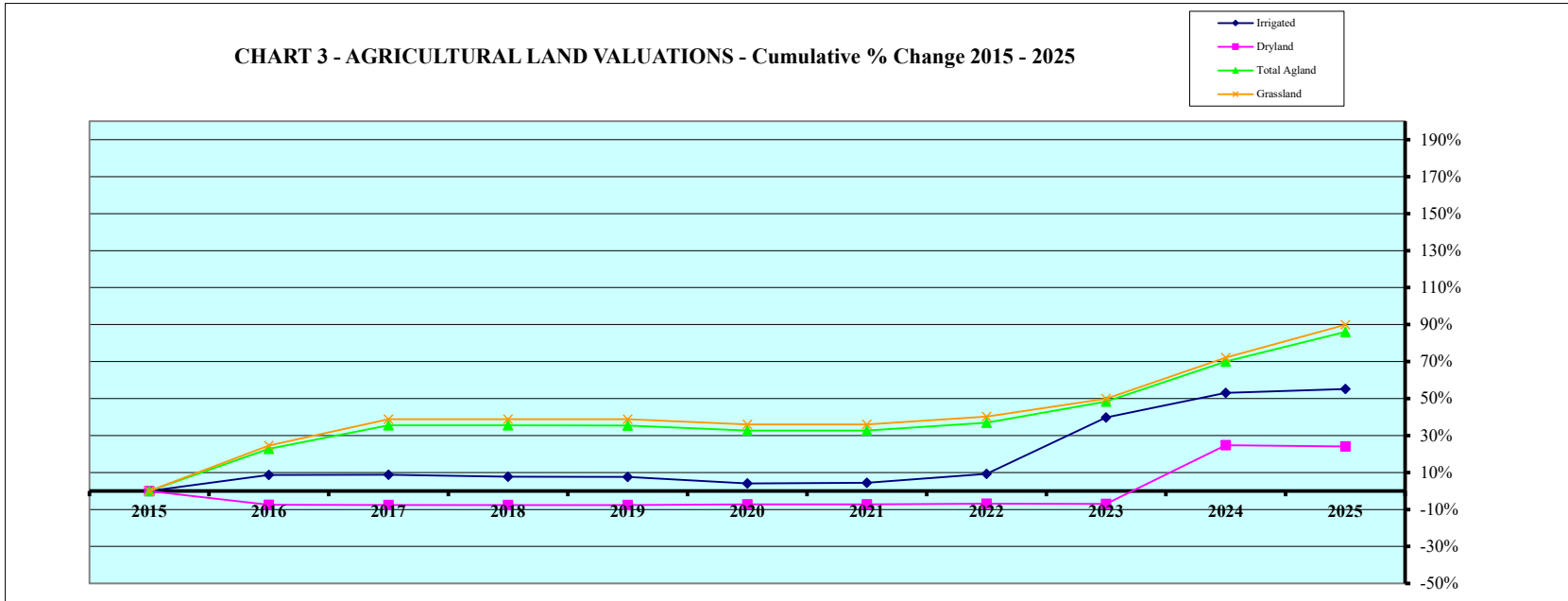
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 16  
County CHERRY

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	113,204,323	-	-	-	13,140,222	-	-	-	1,119,198,393	-	-	-
2016	123,062,551	9,858,228	8.71%	8.71%	12,164,264	-975,958	-7.43%	-7.43%	1,393,669,717	274,471,324	24.52%	24.52%
2017	123,216,481	153,930	0.13%	8.84%	12,139,396	-24,868	-0.20%	-7.62%	1,553,253,850	159,584,133	11.45%	38.78%
2018	121,897,711	-1,318,770	-1.07%	7.68%	12,139,345	-51	0.00%	-7.62%	1,553,412,559	158,709	0.01%	38.80%
2019	121,811,611	-86,100	-0.07%	7.60%	12,139,345	0	0.00%	-7.62%	1,553,374,343	-38,216	0.00%	38.79%
2020	117,814,875	-3,996,736	-3.28%	4.07%	12,185,745	46,400	0.38%	-7.26%	1,522,114,080	-31,260,263	-2.01%	36.00%
2021	118,174,776	359,901	0.31%	4.39%	12,185,745	0	0.00%	-7.26%	1,521,968,995	-145,085	-0.01%	35.99%
2022	123,629,821	5,455,045	4.62%	9.21%	12,244,035	58,290	0.48%	-6.82%	1,569,086,241	47,117,246	3.10%	40.20%
2023	158,204,376	34,574,555	27.97%	39.75%	12,228,085	-15,950	-0.13%	-6.94%	1,676,913,696	107,827,455	6.87%	49.83%
2024	173,240,577	15,036,201	9.50%	53.03%	16,391,970	4,163,885	34.05%	24.75%	1,927,156,826	250,243,130	14.92%	72.19%
2025	175,636,062	2,395,485	1.38%	55.15%	16,303,160	-88,810	-0.54%	24.07%	2,125,215,516	198,058,690	10.28%	89.89%

Rate Ann.%chg: Irrigated **4.49%** Dryland **2.18%** Grassland **6.62%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	3,084,561	-	-	-	0	0	-	-	1,248,627,499	-	-	-
2016	3,855,745	771,184	25.00%	25.00%	0	0	-	-	1,532,752,277	284,124,778	22.75%	22.75%
2017	3,896,957	41,212	1.07%	26.34%	0	0	-	-	1,692,506,684	159,754,407	10.42%	35.55%
2018	3,896,957	0	0.00%	26.34%	0	0	-	-	1,691,346,572	-1,160,112	-0.07%	35.46%
2019	3,905,132	8,175	0.21%	26.60%	0	0	-	-	1,691,230,431	-116,141	-0.01%	35.45%
2020	3,921,289	16,157	0.41%	27.13%	202,825	202,825	-	-	1,656,238,814	-34,991,617	-2.07%	32.64%
2021	3,921,064	-225	-0.01%	27.12%	202,825	0	0.00%	-	1,656,453,405	214,591	0.01%	32.66%
2022	3,928,227	7,163	0.18%	27.35%	209,981	7,156	3.53%	-	1,709,098,305	52,644,900	3.18%	36.88%
2023	4,190,051	261,824	6.67%	35.84%	224,298	14,317	6.82%	-	1,851,760,506	142,662,201	8.35%	48.30%
2024	5,384,849	1,194,798	28.52%	74.57%	372,923	148,625	66.26%	-	2,122,547,145	270,786,639	14.62%	69.99%
2025	5,402,708	17,859	0.33%	75.15%	370,523	-2,400	-0.64%	-	2,322,927,969	200,380,824	9.44%	86.04%

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County **CHERRY**

Rate Ann.%chg: Total Agric Land **6.40%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(<sup>1</sup>)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	113,514,073	53,169	2,135			13,168,922	18,671	705			1,119,118,685	3,459,262	324		
2016	123,074,051	57,562	2,138	0.15%	0.15%	12,164,264	16,778	725	2.79%	2.79%	1,393,641,998	3,456,601	403	24.63%	24.63%
2017	123,216,481	57,631	2,138	0.00%	0.14%	12,139,396	16,744	725	0.00%	2.79%	1,553,247,294	3,455,885	449	11.48%	38.93%
2018	122,227,411	57,154	2,139	0.02%	0.17%	12,139,396	16,744	725	0.00%	2.79%	1,553,350,514	3,456,137	449	0.00%	38.93%
2019	121,811,611	56,956	2,139	0.01%	0.18%	12,139,345	16,744	725	0.00%	2.79%	1,553,405,228	3,456,270	449	0.00%	38.93%
2020	118,045,875	56,907	2,074	-3.01%	-2.84%	12,105,995	16,698	725	0.00%	2.79%	1,537,699,405	3,456,187	445	-1.01%	37.52%
2021	118,174,776	56,798	2,081	0.30%	-2.55%	12,185,745	16,808	725	0.00%	2.79%	1,521,986,698	3,455,433	440	-1.00%	36.15%
2022	123,722,639	56,778	2,179	4.73%	2.07%	12,236,495	16,878	725	0.00%	2.79%	1,569,152,808	3,454,644	454	3.12%	40.40%
2023	158,697,176	56,866	2,791	28.07%	30.72%	12,228,085	16,866	725	0.00%	2.79%	1,676,817,155	3,454,397	485	6.87%	50.04%
2024	173,300,577	57,973	2,989	7.12%	40.02%	16,405,290	16,405	1,000	37.93%	41.78%	1,952,484,413	3,453,532	565	16.47%	74.76%
2025	179,443,062	59,895	2,996	0.22%	40.33%	16,147,160	16,147	1,000	0.00%	41.78%	2,124,488,326	3,451,562	616	8.87%	90.26%

Rate Annual %chg Average Value/Acre: 4.69% 2.06% 6.62%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	3,083,927	52,693	59			0	0				1,248,885,607	3,583,794	348		
2016	3,855,745	52,743	73	24.91%	24.91%	0	0				1,532,736,058	3,583,684	428	22.73%	22.73%
2017	3,896,957	53,315	73	-0.02%	24.89%	0	0				1,692,500,128	3,583,575	472	10.43%	35.53%
2018	3,896,957	53,315	73	0.00%	24.89%	0	0				1,691,614,278	3,583,350	472	-0.05%	35.47%
2019	3,896,957	53,315	73	0.00%	24.89%	0	0				1,691,253,141	3,583,285	472	-0.02%	35.44%
2020	3,878,820	53,180	73	-0.21%	24.62%	202,825	477	425			1,671,932,920	3,583,448	467	-1.15%	33.89%
2021	3,921,289	53,746	73	0.03%	24.66%	202,825	477	425	0.00%		1,656,471,333	3,583,262	462	-0.92%	32.66%
2022	3,921,064	53,743	73	0.00%	24.66%	209,981	477	440	3.53%		1,709,242,987	3,582,520	477	3.21%	36.91%
2023	4,190,051	53,838	78	6.67%	32.98%	224,298	477	470	6.82%		1,852,156,765	3,582,445	517	8.36%	48.36%
2024	5,374,778	53,838	100	28.27%	70.57%	372,923	497	750	59.57%		2,147,937,981	3,582,246	600	15.98%	72.06%
2025	5,402,708	54,118	100	0.00%	70.58%	370,523	494	750	0.00%		2,325,851,779	3,582,215	649	8.28%	86.32%

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CHERRY

Rate Annual %chg Average Value/Acre: 6.42%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,455	CHERRY	93,240,546	15,886,701	2,947,875	319,825,249	109,810,560	0	10,486,578	2,322,927,969	138,171,725	46,171,814	6,405	3,059,475,422
cnty sector		3.05%	0.52%	0.10%	10.45%	3.59%		0.34%	75.93%	4.52%	1.51%	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	163,431	522,987	59,369	8,771,248	0	0	1,096,685	0	67,888	4,510	0	10,686,118
3.08%	%sector of county sector	0.18%	3.29%	2.01%	2.74%			10.46%		0.05%	0.01%		0.35%
	%sector of municipality	1.53%	4.89%	0.56%	82.08%			10.26%		0.64%	0.04%		100.00%
71	CROOKSTON	269,182	540,012	61,302	1,778,651	0	0	1,339,237	0	0	0	0	3,988,384
1.30%	%sector of county sector	0.29%	3.40%	2.08%	0.56%			12.77%					0.13%
	%sector of municipality	6.75%	13.54%	1.54%	44.60%			33.58%					100.00%
63	KILGORE	101,724	727,122	82,543	2,928,725	0	185,545	792,849	0	39,577	39,150	0	4,897,235
1.15%	%sector of county sector	0.11%	4.58%	2.80%	0.92%			7.56%		0.03%	0.08%		0.16%
	%sector of municipality	2.08%	14.85%	1.69%	59.80%		3.79%	16.19%		0.81%	0.80%		100.00%
87	MERRIMAN	219,845	428,604	42,618	3,021,078	0	0	651,333	0	93,408	0	0	4,456,886
1.59%	%sector of county sector	0.24%	2.70%	1.45%	0.94%			6.21%		0.07%			0.15%
	%sector of municipality	4.93%	9.62%	0.96%	67.78%			14.61%		2.10%			100.00%
17	NENZEL	19,221	127	36	686,079	0	228,150	53,355	0	20,922	36,640	0	1,044,530
0.31%	%sector of county sector	0.02%	0.00%	0.00%	0.21%			0.51%		0.02%	0.08%		0.03%
	%sector of municipality	1.84%	0.01%	0.00%	65.68%		21.84%	5.11%		2.00%	3.51%		100.00%
2,633	VALENTINE	8,169,148	2,058,625	117,191	181,805,918	0	0	72,574,705	0	0	0	0	264,725,587
48.27%	%sector of county sector	8.76%	12.96%	3.98%	56.85%			692.07%					8.65%
	%sector of municipality	3.09%	0.78%	0.04%	68.68%			27.42%					100.00%
46	WOOD LAKE	83,654	323,899	35,502	2,661,349	0	0	209,211	0	20,376	0	0	3,333,991
0.84%	%sector of county sector	0.09%	2.04%	1.20%	0.83%			2.00%		0.01%			0.11%
	%sector of municipality	2.51%	9.72%	1.06%	79.82%			6.28%		0.61%			100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,086	Total Municipalities	9,026,205	4,601,377	398,561	201,653,053	0	413,695	76,717,383	0	242,171	80,300	0	293,132,738
56.56%	%all municip.sectors of cnty	9.68%	28.96%	13.52%	63.05%		#DIV/0!	731.58%		0.18%	0.17%		9.58%

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 14,858</b>	<b>Value : 3,128,279,974</b>	<b>Growth 12,211,475</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	434	3,683,526	139	6,553,227	68	10,931,927	641	21,168,680	
<b>02. Res Improve Land</b>	1,478	20,960,230	248	15,697,564	99	5,525,492	1,825	42,183,286	
<b>03. Res Improvements</b>	1,516	194,142,540	249	65,186,161	114	19,402,799	1,879	278,731,500	
<b>04. Res Total</b>	1,950	218,786,296	388	87,436,952	182	35,860,218	2,520	342,083,466	3,219,633
<b>% of Res Total</b>	77.38	63.96	15.40	25.56	7.22	10.48	16.96	10.94	26.37
<b>05. Com UnImp Land</b>	173	2,183,066	31	1,345,051	17	3,366,426	221	6,894,543	
<b>06. Com Improve Land</b>	392	7,214,733	31	976,938	39	3,149,913	462	11,341,584	
<b>07. Com Improvements</b>	399	74,751,736	32	6,518,455	43	18,174,399	474	99,444,590	
<b>08. Com Total</b>	572	84,149,535	63	8,840,444	60	24,690,738	695	117,680,717	868,805
<b>% of Com Total</b>	82.30	71.51	9.06	7.51	8.63	20.98	4.68	3.76	7.11
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	1	90,518	14	915,622	15	1,006,140	
<b>14. Rec Improve Land</b>	0	0	1	201,923	28	3,740,927	29	3,942,850	
<b>15. Rec Improvements</b>	0	0	1	182,475	28	6,017,500	29	6,199,975	
<b>16. Rec Total</b>	0	0	2	474,916	42	10,674,049	44	11,148,965	0
<b>% of Rec Total</b>	0.00	0.00	4.55	4.26	95.45	95.74	0.30	0.36	0.00
<b>Res &amp; Rec Total</b>	1,950	218,786,296	390	87,911,868	224	46,534,267	2,564	353,232,431	3,219,633
<b>% of Res &amp; Rec Total</b>	76.05	61.94	15.21	24.89	8.74	13.17	17.26	11.29	26.37
<b>Com &amp; Ind Total</b>	572	84,149,535	63	8,840,444	60	24,690,738	695	117,680,717	868,805
<b>% of Com &amp; Ind Total</b>	82.30	71.51	9.06	7.51	8.63	20.98	4.68	3.76	7.11
<b>17. Taxable Total</b>	2,522	302,935,831	453	96,752,312	284	71,225,005	3,259	470,913,148	4,088,438
<b>% of Taxable Total</b>	77.39	64.33	13.90	20.55	8.71	15.12	21.93	15.05	33.48

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	26,629	1,343,876	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	26,629	1,343,876
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	26,629	1,343,876

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	281	44	535	860

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	73,472	43	2,124,455	10,355	2,139,277,335	10,409	2,141,475,262
28. Ag-Improved Land	4	129,355	12	1,968,702	1,120	307,192,760	1,136	309,290,817
29. Ag Improvements	4	487,465	13	1,753,970	1,167	204,352,907	1,184	206,594,342

30. Ag Total				11,593	2,657,360,421
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	20,000	
32. HomeSite Improv Land	2	2.00	40,000	8	8.00	160,000	
33. HomeSite Improvements	3	0.00	372,525	8	0.00	1,362,195	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,000	5	10.00	10,000	
37. FarmSite Improvements	3	0.00	114,940	12	0.00	391,775	
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	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	121	120.17	2,398,400	122	121.17	2,418,400	
32. HomeSite Improv Land	744	742.65	14,853,000	754	752.65	15,053,000	
33. HomeSite Improvements	813	0.00	154,740,886	824	0.00	156,475,606	3,446,615
34. HomeSite Total				<b>946</b>	<b>873.82</b>	<b>173,947,006</b>	
35. FarmSite UnImp Land	40	97.48	97,480	40	97.48	97,480	
36. FarmSite Improv Land	645	2,303.00	2,302,500	651	2,314.00	2,313,500	
37. FarmSite Improvements	1,084	0.00	49,612,021	1,099	0.00	50,118,736	4,676,422
38. FarmSite Total				<b>1,139</b>	<b>2,411.48</b>	<b>52,529,716</b>	
39. Road & Ditches	1,682	10,292.87	0	1,700	10,426.33	0	
40. Other- Non Ag Use	18	857.74	633,556	19	888.55	644,070	
41. Total Section VI				<b>2,085</b>	<b>14,600.18</b>	<b>227,120,792</b>	<b>8,123,037</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	0	1	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	31	4,048.72	2,001,732	33	4,048.72	2,001,732

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	0.77%	1,361,460	0.77%	3,000.00
46. 1A	6,916.18	11.70%	20,744,040	11.69%	2,999.35
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	17,987.56	30.44%	53,915,880	30.37%	2,997.40
49. 3A1	4,326.79	7.32%	12,980,379	7.31%	3,000.00
50. 3A	3,105.66	5.25%	9,316,980	5.25%	3,000.00
51. 4A1	18,428.61	31.18%	55,537,830	31.29%	3,013.67
52. 4A	7,881.85	13.34%	23,645,550	13.32%	3,000.00
<b>53. Total</b>	<b>59,100.47</b>	<b>100.00%</b>	<b>177,502,119</b>	<b>100.00%</b>	<b>3,003.40</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,266.24	26.17%	4,266,240	26.17%	1,000.00
56. 2D1	40.00	0.25%	40,000	0.25%	1,000.00
57. 2D	6,652.90	40.81%	6,652,900	40.81%	1,000.00
58. 3D1	1,141.28	7.00%	1,141,280	7.00%	1,000.00
59. 3D	125.00	0.77%	125,000	0.77%	1,000.00
60. 4D1	1,112.03	6.82%	1,112,030	6.82%	1,000.00
61. 4D	2,965.71	18.19%	2,965,710	18.19%	1,000.00
<b>62. Total</b>	<b>16,303.16</b>	<b>100.00%</b>	<b>16,303,160</b>	<b>100.00%</b>	<b>1,000.00</b>
<b>Grass</b>					
63. 1G1	248,183.51	7.19%	192,077,154	8.61%	773.93
64. 1G	1,574.01	0.05%	1,204,118	0.05%	765.00
65. 2G1	91,936.53	2.66%	70,326,120	3.15%	764.94
66. 2G	62,088.25	1.80%	47,493,911	2.13%	764.94
67. 3G1	24,362.40	0.71%	18,668,710	0.84%	766.29
68. 3G	2,915,987.51	84.47%	1,837,002,090	82.36%	629.98
69. 4G1	82,142.19	2.38%	48,463,913	2.17%	590.00
70. 4G	25,934.90	0.75%	15,301,596	0.69%	590.00
<b>71. Total</b>	<b>3,452,209.30</b>	<b>100.00%</b>	<b>2,230,537,612</b>	<b>100.00%</b>	<b>646.12</b>
<b>Irrigated Total</b>					
	59,100.47	1.65%	177,502,119	7.30%	3,003.40
<b>Dry Total</b>					
	16,303.16	0.46%	16,303,160	0.67%	1,000.00
<b>Grass Total</b>					
	3,452,209.30	96.37%	2,230,537,612	91.78%	646.12
72. Waste	54,117.58	1.51%	5,402,708	0.22%	99.83
73. Other	494.03	0.01%	494,030	0.02%	1,000.00
74. Exempt	7,301.77	0.20%	4,647,227	0.19%	636.45
<b>75. Market Area Total</b>	<b>3,582,224.54</b>	<b>100.00%</b>	<b>2,430,239,629</b>	<b>100.00%</b>	<b>678.42</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	330.10	990,300	58,770.37	176,511,819	59,100.47	177,502,119
<b>77. Dry Land</b>	0.00	0	269.25	269,250	16,033.91	16,033,910	16,303.16	16,303,160
<b>78. Grass</b>	240.39	161,827	4,308.34	2,627,793	3,447,660.57	2,227,747,992	3,452,209.30	2,230,537,612
<b>79. Waste</b>	0.00	0	3.00	300	54,114.58	5,402,408	54,117.58	5,402,708
<b>80. Other</b>	0.00	0	5.00	5,000	489.03	489,030	494.03	494,030
<b>81. Exempt</b>	36.67	22,447	360.39	208,990	6,904.71	4,415,790	7,301.77	4,647,227
<b>82. Total</b>	<b>240.39</b>	<b>161,827</b>	<b>4,915.69</b>	<b>3,892,643</b>	<b>3,577,068.46</b>	<b>2,426,185,159</b>	<b>3,582,224.54</b>	<b>2,430,239,629</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	59,100.47	1.65%	177,502,119	7.30%	3,003.40
<b>Dry Land</b>	16,303.16	0.46%	16,303,160	0.67%	1,000.00
<b>Grass</b>	3,452,209.30	96.37%	2,230,537,612	91.78%	646.12
<b>Waste</b>	54,117.58	1.51%	5,402,708	0.22%	99.83
<b>Other</b>	494.03	0.01%	494,030	0.02%	1,000.00
<b>Exempt</b>	7,301.77	0.20%	4,647,227	0.19%	636.45
<b>Total</b>	<b>3,582,224.54</b>	<b>100.00%</b>	<b>2,430,239,629</b>	<b>100.00%</b>	<b>678.42</b>

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	425,313	99	399,972	99	7,972,230	143	8,797,515	36,930
83.2 Crookston	51	145,341	58	210,884	62	2,337,220	113	2,693,445	1,740
83.3 Kilgore	40	177,544	52	271,669	53	3,336,570	93	3,785,783	82,018
83.4 Merriman	77	209,127	85	270,438	88	2,417,938	165	2,897,503	0
83.5 Nenzel	8	62,712	10	215,020	10	997,265	18	1,274,997	0
83.6 Rural	81	12,037,485	120	9,147,394	137	24,138,071	218	45,322,950	681,830
83.7 Rural V	136	6,225,916	246	15,369,889	247	64,320,061	383	85,915,866	720,830
83.8 Valentine	143	2,593,601	1,128	20,092,306	1,155	176,691,445	1,298	199,377,352	1,696,285
83.9 Wood Lake	76	297,781	56	148,564	57	2,720,675	133	3,167,020	0
84 Residential Total	656	22,174,820	1,854	46,126,136	1,908	284,931,475	2,564	353,232,431	3,219,633

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Cody	12	54,669	27	45,082	29	996,710	41	1,096,461	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	20	67,299	20	554,760	33	644,777	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	12	16,479,095	23	22,395,524	60,000
85.7	Rural V	42	495,374	60	1,320,915	68	10,700,182	110	12,516,471	175,395
85.8	Valentine	116	2,976,031	314	7,239,493	314	68,417,308	430	78,632,832	633,410
85.9	Wood Lake	7	7,861	7	13,900	8	187,450	15	209,211	0
86	Commercial Total	221	6,894,543	462	11,341,584	474	99,444,590	695	117,680,717	868,805

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	248,112.71	7.19%	192,006,354	8.61%	773.87
88. 1G	1,574.01	0.05%	1,204,118	0.05%	765.00
89. 2G1	91,932.53	2.66%	70,322,120	3.15%	764.93
90. 2G	62,088.25	1.80%	47,493,911	2.13%	764.94
91. 3G1	24,220.40	0.70%	18,526,710	0.83%	764.92
92. 3G	2,915,485.01	84.47%	1,836,499,590	82.36%	629.91
93. 4G1	82,142.19	2.38%	48,463,913	2.17%	590.00
94. 4G	25,934.90	0.75%	15,301,596	0.69%	590.00
95. Total	3,451,490.00	100.00%	2,229,818,312	100.00%	646.05
<b>CRP</b>					
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
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	3,451,490.00	99.98%	2,229,818,312	99.97%	646.05
CRP Total	719.30	0.02%	719,300	0.03%	1,000.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	3,452,209.30	100.00%	2,230,537,612	100.00%	646.12

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

16 Cherry

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	319,825,249	342,083,466	22,258,217	6.96%	3,219,633	5.95%
02. Recreational	10,486,578	11,148,965	662,387	6.32%	0	6.32%
03. Ag-Homesite Land, Ag-Res Dwelling	138,171,725	173,947,006	35,775,281	25.89%	3,446,615	23.40%
<b>04. Total Residential (sum lines 1-3)</b>	<b>468,483,552</b>	<b>527,179,437</b>	<b>58,695,885</b>	<b>12.53%</b>	<b>6,666,248</b>	<b>11.11%</b>
05. Commercial	109,810,560	117,680,717	7,870,157	7.17%	868,805	6.38%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>109,810,560</b>	<b>117,680,717</b>	<b>7,870,157</b>	<b>7.17%</b>	<b>868,805</b>	<b>6.38%</b>
08. Ag-Farmsite Land, Outbuildings	45,527,744	52,529,716	7,001,972	15.38%	4,676,422	5.11%
09. Minerals	6,405	6,405	0	0.00	0	0.00%
10. Non Ag Use Land	644,070	644,070	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>46,178,219</b>	<b>53,180,191</b>	<b>7,001,972</b>	<b>15.16%</b>	<b>4,676,422</b>	<b>5.04%</b>
12. Irrigated	175,636,062	177,502,119	1,866,057	1.06%		
13. Dryland	16,303,160	16,303,160	0	0.00%		
14. Grassland	2,125,215,516	2,230,537,612	105,322,096	4.96%		
15. Wasteland	5,402,708	5,402,708	0	0.00%		
16. Other Agland	370,523	494,030	123,507	33.33%		
<b>17. Total Agricultural Land</b>	<b>2,322,927,969</b>	<b>2,430,239,629</b>	<b>107,311,660</b>	<b>4.62%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,947,400,300</b>	<b>3,128,279,974</b>	<b>180,879,674</b>	<b>6.14%</b>	<b>12,211,475</b>	<b>5.72%</b>

## 2026 Assessment Survey for Cherry County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	2 office assistants
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$207,895.00
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$67,356.00
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$20,828 for MIPS; \$23,856 for Beacon
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$5,000 (Travel \$2,500 Training \$2,500)
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$7,792.14 from the general budget and \$27,872.48 from the appraisal budget.

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

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

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Lake Mac Appraisal
<b>2.</b>	<b>GIS Services:</b>
	Schneider Geospatial
<b>3.</b>	<b>Other services:</b>
	MIPS

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Lake Mac Appraisal
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Lake Mac Appraisal is under contract.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	<ul style="list-style-type: none"> <li>1) Ability to promote positive public relations.</li> <li>2) Experience in ad valorem tax appraisal.</li> <li>3) Familiarity with NDR/PAD statutes and regulations.</li> <li>4) Familiarity and appreciation of the area.</li> </ul>
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes.

## 2026 Residential Assessment Survey for Cherry County

<b>1.</b>	<b>Valuation data collection done by:</b>
	The Assessor's Office and Lake Mac Appraisal
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Primarily the cost and sales approaches (with a limited use of comparable sales) are used to estimate the market value.
<b>3.</b>	<b>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?</b>
	Our contracted appraisal companies will be responsible for developing appropriate depreciation tables and training our office to do so as well.
<b>4.</b>	<b>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.</b>
	Each valuation group has its own table.
<b>5.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	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.
<b>6.</b>	<b>How are rural residential site values developed?</b>
	Vacant land sales were reviewed, and values were established according to the market.
<b>7.</b>	<b>Are there form 191 applications on file?</b>
	Only one.
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	The previously contracted appraisal firm, Tax Valuation, Inc. performed a discounted cash flow that is still being utilized.

## 2026 Commercial Assessment Survey for Cherry County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Lake Mac Appraisals conducts pick-up work.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	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.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	Any unique commercial properties would be valued by the contracted appraisal service.
<b>3.</b>	<b>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?</b>
	The contracted appraisal service developed depreciation tables based on market analysis and built tables in the CAMA system.
<b>4.</b>	<b>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.</b>
	Two commercial tables were developed—one for Valentine and one for Small Towns/Villages commercial.
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	There were few vacant lots, so a building to land ratio was determined to establish lot values and serve as an equalization factor.

## 2026 Agricultural Assessment Survey for Cherry County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Lake Mac Appraisal collected data during the rural review for a third of the county in 2025. County staff completed data collection by aerial review on bottom 2/3 of county for 2026. Pick-up work was completed by Lake Mac.
<b>2.</b>	<b>Describe the process used to determine and monitor market areas.</b>
	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).
<b>3.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	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.
<b>4.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	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
<b>5.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	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.
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	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.
<b>6a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	Currently, there are no other subclasses of agricultural land.
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
<b>7a.</b>	<b>How many parcels have a special valuation application on file?</b>
	None.
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>

<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**Cherry County Assessor**  
**3 Year Plan of Assessment**  
**7/29/2025 BOE**

2024 (Historical)

- Physical review and data collection for 2025 revalue of top 4 townships with Lake Mac Assessment
  - All coding and CAMA data updated for this review
  - Developed a 4-mile radius Valentine Suburban neighborhood and depreciation tables with the help of Lake Mac Assessment.
  - Desk review of Valentine Suburban neighborhoods within a 1-mile radius to equalize land and improvements.
  - Small villages review had to be moved to 2025 review cycle because of time constraints.
  - Increased grass values.

2025

- Physical review and data collection for 2026 revalue for small villages that were moved from the 2025 cycle with Lake Mac Assessment
  - Small village review and update depreciation tables.
  - Pickup work, sales review and mass appraisal adjustments with Lake Mac Assessment
  - Desk review and data collection for revalue of rural homes and outbuildings and all rural vacant parcels in Townships 25-31 with training from Lake Mac Assessment
  - Apply depreciation tables that were previously developed by Lake Mac Assessment for rural homes and outbuildings and all rural vacant parcels
  - Pickup work, sales review and mass appraisal adjustments with Lake Mac Assessment

2026

- Desk review and data collection for 2027 revalue for Commercial property and land with training from Lake Mac Assessment
  - Update depreciation tables for Commercial property with Lake Mac Assessment

- Pickup work, sales review and mass appraisal adjustments with Lake Mac Assessment

2027

- Physical review and data collection for 2028 Valentine City, Valentine City IOLL, Rural Valentine Residential, Valentine Mobile Homes
  - Pickup work, sales review and mass appraisal adjustments with Lake Mac Assessment