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DEPARTMENT OF REVENUE

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

CHEYENNE COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

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

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Christina Lotton, Cheyenne County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

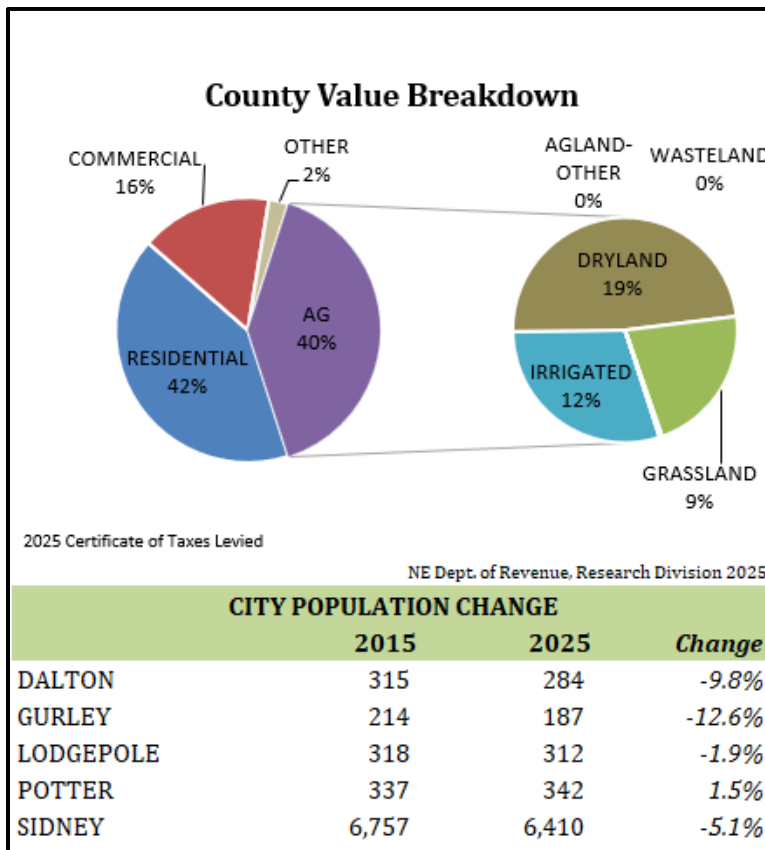
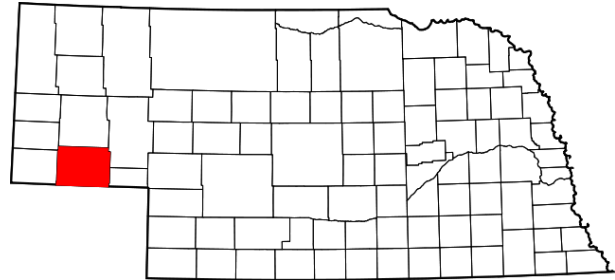
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,196 square miles, Cheyenne County has 9,602 residents, a 1% population increase from the 2020 U.S. Census.¹ The report indicates that 67% of county housing is owner occupied and 88% of residents occupied the same residence as in the prior year.¹ The average home value in the county is \$126,633.²



The majority of the commercial properties in Cheyenne County are located in and around Sidney, the county seat. According to the latest information available from the U.S. Census Bureau, there are 281 employer establishments with a total employment figure of 3,171. This represents an 8% increase in total employment from 2022-2023.¹

Agricultural land makes up 40% of the valuation base in the county. Dryland makes up a majority of the agricultural land in the county, accounting for 20% of the county's total value. Cheyenne County is included in the South Platte Natural Resources District (NRD).

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

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

2026 Residential Correlation for Cheyenne County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

The county assessor defines the residential property class by five valuation groups. The City of Sidney was stratified into three separate valuation groups based on market activity. Valuation Group 40 is comprised of the Villages of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol. The remaining residential property within the county is Valuation Group 80, Rural.

The six-year inspection and review cycle of the county assessor has been examined and is in compliance with statutory requirements. Residential properties are valued by the county assessor and office staff, including pick-up work and revaluations. The inspection includes new pictures and measurements if needed.

The county assessor has a written methodology on file.

2026 Residential Assessment Details for Cheyenne 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
10	Sidney Central	2021	*2024	2020	*2026	Increased 4%
11	Sidney North	2021	*2024	2020	2024	Increased 12%
12	Sidney South	2021	*2024	2020	2021	Increased 4%
40	Villages	2021	*2024	2024	2022	Increased 1%
80	Rural	2022	*2024	2021	2022	Increased 21%
<u>Additional comments:</u>						
<p>* = assessment action for current year</p>						

Description of Analysis

The assessment actions reported by the county assessor included locational adjustments after applying new costing. Those actions should have resulted in all valuation groups increasing, by

2026 Residential Correlation for Cheyenne County

more than the reported locational adjustments. However, rural residential properties in Valuation Group 80, did not change as much as reported. The sales file only increased 5% and the population increased 2%.

Review of the statistical profile indicates that the measures of central tendency are in the acceptable range and generally correlate. The qualitative statistics support that assessments are uniform.

All valuation groups have medians within the acceptable range, except for Valuation Group 80. With 23 sales, the valuation group is below the acceptable range at 88% for both the median and weighted mean. The mean, which is more sensitive to outliers 92%.

The 95% Median Confidence interval for Valuation Group 80 is 82% to 96%, which overlaps the acceptable range. The IAAO Standard on Ratio Studies (2013, Page 34), cautions that “A conclusion of noncompliance requires a high degree of confidence; thus, a 90 percent or 95 percent confidence interval should be used, except for small or high variable samples.” Section 11.1.5 of the Standard goes on to explain that jurisdictions with small samples and large variability may never be subject to equalization, based on the confidence interval. Yet Neb. Rev. Stat. § 77-5023 clearly provides authority for increases or decreases to classes or subclasses of real property based on an established indicator of central tendency, when the commission determines with a reasonable degree of certainty that an acceptable level of value has not been met. The confidence interval is clearly the preferred test for statistical reliability but given the warning on small sample sizes is not always useful for equalizing subclasses of property. The Standard provides several options for measuring reliability.

The COD and PRD are also established indicators of statistical reliability and equity, for Valuation Group 80, the COD is 15%, clearly within IAAO Standards for rural property. The PRD is slightly high, but the sample is not regressive, removal of any one extremely high ratio lowers the PRD. A substat of the valuation group can be found in the appendix, and the sale price substratum demonstrates that there is not a regressive pattern.

Examination of the sales in Valuation Group 80 indicates that 16 of 23 sales are low, ranging from 63% to 90%, one sale is in the acceptable range and six sales are high. The 95% median confidence interval only reaches the acceptable range with a single ratio. Had one additional low ratio occurred, the upper bound of the confidence interval would be 90%.

Review of the Valuation Group 80 substat by study period year supports that the market is increasing, thereby further proving need for an adjustment. All of the nine sales in the second year of the study period are below the acceptable range. Four sales have occurred post-study period and are also low, as can be seen on a 2027 Draft Statistical Profile in the appendix. The four post-study period sales range from 57% to 88%. Further, based on the reported assessment actions, the county assessor intended to increase Valuation Group 80 by 21%, but that change was not reflected in

2026 Residential Correlation for Cheyenne County

either the sales file or the abstract. All of these factors support that an adjustment to rural residential property is necessary to achieve equalization.

A 9% increase to total value brings the median and weighted mean to the midpoint of the acceptable range, and the mean increases to the upper bound of the acceptable range. The qualitative statistics for the subclass do not improve, as is expected with any percent adjustment; however, when evaluated with the overall class, the adjustment improves the PRD to 102% and raises the lower bound of the 95% median confidence interval to 91%, providing more support for a level of value within the acceptable range.

The 2026 Abstract of Assessment, Form 45 Compared to the 2025 Certificate of Taxes Levied (CTL) Report when compared to the sales file supports that sold parcels and unsold parcels changed similarly, supporting that values were uniformly applied.

Equalization and Quality of Assessment

Review of the statistics and assessment practices indicate that while most residential properties have been uniformly assessed, Valuation Group 80 has been under assessed. Because not all locations were assessed at the same portion of market value, the assessment quality of the residential class does not meet generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	87	93.41	98.60	96.85	22.51	101.81
11	28	93.64	98.82	97.05	22.99	101.82
12	75	93.25	95.86	95.88	15.35	99.98
40	45	95.12	96.04	88.85	23.03	108.09
80	23	88.14	91.72	88.24	15.44	103.94
____ALL____	258	93.25	96.77	94.25	20.15	102.67

Level of Value

Based on analysis of all available information, the level of value for the residential property in Cheyenne County is 93%. To achieve equalization in Cheyenne County, the non-binding recommendation of the PTA is a 9% increase to total value in Valuation Group 80 should be made. With the increase to this subclass, the median of the valuation group will move to the midpoint of the acceptable range, and the level of value for the entire residential class will be within the acceptable range at 94%.

2026 Residential Correlation for Cheyenne County

17 - Cheyenne COUNTY		PAD 2026 R&O Statistics				
RESIDENTIAL IMPROVED		Type : Q				
Number of Sales :	258	Median :	94			
Total Sales Price :	47,917,224	Wgt. Mean :	96			
Total Adj. Sales Price :	47,910,024	Mean :	98	Avg. Abs.		
Total Assessed Value :	45,794,977					
Avg. Adj. Sales Price :	185,698	COD :	19.95	MAX Sales Ra		
Avg. Assessed Value :	177,500	PRD :	102.00	MIN Sales Ra		
<hr/>						
<u>VALUATION GROUP</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	87	93.41	98.60	96.85	22.51	101.81
11	28	93.64	98.82	97.05	22.99	101.82
12	75	93.25	95.86	95.88	15.35	99.98
40	45	95.12	96.04	88.85	23.03	108.09
80	23	96.08	99.97	96.19	15.45	103.93
<hr/>						
<u>ALL</u>						
10/01/2023 To 09/30/2025	258	94.02	97.50	95.59	19.95	102.00

2026 Commercial Correlation for Cheyenne County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the commercial class is below the statewide average. The county assessor provides documented reasons for all sales that are disqualified. A review of the non-qualified sales revealed the majority are private sales that do not reflect market value. The review revealed that no apparent bias exists in the qualification determination and that all arm’s-length transactions have been made available for measurement purposes.

Commercial property is defined by three valuation groups based on commercial activity. Valuation Group 10 consists of the county seat, Sidney, and is the commercial hub of the county. Valuation Group 30 consists of Sioux Meadows; old U.S. Army buildings utilized during World War II that are utilized by small businesses in this area. Valuation Group 40 is comprised of the Villages of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol.

The six-year inspection and review cycle of the county assessor has been examined and is in compliance with statutory requirements. The inspection includes new pictures and measurements if needed.

2026 Commercial Assessment Details for Cheyenne 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
10	Sidney	2024	2024	2021	2024	Increased 4%
30	Sioux Meadows	2024	2024	2021	2024	
40	Villages	2024	2024	2024	2024	
<u>Additional comments:</u> Occupancy Code 344 increased 6%. * = assessment action for current year						

Description of Analysis

The statistical analysis for the commercial class in Cheyenne County includes 22 sales for measurement purposes. One measure of central tendency and the COD are in the acceptable range. The weighted mean is high and the PRD and mean are both low. Measures of central tendency shift considerably when outliers are removed but remain in the acceptable range.

2026 Commercial Correlation for Cheyenne County

Further analysis by valuation groups provides that Valuation Group 10 has sufficient sales for analysis and a median and COD within the acceptable range. Analysis by sales price substratum does not reflect a regressive nature in the Cheyenne County commercial class. A substat has been added to the appendix for Valuation Group 10.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the sales file and the abstract changed at similar rates.

Equalization and Quality of Assessment

Review of the assessment practices of the county assessor coupled with the statistical analysis of the commercial class indicates that commercial properties are equitably assessed. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	20	95.65	90.90	112.04	21.80	81.13
30	1	108.27	108.27	108.27	00.00	100.00
40	1	48.21	48.21	48.21	00.00	100.00
____ALL____	22	95.65	89.75	111.63	22.68	80.40

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cheyenne County is 96%.

2026 Agricultural Correlation for Cheyenne County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the agricultural class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

Three market areas define agricultural land within the county. Market Area 1 consists of the southern portion of the county and has a subclass of slightly lower quality soil. The northern portion of the county is described as Market Area 3, and majority land use is dryland. Market Area 5 is located within Sidney city limits and zoned agricultural and contains 685 acres of non-exempt land. When this land sells, it is almost always a change of use to commercial or residential.

The county assessor has identified intensive use in the form of feedlots. No special value applications have been filed.

2026 Agricultural Assessment Details for Cheyenne 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	2022	2021	2021	2022	
AB DW	Agricultural dwellings	2022	2021	2021	2022	
<u>Additional comments:</u>						
* = assessment action for current year						

2026 Agricultural Correlation for Cheyenne County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	The southern portion of the county.	*2024	Dry increased 44% and Grass increased 28%
3	The northern portion of the county.	*2024	
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

The statistical analysis for the agricultural class in Cheyenne County provides 73 sales for measurement purposes. Two measures of central tendency and the COD are in range while the weighted mean is low. Analysis of the market areas shows both have an overall median in range with a sufficient number of sales for measurement.

Further analysis of the 80% MLU By Market Area the overall dryland class with a median in range, while the irrigated land and grassland are low with small samples. Market Area 1 has a low median in grassland of 67% with only six sales proving the median is not reliable. A statistical profile for grassland in Market Area 1 and a hypothetical Average Acre Chart both showing a further increase has been included in the appendix.

A review of the 2026 Average Acre Value Comparison Chart shows that both market areas and all three classes are comparable.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) confirms the assessment actions moved the sales file and the abstract similarly.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are treated similarly to the rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural property in Cheyenne County adheres to generally accepted mass appraisal techniques.

2026 Agricultural Correlation for Cheyenne County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	45.02	45.02	45.02	00.00	100.00
3	1	45.02	45.02	45.02	00.00	100.00
<u>Dry</u>						
County	52	70.55	72.25	68.27	14.95	105.83
1	7	70.81	79.98	67.90	28.75	117.79
3	45	70.29	71.05	68.44	12.82	103.81
<u>Grass</u>						
County	6	67.31	61.48	40.74	31.35	150.91
1	6	67.31	61.48	40.74	31.35	150.91
<u>ALL</u>						
	73	70.29	71.93	65.53	18.65	109.77

Level of Value

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

2026 Opinions of the Property Tax Administrator for Cheyenne County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Does not meet generally accepted mass appraisal techniques.	Valuation Grouping # 80, an adjustment of 9%
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Cheyenne County

Residential Real Property - Current

Number of Sales	258	Median	93.25
Total Sales Price	\$47,910,024	Mean	96.77
Total Adj. Sales Price	\$47,910,024	Wgt. Mean	94.25
Total Assessed Value	\$45,155,030	Average Assessed Value of the Base	\$117,528
Avg. Adj. Sales Price	\$185,698	Avg. Assessed Value	\$175,019

Confidence Interval - Current

95% Median C.I	89.21 to 95.93
95% Wgt. Mean C.I	91.26 to 97.24
95% Mean C.I	93.81 to 99.73
% of Value of the Class of all Real Property Value in the County	39.62
% of Records Sold in the Study Period	5.22
% of Value Sold in the Study Period	7.77

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	244	94	93.51
2024	205		92.22
2023	336	92	92.36
2022	363	97	97.35

2026 Commission Summary for Cheyenne County

Commercial Real Property - Current

Number of Sales	22	Median	95.65
Total Sales Price	\$7,524,184	Mean	89.75
Total Adj. Sales Price	\$7,524,184	Wgt. Mean	111.63
Total Assessed Value	\$8,399,480	Average Assessed Value of the Base	\$259,817
Avg. Adj. Sales Price	\$342,008	Avg. Assessed Value	\$381,795

Confidence Interval - Current

95% Median C.I	64.84 to 108.27
95% Wgt. Mean C.I	77.61 to 145.66
95% Mean C.I	77.11 to 102.39
% of Value of the Class of all Real Property Value in the County	14.98
% of Records Sold in the Study Period	2.60
% of Value Sold in the Study Period	3.82

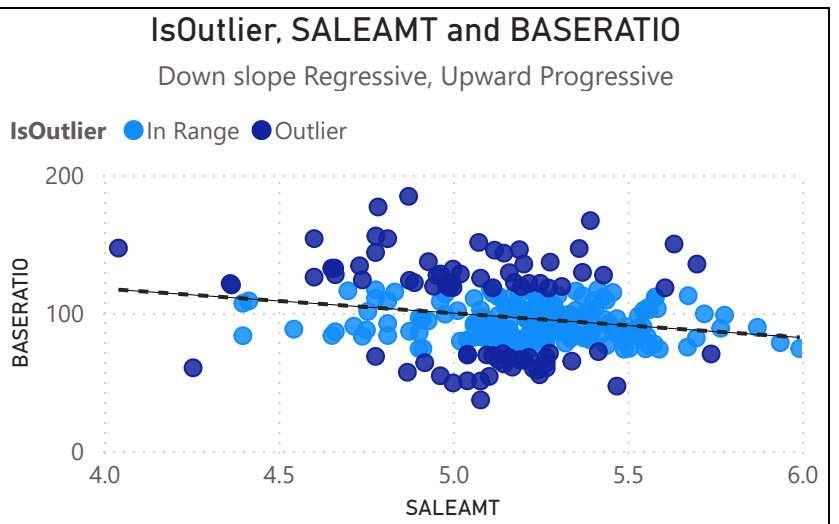
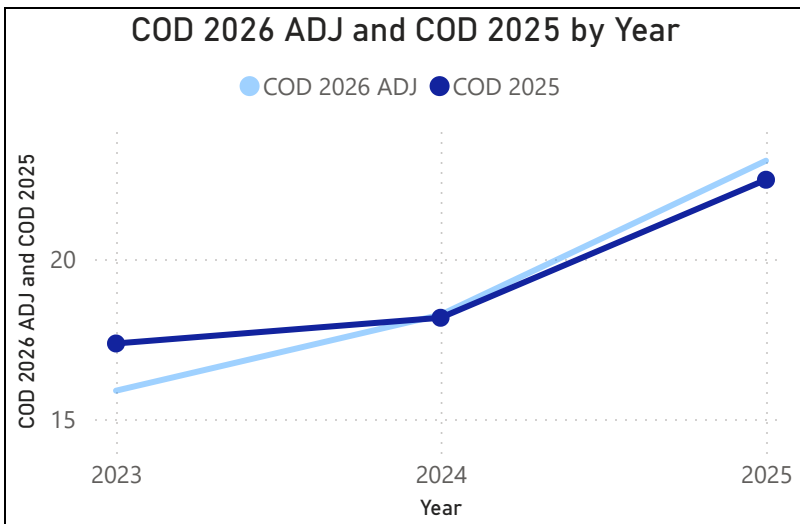
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	70	94	94.25
2024	31	93	93.23
2023	41	92	91.63
2022	44	97	97.00

Cheyenne 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
10	87	93.41	77.78	20.10%	98.60	81.99	20.26%	96.85	80.38	20.50%
11	28	93.63	72.13	29.80%	98.82	78.02	26.65%	97.05	74.29	30.63%
12	75	93.25	77.46	20.39%	95.86	79.62	20.40%	95.88	79.20	21.06%
40	45	95.12	88.69	7.25%	96.04	90.12	6.57%	88.85	81.39	9.17%
80	23	88.14	83.64	5.39%	91.72	85.10	7.78%	88.24	82.71	6.69%
Total	258	93.24	78.63	18.59%	96.77	82.56	17.21%	94.25	80.02	17.78%

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
10	87	22.51	20.65	8.98%	101.81	102.01	-0.19%	54.49	47.93	13.69%	184.53	137.43	34.27%
11	28	22.99	22.93	0.26%	101.82	105.02	-3.05%	54.05	47.07	14.83%	153.88	123.12	24.99%
12	75	15.35	15.42	-0.43%	99.98	100.52	-0.54%	65.68	47.88	37.19%	149.99	125.03	19.97%
40	45	23.03	24.45	-5.81%	108.09	110.72	-2.38%	36.98	32.55	13.59%	176.82	182.14	-2.92%
80	23	15.44	13.39	15.35%	103.94	102.88	1.02%	63.07	62.85	0.34%	135.43	111.09	21.92%
Total	258	20.15	20.17	-0.09%	102.67	103.18	-0.49%	36.98	32.55	13.59%	184.53	182.14	1.31%



**17 Cheyenne
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 : 258
 Total Sales Price : 47,910,024
 Total Adj. Sales Price : 47,910,024
 Total Assessed Value : 45,155,030
 Avg. Adj. Sales Price : 185,698
 Avg. Assessed Value : 175,019

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 97
 COD : 20.15
 PRD : 102.67

COV : 25.05
 STD : 24.24
 Avg. Abs. Dev : 18.79
 MAX Sales Ratio : 184.53
 MIN Sales Ratio : 36.98

95% Median C.I. : 89.21 to 95.93
 95% Wgt. Mean C.I. : 91.26 to 97.24
 95% Mean C.I. : 93.81 to 99.73

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-23 To 31-DEC-23	28	109.00	110.62	104.56	15.88	105.80	75.39	184.53	95.93 to 118.51	160,049	167,344
01-JAN-24 To 31-MAR-24	16	108.80	108.30	111.28	18.29	97.32	70.53	143.36	87.68 to 129.45	186,763	207,821
01-APR-24 To 30-JUN-24	45	91.60	96.81	94.88	16.09	102.03	50.85	153.89	88.29 to 103.17	198,373	188,210
01-JUL-24 To 30-SEP-24	36	91.44	92.32	91.51	17.30	100.89	47.02	127.42	83.20 to 98.26	177,133	162,101
01-OCT-24 To 31-DEC-24	34	92.47	95.81	90.88	20.60	105.42	63.91	153.88	81.56 to 104.55	197,821	179,786
01-JAN-25 To 31-MAR-25	22	85.54	93.68	92.95	22.05	100.79	55.24	176.82	77.28 to 104.11	209,284	194,539
01-APR-25 To 30-JUN-25	40	85.79	90.02	86.31	20.64	104.30	50.71	166.93	79.52 to 94.43	205,577	177,436
01-JUL-25 To 30-SEP-25	37	94.08	95.59	95.80	23.82	99.78	36.98	155.83	82.36 to 102.18	150,909	144,571
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	125	95.93	100.08	97.99	17.83	102.13	47.02	184.53	92.33 to 101.96	182,185	178,527
01-OCT-24 To 30-SEP-25	133	88.60	93.66	90.86	22.43	103.08	36.98	176.82	84.65 to 94.43	188,999	171,723
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	131	93.25	96.72	94.90	18.25	101.92	47.02	153.89	89.18 to 98.39	190,975	181,244
<u>ALL</u>	258	93.25	96.77	94.25	20.15	102.67	36.98	184.53	89.21 to 95.93	185,698	175,019

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	87	93.41	98.60	96.85	22.51	101.81	54.49	184.53	87.68 to 101.12	155,371	150,482
11	28	93.64	98.82	97.05	22.99	101.82	54.05	153.88	84.65 to 114.23	111,268	107,986
12	75	93.25	95.86	95.88	15.35	99.98	65.68	149.99	86.34 to 99.40	246,187	236,049
40	45	95.12	96.04	88.85	23.03	108.09	36.98	176.82	85.21 to 105.60	105,675	93,895
80	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153
<u>ALL</u>	258	93.25	96.77	94.25	20.15	102.67	36.98	184.53	89.21 to 95.93	185,698	175,019

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	258	93.25	96.77	94.25	20.15	102.67	36.98	184.53	89.21 to 95.93	185,698	175,019
06											
07											
<u>ALL</u>	258	93.25	96.77	94.25	20.15	102.67	36.98	184.53	89.21 to 95.93	185,698	175,019

**17 Cheyenne
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 : 258
 Total Sales Price : 47,910,024
 Total Adj. Sales Price : 47,910,024
 Total Assessed Value : 45,155,030
 Avg. Adj. Sales Price : 185,698
 Avg. Assessed Value : 175,019

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 97
 COD : 20.15
 PRD : 102.67

COV : 25.05
 STD : 24.24
 Avg. Abs. Dev : 18.79
 MAX Sales Ratio : 184.53
 MIN Sales Ratio : 36.98

95% Median C.I. : 89.21 to 95.93
 95% Wgt. Mean C.I. : 91.26 to 97.24
 95% Mean C.I. : 93.81 to 99.73

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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
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	147.05	147.05	147.05	00.00	100.00	147.05	147.05	N/A	11,000	16,175
Less Than 30,000	7	108.77	106.91	105.01	18.11	101.81	60.28	147.05	60.28 to 147.05	21,600	22,683
Ranges Excl. Low \$											
Greater Than 4,999	258	93.25	96.77	94.25	20.15	102.67	36.98	184.53	89.21 to 95.93	185,698	175,019
Greater Than 14,999	257	93.24	96.57	94.24	20.00	102.47	36.98	184.53	89.21 to 95.92	186,378	175,638
Greater Than 29,999	251	92.57	96.49	94.22	20.08	102.41	36.98	184.53	89.18 to 95.85	190,274	179,268
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	147.05	147.05	147.05	00.00	100.00	147.05	147.05	N/A	11,000	16,175
15,000 TO 29,999	6	107.91	100.22	101.72	15.38	98.53	60.28	121.37	60.28 to 121.37	23,366	23,768
30,000 TO 59,999	16	120.04	112.49	111.75	16.98	100.66	83.15	153.89	87.68 to 132.52	47,956	53,593
60,000 TO 99,999	34	112.23	109.78	108.93	21.63	100.78	54.49	184.53	94.36 to 121.99	78,205	85,192
100,000 TO 149,999	61	86.14	90.12	90.02	21.72	100.11	36.98	151.13	82.36 to 93.24	126,608	113,974
150,000 TO 249,999	87	93.41	94.77	95.14	16.81	99.61	55.24	166.93	86.34 to 97.85	188,175	179,033
250,000 TO 499,999	45	90.21	93.52	93.66	15.89	99.85	47.02	149.99	84.65 to 101.96	330,730	309,773
500,000 TO 999,999	8	89.27	91.85	89.15	15.54	103.03	70.31	135.43	70.31 to 135.43	669,425	596,776
1,000,000 +											
ALL	258	93.25	96.77	94.25	20.15	102.67	36.98	184.53	89.21 to 95.93	185,698	175,019

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	88	COV :	20.91	95% Median C.I. :	81.91 to 95.92
Total Sales Price :	8,057,782	Wgt. Mean :	88	STD :	19.18	95% Wgt. Mean C.I. :	79.30 to 97.19
Total Adj. Sales Price :	8,057,782	Mean :	92	Avg. Abs. Dev :	13.61	95% Mean C.I. :	83.43 to 100.01
Total Assessed Value :	7,110,530						
Avg. Adj. Sales Price :	350,338	COD :	15.44	MAX Sales Ratio :	135.43		
Avg. Assessed Value :	309,153	PRD :	103.94	MIN Sales Ratio :	63.07		

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	3	88.91	97.04	92.32	13.05	105.11	83.70	118.51	N/A	249,211	230,075
01/01/2024 To 03/31/2024	3	129.45	120.27	122.75	10.17	97.98	95.92	135.43	N/A	343,333	421,442
04/01/2024 To 06/30/2024	5	88.50	90.86	89.15	10.96	101.92	73.80	103.97	N/A	311,400	277,617
07/01/2024 To 09/30/2024	3	89.63	98.48	91.11	15.44	108.09	82.15	123.66	N/A	323,333	294,577
10/01/2024 To 12/31/2024	1	78.50	78.50	78.50		100.00	78.50	78.50	N/A	866,400	680,125
01/01/2025 To 03/31/2025	2	80.84	80.84	76.24	06.93	106.03	75.24	86.43	N/A	257,875	196,605
04/01/2025 To 06/30/2025	4	78.06	79.12	76.45	08.80	103.49	70.31	90.07	N/A	521,500	398,681
07/01/2025 To 09/30/2025	2	75.61	75.61	75.83	16.59	99.71	63.07	88.14	N/A	142,500	108,053
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	14	92.78	100.12	98.18	16.82	101.98	73.80	135.43	83.70 to 123.66	307,474	301,883
10/01/2024 To 09/30/2025	9	78.50	78.65	76.85	09.02	102.34	63.07	90.07	70.31 to 88.14	417,017	320,463
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	12	92.78	99.09	95.32	17.44	103.96	73.80	135.43	82.15 to 123.66	368,617	351,355
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
80	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	88	COV :	20.91	95% Median C.I. :	81.91 to 95.92
Total Sales Price :	8,057,782	Wgt. Mean :	88	STD :	19.18	95% Wgt. Mean C.I. :	79.30 to 97.19
Total Adj. Sales Price :	8,057,782	Mean :	92	Avg. Abs. Dev :	13.61	95% Mean C.I. :	83.43 to 100.01
Total Assessed Value :	7,110,530						
Avg. Adj. Sales Price :	350,338	COD :	15.44	MAX Sales Ratio :	135.43		
Avg. Assessed Value :	309,153	PRD :	103.94	MIN Sales Ratio :	63.07		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	88	COV :	20.91	95% Median C.I. :	81.91 to 95.92
Total Sales Price :	8,057,782	Wgt. Mean :	88	STD :	19.18	95% Wgt. Mean C.I. :	79.30 to 97.19
Total Adj. Sales Price :	8,057,782	Mean :	92	Avg. Abs. Dev :	13.61	95% Mean C.I. :	83.43 to 100.01
Total Assessed Value :	7,110,530						
Avg. Adj. Sales Price :	350,338	COD :	15.44	MAX Sales Ratio :	135.43		
Avg. Assessed Value :	309,153	PRD :	103.94	MIN Sales Ratio :	63.07		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153
Greater Than 15,000	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153
Greater Than 30,000	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	86.43	86.43	86.43		100.00	86.43	86.43	N/A	46,000	39,760
60,000 TO 99,999	3	118.51	108.62	110.61	11.24	98.20	83.70	123.66	N/A	79,211	87,618
100,000 TO 149,999	3	88.14	85.06	85.19	15.46	99.85	63.07	103.97	N/A	142,333	121,247
150,000 TO 249,999	3	82.15	97.84	99.93	19.29	97.91	81.91	129.45	N/A	207,333	207,182
250,000 TO 499,999	7	88.50	87.36	86.61	08.93	100.87	73.80	103.17	73.80 to 103.17	356,393	308,657
500,000 TO 999,999	6	83.71	89.50	86.56	18.11	103.40	70.31	135.43	70.31 to 135.43	705,067	610,338
1,000,000 +											
____ ALL _____											
10/01/2023 To 09/30/2025	23	88.14	91.72	88.24	15.44	103.94	63.07	135.43	81.91 to 95.92	350,338	309,153

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	80	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	96	COV :	20.91	95% Median C.I. :	89.28 to 104.56
Total Sales Price :	8,057,782	Wgt. Mean :	96	STD :	20.90	95% Wgt. Mean C.I. :	86.43 to 105.94
Total Adj. Sales Price :	8,057,782	Mean :	100	Avg. Abs. Dev :	14.84	95% Mean C.I. :	90.93 to 109.01
Total Assessed Value :	7,750,477						
Avg. Adj. Sales Price :	350,338	COD :	15.45	MAX Sales Ratio :	147.62		
Avg. Assessed Value :	336,977	PRD :	103.93	MIN Sales Ratio :	68.74		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	3	96.91	105.77	100.63	13.05	105.11	91.23	129.18	N/A	249,211	250,781
01/01/2024 To 03/31/2024	3	141.10	131.09	133.80	10.17	97.97	104.56	147.62	N/A	343,333	459,372
04/01/2024 To 06/30/2024	5	96.46	99.03	97.17	10.96	101.91	80.44	113.33	N/A	311,400	302,603
07/01/2024 To 09/30/2024	3	97.70	107.34	99.31	15.44	108.09	89.54	134.79	N/A	323,333	321,088
10/01/2024 To 12/31/2024	1	85.57	85.57	85.57		100.00	85.57	85.57	N/A	866,400	741,336
01/01/2025 To 03/31/2025	2	88.11	88.11	83.10	06.92	106.03	82.01	94.21	N/A	257,875	214,300
04/01/2025 To 06/30/2025	4	85.08	86.25	83.33	08.80	103.50	76.64	98.18	N/A	521,500	434,563
07/01/2025 To 09/30/2025	2	82.41	82.41	82.65	16.59	99.71	68.74	96.08	N/A	142,500	117,778
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	14	101.13	109.13	107.02	16.83	101.97	80.44	147.62	91.23 to 134.79	307,474	329,053
10/01/2024 To 09/30/2025	9	85.57	85.73	83.76	09.02	102.35	68.74	98.18	76.64 to 96.08	417,017	349,304
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	12	101.13	108.00	103.90	17.44	103.95	80.44	147.62	89.54 to 134.79	368,617	382,977
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
80	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	96	COV :	20.91	95% Median C.I. :	89.28 to 104.56
Total Sales Price :	8,057,782	Wgt. Mean :	96	STD :	20.90	95% Wgt. Mean C.I. :	86.43 to 105.94
Total Adj. Sales Price :	8,057,782	Mean :	100	Avg. Abs. Dev :	14.84	95% Mean C.I. :	90.93 to 109.01
Total Assessed Value :	7,750,477						
Avg. Adj. Sales Price :	350,338	COD :	15.45	MAX Sales Ratio :	147.62		
Avg. Assessed Value :	336,977	PRD :	103.93	MIN Sales Ratio :	68.74		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	96	COV :	20.91	95% Median C.I. :	89.28 to 104.56
Total Sales Price :	8,057,782	Wgt. Mean :	96	STD :	20.90	95% Wgt. Mean C.I. :	86.43 to 105.94
Total Adj. Sales Price :	8,057,782	Mean :	100	Avg. Abs. Dev :	14.84	95% Mean C.I. :	90.93 to 109.01
Total Assessed Value :	7,750,477						
Avg. Adj. Sales Price :	350,338	COD :	15.45	MAX Sales Ratio :	147.62		
Avg. Assessed Value :	336,977	PRD :	103.93	MIN Sales Ratio :	68.74		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977
Greater Than 15,000	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977
Greater Than 30,000	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	94.21	94.21	94.21		100.00	94.21	94.21	N/A	46,000	43,338
60,000 TO 99,999	3	129.18	118.40	120.57	11.24	98.20	91.23	134.79	N/A	79,211	95,504
100,000 TO 149,999	3	96.08	92.72	92.85	15.47	99.86	68.74	113.33	N/A	142,333	132,159
150,000 TO 249,999	3	89.54	106.64	108.92	19.29	97.91	89.28	141.10	N/A	207,333	225,828
250,000 TO 499,999	7	96.46	95.23	94.40	08.93	100.88	80.44	112.45	80.44 to 112.45	356,393	336,436
500,000 TO 999,999	6	91.24	97.55	94.36	18.11	103.38	76.64	147.62	76.64 to 147.62	705,067	665,269
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	80	Total	Increase	9%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	258	Median :	94	COV :	24.94	95% Median C.I. :	90.83 to 97.70
Total Sales Price :	47,917,224	Wgt. Mean :	96	STD :	24.32	95% Wgt. Mean C.I. :	92.63 to 98.54
Total Adj. Sales Price :	47,910,024	Mean :	98	Avg. Abs. Dev :	18.76	95% Mean C.I. :	94.53 to 100.47
Total Assessed Value :	45,794,977						
Avg. Adj. Sales Price :	185,698	COD :	19.95	MAX Sales Ratio :	184.53		
Avg. Assessed Value :	177,500	PRD :	102.00	MIN Sales Ratio :	36.98		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	28	109.00	111.56	105.94	15.72	105.30	75.39	184.53	96.91 to 119.22	160,049	169,562
01/01/2024 To 03/31/2024	16	110.25	110.33	115.08	18.91	95.87	70.53	147.62	87.68 to 135.49	186,763	214,933
04/01/2024 To 06/30/2024	45	92.49	97.72	96.28	16.07	101.50	50.85	153.89	88.42 to 107.04	198,373	190,987
07/01/2024 To 09/30/2024	36	93.28	93.06	92.76	17.09	100.32	47.02	134.79	83.54 to 98.26	177,133	164,311
10/01/2024 To 12/31/2024	34	92.47	96.02	91.79	20.37	104.61	63.91	153.88	83.65 to 104.55	197,821	181,587
01/01/2025 To 03/31/2025	22	87.54	94.35	93.72	21.60	100.67	55.24	176.82	77.55 to 104.11	209,284	196,147
04/01/2025 To 06/30/2025	40	86.14	90.73	88.06	20.39	103.03	50.71	166.93	79.61 to 95.12	205,577	181,024
07/01/2025 To 09/30/2025	37	94.94	95.96	96.15	23.30	99.80	36.98	155.83	82.36 to 102.18	150,909	145,097
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	125	97.70	101.09	99.66	17.66	101.43	47.02	184.53	93.25 to 102.01	182,185	181,570
10/01/2024 To 09/30/2025	133	90.20	94.13	91.89	21.83	102.44	36.98	176.82	85.24 to 95.12	188,999	173,675
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	131	93.72	97.54	96.42	18.43	101.16	47.02	153.89	89.78 to 99.15	190,975	184,141
<u>ALL</u>											
10/01/2023 To 09/30/2025	258	94.02	97.50	95.59	19.95	102.00	36.98	184.53	90.83 to 97.70	185,698	177,500

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	258	Median :	94	COV :	24.94	95% Median C.I. :	90.83 to 97.70
Total Sales Price :	47,917,224	Wgt. Mean :	96	STD :	24.32	95% Wgt. Mean C.I. :	92.63 to 98.54
Total Adj. Sales Price :	47,910,024	Mean :	98	Avg. Abs. Dev :	18.76	95% Mean C.I. :	94.53 to 100.47
Total Assessed Value :	45,794,977						
Avg. Adj. Sales Price :	185,698	COD :	19.95	MAX Sales Ratio :	184.53		
Avg. Assessed Value :	177,500	PRD :	102.00	MIN Sales Ratio :	36.98		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	87	93.41	98.60	96.85	22.51	101.81	54.49	184.53	87.68 to 101.12	155,371	150,482
11	28	93.64	98.82	97.05	22.99	101.82	54.05	153.88	84.65 to 114.23	111,268	107,986
12	75	93.25	95.86	95.88	15.35	99.98	65.68	149.99	86.34 to 99.40	246,187	236,049
40	45	95.12	96.04	88.85	23.03	108.09	36.98	176.82	85.21 to 105.60	105,675	93,895
80	23	96.08	99.97	96.19	15.45	103.93	68.74	147.62	89.28 to 104.56	350,338	336,977
<u>ALL</u>											
10/01/2023 To 09/30/2025	258	94.02	97.50	95.59	19.95	102.00	36.98	184.53	90.83 to 97.70	185,698	177,500

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	258	94.02	97.50	95.59	19.95	102.00	36.98	184.53	90.83 to 97.70	185,698	177,500
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	258	94.02	97.50	95.59	19.95	102.00	36.98	184.53	90.83 to 97.70	185,698	177,500

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	258	Median :	94	COV :	24.94	95% Median C.I. :	90.83 to 97.70
Total Sales Price :	47,917,224	Wgt. Mean :	96	STD :	24.32	95% Wgt. Mean C.I. :	92.63 to 98.54
Total Adj. Sales Price :	47,910,024	Mean :	98	Avg. Abs. Dev :	18.76	95% Mean C.I. :	94.53 to 100.47
Total Assessed Value :	45,794,977						
Avg. Adj. Sales Price :	185,698	COD :	19.95	MAX Sales Ratio :	184.53		
Avg. Assessed Value :	177,500	PRD :	102.00	MIN Sales Ratio :	36.98		

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	1	147.05	147.05	147.05		100.00	147.05	147.05	N/A	11,000	16,175
Less Than 30,000	7	108.77	106.91	105.01	18.11	101.81	60.28	147.05	60.28 to 147.05	21,600	22,683
__ Ranges Excl. Low \$ __											
Greater Than 4,999	258	94.02	97.50	95.59	19.95	102.00	36.98	184.53	90.83 to 97.70	185,698	177,500
Greater Than 15,000	257	93.95	97.31	95.57	19.82	101.82	36.98	184.53	90.83 to 97.12	186,378	178,128
Greater Than 30,000	251	93.72	97.24	95.56	19.81	101.76	36.98	184.53	90.42 to 96.91	190,274	181,818
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	147.05	147.05	147.05		100.00	147.05	147.05	N/A	11,000	16,175
15,000 TO 29,999	6	107.91	100.22	101.72	15.38	98.53	60.28	121.37	60.28 to 121.37	23,366	23,768
30,000 TO 59,999	16	120.04	112.98	112.22	16.58	100.68	83.15	153.89	88.29 to 132.52	47,956	53,817
60,000 TO 99,999	34	112.23	110.65	109.82	22.00	100.76	54.49	184.53	94.36 to 122.01	78,205	85,888
100,000 TO 149,999	61	86.14	90.50	90.44	21.94	100.07	36.98	151.13	82.36 to 93.30	126,608	114,511
150,000 TO 249,999	87	93.41	95.07	95.48	16.78	99.57	55.24	166.93	88.42 to 97.85	188,175	179,676
250,000 TO 499,999	45	92.57	94.74	94.97	15.62	99.76	47.02	149.99	84.65 to 102.36	330,730	314,094
500,000 TO 999,999	8	97.31	97.89	95.30	13.25	102.72	76.64	147.62	76.64 to 147.62	669,425	637,973
1,000,000 +											
____ ALL _____											
10/01/2023 To 09/30/2025	258	94.02	97.50	95.59	19.95	102.00	36.98	184.53	90.83 to 97.70	185,698	177,500

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	80	Total	Increase	9%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	79	COV :	14.08	95% Median C.I. :	63.07 to 87.63
Total Sales Price :	5,095,650	Wgt. Mean :	76	STD :	10.80	95% Wgt. Mean C.I. :	71.22 to 80.46
Total Adj. Sales Price :	5,095,650	Mean :	77	Avg. Abs. Dev :	08.72	95% Mean C.I. :	70.15 to 83.21
Total Assessed Value :	3,864,590						
Avg. Adj. Sales Price :	391,973	COD :	11.11	MAX Sales Ratio :	90.07		
Avg. Assessed Value :	297,276	PRD :	101.11	MIN Sales Ratio :	57.03		

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>											
10/01/2024 To 12/31/2024	1	78.50	78.50	78.50		100.00	78.50	78.50	N/A	866,400	680,125
01/01/2025 To 03/31/2025	2	80.84	80.84	76.24	06.93	106.03	75.24	86.43	N/A	257,875	196,605
04/01/2025 To 06/30/2025	4	78.06	79.12	76.45	08.80	103.49	70.31	90.07	N/A	521,500	398,681
07/01/2025 To 09/30/2025	2	75.61	75.61	75.83	16.59	99.71	63.07	88.14	N/A	142,500	108,053
10/01/2025 To 12/31/2025	4	72.13	72.23	73.03	17.21	98.90	57.03	87.63	N/A	335,625	245,106
01/01/2026 To 03/31/2026											
04/01/2026 To 06/30/2026											
07/01/2026 To 09/30/2026											
<u>Study Yrs</u>											
10/01/2024 To 09/30/2025	9	78.50	78.65	76.85	09.02	102.34	63.07	90.07	70.31 to 88.14	417,017	320,463
10/01/2025 To 09/30/2026	4	72.13	72.23	73.03	17.21	98.90	57.03	87.63	N/A	335,625	245,106
<u>Calendar Yrs</u>											
01/01/2025 To 12/31/2025	12	78.45	76.52	75.30	12.05	101.62	57.03	90.07	63.07 to 87.63	352,438	265,372
<u>ALL</u>											
10/01/2024 To 09/30/2026	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
80	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276
<u>ALL</u>											
10/01/2024 To 09/30/2026	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	79	COV :	14.08	95% Median C.I. :	63.07 to 87.63
Total Sales Price :	5,095,650	Wgt. Mean :	76	STD :	10.80	95% Wgt. Mean C.I. :	71.22 to 80.46
Total Adj. Sales Price :	5,095,650	Mean :	77	Avg. Abs. Dev :	08.72	95% Mean C.I. :	70.15 to 83.21
Total Assessed Value :	3,864,590						
Avg. Adj. Sales Price :	391,973	COD :	11.11	MAX Sales Ratio :	90.07		
Avg. Assessed Value :	297,276	PRD :	101.11	MIN Sales Ratio :	57.03		

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	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276
06											
07											
<u>ALL</u>											
10/01/2024 To 09/30/2026	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	79	COV :	14.08	95% Median C.I. :	63.07 to 87.63
Total Sales Price :	5,095,650	Wgt. Mean :	76	STD :	10.80	95% Wgt. Mean C.I. :	71.22 to 80.46
Total Adj. Sales Price :	5,095,650	Mean :	77	Avg. Abs. Dev :	08.72	95% Mean C.I. :	70.15 to 83.21
Total Assessed Value :	3,864,590						
Avg. Adj. Sales Price :	391,973	COD :	11.11	MAX Sales Ratio :	90.07		
Avg. Assessed Value :	297,276	PRD :	101.11	MIN Sales Ratio :	57.03		

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	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276
Greater Than 15,000	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276
Greater Than 30,000	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	86.43	86.43	86.43		100.00	86.43	86.43	N/A	46,000	39,760
60,000 TO 99,999											
100,000 TO 149,999	2	75.61	75.61	75.83	16.59	99.71	63.07	88.14	N/A	142,500	108,053
150,000 TO 249,999	2	84.77	84.77	84.66	03.37	100.13	81.91	87.63	N/A	228,500	193,458
250,000 TO 499,999	4	68.92	71.24	72.03	16.57	98.90	57.03	90.07	N/A	344,313	248,016
500,000 TO 999,999	4	76.35	76.17	76.09	05.12	100.11	70.31	81.65	N/A	732,600	557,436
1,000,000 +											
_____ ALL _____											
10/01/2024 To 09/30/2026	13	78.50	76.68	75.84	11.11	101.11	57.03	90.07	63.07 to 87.63	391,973	297,276

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

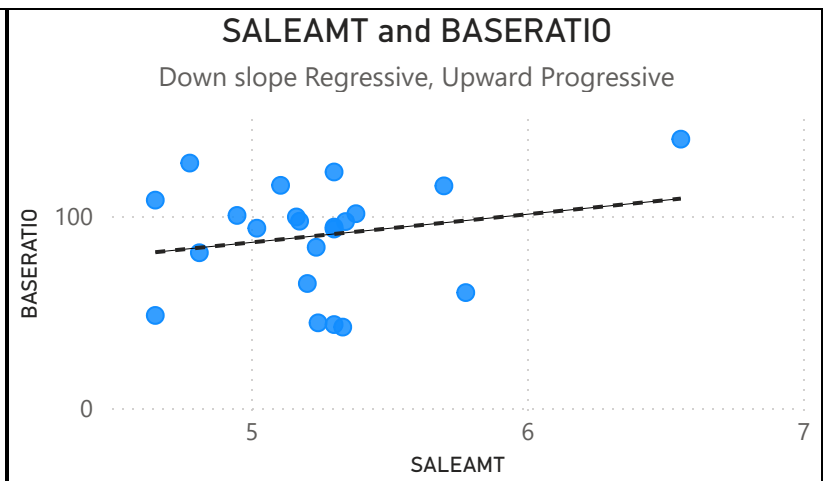
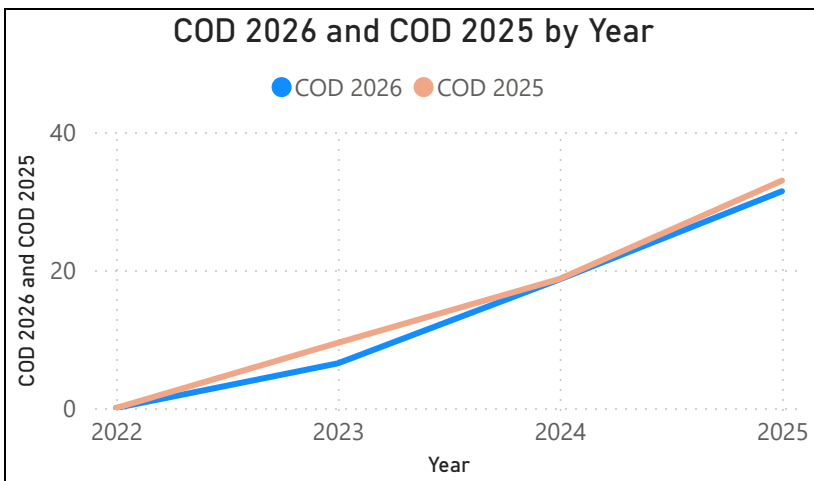
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	80	Total	Increase	0%

What IF

Cheyenne 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
10	18	93.93	91.42	2.74%	88.52	85.33	3.75%	112.37	108.95	3.14%
12	2	112.33	109.52	2.57%	112.33	109.52	2.57%	103.62	102.42	1.18%
30	1	108.27	108.27	0.00%	108.27	108.27	0.00%	108.27	108.27	0.00%
40	1	48.21	48.21	0.00%	48.21	48.21	0.00%	48.21	48.21	0.00%
Total	22	95.65	92.94	2.92%	89.75	86.88	3.30%	111.63	108.34	3.04%

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
10	18	22.52	23.01	-2.12%	78.78	78.32	3.75%	42.14	41.86	0.67%	140.02	140.02	-0.00%
12	2	13.56	11.34	19.57%	108.40	106.93	2.57%	97.09	97.09	0.00%	127.57	121.94	4.61%
30	1	0.00	0.00	0.00%	100.00	100.00	0.00%	108.27	108.27	0.00%	108.27	108.27	0.00%
40	1	0.00	0.00	0.00%	100.00	100.00	0.00%	48.21	48.21	0.00%	48.21	48.21	0.00%
Total	22	22.67	23.11	-1.88%	80.40	80.20	3.30%	42.14	41.86	0.67%	140.02	140.02	-0.00%



**17 Cheyenne
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 : 22
 Total Sales Price : 7,524,184
 Total Adj. Sales Price : 7,524,184
 Total Assessed Value : 8,399,480
 Avg. Adj. Sales Price : 342,008
 Avg. Assessed Value : 381,795

MEDIAN : 96
 WGT. MEAN : 112
 MEAN : 90
 COD : 22.68
 PRD : 80.40

COV : 31.77
 STD : 28.51
 Avg. Abs. Dev : 21.69
 MAX Sales Ratio : 140.02
 MIN Sales Ratio : 42.14

95% Median C.I. : 64.84 to 108.27
 95% Wgt. Mean C.I. : 77.61 to 145.66
 95% Mean C.I. : 77.11 to 102.39

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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	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	146,000	145,265
01-JAN-23 To 31-MAR-23	3	115.69	113.31	115.25	02.22	98.32	108.27	115.97	N/A	224,333	258,542
01-APR-23 To 30-JUN-23	1	93.21	93.21	93.21	00.00	100.00	93.21	93.21	N/A	200,000	186,425
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23	1	122.93	122.93	122.93	00.00	100.00	122.93	122.93	N/A	200,000	245,860
01-JAN-24 To 31-MAR-24	1	64.84	64.84	64.84	00.00	100.00	64.84	64.84	N/A	160,000	103,745
01-APR-24 To 30-JUN-24	1	94.21	94.21	94.21	00.00	100.00	94.21	94.21	N/A	200,000	188,420
01-JUL-24 To 30-SEP-24	1	140.02	140.02	140.02	00.00	100.00	140.02	140.02	N/A	3,608,884	5,053,335
01-OCT-24 To 31-DEC-24	3	97.29	107.32	101.41	10.44	105.83	97.09	127.57	N/A	143,333	145,360
01-JAN-25 To 31-MAR-25	4	62.61	62.77	58.19	31.18	107.87	42.14	83.71	N/A	156,825	91,251
01-APR-25 To 30-JUN-25	2	51.78	51.78	55.94	16.09	92.56	43.45	60.11	N/A	400,000	223,778
01-JUL-25 To 30-SEP-25	4	96.97	85.84	94.40	15.38	90.93	48.21	101.20	N/A	119,750	113,041
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	5	108.27	106.53	108.67	07.19	98.03	93.21	115.97	N/A	203,800	221,463
01-OCT-23 To 30-SEP-24	4	108.57	105.50	134.12	23.93	78.66	64.84	140.02	N/A	1,042,221	1,397,840
01-OCT-24 To 30-SEP-25	13	83.71	78.46	72.80	27.38	107.77	42.14	127.57	44.35 to 100.29	179,715	130,831
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	5	115.69	111.21	112.57	06.47	98.79	93.21	122.93	N/A	214,600	241,582
01-JAN-24 To 31-DEC-24	6	97.19	103.50	131.43	18.64	78.75	64.84	140.02	64.84 to 140.02	733,147	963,597
<u>ALL</u>	22	95.65	89.75	111.63	22.68	80.40	42.14	140.02	64.84 to 108.27	342,008	381,795

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453
30	1	108.27	108.27	108.27	00.00	100.00	108.27	108.27	N/A	45,000	48,720
40	1	48.21	48.21	48.21	00.00	100.00	48.21	48.21	N/A	45,000	21,695
<u>ALL</u>	22	95.65	89.75	111.63	22.68	80.40	42.14	140.02	64.84 to 108.27	342,008	381,795

**17 Cheyenne
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 : 22
 Total Sales Price : 7,524,184
 Total Adj. Sales Price : 7,524,184
 Total Assessed Value : 8,399,480
 Avg. Adj. Sales Price : 342,008
 Avg. Assessed Value : 381,795

MEDIAN : 96
 WGT. MEAN : 112
 MEAN : 90
 COD : 22.68
 PRD : 80.40

COV : 31.77
 STD : 28.51
 Avg. Abs. Dev : 21.69
 MAX Sales Ratio : 140.02
 MIN Sales Ratio : 42.14

95% Median C.I. : 64.84 to 108.27
 95% Wgt. Mean C.I. : 77.61 to 145.66
 95% Mean C.I. : 77.11 to 102.39

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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	2	51.13	51.13	55.37	17.58	92.34	42.14	60.11	N/A	407,500	225,623
03	20	97.19	93.62	118.47	19.82	79.02	43.45	140.02	83.71 to 108.27	335,459	397,412
04											
<u>ALL</u>	<u>22</u>	<u>95.65</u>	<u>89.75</u>	<u>111.63</u>	<u>22.68</u>	<u>80.40</u>	<u>42.14</u>	<u>140.02</u>	<u>64.84 to 108.27</u>	<u>342,008</u>	<u>381,795</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	95.65	89.75	111.63	22.68	80.40	42.14	140.02	64.84 to 108.27	342,008	381,795
Greater Than 14,999	22	95.65	89.75	111.63	22.68	80.40	42.14	140.02	64.84 to 108.27	342,008	381,795
Greater Than 29,999	22	95.65	89.75	111.63	22.68	80.40	42.14	140.02	64.84 to 108.27	342,008	381,795
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	78.24	78.24	78.24	38.38	100.00	48.21	108.27	N/A	45,000	35,208
60,000 TO 99,999	3	100.29	102.91	102.04	15.52	100.85	80.86	127.57	N/A	71,333	72,787
100,000 TO 149,999	3	99.50	103.04	103.44	07.48	99.61	93.65	115.97	N/A	126,333	130,678
150,000 TO 249,999	11	93.21	80.40	80.96	22.84	99.31	42.14	122.93	43.45 to 101.20	193,845	156,929
250,000 TO 499,999											
500,000 TO 999,999	2	87.90	87.90	85.37	31.62	102.96	60.11	115.69	N/A	550,000	469,558
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999	1	140.02	140.02	140.02	00.00	100.00	140.02	140.02	N/A	3,608,884	5,053,335
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>22</u>	<u>95.65</u>	<u>89.75</u>	<u>111.63</u>	<u>22.68</u>	<u>80.40</u>	<u>42.14</u>	<u>140.02</u>	<u>64.84 to 108.27</u>	<u>342,008</u>	<u>381,795</u>

**17 Cheyenne
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 : 22
 Total Sales Price : 7,524,184
 Total Adj. Sales Price : 7,524,184
 Total Assessed Value : 8,399,480
 Avg. Adj. Sales Price : 342,008
 Avg. Assessed Value : 381,795

MEDIAN : 96
 WGT. MEAN : 112
 MEAN : 90
 COD : 22.68
 PRD : 80.40

COV : 31.77
 STD : 28.51
 Avg. Abs. Dev : 21.69
 MAX Sales Ratio : 140.02
 MIN Sales Ratio : 42.14

95% Median C.I. : 64.84 to 108.27
 95% Wgt. Mean C.I. : 77.61 to 145.66
 95% Mean C.I. : 77.11 to 102.39

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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
300	2	77.16	77.16	68.63	22.10	112.43	60.11	94.21	N/A	400,000	274,535
344	7	97.29	94.13	97.81	18.19	96.24	44.35	127.57	44.35 to 127.57	171,571	167,816
350	1	101.20	101.20	101.20	00.00	100.00	101.20	101.20	N/A	240,000	242,880
352	1	42.14	42.14	42.14	00.00	100.00	42.14	42.14	N/A	215,000	90,595
386	1	122.93	122.93	122.93	00.00	100.00	122.93	122.93	N/A	200,000	245,860
406	4	100.74	95.57	91.43	16.43	104.53	64.84	115.97	N/A	133,250	121,833
442	1	43.45	43.45	43.45	00.00	100.00	43.45	43.45	N/A	200,000	86,905
489	1	100.29	100.29	100.29	00.00	100.00	100.29	100.29	N/A	89,000	89,260
528	1	48.21	48.21	48.21	00.00	100.00	48.21	48.21	N/A	45,000	21,695
531	1	97.09	97.09	97.09	00.00	100.00	97.09	97.09	N/A	220,000	213,605
551	1	83.71	83.71	83.71	00.00	100.00	83.71	83.71	N/A	172,300	144,230
594	1	140.02	140.02	140.02	00.00	100.00	140.02	140.02	N/A	3,608,884	5,053,335
<u>ALL</u>	22	95.65	89.75	111.63	22.68	80.40	42.14	140.02	64.84 to 108.27	342,008	381,795

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	96	COV :	30.88	95% Median C.I. :	80.86 to 101.20
Total Sales Price :	7,529,742	Wgt. Mean :	112	STD :	28.07	95% Wgt. Mean C.I. :	80.56 to 143.52
Total Adj. Sales Price :	7,434,184	Mean :	91	Avg. Abs. Dev :	20.85	95% Mean C.I. :	77.76 to 104.04
Total Assessed Value :	8,329,065						
Avg. Adj. Sales Price :	371,709	COD :	21.80	MAX Sales Ratio :	140.02		
Avg. Assessed Value :	416,453	PRD :	81.13	MIN Sales Ratio :	42.14		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	99.50	99.50	99.50		100.00	99.50	99.50	N/A	146,000	145,265
01/01/2023 To 03/31/2023	2	115.83	115.83	115.75	00.12	100.07	115.69	115.97	N/A	314,000	363,453
04/01/2023 To 06/30/2023	1	93.21	93.21	93.21		100.00	93.21	93.21	N/A	200,000	186,425
<u>07/01/2023 To 09/30/2023</u>											
10/01/2023 To 12/31/2023	1	122.93	122.93	122.93		100.00	122.93	122.93	N/A	200,000	245,860
01/01/2024 To 03/31/2024	1	64.84	64.84	64.84		100.00	64.84	64.84	N/A	160,000	103,745
04/01/2024 To 06/30/2024	1	94.21	94.21	94.21		100.00	94.21	94.21	N/A	200,000	188,420
07/01/2024 To 09/30/2024	1	140.02	140.02	140.02		100.00	140.02	140.02	N/A	3,608,884	5,053,335
10/01/2024 To 12/31/2024	3	97.29	107.32	101.41	10.44	105.83	97.09	127.57	N/A	143,333	145,360
01/01/2025 To 03/31/2025	4	62.61	62.77	58.19	31.18	107.87	42.14	83.71	N/A	156,825	91,251
04/01/2025 To 06/30/2025	2	51.78	51.78	55.94	16.09	92.56	43.45	60.11	N/A	400,000	223,778
07/01/2025 To 09/30/2025	3	100.29	98.38	99.19	02.51	99.18	93.65	101.20	N/A	144,667	143,490
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	4	107.60	106.09	108.69	09.05	97.61	93.21	115.97	N/A	243,500	264,649
10/01/2023 To 09/30/2024	4	108.57	105.50	134.12	23.93	78.66	64.84	140.02	N/A	1,042,221	1,397,840
10/01/2024 To 09/30/2025	12	88.68	80.98	73.28	24.66	110.51	42.14	127.57	44.35 to 100.29	190,942	139,926
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	4	115.83	111.95	112.76	06.48	99.28	93.21	122.93	N/A	257,000	289,798
01/01/2024 To 12/31/2024	6	97.19	103.50	131.43	18.64	78.75	64.84	140.02	64.84 to 140.02	733,147	963,597
<u>ALL</u>											
10/01/2022 To 09/30/2025	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	96	COV :	30.88	95% Median C.I. :	80.86 to 101.20
Total Sales Price :	7,529,742	Wgt. Mean :	112	STD :	28.07	95% Wgt. Mean C.I. :	80.56 to 143.52
Total Adj. Sales Price :	7,434,184	Mean :	91	Avg. Abs. Dev :	20.85	95% Mean C.I. :	77.76 to 104.04
Total Assessed Value :	8,329,065						
Avg. Adj. Sales Price :	371,709	COD :	21.80	MAX Sales Ratio :	140.02		
Avg. Assessed Value :	416,453	PRD :	81.13	MIN Sales Ratio :	42.14		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453
<u>ALL</u>											
10/01/2022 To 09/30/2025	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	2	51.13	51.13	55.37	17.58	92.34	42.14	60.11	N/A	407,500	225,623
03	18	97.19	95.32	119.01	18.58	80.09	43.45	140.02	83.71 to 115.69	367,732	437,657
04											
<u>ALL</u>											
10/01/2022 To 09/30/2025	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	96	COV :	30.88	95% Median C.I. :	80.86 to 101.20
Total Sales Price :	7,529,742	Wgt. Mean :	112	STD :	28.07	95% Wgt. Mean C.I. :	80.56 to 143.52
Total Adj. Sales Price :	7,434,184	Mean :	91	Avg. Abs. Dev :	20.85	95% Mean C.I. :	77.76 to 104.04
Total Assessed Value :	8,329,065						
Avg. Adj. Sales Price :	371,709	COD :	21.80	MAX Sales Ratio :	140.02		
Avg. Assessed Value :	416,453	PRD :	81.13	MIN Sales Ratio :	42.14		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453
Greater Than 15,000	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453
Greater Than 30,000	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	3	100.29	102.91	102.04	15.52	100.85	80.86	127.57	N/A	71,333	72,787
100,000 TO 149,999	3	99.50	103.04	103.44	07.48	99.61	93.65	115.97	N/A	126,333	130,678
150,000 TO 249,999	11	93.21	80.40	80.96	22.84	99.31	42.14	122.93	43.45 to 101.20	193,845	156,929
250,000 TO 499,999											
500,000 TO 999,999	2	87.90	87.90	85.37	31.62	102.96	60.11	115.69	N/A	550,000	469,558
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999	1	140.02	140.02	140.02		100.00	140.02	140.02	N/A	3,608,884	5,053,335
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>											
10/01/2022 To 09/30/2025	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	96	COV :	30.88	95% Median C.I. :	80.86 to 101.20
Total Sales Price :	7,529,742	Wgt. Mean :	112	STD :	28.07	95% Wgt. Mean C.I. :	80.56 to 143.52
Total Adj. Sales Price :	7,434,184	Mean :	91	Avg. Abs. Dev :	20.85	95% Mean C.I. :	77.76 to 104.04
Total Assessed Value :	8,329,065						
Avg. Adj. Sales Price :	371,709	COD :	21.80	MAX Sales Ratio :	140.02		
Avg. Assessed Value :	416,453	PRD :	81.13	MIN Sales Ratio :	42.14		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
300	2	77.16	77.16	68.63	22.10	112.43	60.11	94.21	N/A	400,000	274,535
344	7	97.29	94.13	97.81	18.19	96.24	44.35	127.57	44.35 to 127.57	171,571	167,816
350	1	101.20	101.20	101.20		100.00	101.20	101.20	N/A	240,000	242,880
352	1	42.14	42.14	42.14		100.00	42.14	42.14	N/A	215,000	90,595
386	1	122.93	122.93	122.93		100.00	122.93	122.93	N/A	200,000	245,860
406	3	93.21	91.34	89.88	18.28	101.62	64.84	115.97	N/A	162,667	146,203
442	1	43.45	43.45	43.45		100.00	43.45	43.45	N/A	200,000	86,905
489	1	100.29	100.29	100.29		100.00	100.29	100.29	N/A	89,000	89,260
531	1	97.09	97.09	97.09		100.00	97.09	97.09	N/A	220,000	213,605
551	1	83.71	83.71	83.71		100.00	83.71	83.71	N/A	172,300	144,230
594	1	140.02	140.02	140.02		100.00	140.02	140.02	N/A	3,608,884	5,053,335
<hr/>											
ALL											
10/01/2022 To 09/30/2025	20	95.65	90.90	112.04	21.80	81.13	42.14	140.02	80.86 to 101.20	371,709	416,453

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

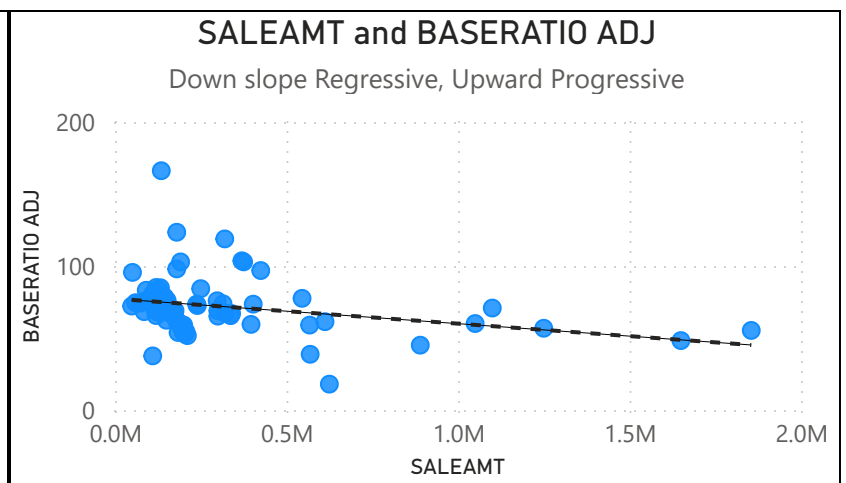
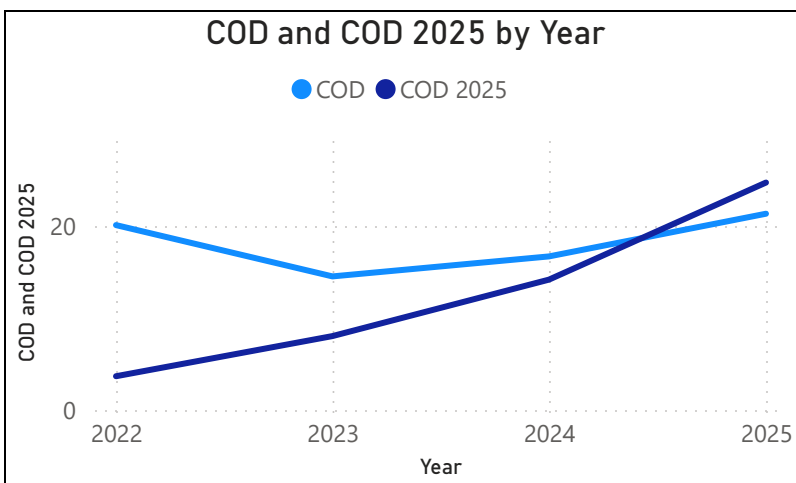
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	0%

What IF

Cheyenne Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	21	73.53	60.00	22.55%	77.74	61.17	27.09%	70.22	54.24	29.47%
3	52	68.86	68.86	0.00%	69.58	69.58	0.00%	63.18	63.18	0.00%
Total	73	70.29	68.29	2.92%	71.93	67.16	7.10%	65.53	60.19	8.86%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	21	29.67	24.54	20.90%	110.71	112.78	-1.84%
3	52	13.73	13.73	0.01%	110.13	110.13	0.00%
Total	73	18.65	16.51	12.96%	109.77	111.57	-1.62%



17 Cheyenne
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 : 73
Total Sales Price : 22,599,448
Total Adj. Sales Price : 22,599,448
Total Assessed Value : 14,808,765
Avg. Adj. Sales Price : 309,581
Avg. Assessed Value : 202,860

MEDIAN : 70
WGT. MEAN : 66
MEAN : 72
COD : 18.65
PRD : 109.77

COV : 28.37
STD : 20.41
Avg. Abs. Dev : 13.11
MAX Sales Ratio : 166.17
MIN Sales Ratio : 17.96

95% Median C.I. : 67.22 to 73.50
95% Wgt. Mean C.I. : 59.84 to 71.22
95% Mean C.I. : 67.25 to 76.61

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	3	78.50	92.68	94.71	20.10	97.86	76.11	123.44	N/A	158,833	150,433	
01-JAN-23 To 31-MAR-23	8	73.64	71.97	65.55	10.56	109.79	56.76	85.09	56.76 to 85.09	408,084	267,489	
01-APR-23 To 30-JUN-23	3	70.29	70.27	70.70	03.04	99.39	67.06	73.47	N/A	173,500	122,670	
01-JUL-23 To 30-SEP-23	3	76.00	77.55	75.39	04.24	102.87	73.50	83.16	N/A	195,367	147,297	
01-OCT-23 To 31-DEC-23	8	82.94	86.50	90.61	22.72	95.46	65.18	118.81	65.18 to 118.81	263,402	238,669	
01-JAN-24 To 31-MAR-24	7	67.00	72.47	66.06	23.45	109.70	45.02	103.62	45.02 to 103.62	329,100	217,404	
01-APR-24 To 30-JUN-24	2	71.28	71.28	70.16	04.55	101.60	68.04	74.52	N/A	91,500	64,198	
01-JUL-24 To 30-SEP-24	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	85,000	58,050	
01-OCT-24 To 31-DEC-24	9	59.46	63.49	63.84	16.08	99.45	51.65	84.26	52.66 to 75.86	231,061	147,510	
01-JAN-25 To 31-MAR-25	11	67.26	62.56	61.37	14.04	101.94	37.58	74.24	38.69 to 72.58	348,473	213,853	
01-APR-25 To 30-JUN-25	10	70.01	64.86	55.85	16.60	116.13	17.96	83.49	58.97 to 79.14	269,550	150,549	
01-JUL-25 To 30-SEP-25	8	65.55	79.38	58.34	36.13	136.06	48.20	166.17	48.20 to 166.17	558,064	325,572	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	17	76.00	76.31	70.16	10.76	108.77	56.76	123.44	67.43 to 80.30	285,163	200,065	
01-OCT-23 To 30-SEP-24	18	68.91	78.34	77.32	21.77	101.32	45.02	118.81	67.00 to 97.98	259,940	200,979	
01-OCT-24 To 30-SEP-25	38	66.41	66.93	59.59	20.21	112.32	17.96	166.17	59.46 to 72.18	344,020	205,001	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	22	73.49	77.78	75.00	14.52	103.71	56.76	118.81	67.65 to 83.16	294,477	220,871	
01-JAN-24 To 31-DEC-24	19	67.22	67.87	65.27	16.69	103.98	45.02	103.62	54.49 to 74.52	244,803	159,782	
<u>ALL</u>	73	70.29	71.93	65.53	18.65	109.77	17.96	166.17	67.22 to 73.50	309,581	202,860	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	21	73.53	77.74	70.22	29.67	110.71	17.96	123.44	59.03 to 97.98	359,182	252,210	
3	52	68.86	69.58	63.18	13.72	110.13	38.69	166.17	67.06 to 72.58	289,551	182,930	
<u>ALL</u>	73	70.29	71.93	65.53	18.65	109.77	17.96	166.17	67.22 to 73.50	309,581	202,860	

17 Cheyenne
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 : 73
 Total Sales Price : 22,599,448
 Total Adj. Sales Price : 22,599,448
 Total Assessed Value : 14,808,765
 Avg. Adj. Sales Price : 309,581
 Avg. Assessed Value : 202,860

MEDIAN : 70
 WGT. MEAN : 66
 MEAN : 72
 COD : 18.65
 PRD : 109.77

COV : 28.37
 STD : 20.41
 Avg. Abs. Dev : 13.11
 MAX Sales Ratio : 166.17
 MIN Sales Ratio : 17.96

95% Median C.I. : 67.22 to 73.50
 95% Wgt. Mean C.I. : 59.84 to 71.22
 95% Mean C.I. : 67.25 to 76.61

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	41	70.29	72.13	67.69	14.17	106.56	52.66	166.17	67.00 to 73.75	244,704	165,648
1	4	59.00	74.18	60.66	28.92	122.29	55.26	123.44	N/A	700,625	425,010
3	37	71.09	71.91	70.42	12.04	102.12	52.66	166.17	67.22 to 73.75	195,415	137,609
_____Grass_____											
County	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595
1	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595
_____ALL_____	73	70.29	71.93	65.53	18.65	109.77	17.96	166.17	67.22 to 73.50	309,581	202,860

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	45.02	45.02	45.02	00.00	100.00	45.02	45.02	N/A	890,000	400,660
3	1	45.02	45.02	45.02	00.00	100.00	45.02	45.02	N/A	890,000	400,660
_____Dry_____											
County	52	70.55	72.25	68.27	14.95	105.83	38.69	166.17	67.26 to 73.47	259,170	176,932
1	7	70.81	79.98	67.90	28.75	117.79	55.26	123.44	55.26 to 123.44	623,929	423,675
3	45	70.29	71.05	68.44	12.82	103.81	38.69	166.17	67.26 to 73.47	202,430	138,550
_____Grass_____											
County	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595
1	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595
_____ALL_____	73	70.29	71.93	65.53	18.65	109.77	17.96	166.17	67.22 to 73.50	309,581	202,860

AGRICULTURAL

Type : Qualified

Number of Sales :	21	Median :	74	COV :	34.46	95% Median C.I. :	59.03 to 97.98
Total Sales Price :	7,542,818	Wgt. Mean :	70	STD :	26.79	95% Wgt. Mean C.I. :	55.48 to 84.96
Total Adj. Sales Price :	7,542,818	Mean :	78	Avg. Abs. Dev :	21.82	95% Mean C.I. :	65.55 to 89.93
Total Assessed Value :	5,296,405						
Avg. Adj. Sales Price :	359,182	COD :	29.67	MAX Sales Ratio :	123.44		
Avg. Assessed Value :	252,210	PRD :	110.71	MIN Sales Ratio :	17.96		

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>											
10/01/2022 To 12/31/2022	1	123.44	123.44	123.44		100.00	123.44	123.44	N/A	180,000	222,190
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	83.16	83.16	83.16		100.00	83.16	83.16	N/A	91,100	75,760
10/01/2023 To 12/31/2023	5	102.84	98.07	100.59	10.85	97.49	69.03	118.81	N/A	297,244	298,985
01/01/2024 To 03/31/2024	3	97.98	91.71	95.88	10.24	95.65	73.53	103.62	N/A	231,667	222,130
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	3	62.33	56.91	67.18	17.78	84.71	37.58	70.81	N/A	453,333	304,563
04/01/2025 To 06/30/2025	4	59.00	54.86	44.18	27.80	124.17	17.96	83.49	N/A	380,125	167,956
07/01/2025 To 09/30/2025	4	60.43	67.56	56.63	21.53	119.30	53.84	95.56	N/A	552,500	312,906
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	103.30	103.30	109.90	19.50	93.99	83.16	123.44	N/A	135,550	148,975
10/01/2023 To 09/30/2024	8	100.41	95.69	99.09	11.29	96.57	69.03	118.81	69.03 to 118.81	272,652	270,164
10/01/2024 To 09/30/2025	11	59.03	60.04	55.73	23.75	107.73	17.96	95.56	37.58 to 83.49	462,773	257,922
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	6	99.84	95.59	99.58	12.60	95.99	69.03	118.81	69.03 to 118.81	262,886	261,781
01/01/2024 To 12/31/2024	3	97.98	91.71	95.88	10.24	95.65	73.53	103.62	N/A	231,667	222,130
<u>ALL</u>											
10/01/2022 To 09/30/2025	21	73.53	77.74	70.22	29.67	110.71	17.96	123.44	59.03 to 97.98	359,182	252,210

AGRICULTURAL

Type : Qualified

Number of Sales :	21	Median :	74	COV :	34.46	95% Median C.I. :	59.03 to 97.98
Total Sales Price :	7,542,818	Wgt. Mean :	70	STD :	26.79	95% Wgt. Mean C.I. :	55.48 to 84.96
Total Adj. Sales Price :	7,542,818	Mean :	78	Avg. Abs. Dev :	21.82	95% Mean C.I. :	65.55 to 89.93
Total Assessed Value :	5,296,405						
Avg. Adj. Sales Price :	359,182	COD :	29.67	MAX Sales Ratio :	123.44		
Avg. Assessed Value :	252,210	PRD :	110.71	MIN Sales Ratio :	17.96		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	21	73.53	77.74	70.22	29.67	110.71	17.96	123.44	59.03 to 97.98	359,182	252,210

ALL

10/01/2022 To 09/30/2025	21	73.53	77.74	70.22	29.67	110.71	17.96	123.44	59.03 to 97.98	359,182	252,210
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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Dry

County	4	59.00	74.18	60.66	28.92	122.29	55.26	123.44	N/A	700,625	425,010
1	4	59.00	74.18	60.66	28.92	122.29	55.26	123.44	N/A	700,625	425,010

Grass

County	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595
1	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595

ALL

10/01/2022 To 09/30/2025	21	73.53	77.74	70.22	29.67	110.71	17.96	123.44	59.03 to 97.98	359,182	252,210
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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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Dry

County	7	70.81	79.98	67.90	28.75	117.79	55.26	123.44	55.26 to 123.44	623,929	423,675
1	7	70.81	79.98	67.90	28.75	117.79	55.26	123.44	55.26 to 123.44	623,929	423,675

Grass

County	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595
1	6	67.31	61.48	40.74	31.35	150.91	17.96	95.56	17.96 to 95.56	195,350	79,595

ALL

10/01/2022 To 09/30/2025	21	73.53	77.74	70.22	29.67	110.71	17.96	123.44	59.03 to 97.98	359,182	252,210
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	72	COV :	46.97	95% Median C.I. :	19.21 to 102.25
Total Sales Price :	1,172,100	Wgt. Mean :	44	STD :	30.90	95% Wgt. Mean C.I. :	1.76 to 85.44
Total Adj. Sales Price :	1,172,100	Mean :	66	Avg. Abs. Dev :	22.58	95% Mean C.I. :	33.35 to 98.21
Total Assessed Value :	510,999						
Avg. Adj. Sales Price :	195,350	COD :	31.35	MAX Sales Ratio :	102.25		
Avg. Assessed Value :	85,167	PRD :	150.87	MIN Sales Ratio :	19.21		

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>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	88.98	88.98	88.98		100.00	88.98	88.98	N/A	91,100	81,063
10/01/2023 To 12/31/2023	1	73.86	73.86	73.86		100.00	73.86	73.86	N/A	175,000	129,256
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	1	40.21	40.21	40.21		100.00	40.21	40.21	N/A	110,000	44,234
04/01/2025 To 06/30/2025	1	19.21	19.21	19.21		100.00	19.21	19.21	N/A	625,000	120,086
07/01/2025 To 09/30/2025	2	86.22	86.22	79.74	18.60	108.13	70.18	102.25	N/A	85,500	68,180
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	1	88.98	88.98	88.98		100.00	88.98	88.98	N/A	91,100	81,063
10/01/2023 To 09/30/2024	1	73.86	73.86	73.86		100.00	73.86	73.86	N/A	175,000	129,256
10/01/2024 To 09/30/2025	4	55.20	57.96	33.19	51.18	174.63	19.21	102.25	N/A	226,500	75,170
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	2	81.42	81.42	79.04	09.29	103.01	73.86	88.98	N/A	133,050	105,160
01/01/2024 To 12/31/2024											
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	72	COV :	46.97	95% Median C.I. :	19.21 to 102.25
Total Sales Price :	1,172,100	Wgt. Mean :	44	STD :	30.90	95% Wgt. Mean C.I. :	1.76 to 85.44
Total Adj. Sales Price :	1,172,100	Mean :	66	Avg. Abs. Dev :	22.58	95% Mean C.I. :	33.35 to 98.21
Total Assessed Value :	510,999						
Avg. Adj. Sales Price :	195,350	COD :	31.35	MAX Sales Ratio :	102.25		
Avg. Assessed Value :	85,167	PRD :	150.87	MIN Sales Ratio :	19.21		

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	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167

ALL

10/01/2022 To 09/30/2025	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
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Grass

County	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
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1	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
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ALL

10/01/2022 To 09/30/2025	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
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Grass

County	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
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1	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
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ALL

10/01/2022 To 09/30/2025	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	7%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	73	Median :	71	COV :	28.31	95% Median C.I. :	67.26 to 73.53
Total Sales Price :	22,599,448	Wgt. Mean :	66	STD :	20.46	95% Wgt. Mean C.I. :	59.97 to 71.38
Total Adj. Sales Price :	22,599,448	Mean :	72	Avg. Abs.Dev :	13.19	95% Mean C.I. :	67.59 to 76.97
Total Assessed Value :	14,842,194						
Avg. Adj. Sales Price :	309,581	COD :	18.63	MAX Sales Ratio :	166.17		
Avg. Assessed Value :	203,318	PRD :	110.05	MIN Sales Ratio :	19.21		

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>											
10/01/2022 To 12/31/2022	3	78.50	92.68	94.71	20.10	97.86	76.11	123.44	N/A	158,833	150,433
01/01/2023 To 03/31/2023	8	73.64	71.97	65.55	10.56	109.79	56.76	85.09	56.76 to 85.09	408,084	267,489
04/01/2023 To 06/30/2023	3	70.29	70.27	70.70	03.04	99.39	67.06	73.47	N/A	173,500	122,670
07/01/2023 To 09/30/2023	3	76.00	79.49	76.30	06.79	104.18	73.50	88.98	N/A	195,367	149,064
10/01/2023 To 12/31/2023	8	85.35	87.10	91.01	21.36	95.70	65.18	118.81	65.18 to 118.81	263,402	239,726
01/01/2024 To 03/31/2024	7	67.00	72.47	66.06	23.45	109.70	45.02	103.62	45.02 to 103.62	329,100	217,404
04/01/2024 To 06/30/2024	2	71.28	71.28	70.16	04.55	101.60	68.04	74.52	N/A	91,500	64,198
07/01/2024 To 09/30/2024	1	68.29	68.29	68.29		100.00	68.29	68.29	N/A	85,000	58,050
10/01/2024 To 12/31/2024	9	59.46	63.49	63.84	16.08	99.45	51.65	84.26	52.66 to 75.86	231,061	147,510
01/01/2025 To 03/31/2025	11	67.26	62.80	61.44	13.68	102.21	38.69	74.24	40.21 to 72.58	348,473	214,116
04/01/2025 To 06/30/2025	10	70.01	64.99	56.14	16.43	115.76	19.21	83.49	58.97 to 79.14	269,550	151,335
07/01/2025 To 09/30/2025	8	67.85	80.79	58.54	36.98	138.01	48.20	166.17	48.20 to 166.17	558,064	326,687
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	17	76.00	76.65	70.27	11.22	109.08	56.76	123.44	67.43 to 80.30	285,163	200,377
10/01/2023 To 09/30/2024	18	71.16	78.61	77.50	21.44	101.43	45.02	118.81	67.00 to 97.98	259,940	201,449
10/01/2024 To 09/30/2025	38	67.24	67.33	59.74	20.12	112.71	19.21	166.17	59.46 to 72.18	344,020	205,519
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	22	73.68	78.27	75.22	14.59	104.05	56.76	118.81	67.65 to 85.09	294,477	221,496
01/01/2024 To 12/31/2024	19	67.22	67.87	65.27	16.69	103.98	45.02	103.62	54.49 to 74.52	244,803	159,782
<u>ALL</u>											
10/01/2022 To 09/30/2025	73	70.81	72.28	65.68	18.63	110.05	19.21	166.17	67.26 to 73.53	309,581	203,318

AGRICULTURAL

Type : Qualified

Number of Sales :	73	Median :	71	COV :	28.31	95% Median C.I. :	67.26 to 73.53
Total Sales Price :	22,599,448	Wgt. Mean :	66	STD :	20.46	95% Wgt. Mean C.I. :	59.97 to 71.38
Total Adj. Sales Price :	22,599,448	Mean :	72	Avg. Abs. Dev :	13.19	95% Mean C.I. :	67.59 to 76.97
Total Assessed Value :	14,842,194						
Avg. Adj. Sales Price :	309,581	COD :	18.63	MAX Sales Ratio :	166.17		
Avg. Assessed Value :	203,318	PRD :	110.05	MIN Sales Ratio :	19.21		

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	21	73.86	78.97	70.66	29.52	111.76	19.21	123.44	59.03 to 102.25	359,182	253,802
3	52	68.86	69.58	63.18	13.72	110.13	38.69	166.17	67.06 to 72.58	289,551	182,930
<u>ALL</u>											
10/01/2022 To 09/30/2025	73	70.81	72.28	65.68	18.63	110.05	19.21	166.17	67.26 to 73.53	309,581	203,318

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>Dry</u>											
County	41	70.29	72.13	67.69	14.17	106.56	52.66	166.17	67.00 to 73.75	244,704	165,648
1	4	59.00	74.18	60.66	28.92	122.29	55.26	123.44	N/A	700,625	425,010
3	37	71.09	71.91	70.42	12.04	102.12	52.66	166.17	67.22 to 73.75	195,415	137,609
<u>Grass</u>											
County	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
1	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
<u>ALL</u>											
10/01/2022 To 09/30/2025	73	70.81	72.28	65.68	18.63	110.05	19.21	166.17	67.26 to 73.53	309,581	203,318

AGRICULTURAL

Type : Qualified

Number of Sales :	73	Median :	71	COV :	28.31	95% Median C.I. :	67.26 to 73.53
Total Sales Price :	22,599,448	Wgt. Mean :	66	STD :	20.46	95% Wgt. Mean C.I. :	59.97 to 71.38
Total Adj. Sales Price :	22,599,448	Mean :	72	Avg. Abs. Dev :	13.19	95% Mean C.I. :	67.59 to 76.97
Total Assessed Value :	14,842,194						
Avg. Adj. Sales Price :	309,581	COD :	18.63	MAX Sales Ratio :	166.17		
Avg. Assessed Value :	203,318	PRD :	110.05	MIN Sales Ratio :	19.21		

What IF

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	45.02	45.02	45.02		100.00	45.02	45.02	N/A	890,000	400,660
3	1	45.02	45.02	45.02		100.00	45.02	45.02	N/A	890,000	400,660
<u>Dry</u>											
County	52	70.55	72.25	68.27	14.95	105.83	38.69	166.17	67.26 to 73.47	259,170	176,932
1	7	70.81	79.98	67.90	28.75	117.79	55.26	123.44	55.26 to 123.44	623,929	423,675
3	45	70.29	71.05	68.44	12.82	103.81	38.69	166.17	67.26 to 73.47	202,430	138,550
<u>Grass</u>											
County	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
1	6	72.02	65.78	43.60	31.35	150.87	19.21	102.25	19.21 to 102.25	195,350	85,167
<u>ALL</u>											
10/01/2022 To 09/30/2025	73	70.81	72.28	65.68	18.63	110.05	19.21	166.17	67.26 to 73.53	309,581	203,318

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	7%

What IF

Cheyenne County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cheyenne	1	2,418	2,402	2,291	2,362	2,405	2,310	2,076	1,842	2,364
Deuel	1	3,098	3,100	3,000	2,934	2,800	2,783	2,743	2,800	3,037
Kimball	1	1,870	1,870	1,870	1,860	1,845	1,845	1,700	1,700	1,817
Cheyenne	3	2,862	2,857	n/a	2,849	2,843	2,674	2,597	2,551	2,837
Kimball	2	2,240	2,240	2,240	1,845	n/a	1,845	1,845	1,700	1,933
Banner	1	2,200	2,200	2,090	1,980	1,980	1,980	1,760	1,427	1,980
Morrill	3	3,140	3,140	2,900	2,900	2,700	2,700	2,600	2,600	2,899
Garden	1	2,920	2,920	n/a	2,860	2,775	2,775	2,725	2,725	2,809

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cheyenne	1	n/a	747	630	731	728	696	606	577	722
Deuel	1	n/a	1,025	975	975	925	n/a	950	900	1,003
Kimball	1	n/a	760	710	660	560	n/a	490	490	605
Cheyenne	3	n/a	723	711	712	710	n/a	705	700	720
Kimball	2	n/a	655	610	585	480	n/a	410	405	534
Banner	1	n/a	610	605	600	595	590	585	570	599
Morrill	3	n/a	625	625	605	625	605	600	600	611
Garden	1	n/a	940	n/a	940	860	n/a	835	835	925

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cheyenne	1	671	660	n/a	591	n/a	575	559	559	564
Deuel	1	555	n/a	555	555	n/a	555	555	555	555
Kimball	1	n/a	n/a	n/a	455	n/a	400	400	400	400
Cheyenne	3	n/a	672	n/a	648	n/a	612	600	419	507
Kimball	2	n/a	n/a	n/a	n/a	n/a	475	475	475	475
Banner	1	n/a	565	n/a	555	555	545	545	495	512
Morrill	3	600	600	n/a	600	600	580	550	550	557
Garden	1	495	n/a	498	495	485	485	485	485	486

County	Mkt Area	CRP	TIMBER	WASTE
Cheyenne	1	444	n/a	100
Deuel	1	588	n/a	n/a
Kimball	1	450	n/a	n/a
Cheyenne	3	561	n/a	100
Kimball	2	430	n/a	n/a
Banner	1	542	n/a	310
Morrill	3	601	n/a	50
Garden	1	854	n/a	50

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.

Cheyenne County 2026 Average Acre Value Comparison

Hypothetical increase of 7% MA 1 Grass

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cheyenne	1	2,418	2,402	2,291	2,362	2,405	2,310	2,076	1,842	2,364
Deuel	1	3,098	3,100	3,000	2,934	2,800	2,783	2,743	2,800	3,037
Kimball	1	1,870	1,870	1,870	1,860	1,845	1,845	1,700	1,700	1,817
Cheyenne	3	2,862	2,857	n/a	2,849	2,843	2,674	2,597	2,551	2,837
Kimball	2	2,240	2,240	2,240	1,845	n/a	1,845	1,845	1,700	1,933
Banner	1	2,200	2,200	2,090	1,980	1,980	1,980	1,760	1,427	1,980
Morrill	3	3,140	3,140	2,900	2,900	2,700	2,700	2,600	2,600	2,899
Garden	1	2,920	2,920	n/a	2,860	2,775	2,775	2,725	2,725	2,809

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cheyenne	1	n/a	747	630	731	728	696	606	577	722
Deuel	1	n/a	1,025	975	975	925	n/a	950	900	1,003
Kimball	1	n/a	760	710	660	560	n/a	490	490	605
Cheyenne	3	n/a	723	711	712	710	n/a	705	700	720
Kimball	2	n/a	655	610	585	480	n/a	410	405	534
Banner	1	n/a	610	605	600	595	590	585	570	599
Morrill	3	n/a	625	625	605	625	605	600	600	611
Garden	1	n/a	940	n/a	940	860	n/a	835	835	925

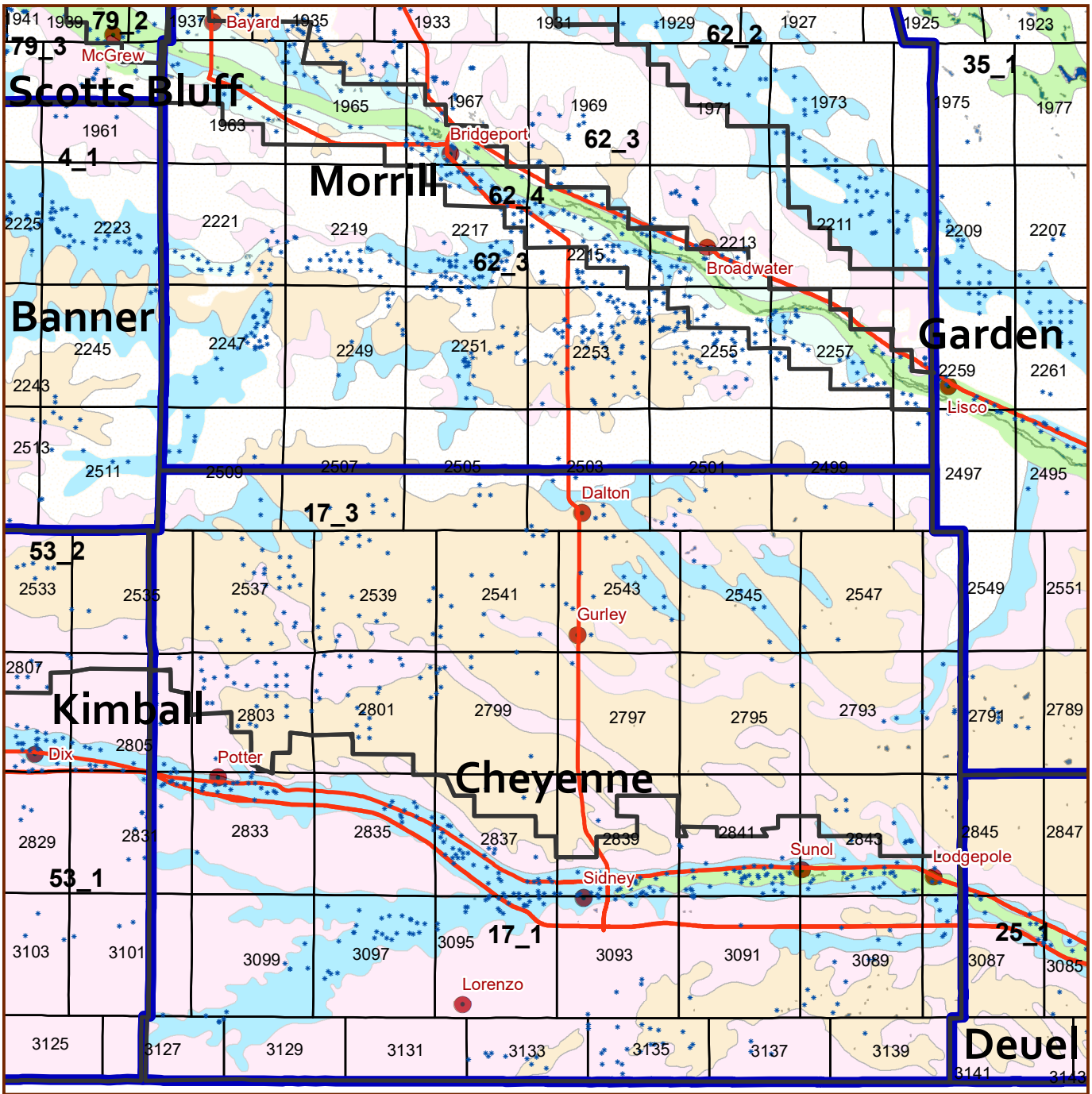
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cheyenne	1	718	706	n/a	632	n/a	615	598	598	604
Deuel	1	555	n/a	555	555	n/a	555	555	555	555
Kimball	1	n/a	n/a	n/a	455	n/a	400	400	400	400
Cheyenne	3	n/a	672	n/a	648	n/a	612	600	419	507
Kimball	2	n/a	n/a	n/a	n/a	n/a	475	475	475	475
Banner	1	n/a	565	n/a	555	555	545	545	495	512
Morrill	3	600	600	n/a	600	600	580	550	550	557
Garden	1	495	n/a	498	495	485	485	485	485	486

County	Mkt Area	CRP	TIMBER	WASTE
Cheyenne	1	444	n/a	100
Deuel	1	588	n/a	n/a
Kimball	1	450	n/a	n/a
Cheyenne	3	561	n/a	100
Kimball	2	430	n/a	n/a
Banner	1	542	n/a	310
Morrill	3	601	n/a	50
Garden	1	854	n/a	50

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.

CHEYENNE COUNTY



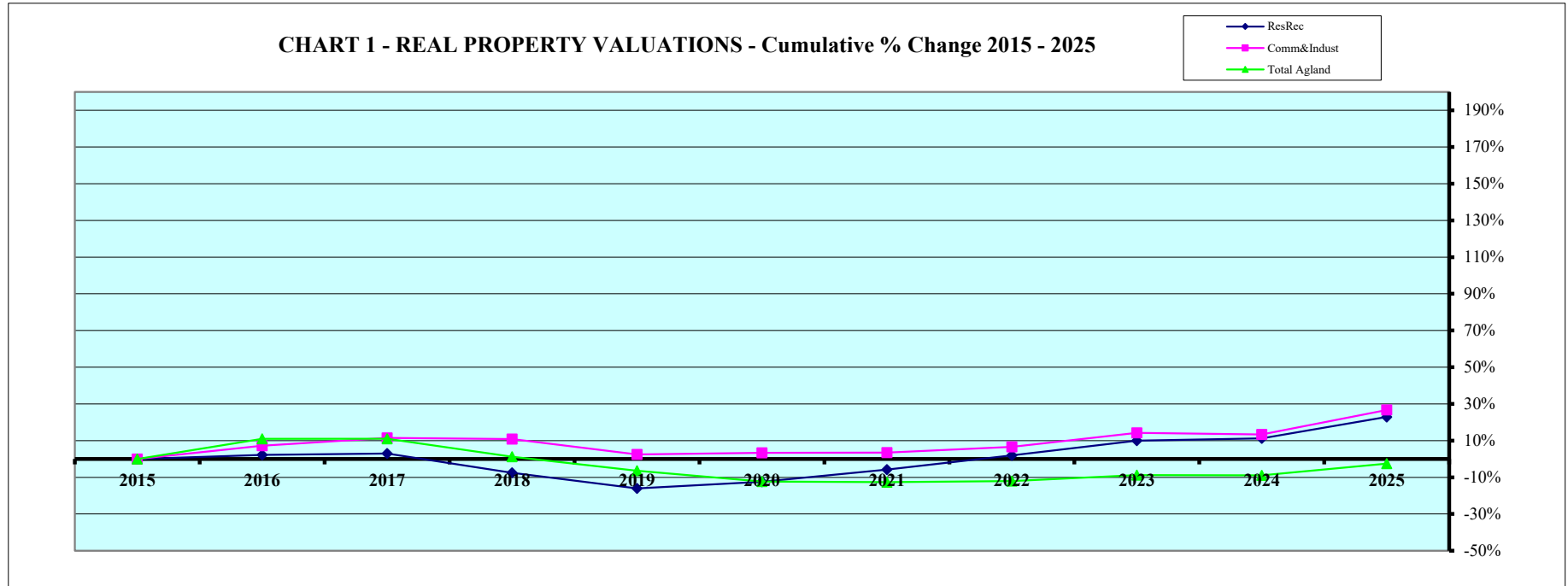
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	410,180,482	-	-	-	170,399,410	-	-	-	549,512,949	-	-	-
2016	419,384,459	9,203,977	2.24%	2.24%	182,707,149	12,307,739	7.22%	7.22%	609,850,824	60,337,875	10.98%	10.98%
2017	422,333,828	2,949,369	0.70%	2.96%	189,994,778	7,287,629	3.99%	11.50%	610,048,533	197,709	0.03%	11.02%
2018	379,491,863	-42,841,965	-10.14%	-7.48%	188,941,415	-1,053,363	-0.55%	10.88%	556,047,808	-54,000,725	-8.85%	1.19%
2019	344,346,390	-35,145,473	-9.26%	-16.05%	174,666,392	-14,275,023	-7.56%	2.50%	514,413,013	-41,634,795	-7.49%	-6.39%
2020	359,055,535	14,709,145	4.27%	-12.46%	176,008,820	1,342,428	0.77%	3.29%	482,163,330	-32,249,683	-6.27%	-12.26%
2021	386,361,429	27,305,894	7.60%	-5.81%	176,298,952	290,132	0.16%	3.46%	480,115,289	-2,048,041	-0.42%	-12.63%
2022	418,335,941	31,974,512	8.28%	1.99%	181,656,790	5,357,838	3.04%	6.61%	482,991,698	2,876,409	0.60%	-12.11%
2023	451,272,744	32,936,803	7.87%	10.02%	194,547,536	12,890,746	7.10%	14.17%	501,380,620	18,388,922	3.81%	-8.76%
2024	456,298,752	5,026,008	1.11%	11.24%	193,096,441	-1,451,095	-0.75%	13.32%	500,337,374	-1,043,246	-0.21%	-8.95%
2025	504,178,982	47,880,230	10.49%	22.92%	215,859,092	22,762,651	11.79%	26.68%	535,878,062	35,540,688	7.10%	-2.48%

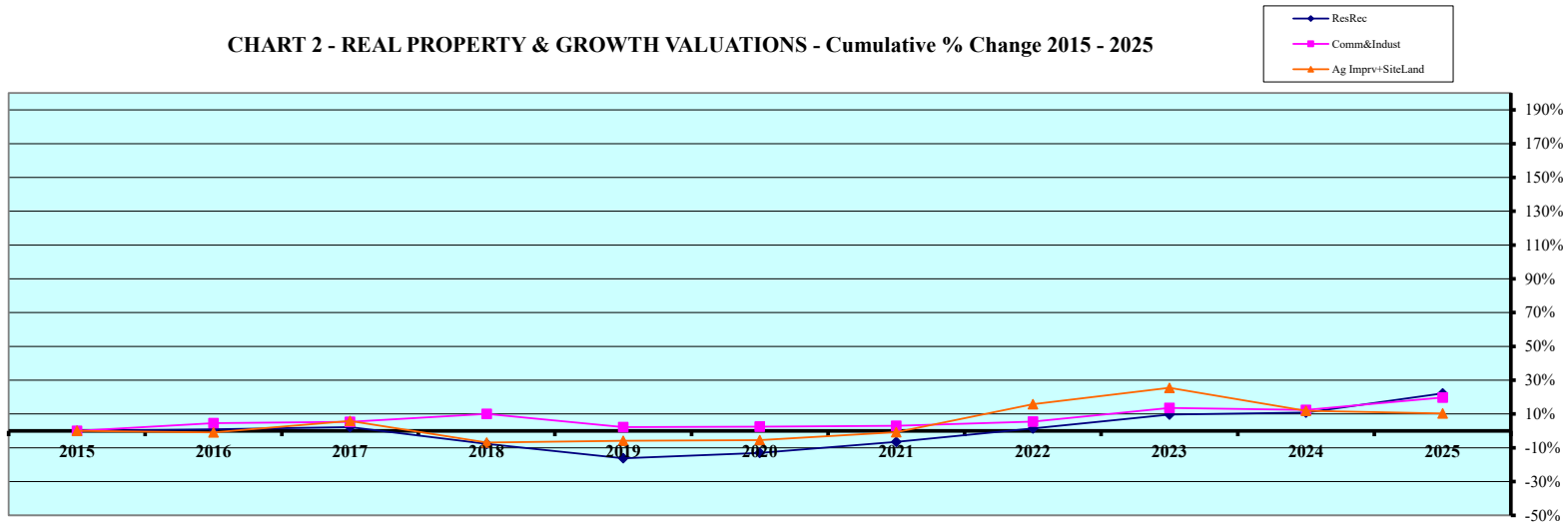
Rate Annual %chg: Residential & Recreational **2.08%** Commercial & Industrial **2.39%** Agricultural Land **-0.25%**

Cnty# **17**
County **CHEYENNE**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	410,180,482	5,701,008	1.39%	404,479,474	--	--	170,399,410	17,520,507	10.28%	152,878,903	--	--
2016	419,384,459	5,621,451	1.34%	413,763,008	0.87%	0.87%	182,707,149	4,407,087	2.41%	178,300,062	4.64%	4.64%
2017	422,333,828	3,077,983	0.73%	419,255,845	-0.03%	2.21%	189,994,778	10,484,398	5.52%	179,510,380	-1.75%	5.35%
2018	379,491,863	769,442	0.20%	378,722,421	-10.33%	-7.67%	188,941,415	1,300,244	0.69%	187,641,171	-1.24%	10.12%
2019	344,346,390	707,575	0.21%	343,638,815	-9.45%	-16.22%	174,666,392	520,965	0.30%	174,145,427	-7.83%	2.20%
2020	359,055,535	2,191,148	0.61%	356,864,387	3.64%	-13.00%	176,008,820	1,393,898	0.79%	174,614,922	-0.03%	2.47%
2021	386,361,429	3,072,317	0.80%	383,289,112	6.75%	-6.56%	176,298,952	693,800	0.39%	175,605,152	-0.23%	3.06%
2022	418,335,941	2,376,429	0.57%	415,959,512	7.66%	-1.41%	181,656,790	1,925,488	1.06%	179,731,302	1.95%	5.48%
2023	451,272,744	1,512,090	0.34%	449,760,654	7.51%	9.65%	194,547,536	982,730	0.51%	193,564,806	6.56%	13.59%
2024	456,298,752	1,792,092	0.39%	454,506,660	0.72%	10.81%	193,096,441	1,526,906	0.79%	191,569,535	-1.53%	12.42%
2025	504,178,982	2,941,329	0.58%	501,237,653	9.85%	22.20%	215,859,092	11,781,489	5.46%	204,077,603	5.69%	19.76%
Rate Ann%chg	2.08%		Resid & Recreat w/o growth			1.72%	2.39%		C & I w/o growth			0.62%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	47,282,125	17,989,469	65,271,594	2,691,316	4.12%	62,580,278	--	--
2016	47,450,046	18,626,154	66,076,200	1,378,810	2.09%	64,697,390	-0.88%	-0.88%
2017	51,326,898	18,854,376	70,181,274	1,053,362	1.50%	69,127,912	4.62%	5.91%
2018	43,035,950	18,146,188	61,182,138	410,949	0.67%	60,771,189	-13.41%	-6.89%
2019	41,657,911	19,980,062	61,637,973	167,602	0.27%	61,470,371	0.47%	-5.82%
2020	42,872,847	19,482,129	62,354,976	647,238	1.04%	61,707,738	0.11%	-5.46%
2021	44,389,773	21,522,162	65,911,935	1,136,305	1.72%	64,775,630	3.88%	-0.76%
2022	49,539,202	27,088,557	76,627,759	1,050,449	1.37%	75,577,310	14.66%	15.79%
2023	51,007,220	31,704,327	82,711,547	797,070	0.96%	81,914,477	6.90%	25.50%
2024	49,277,505	24,035,587	73,313,092	304,205	0.41%	73,008,887	-11.73%	11.85%
2025	49,605,885	23,719,770	73,325,655	1,354,720	1.85%	71,970,935	-1.83%	10.26%
Rate Ann%chg	0.48%	2.80%	1.17%	Ag Imprv+Site w/o growth		0.28%		

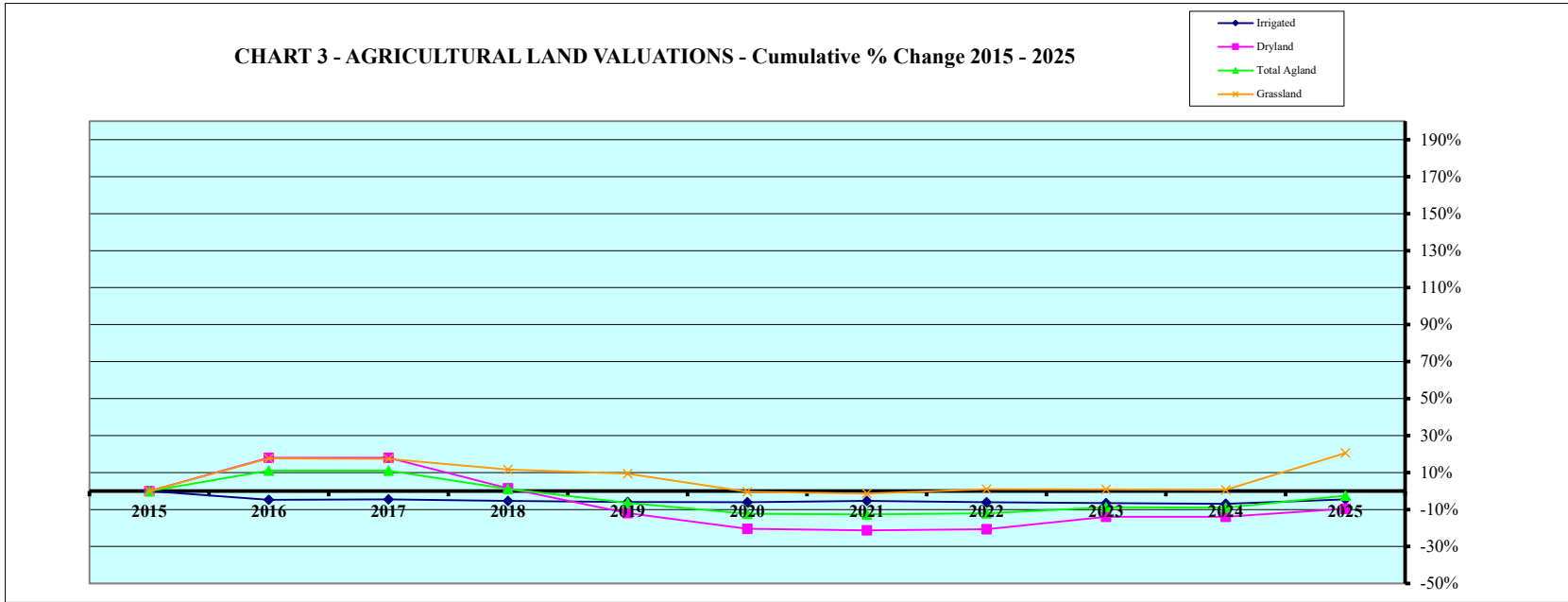
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 17
County CHEYENNE

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	167,140,918	-	-	-	285,842,105	-	-	-	96,075,106	-	-	-
2016	159,175,288	-7,965,630	-4.77%	-4.77%	337,249,190	51,407,085	17.98%	17.98%	112,969,043	16,893,937	17.58%	17.58%
2017	159,556,606	381,318	0.24%	-4.54%	337,288,010	38,820	0.01%	18.00%	112,749,080	-219,963	-0.19%	17.36%
2018	158,247,668	-1,308,938	-0.82%	-5.32%	290,129,608	-47,158,402	-13.98%	1.50%	107,216,726	-5,532,354	-4.91%	11.60%
2019	157,243,131	-1,004,537	-0.63%	-5.92%	251,587,551	-38,542,057	-13.28%	-11.98%	105,103,751	-2,112,975	-1.97%	9.40%
2020	156,983,998	-259,133	-0.16%	-6.08%	227,618,846	-23,968,705	-9.53%	-20.37%	95,722,459	-9,381,292	-8.93%	-0.37%
2021	158,178,294	1,194,296	0.76%	-5.36%	225,010,914	-2,607,932	-1.15%	-21.28%	94,735,095	-987,364	-1.03%	-1.39%
2022	157,010,810	-1,167,484	-0.74%	-6.06%	226,827,012	1,816,098	0.81%	-20.65%	96,996,521	2,261,426	2.39%	0.96%
2023	156,324,627	-686,183	-0.44%	-6.47%	245,988,756	19,161,744	8.45%	-13.94%	96,888,329	-108,192	-0.11%	0.85%
2024	155,563,840	-760,787	-0.49%	-6.93%	246,016,815	28,059	0.01%	-13.93%	96,683,244	-205,085	-0.21%	0.63%
2025	159,544,368	3,980,528	2.56%	-4.54%	258,462,950	12,446,135	5.06%	-9.58%	115,798,024	19,114,780	19.77%	20.53%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	431,837	-	-	-	22,983	-	-	-	549,512,949	-	-	-
2016	433,077	1,240	0.29%	0.29%	24,226	1,243	5.41%	5.41%	609,850,824	60,337,875	10.98%	10.98%
2017	350,868	-82,209	-18.98%	-18.75%	103,969	79,743	329.16%	352.37%	610,048,533	197,709	0.03%	11.02%
2018	349,673	-1,195	-0.34%	-19.03%	104,133	164	0.16%	353.09%	556,047,808	-54,000,725	-8.85%	1.19%
2019	349,179	-494	-0.14%	-19.14%	129,401	25,268	24.27%	463.03%	514,413,013	-41,634,795	-7.49%	-6.39%
2020	1,660,938	1,311,759	375.67%	284.62%	177,089	47,688	36.85%	670.52%	482,163,330	-32,249,683	-6.27%	-12.26%
2021	1,630,318	-30,620	-1.84%	277.53%	560,668	383,579	216.60%	2339.49%	480,115,289	-2,048,041	-0.42%	-12.63%
2022	1,591,239	-39,079	-2.40%	268.48%	566,116	5,448	0.97%	2363.19%	482,991,698	2,876,409	0.60%	-12.11%
2023	1,594,079	2,840	0.18%	269.14%	584,829	18,713	3.31%	2444.62%	501,380,620	18,388,922	3.81%	-8.76%
2024	1,584,040	-10,039	-0.63%	266.81%	489,435	-95,394	-16.31%	2029.55%	500,337,374	-1,043,246	-0.21%	-8.95%
2025	1,577,600	-6,440	-0.41%	265.32%	495,120	5,685	1.16%	2054.29%	535,878,062	35,540,688	7.10%	-2.48%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	167,204,299	59,974	2,788			285,636,519	398,886	716			96,554,845	266,130	363		
2016	159,214,303	60,198	2,645	-5.13%	-5.13%	337,090,392	399,744	843	17.76%	17.76%	112,949,675	264,730	427	17.60%	17.60%
2017	159,556,606	60,337	2,644	-0.02%	-5.15%	337,284,167	399,829	844	0.04%	17.80%	112,751,182	264,700	426	-0.16%	17.40%
2018	159,522,588	60,323	2,644	0.00%	-5.15%	290,678,325	399,687	727	-13.79%	1.56%	107,357,687	264,806	405	-4.82%	11.74%
2019	158,170,603	60,214	2,627	-0.67%	-5.78%	251,751,021	400,975	628	-13.67%	-12.32%	105,218,183	262,568	401	-1.16%	10.45%
2020	156,984,310	59,876	2,622	-0.19%	-5.96%	227,625,008	400,658	568	-9.51%	-20.66%	95,728,071	250,713	382	-4.72%	5.24%
2021	158,201,333	60,390	2,620	-0.08%	-6.03%	225,158,554	400,911	562	-1.15%	-21.57%	94,597,320	248,781	380	-0.41%	4.80%
2022	157,087,431	60,591	2,593	-1.03%	-7.01%	226,795,825	401,503	565	0.58%	-21.12%	97,000,960	248,173	391	2.79%	7.73%
2023	156,354,362	60,291	2,593	0.03%	-6.98%	246,053,637	401,807	612	8.41%	-14.48%	96,858,992	248,076	390	-0.11%	7.62%
2024	155,745,250	60,029	2,594	0.05%	-6.94%	245,990,960	401,794	612	-0.02%	-14.50%	96,668,029	247,841	390	-0.10%	7.51%
2025	159,692,890	60,290	2,649	2.09%	-4.99%	258,625,880	401,730	644	5.15%	-10.10%	115,698,139	247,749	467	19.73%	28.72%

Rate Annual %chg Average Value/Acre:

-0.46%

-0.99%

1.83%

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	430,695	4,307	100			11,324	113	100			549,837,682	729,410	754		
2016	432,591	4,326	100	0.00%	0.00%	25,618	256	100	0.00%	0.00%	609,712,579	729,254	836	10.91%	10.91%
2017	429,057	4,291	100	0.00%	0.00%	25,780	258	100	0.00%	0.00%	610,046,792	729,415	836	0.03%	10.95%
2018	350,297	3,503	100	0.00%	0.00%	104,645	1,046	100	0.00%	0.00%	558,013,542	729,365	765	-8.52%	1.49%
2019	349,681	3,497	100	0.00%	0.00%	129,436	1,294	100	0.00%	0.00%	515,618,924	728,548	708	-7.49%	-6.11%
2020	1,661,042	16,570	100	0.25%	0.25%	177,089	708	250	150.03%	150.03%	482,175,520	728,525	662	-6.48%	-12.20%
2021	1,644,634	16,388	100	0.11%	0.36%	572,976	1,378	416	66.35%	315.92%	480,174,817	727,846	660	-0.32%	-12.48%
2022	1,589,021	15,873	100	-0.25%	0.11%	566,116	1,350	419	0.81%	319.29%	483,039,353	727,490	664	0.65%	-11.92%
2023	1,593,486	15,918	100	0.00%	0.11%	583,098	1,391	419	0.01%	319.31%	501,443,575	727,483	689	3.81%	-8.56%
2024	1,584,545	15,829	100	0.00%	0.11%	525,105	1,335	393	-6.20%	293.30%	500,513,889	726,827	689	-0.10%	-8.65%
2025	1,572,875	15,716	100	-0.03%	0.08%	495,120	1,322	374	-4.78%	274.49%	536,084,904	726,808	738	7.11%	-2.15%

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CHEYENNE

Rate Annual %chg Average Value/Acre:

-0.25%

(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
9,468	CHEYENNE	68,712,053	65,625,015	162,914,415	504,141,712	195,048,242	20,810,850	37,270	535,878,062	49,605,885	23,719,770	8,183,082	1,634,676,356
cnty sectorvalue % of total value:		4.20%	4.01%	9.97%	30.84%	11.93%	1.27%	0.00%	32.78%	3.03%	1.45%	0.50%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
284	DALTON	1,810,784	2,949,692	1,015,539	14,835,079	0	0	1,472,955	0	0	0	0	22,084,049
3.00%	%sector of county sector	2.64%	4.49%	0.62%	2.94%			3952.12%					1.35%
	%sector of municipality	8.20%	13.36%	4.60%	67.18%			6.67%					100.00%
187	GURLEY	376,590	1,195,231	586,149	6,314,637	0	0	5,494,920	0	10,280	0	0	13,977,807
1.98%	%sector of county sector	0.55%	1.82%	0.36%	1.25%			14743.55%		0.02%			0.86%
	%sector of municipality	2.69%	8.55%	4.19%	45.18%			39.31%		0.07%			100.00%
312	LODGEPOLE	195,810	1,437,858	3,081,863	16,061,272	0	0	2,190,329	0	0	4,330	0	22,971,462
3.30%	%sector of county sector	0.28%	2.19%	1.89%	3.19%			5876.92%			0.02%		1.41%
	%sector of municipality	0.85%	6.26%	13.42%	69.92%			9.54%			0.02%		100.00%
342	POTTER	1,339,754	967,076	4,089,407	17,129,545	0	0	12,500,983	1,419,680	14,210	20,790	0	37,481,445
3.61%	%sector of county sector	1.95%	1.47%	2.51%	3.40%			33541.68%	0.26%	0.03%	0.09%		2.29%
	%sector of municipality	3.57%	2.58%	10.91%	45.70%			33.35%	3.79%	0.04%	0.06%		100.00%
6,410	SIDNEY	15,848,540	15,248,737	15,750,439	326,756,014	0	170,405	155,353,812	679,285	1,178,065	45,510	0	531,030,807
67.70%	%sector of county sector	23.07%	23.24%	9.67%	64.81%		0.82%	416833.41%	0.13%	2.37%	0.19%		32.49%
	%sector of municipality	2.98%	2.87%	2.97%	61.53%		0.03%	29.26%	0.13%	0.22%	0.01%		100.00%
	%sector of county sector												
	%sector of municipality												
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7,536	Total Municipalities	19,571,478	21,798,595	24,523,398	381,096,551	0	170,405	177,017,750	2,098,965	1,202,555	70,630	0	627,545,575
79.59%	%all municip.sectors of cnty	28.48%	33.22%	15.05%	75.59%		0.82%	474960.42%	0.39%	2.42%	0.30%		38.39%

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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

Total Real Property Sum Lines 17, 25, & 30	Records : 10,117	Value : 1,467,348,767	Growth 3,473,065	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	459	6,182,699	63	1,134,960	526	9,922,025	1,048	17,239,684	
02. Res Improve Land	3,109	43,111,276	81	2,041,460	530	12,252,850	3,720	57,405,586	
03. Res Improvements	3,212	404,597,530	84	16,590,495	601	85,419,460	3,897	506,607,485	
04. Res Total	3,671	453,891,505	147	19,766,915	1,127	107,594,335	4,945	581,252,755	2,318,565
% of Res Total	74.24	78.09	2.97	3.40	22.79	18.51	48.88	39.61	66.76
05. Com UnImp Land	140	5,411,813	4	81,020	35	490,145	179	5,982,978	
06. Com Improve Land	484	23,686,940	23	1,108,705	55	1,710,416	562	26,506,061	
07. Com Improvements	498	144,000,119	24	7,848,335	58	14,592,940	580	166,441,394	
08. Com Total	638	173,098,872	28	9,038,060	93	16,793,501	759	198,930,433	0
% of Com Total	84.06	87.01	3.69	4.54	12.25	8.44	7.50	13.56	0.00
09. Ind UnImp Land	2	51,810	1	700,600	35	623,320	38	1,375,730	
10. Ind Improve Land	4	256,940	0	0	44	1,787,040	48	2,043,980	
11. Ind Improvements	4	370,535	0	0	45	17,084,375	49	17,454,910	
12. Ind Total	6	679,285	1	700,600	80	19,494,735	87	20,874,620	0
% of Ind Total	6.90	3.25	1.15	3.36	91.95	93.39	0.86	1.42	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	32,850	1	32,850	
15. Rec Improvements	0	0	0	0	1	6,735	1	6,735	
16. Rec Total	0	0	0	0	1	39,585	1	39,585	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
Res & Rec Total	3,671	453,891,505	147	19,766,915	1,128	107,633,920	4,946	581,292,340	2,318,565
% of Res & Rec Total	74.22	78.08	2.97	3.40	22.81	18.52	48.89	39.62	66.76
Com & Ind Total	644	173,778,157	29	9,738,660	173	36,288,236	846	219,805,053	0
% of Com & Ind Total	76.12	79.06	3.43	4.43	20.45	16.51	8.36	14.98	0.00
17. Taxable Total	4,315	627,669,662	176	29,505,575	1,301	143,922,156	5,792	801,097,393	2,318,565
% of Taxable Total	74.50	78.35	3.04	3.68	22.46	17.97	57.25	54.59	66.76

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	6	129,518	1,403,078	0	0	0
19. Commercial	20	1,365,627	16,905,432	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	6	129,518	1,403,078
19. Commercial	2	49,133	5,662,047	22	1,414,760	22,567,479
20. Industrial	1	15,745	5,611,580	1	15,745	5,611,580
21. Other	0	0	0	0	0	0
22. Total Sch II				29	1,560,023	29,582,137

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	1	0	335	5,749,400	336	5,749,400	0
24. Non-Producing	0	0	0	0	498	278,952	498	278,952	0
25. Total	0	0	1	0	833	6,028,352	834	6,028,352	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	434	63	363	860

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	14	1,165,405	7	383,960	2,723	446,673,847	2,744	448,223,212
28. Ag-Improved Land	7	141,100	5	605,720	692	150,143,780	704	150,890,600
29. Ag Improvements	9	405,585	6	1,169,550	732	59,534,075	747	61,109,210

30. Ag Total					3,491	660,223,022
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	2	2.00	59,000	4	5.00	142,500	
33. HomeSite Improvements	2	0.00	346,110	4	0.00	1,070,935	
34. HomeSite Total							
35. FarmSite UnImp Land	1	2.15	4,300	0	0.00	0	
36. FarmSite Improv Land	7	9.30	28,395	2	13.62	27,030	
37. FarmSite Improvements	9	0.00	59,475	5	0.00	98,615	
38. FarmSite Total							
39. Road & Ditches	4	3.98	0	8	14.90	0	
40. Other- Non Ag Use	0	0.00	0	1	6.70	6,700	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	47	46.99	1,105,690	47	46.99	1,105,690	
32. HomeSite Improv Land	335	370.85	9,158,125	341	377.85	9,359,625	
33. HomeSite Improvements	345	0.00	41,268,350	351	0.00	42,685,395	53,990
34. HomeSite Total				398	424.84	53,150,710	
35. FarmSite UnImp Land	208	398.22	678,430	209	400.37	682,730	
36. FarmSite Improv Land	631	2,630.83	4,895,440	640	2,653.75	4,950,865	
37. FarmSite Improvements	720	0.00	18,265,725	734	0.00	18,423,815	1,100,510
38. FarmSite Total				943	3,054.12	24,057,410	
39. Road & Ditches	2,779	9,228.43	0	2,791	9,247.31	0	
40. Other- Non Ag Use	114	1,112.26	467,400	115	1,118.96	474,100	
41. Total Section VI				1,341	13,845.23	77,682,220	1,154,500

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

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	5,586.55	22.93%	13,508,408	23.45%	2,418.02
46. 1A	12,385.77	50.83%	29,750,130	51.65%	2,401.96
47. 2A1	652.06	2.68%	1,494,190	2.59%	2,291.49
48. 2A	2,756.66	11.31%	6,510,760	11.30%	2,361.83
49. 3A1	790.37	3.24%	1,900,810	3.30%	2,404.96
50. 3A	23.49	0.10%	54,265	0.09%	2,310.13
51. 4A1	1,607.75	6.60%	3,338,090	5.80%	2,076.25
52. 4A	565.63	2.32%	1,041,725	1.81%	1,841.71
53. Total	24,368.28	100.00%	57,598,378	100.00%	2,363.66
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	84,837.63	63.38%	63,381,980	65.56%	747.10
56. 2D1	3,501.92	2.62%	2,204,720	2.28%	629.57
57. 2D	20,350.89	15.20%	14,867,810	15.38%	730.57
58. 3D1	8,008.12	5.98%	5,832,540	6.03%	728.33
59. 3D	489.20	0.37%	340,540	0.35%	696.12
60. 4D1	15,014.03	11.22%	9,096,640	9.41%	605.88
61. 4D	1,662.49	1.24%	959,570	0.99%	577.19
62. Total	133,864.28	100.00%	96,683,800	100.00%	722.25
Grass					
63. 1G1	2,830.23	1.73%	1,871,685	2.15%	661.32
64. 1G	198.07	0.12%	109,455	0.13%	552.61
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	647.12	0.39%	355,350	0.41%	549.13
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	26,984.88	16.46%	14,622,450	16.77%	541.88
69. 4G1	50,695.38	30.92%	27,088,980	31.07%	534.35
70. 4G	82,606.20	50.38%	43,132,840	49.48%	522.15
71. Total	163,961.88	100.00%	87,180,760	100.00%	531.71
Irrigated Total					
Irrigated Total	24,368.28	7.25%	57,598,378	23.70%	2,363.66
Dry Total					
Dry Total	133,864.28	39.84%	96,683,800	39.78%	722.25
Grass Total					
Grass Total	163,961.88	48.79%	87,180,760	35.87%	531.71
72. Waste	13,112.85	3.90%	1,311,255	0.54%	100.00
73. Other	724.16	0.22%	282,725	0.12%	390.42
74. Exempt	349.85	0.10%	234,045	0.10%	668.99
75. Market Area Total	336,031.45	100.00%	243,056,918	100.00%	723.32

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,452.72	45.92%	47,087,660	46.33%	2,862.00
46. 1A	10,241.15	28.58%	29,259,015	28.79%	2,857.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,161.99	14.41%	14,706,520	14.47%	2,849.00
49. 3A1	1,115.82	3.11%	3,172,295	3.12%	2,843.02
50. 3A	30.24	0.08%	80,870	0.08%	2,674.27
51. 4A1	2,672.17	7.46%	6,939,620	6.83%	2,597.00
52. 4A	155.61	0.43%	396,955	0.39%	2,550.96
53. Total	35,829.70	100.00%	101,642,935	100.00%	2,836.83
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	203,496.90	75.71%	147,128,315	76.07%	723.00
56. 2D1	1.66	0.00%	1,180	0.00%	710.84
57. 2D	29,652.55	11.03%	21,112,600	10.92%	712.00
58. 3D1	12,008.29	4.47%	8,525,500	4.41%	709.97
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	22,756.49	8.47%	16,043,450	8.29%	705.01
61. 4D	872.31	0.32%	610,615	0.32%	700.00
62. Total	268,788.20	100.00%	193,421,660	100.00%	719.61
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	135.90	0.17%	91,940	0.21%	676.53
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	226.31	0.28%	145,250	0.34%	641.82
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	11,709.26	14.25%	7,120,290	16.63%	608.09
69. 4G1	29,939.84	36.43%	17,917,955	41.84%	598.47
70. 4G	40,181.35	48.89%	17,547,314	40.98%	436.70
71. Total	82,192.66	100.00%	42,822,749	100.00%	521.00
Irrigated Total					
	35,829.70	9.19%	101,642,935	30.04%	2,836.83
Dry Total					
	268,788.20	68.91%	193,421,660	57.16%	719.61
Grass Total					
	82,192.66	21.07%	42,822,749	12.66%	521.00
72. Waste	2,657.32	0.68%	265,685	0.08%	99.98
73. Other	604.42	0.15%	214,015	0.06%	354.08
74. Exempt	6.30	0.00%	4,150	0.00%	658.73
75. Market Area Total	390,072.30	100.00%	338,367,044	100.00%	867.45

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	19.94	21.77%	65,800	21.77%	3,299.90
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	38.78	42.34%	127,975	42.34%	3,300.03
49. 3A1	5.21	5.69%	17,195	5.69%	3,300.38
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	18.10	19.76%	59,730	19.76%	3,300.00
52. 4A	9.57	10.45%	31,580	10.45%	3,299.90
53. Total	91.60	100.00%	302,280	100.00%	3,300.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	140.58	46.08%	182,760	46.08%	1,300.04
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	84.95	27.85%	110,430	27.84%	1,299.94
58. 3D1	12.42	4.07%	16,150	4.07%	1,300.32
59. 3D	3.36	1.10%	4,370	1.10%	1,300.60
60. 4D1	44.65	14.64%	58,045	14.64%	1,300.00
61. 4D	19.11	6.26%	24,845	6.26%	1,300.10
62. Total	305.07	100.00%	396,600	100.00%	1,300.03
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	19.47	6.10%	25,315	6.10%	1,300.21
69. 4G1	66.70	20.90%	86,705	20.90%	1,299.93
70. 4G	232.96	73.00%	302,845	73.00%	1,299.99
71. Total	319.13	100.00%	414,865	100.00%	1,299.99
Irrigated Total					
	91.60	12.48%	302,280	27.07%	3,300.00
Dry Total					
	305.07	41.58%	396,600	35.51%	1,300.03
Grass Total					
	319.13	43.50%	414,865	37.15%	1,299.99
72. Waste	17.91	2.44%	3,095	0.28%	172.81
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	48.33	6.59%	31,615	2.83%	654.15
75. Market Area Total	733.71	100.00%	1,116,840	100.00%	1,522.18

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	116.94	363,505	209.03	502,830	59,963.61	158,677,258	60,289.58	159,543,593
77. Dry Land	498.68	464,115	241.72	168,565	402,217.15	289,869,380	402,957.55	290,502,060
78. Grass	315.40	385,655	248.80	141,615	245,909.47	129,891,104	246,473.67	130,418,374
79. Waste	15.31	1,535	4.42	440	15,768.35	1,578,060	15,788.08	1,580,035
80. Other	0.00	0	0.00	0	1,328.58	496,740	1,328.58	496,740
81. Exempt	11.93	15,510	10.06	2,255	382.49	252,045	404.48	269,810
82. Total	946.33	1,214,810	703.97	813,450	725,187.16	580,512,542	726,837.46	582,540,802

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,289.58	8.29%	159,543,593	27.39%	2,646.29
Dry Land	402,957.55	55.44%	290,502,060	49.87%	720.92
Grass	246,473.67	33.91%	130,418,374	22.39%	529.14
Waste	15,788.08	2.17%	1,580,035	0.27%	100.08
Other	1,328.58	0.18%	496,740	0.09%	373.89
Exempt	404.48	0.06%	269,810	0.05%	667.05
Total	726,837.46	100.00%	582,540,802	100.00%	801.47

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 Area 1	12	155,640	1	25,000	17	720,465	29	901,105	0
83.2 Area 3	8	47,365	1	25,000	16	736,240	24	808,605	0
83.3 Rural 3-10 Miles	154	3,036,815	150	4,186,000	151	29,459,165	305	36,681,980	74,770
83.4 Rural Commercial	0	0	0	0	1	46,175	1	46,175	0
83.5 Rural Over 10 Miles	250	5,312,180	248	6,308,400	248	37,083,075	498	48,703,655	112,180
83.6 Rural Residential	11	175,750	40	736,950	77	9,505,805	88	10,418,505	0
83.7 Rural Within 3 Miles	72	1,829,455	67	2,145,000	67	18,689,090	139	22,663,545	24,950
83.8 Sidney Central	4	55,010	1,247	14,868,624	1,322	153,431,470	1,326	168,355,104	489,925
83.9 Sidney North	10	110,820	418	1,940,826	425	37,332,820	435	39,384,466	11,060
83.10 Sidney South	6	91,990	788	17,864,888	786	163,091,750	792	181,048,628	561,095
83.11 Sioux Meadows	0	0	29	36,205	29	905,585	29	941,790	0
83.12 Unimproved	478	6,008,524	9	177,885	10	1,614,205	488	7,800,614	920,200
83.13 Villages	43	416,135	723	9,123,658	749	53,998,375	792	63,538,168	124,385
84 Residential Total	1,048	17,239,684	3,721	57,438,436	3,898	506,614,220	4,946	581,292,340	2,318,565

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	Area 1	3	42,700	2	22,865	2	343,395	5	408,960	0
85.2	Area 3	2	37,300	4	144,030	5	413,700	7	595,030	0
85.3	Area 5	0	0	0	0	1	13,710	1	13,710	0
85.4	Rural 3-10 Miles	0	0	3	403,935	3	4,156,065	3	4,560,000	0
85.5	Rural Commercial	3	727,700	31	452,110	38	7,412,040	41	8,591,850	0
85.6	Rural Sev Minerals	0	0	2	40,461	2	2,200,625	2	2,241,086	0
85.7	Sidney Central	2	73,595	282	6,758,319	283	45,186,346	285	52,018,260	0
85.8	Sidney North	0	0	31	609,393	33	8,230,840	33	8,840,233	0
85.9	Sidney South	4	29,608	80	16,872,887	78	75,889,988	82	92,792,483	0
85.10	Sioux Meadows	9	324,310	64	2,350,248	63	27,698,735	72	30,373,293	0
85.11	Unimproved	188	6,082,930	5	164,788	6	230,300	194	6,478,018	0
85.12	Villages	6	40,565	106	731,005	115	12,120,560	121	12,892,130	0
86	Commercial Total	217	7,358,708	610	28,550,041	629	183,896,304	846	219,805,053	0

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	2,655.15	2.22%	1,781,420	2.64%	670.93
88. 1G	59.80	0.05%	39,465	0.06%	659.95
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	311.44	0.26%	184,050	0.27%	590.96
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	17,972.20	15.00%	10,334,495	15.29%	575.03
93. 4G1	37,781.92	31.53%	21,121,405	31.25%	559.03
94. 4G	61,053.36	50.95%	34,128,810	50.49%	559.00
95. Total	119,833.87	100.00%	67,589,645	100.00%	564.03
CRP					
96. 1C1	175.08	0.40%	90,265	0.46%	515.56
97. 1C	138.27	0.31%	69,990	0.36%	506.18
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	335.68	0.76%	171,300	0.87%	510.31
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	9,012.68	20.42%	4,287,955	21.89%	475.77
102. 4C1	12,913.46	29.26%	5,967,575	30.46%	462.12
103. 4C	21,552.84	48.84%	9,004,030	45.96%	417.77
104. Total	44,128.01	100.00%	19,591,115	100.00%	443.96
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	119,833.87	73.09%	67,589,645	77.53%	564.03
CRP Total	44,128.01	26.91%	19,591,115	22.47%	443.96
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	163,961.88	100.00%	87,180,760	100.00%	531.71

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	32.68	0.05%	21,960	0.07%	671.97
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	132.47	0.22%	85,830	0.28%	647.92
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	7,600.52	12.58%	4,652,385	15.20%	612.11
93. 4G1	20,855.27	34.52%	12,513,955	40.88%	600.04
94. 4G	31,792.23	52.62%	13,334,294	43.56%	419.42
95. Total	60,413.17	100.00%	30,608,424	100.00%	506.65
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	103.22	0.47%	69,980	0.57%	677.97
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	93.84	0.43%	59,420	0.49%	633.21
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	4,108.74	18.87%	2,467,905	20.21%	600.65
102. 4C1	9,084.57	41.71%	5,404,000	44.24%	594.85
103. 4C	8,389.12	38.52%	4,213,020	34.49%	502.20
104. Total	21,779.49	100.00%	12,214,325	100.00%	560.82
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	60,413.17	73.50%	30,608,424	71.48%	506.65
CRP Total	21,779.49	26.50%	12,214,325	28.52%	560.82
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	82,192.66	100.00%	42,822,749	100.00%	521.00

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	19.47	6.10%	25,315	6.10%	1,300.21
93. 4G1	66.70	20.90%	86,705	20.90%	1,299.93
94. 4G	232.96	73.00%	302,845	73.00%	1,299.99
95. Total	319.13	100.00%	414,865	100.00%	1,299.99
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	319.13	100.00%	414,865	100.00%	1,299.99
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	319.13	100.00%	414,865	100.00%	1,299.99

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

17 Cheyenne

	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	504,141,712	581,252,755	77,111,043	15.30%	2,318,565	14.84%
02. Recreational	37,270	39,585	2,315	6.21%	0	6.21%
03. Ag-Homesite Land, Ag-Res Dwelling	49,605,885	53,150,710	3,544,825	7.15%	53,990	7.04%
04. Total Residential (sum lines 1-3)	553,784,867	634,443,050	80,658,183	14.56%	2,372,555	14.14%
05. Commercial	195,048,242	198,930,433	3,882,191	1.99%	0	1.99%
06. Industrial	20,810,850	20,874,620	63,770	0.31%	0	0.31%
07. Total Commercial (sum lines 5-6)	215,859,092	219,805,053	3,945,961	1.83%	0	1.83%
08. Ag-Farmsite Land, Outbuildings	23,263,420	24,057,410	793,990	3.41%	1,100,510	-1.32%
09. Minerals	8,183,082	6,028,352	-2,154,730	-26.33	0	-26.33%
10. Non Ag Use Land	456,350	474,100	17,750	3.89%		
11. Total Non-Agland (sum lines 8-10)	31,902,852	30,559,862	-1,342,990	-4.21%	1,100,510	-7.66%
12. Irrigated	159,544,368	159,543,593	-775	0.00%		
13. Dryland	258,462,950	290,502,060	32,039,110	12.40%		
14. Grassland	115,798,024	130,418,374	14,620,350	12.63%		
15. Wasteland	1,577,600	1,580,035	2,435	0.15%		
16. Other Agland	495,120	496,740	1,620	0.33%		
17. Total Agricultural Land	535,878,062	582,540,802	46,662,740	8.71%		
18. Total Value of all Real Property (Locally Assessed)	1,337,424,873	1,467,348,767	129,923,894	9.71%	3,473,065	9.45%

2026 Assessment Survey for Cheyenne County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Three
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$313,238
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$17,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$25,000 for gWorks.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,000
12.	Amount of last year's assessor's budget not used:
	None.

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, but they are not updated due to the use of gWorks.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://cheyenne.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks with staff sending any updated information on changes in land use, splits or combinations
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and FSA aerial maps obtained from land owners, and google earth pro.
10.	When was the aerial imagery last updated?
	gWorks--2024

C. Zoning Information

1.	Does the county have zoning?
	Yes.
2.	If so, is the zoning countywide?
	Limited to the following in number 3.

3.	What municipalities in the county are zoned?
	Sidney, Lodgepole and Potter
4.	When was zoning implemented?
	1980

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for oil, mineral and gas appraisal.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for CAMA, administrative and personal property software.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Pritchard & Abbott for oil, mineral and gas appraisal.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	They require a general appraisal certification, or a residential certification/licensed assessor.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Pritchard & Abbott provides assessed values for oil, gas and mineral interests (both working and royalty interests).

2026 Residential Assessment Survey for Cheyenne County

1.	Valuation data collection done by:
	The Assessor and her staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The county uses the cost approach.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The assessor utilizes the tables provided by the CAMA vendor.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No.
5.	Describe the methodology used to determine the residential lot values?
	Residential lot sales are reviewed and the assessor derives a cost per square foot.
6.	How are rural residential site values developed?
	By using sales comparables for like properties, and adjusting accordingly by distance from Sidney. The parcels less than 3 miles from Sidney have a home site value of \$31,500; within 3 -5 miles of Sidney = \$27,500 per home site; further from Sidney = \$25,000.
7.	Are there form 191 applications on file?
	Yes
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	A spreadsheet of vacant lot sales is kept for comparison. When the owner desires a number of their lots to be combined for the purpose of valuation a discounted cash-flow of the vacant lots is performed and applied.

2026 Commercial Assessment Survey for Cheyenne County

1.	Valuation data collection done by:
	The Assessor and her staff.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is what is used for the vast majority. For Section 42 housing, the income approach is utilized.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county assessor would utilize the services of a contracted appraiser who would consideration all three approaches to value to unique commercial properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county assessor uses the tables provided by the CAMA vendor.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No.
5.	Describe the methodology used to determine the commercial lot values.
	A study of the market (via qualified sales) is used to establish lot values on a square foot basis.

2026 Agricultural Assessment Survey for Cheyenne County

1.	Valuation data collection done by:
	The assessor and her staff.
2.	Describe the process used to determine and monitor market areas.
	The assessor reviews the geography, topography, soil production capability, annual rainfall and the market (via sales) to determine the unique agricultural market areas.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The County has a policy document that describes the differences: “Cheyenne County is zoned and all acreages and subdivisions containing less than forty acres will be classified as rural residential, recreational or commercial property. Exceptions will be made for contiguous land to current agricultural/horticultural operations.” Whether the parcel is to be classified as rural residential rather than recreational is determined by the stated use by the taxpayer and found in the sales verification questionnaire.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, both home sites carry the same value.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Cheyenne County has identified feedlots and values them at \$1,000 per acre.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The assessor has no knowledge of land enrolled in the Wetland Reserve Program within the County.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No, there are no longer subclasses used.
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Survey information provided by the parcel's property owner.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A

7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

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2026 plan of Assessment for Cheyenne County

Assessment Years 2026, 2027 and 2028

Date: June 3, 2025

Plan of Assessment Requirements:

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

General Description of Real Property in Cheyenne County from the Abstract:

<u>Base</u>	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Total Value</u>	<u>2024 Abstract Values</u>
Residential	4964	49.00%	37.73%	\$ 505,283,195.00
Commercial	759	7.49%	14.57%	\$ 195,155,853.00
Industrial	87	0.86%	1.55%	\$ 20,810,850.00
Recreational	1	0.01%	0.00%	\$ 37,270.00
Producing	355	3.5%	0.59%	\$ 7,905,090.00
Non-Producing	487	4.81%	0.02%	\$ 278,992.00
Agricultural	3477	34.32%	45.54%	\$ 609,900,934.00
Total	10130	100.00%	100.00%	\$ 1,339,372,184.00

The above table does not include Exempt or State Assessed Parcels

Percent of county breakdown				
<u>Commercial</u>	<u>Residential</u>	<u>Ag</u>	<u>Other</u>	
16.00%	41.00%	40.00%	3.00%	

Percent of total agricultural breakdown				
<u>Irrigated</u>	<u>Dry</u>	<u>Grass</u>	<u>Waste</u>	<u>Other</u>
12.00%	20.00%	8.00%	0.00%	0.00%

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

Assessment Actions Planned for Assessment Year 2026

Residential: We will start our 6-year review of Sidney 10 and this assessor location starts from Illinois Street to Toledo Street. We will be reviewing lot values as well in Sidney but also the villages to see what the best possible outcome to lot values can be for the taxpayers.

Commercial: The 6-year review was completed for commercial parcels in 2025. Pick-up work for new permits and/or Information Statements will be completed.

Agricultural: Letters will be mailed to all CRP owners in October that have their CRP expiring.

Assessment Actions Planned for Assessment Year 2027

Residential: We will start our 6-year review of Sidney 12 and this assessor location starts from Toledo Street and extends South and ends at the City of Sidney limits.

Commercial: Pick-up work for new permits and/or Information Statements will be completed.

Agricultural: Letters will be mailed to all CRP owners in October that have their expiring CRP.

Assessment Actions Planned for Assessment Year 2028

Residential: The 6-year reviews will be completed for the villages; Potter, Lorenzo, Sunol, Lodgepole, Dalton and Gurley.

Commercial: Pick-up work for new permits and/or Information Statements will be completed.

Agricultural: Letters will be mailed to all CRP owners in October that have their expiring CRP.

Other functions performed by the assessor's office, but not limited to:

- The Assessor's office maintains 10,130 real property parcel cards. Each card is annually updated with new values. Data sheets as well as an explanation as to any changes that took place for that valuation year are no longer put in each card. These are saved electronically to each parcel's data file in an effort to cut down on paper and printing cost. Gworks is continuously updated with split outs and new ownership changes.
- Annually prepare and file Assessor Administrative Reports required by law/regulation.
- **Real Property Abstract-** This is a summary of all the agricultural, residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The real estate abstract is due on or before March 19 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
- **Three-year plan of assessment-** Each year on or before June 15, each Assessor must outline what they are planning to focus on for the following 3 valuation years. This plan of action must be presented before the Board of Equalization before July 31st of each year. The Property Assessment Division receives a copy of this report on or before October 31st of each year.
- **Assessment Survey-** This survey is a report of information regarding each Assessor's office staff, budget, 6-year schedule of assessment, assessment practices etc.
- **Sales information to PAD rosters & annual Assessed Value Update with abstract-** Sales information is reviewed and qualified as either an arm's length sale or a disqualified sale for specific reasons. For commercial, residential and agricultural sales, an attempt to verify purchase prices and what portion of it may pertain to personal property takes place.

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

- **Change of Value Notices-** On or before June 1st of each year the County Assessor must send out Change of Value Notices to all property owners whose taxable value changed from the previous year's taxable values. These are printed by MIPS on yellow postcards and sent to the Assessor's Office for sorting, posting and mailing.
- **Certification of value to political Subdivision-** By August 20th of each year, current valuations of all personal property, centrally assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
- **School District Taxable Report-** The report of each school district's current valuations of all personal property, centrally assessed and real property by class or subclass as required by the Property Tax Administrator.
- **Homestead Exemption Tax Loss Report (in conjunction with the treasurer)-** Filed on or before November 30th of each year with the County Treasurer to the Department of Revenue, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35. This revenue is reimbursed to the county by the State of Nebraska.
- **Certificate of Taxes Levied Report-** This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in the county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- **Annual plan of assessment report-** A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- **Personal Property-** Approximately 1,600 personal property schedules are processed each year. Personal property schedules are mailed out the first week of January. Prepare notices for failure to file, penalties, unsigned returns, etc. as required.
- **Permissive Exemptions-** Approximately 100 permissive exemptions are administered each year. Each application is reviewed, and a recommendation is made to the Board of Equalization.
- **Taxable government owned property-** Each year before March 1st the County Assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
- **Homestead Exemptions-** Approximately 627 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutory required information on February 2nd of each year. Every application is examined by the Deputy Assessor and except for the income requirements, it is determined whether such application should be approved or rejected. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed no later than July 31st of each year except in cases of a change in ownership or occupancy from January 1st through August 15th or a late application authorized by the County Board. The Assessor's Office is then notified in October of homestead percentages. The Assessor's Office then must enter the homestead "credits" into the MIPS computer system so as to properly apply the exemptions to the tax rolls.
- **Centrally assessed-** All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the centrally assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.
- **Tax increment financing-** This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney & Potter have nine (9) Tax Increment Financing projects.

- **Tax districts and tax rates-** The Assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified as such. Each taxing entity submits their budget, and this is then divided by the assessed value in that political subdivision to calculate the levy.
- **Tax lists-** On or before November 22nd of each year, the County Assessor prepares and certifies the tax list to the County Treasurer for real property, personal property and centrally assessed properties.
- **Tax list corrections-** The County Assessor prepares a tax list correction document for County Board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
- **TERC appeals-** The Assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
- **TERC statewide equalization-** The Assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county must raise or lower a class or subclass; an abstract has to be re-certified by June 5 of that year.
- **Education-** The Assessor and her deputy must have 60 hours of approved continuing education in a four-year period, to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and Assessor meetings. Whenever possible, training will be done via zoom or webinar to save the county money on travel, hotels and food.

Conclusion

We still have 96 protests from 2023 waiting to be scheduled and heard with TERC for Cabelas, 6 are land and buildings associated with the retail store or corporate building, 90 are the ranch lots. We still have 92 protests from 2024 waiting to be scheduled and heard with TERC; 90 are the ranch and one is Hampton Inn and one is Cabelas the 1 Cabela Drive building.

Our office is currently divided into 3 commercial appraisers, Julie, Christina and myself and 5 residential appraisers, which all of us in the office with 2 residential appraisers taking the lead which will be Paula and Sherrie to fulfill the deadlines of the 6-year reviews. This will help minimize errors in equalization between codes and condition and will heal relationships between our office and the community to feel comfortable speaking to the individuals that go out to review properties. The Assessor's office is diligently working on improving our knowledge by working with a construction owner, attending classes with the Department of Revenue and speaking with taxpayers regarding ins and outs of their business and properties. The Assessor's office will continue to maintain 10,130 real estate parcels and 1,430 personal property schedules together with 600+ homestead applications yearly. We strive to find the best possible outcome for the people of Cheyenne County.

Respectfully submitted,
Jordan Hajek, Cheyenne County Assessor

Signature of the Assessor and seal: _____

Date submitted: _____

Signature of County Board: _____



Jordan Hajek
7/21/25
[Signature]