

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CHEYENNE COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator 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 "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Melody Keller, Cheyenne County Assessor

Table of Contents

2020 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods 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 on 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.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 and 92% to 100% for all other classes of real property.

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 reliability of the COD can be directly affected by extreme ratios.

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 IAAO's recognition 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.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods 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.

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'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 professionally accepted mass appraisal methods. 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.

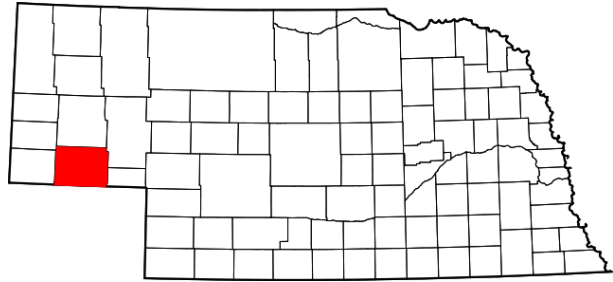
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

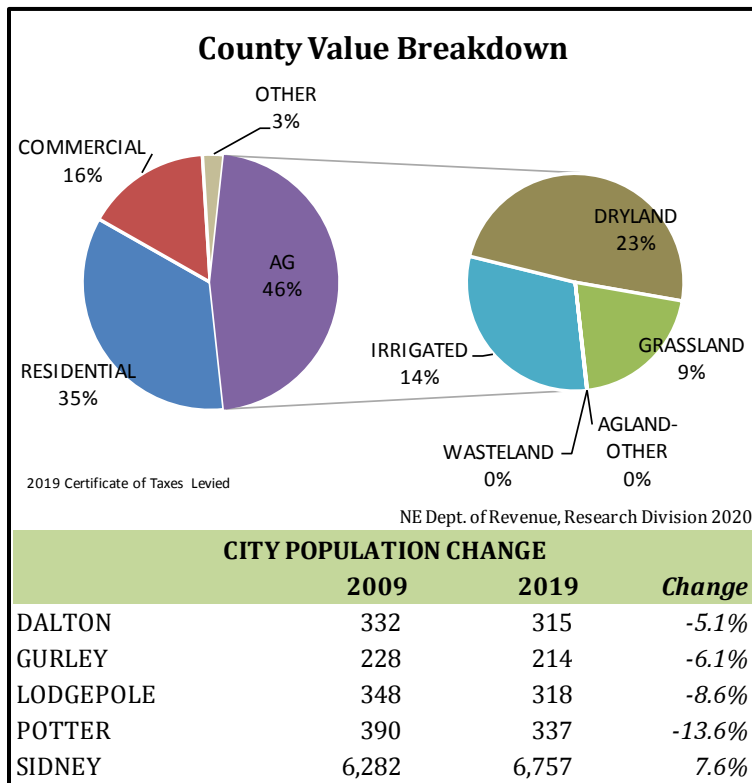
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,196 square miles, Cheyenne County had 9,310 residents, per the Census Bureau Quick Facts for 2018, a 7% population decrease from the 2010 U.S. Census. Reports indicated that 71% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$90,329 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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 were 295 employer establishments with total employment of 4,687.



Agricultural land makes up the majority of the valuation base in the county. Dryland makes up a majority of the county's total value of land. Cheyenne County is included in the South Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Cheyenne County ranks first in winter wheat for grain, proso millet, and all wheat for grain (USDA AgCensus).

Sidney was home to one of Nebraska's largest employers Cabela's, the World's Foremost Outfitter of hunting, fishing and outdoor gear. However, in September 2017, Cabela's was sold to competitor Bass Pro Shops. This

has caused a total re-structuring of the local operation due to Bass Pro Shops decision to initiate a buy-out for a large number of Cabela's management, coupled with the voluntary move of others. The office buildings that comprise the Cabela's campus are still awaiting final disposition from the new owner. Needless to say, a once local corporation that employed approximately 2,000 Cheyenne County residents (slightly more than 42% of total employment in Sidney) has through its sale caused economic uncertainty for the entire county.

2020 Residential Correlation for Cheyenne County

Assessment Actions

Physical inspections were completed of the parcels south of the Union Pacific Railroad in Sidney. Residential properties were converted to the latest Marshal and Swift cost tables.

Valuation Group 10 was increased 5%-10%. Valuation Group 11 was increased 12%-16%. Residential properties in the villages were increased 7-10%. Rural Residential properties were increased 5%-10%.

Stanard Appraisal was hired to do some of the pick-up work, the remainder was completed by Cheyenne County Assessor's staff.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The verification and qualification of arm's-length transaction appears to meet the Property Assessment Division (Division's) standards. The usability rate of the residential class is above the range compared to the statewide average, review of the sales rosters revealed that there was no apparent bias in the usability determinations. .

The six-year inspection cycle was reviewed. Valuation Group 10, which comprises the main part of Sidney is being inspected as part of a multi-year project. Cost tables and Depreciation tables were updated to 2019 values. Lot values were last reviewed in 2015 and should be reviewed. The county assessor has developed a written valuation methodology.

Description of Analysis

The residential class for Cheyenne County consists of four valuation groups that are based on both residential market activity and geographic location.

Valuation Group	Description
10	Sidney
11	Subdivisions in Norther Sidney
40	Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol
80	Rural

2020 Residential Correlation for Cheyenne County

The four valuation groups have a total of 395 sales. Valuation Group 10 has the largest portion of the sales. Valuation Groups 11 and 20 have nine and one sale respectively. Valuation Group 20 has a median of 37% but has only one sale rendering that statistic insignificant.

Valuation Group 80 has a median of 91% which is just under the acceptable statistical range. Only the median is low. The mean and weighted mean are within the acceptable range. The county assessor did increase these values for 2020 but fell just short of the acceptable range. Based on the imprecise nature of the statistics there will not be a recommended adjustment this valuation group. A substat of this valuation group can be found in the appendices of this report.

All other statistical measurements are within range. An examination of the two-year study period shows the median dropping from 97% to 90% in the latter year. The examination of the sold properties and the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) supports that the assessment actions were uniformly applied to residential property in the county.

Equalization and Quality of Assessment

The overall measures of central tendency are within acceptable range, and all valuation groups with significant sales are ultimately within range. Based on all relevant information coupled with the current six-year inspection and review cycle, the quality of assessment for the residential property class complies with generally accepted mass appraisal techniques and is believed to be in general compliance.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	303	94.30	95.75	94.77	14.99	101.03
11	9	93.00	102.18	98.99	20.73	103.22
20	1	37.49	37.49	37.49	00.00	100.00
40	45	95.79	99.13	96.26	20.67	102.98
80	37	91.32	92.70	93.63	15.87	99.01
<u> ALL </u>	395	94.09	95.85	94.50	16.02	101.43

Level of Value

Based on analysis of all available information, the level of value for the residential property in Cheyenne County is 94%.

2020 Commercial Correlation for Cheyenne County

Assessment Actions

The Cheyenne County Assessor and staff completed the commercial pick-up work. A review of the statistical profile indicated that no valuation changes were needed to the commercial class for the current assessment year. A new cost index from Marshal & Swift was implemented.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The review of valuation groups is to determine if the county is using unique, value-driven characteristics in identifying economic areas for the commercial property class. The review found sufficient evidence to support the valuation groups used.

Another important part of the review was the examination of the six-year inspection and review cycle. The last physical inspection occurred in 2014, and the county has contracted with Stanard Appraisal to begin the re-appraisal of all commercial property starting in 2019.

Lot values were last reviewed in 2016, and although commercial property was re-appraised for the current assessment year, a new lot study was not part of the reappraisal.

A written valuation methodology has been developed by the assessor.

Description of Analysis

Three valuation groups comprise Cheyenne County's commercial classes that are based on both commercial market activity and geographical location.

Valuation Group	Description
10	Sidney – this commercial group includes both the city of Sidney and rural commercial. These are the primary commercial areas for Cheyenne County.
30	Sioux Meadows—a unique valuation group that consists of old Army buildings (some updated, others without change). A railroad track runs across the lots and each lot is assessed for part of the track (depending on how much and what type of track crosses the property).
40	Small towns/villages – a much smaller non-competitive commercial market in the smaller communities—there is not a viable commercial market.

The analysis of the commercial sales in Cheyenne County shows 28 sales all but one were in Valuation Group 10. The overall median was 101%, slightly above the acceptable range. However, Valuation Group 10 is within the range, indicating that commercial property within Sidney is

2020 Commercial Correlation for Cheyenne County

within the acceptable range; without a measurable sample of sales outside of Sidney, the overall level of value for the property class is believed to be within the acceptable range.

Both of the qualitative statistics are above the acceptable range. Review of the sale price substrata shows that two low dollar sales are having an extreme impact on the qualitative statistics. When they are removed from the sample, the measures come much closer into the COD is with the recommended range, and the PRD is slightly low.

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
<u>Low \$ Ranges</u>							
Less Than	5,000						
Less Than	15,000	2	369.56	369.56	369.56	67.37	100.00
Less Than	30,000	2	369.56	369.56	369.56	67.37	100.00
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	28	100.76	123.54	109.79	32.05	112.52
Greater Than	14,999	26	99.63	104.62	109.23	14.07	95.78
Greater Than	29,999	26	99.63	104.62	109.23	14.07	95.78

The 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) shows a 1% change in commercial valuation, excluding growth. The growth indicated is in line with the assessment actions.

Equalization and Quality of Assessment

Considering the current assessments practices of the county assessor and the statistical analysis, the commercial class appears to be equalized and the quality of assessment for the commercial property class complies with generally accepted mass appraisal techniques.

VALUATION GROUP		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
10		27	99.78	123.65	109.78	32.79	112.63
40		1	120.58	120.58	120.58	00.00	100.00
<u>ALL</u>		28	100.76	123.54	109.79	32.05	112.52

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cheyenne County is 100%.

2020 Agricultural Correlation for Cheyenne County

Assessment Actions

The soil conversion was implemented. All soil types were reviewed and many were classed into different Land Capability Groups (LCG). It was determined that dryland needed to be lowered on average 4% in Market Area 1 and 11% in Market Area 3. Grassland on average went down 2% in Market Area 1 and 11% in Market Area 3. Stanard Appraisal was hired to do some pick-up work of new construction. The Cheyenne County Assessor's staff completed all other pick-up work.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

Non-qualified sales have documentation for disqualification reason. It is believed that all arm's-length sales were made available for the measurement of agricultural land. The usability of agricultural sales in Cheyenne County is lower than the state wide average. Agricultural Improvements are inspected and reviewed within the six-year cycle. The county's costing index and depreciation tables were updated in 2019

Agricultural land is divided into three market areas, based on topography, soil type, and water availability. Market Area 1 is comprised of the land located in the southern portion of the county. Market Area 3 consists of the northern portion of the county. Market Area 5 is located around the city of Sidney and was historically purchased for residential and commercial expansion.

Description of Analysis

Cheyenne County had 72 qualified agricultural sales during the three-year study period with all three overall measures of central tendency within acceptable range. The overall median is 74%. The median remained fairly close over the three-year study period, suggesting that the market is stable within the county.

The 80% Majority Land Use (MLU) by Market Area median is 72% of the sales are dryland sales with a median of 74% in both market areas with sales. Grassland sales accounted for 28% of the sales. Market Area 1 had nine sales with a median of 61%; however the COD of this small sample indicates that there is a significant amount of dispersion in the individual rations. Market Area 3 had a median of 73% with four sales. The limited number of grassland sales renders the statistical analysis less than reliable.

2020 Agricultural Correlation for Cheyenne County

Equalization and Quality of Assessment

As noted above, all three overall measures of central tendency are within range, and this is also true of the sample by market area with the exception of grass in Market Area 1. The quality of assessment of the agricultural property in Cheyenne County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	52	74.18	73.98	73.01	11.42	101.33
1	17	74.37	73.88	73.56	09.29	100.44
3	35	73.70	74.04	72.83	12.50	101.66
<u> Grass </u>						
County	13	70.19	64.57	52.81	21.64	122.27
1	9	61.13	61.58	43.54	29.23	141.43
3	4	73.45	71.30	70.72	09.39	100.82
<u> ALL </u>	72	74.18	72.81	70.51	13.02	103.26

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cheyenne County is 74%.

2020 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 (Reissue 2018). 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	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, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Cheyenne County

Residential Real Property - Current

Number of Sales	395	Median	94.09
Total Sales Price	\$53,366,474	Mean	95.85
Total Adj. Sales Price	\$53,366,474	Wgt. Mean	94.50
Total Assessed Value	\$50,430,098	Average Assessed Value of the Base	\$73,264
Avg. Adj. Sales Price	\$135,105	Avg. Assessed Value	\$127,671

Confidence Interval - Current

95% Median C.I	91.93 to 96.04
95% Wgt. Mean C.I	92.53 to 96.46
95% Mean C.I	93.79 to 97.91
% of Value of the Class of all Real Property Value in the County	32.98
% of Records Sold in the Study Period	8.06
% of Value Sold in the Study Period	14.04

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	299	93	92.86
2018	246	92	92.45
2017	309	97	97.21
2016	367	97	97.25

2020 Commission Summary for Cheyenne County

Commercial Real Property - Current

Number of Sales	28	Median	100.76
Total Sales Price	\$11,039,705	Mean	123.54
Total Adj. Sales Price	\$11,039,705	Wgt. Mean	109.79
Total Assessed Value	\$12,120,889	Average Assessed Value of the Base	\$212,372
Avg. Adj. Sales Price	\$394,275	Avg. Assessed Value	\$432,889

Confidence Interval - Current

95% Median C.I	95.55 to 114.29
95% Wgt. Mean C.I	103.76 to 115.83
95% Mean C.I	85.28 to 161.80
% of Value of the Class of all Real Property Value in the County	16.34
% of Records Sold in the Study Period	3.34
% of Value Sold in the Study Period	6.81

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	24	100	96.59
2018	36	96	95.64
2017	38	98	97.89
2016	38	98	98.26

**17 Cheyenne
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 395
 Total Sales Price : 53,366,474
 Total Adj. Sales Price : 53,366,474
 Total Assessed Value : 50,430,098
 Avg. Adj. Sales Price : 135,105
 Avg. Assessed Value : 127,671

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 96
 COD : 16.02
 PRD : 101.43

COV : 21.76
 STD : 20.86
 Avg. Abs. Dev : 15.07
 MAX Sales Ratio : 208.05
 MIN Sales Ratio : 37.49

95% Median C.I. : 91.93 to 96.04
 95% Wgt. Mean C.I. : 92.53 to 96.46
 95% Mean C.I. : 93.79 to 97.91

Printed:4/1/2020 2:42:20PM

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-17 To 31-DEC-17	34	93.34	95.61	96.19	19.84	99.40	37.49	168.43	86.01 to 107.71	140,244	134,894
01-JAN-18 To 31-MAR-18	26	99.80	99.70	99.95	12.68	99.75	66.81	144.17	90.57 to 108.40	128,103	128,034
01-APR-18 To 30-JUN-18	65	95.61	97.86	96.92	14.22	100.97	54.31	156.59	90.01 to 97.49	174,265	168,902
01-JUL-18 To 30-SEP-18	70	100.59	107.14	101.41	16.48	105.65	63.57	208.05	96.25 to 108.42	128,020	129,829
01-OCT-18 To 31-DEC-18	58	95.44	95.54	93.16	13.99	102.55	58.11	142.19	91.42 to 100.49	135,958	126,658
01-JAN-19 To 31-MAR-19	43	93.18	91.66	90.60	14.25	101.17	53.45	134.32	86.12 to 97.71	134,321	121,688
01-APR-19 To 30-JUN-19	47	88.06	87.65	88.05	16.72	99.55	54.84	145.91	78.83 to 91.93	120,076	105,722
01-JUL-19 To 30-SEP-19	52	87.77	87.59	86.37	13.58	101.41	55.33	153.64	82.09 to 91.54	109,115	94,241
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	195	96.82	101.04	98.57	16.22	102.51	37.49	208.05	95.78 to 100.50	145,577	143,497
01-OCT-18 To 30-SEP-19	200	90.28	90.78	89.87	15.11	101.01	53.45	153.64	88.06 to 92.51	124,895	112,241
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	219	97.35	100.43	97.58	14.99	102.92	54.31	208.05	95.78 to 100.27	143,858	140,373
<u>ALL</u>	395	94.09	95.85	94.50	16.02	101.43	37.49	208.05	91.93 to 96.04	135,105	127,671

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	303	94.30	95.75	94.77	14.99	101.03	53.28	208.05	91.86 to 96.25	133,927	126,916
11	9	93.00	102.18	98.99	20.73	103.22	74.43	145.91	76.31 to 133.61	59,711	59,106
20	1	37.49	37.49	37.49	00.00	100.00	37.49	37.49	N/A	199,500	74,787
40	45	95.79	99.13	96.26	20.67	102.98	54.31	158.58	88.33 to 104.74	72,689	69,968
80	37	91.32	92.70	93.63	15.87	99.01	58.11	143.05	82.83 to 97.37	237,265	222,140
<u>ALL</u>	395	94.09	95.85	94.50	16.02	101.43	37.49	208.05	91.93 to 96.04	135,105	127,671

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	395	94.09	95.85	94.50	16.02	101.43	37.49	208.05	91.93 to 96.04	135,105	127,671
06											
07											
<u>ALL</u>	395	94.09	95.85	94.50	16.02	101.43	37.49	208.05	91.93 to 96.04	135,105	127,671

**17 Cheyenne
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 395	MEDIAN : 94	COV : 21.76	95% Median C.I. : 91.93 to 96.04
Total Sales Price : 53,366,474	WGT. MEAN : 95	STD : 20.86	95% Wgt. Mean C.I. : 92.53 to 96.46
Total Adj. Sales Price : 53,366,474	MEAN : 96	Avg. Abs. Dev : 15.07	95% Mean C.I. : 93.79 to 97.91
Total Assessed Value : 50,430,098			
Avg. Adj. Sales Price : 135,105	COD : 16.02	MAX Sales Ratio : 208.05	
Avg. Assessed Value : 127,671	PRD : 101.43	MIN Sales Ratio : 37.49	

Printed:4/1/2020 2:42:20PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	3	66.81	63.20	62.65	07.08	100.88	54.31	68.49	N/A	12,667	7,935	
Less Than 30,000	14	109.09	107.57	111.63	37.15	96.36	54.31	208.05	54.96 to 144.17	21,757	24,286	
___Ranges Excl. Low \$___												
Greater Than 4,999	395	94.09	95.85	94.50	16.02	101.43	37.49	208.05	91.93 to 96.04	135,105	127,671	
Greater Than 14,999	392	94.18	96.10	94.52	15.87	101.67	37.49	208.05	92.09 to 96.13	136,042	128,587	
Greater Than 29,999	381	94.09	95.42	94.40	15.03	101.08	37.49	168.43	91.86 to 96.04	139,270	131,470	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	3	66.81	63.20	62.65	07.08	100.88	54.31	68.49	N/A	12,667	7,935	
15,000 TO 29,999	11	134.32	119.67	118.61	25.22	100.89	54.84	208.05	54.96 to 153.64	24,236	28,746	
30,000 TO 59,999	54	105.26	108.31	107.72	21.54	100.55	57.86	158.58	95.79 to 114.35	45,180	48,669	
60,000 TO 99,999	91	91.86	94.30	94.45	16.26	99.84	53.45	156.29	89.22 to 96.16	80,328	75,868	
100,000 TO 149,999	98	92.97	91.83	91.81	13.00	100.02	53.28	143.05	87.98 to 96.60	122,708	112,653	
150,000 TO 249,999	102	93.79	92.73	92.68	10.59	100.05	37.49	128.58	91.12 to 96.25	189,995	176,087	
250,000 TO 499,999	35	93.24	95.82	95.92	14.15	99.90	58.11	168.43	88.50 to 98.57	316,786	303,846	
500,000 TO 999,999	1	112.50	112.50	112.50	00.00	100.00	112.50	112.50	N/A	820,000	922,517	
1,000,000 +												
___ALL___	395	94.09	95.85	94.50	16.02	101.43	37.49	208.05	91.93 to 96.04	135,105	127,671	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	37	Median :	91	COV :	20.60	95% Median C.I. :	82.83 to 97.37
Total Sales Price :	8,778,800	Wgt. Mean :	94	STD :	19.10	95% Wgt. Mean C.I. :	86.59 to 100.66
Total Adj. Sales Price :	8,778,800	Mean :	93	Avg. Abs. Dev :	14.49	95% Mean C.I. :	86.55 to 98.85
Total Assessed Value :	8,219,166						
Avg. Adj. Sales Price :	237,265	COD :	15.87	MAX Sales Ratio :	143.05		
Avg. Assessed Value :	222,140	PRD :	99.01	MIN Sales Ratio :	58.11		

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>											
10/01/2017 To 12/31/2017	7	90.32	89.95	89.97	11.19	99.98	65.45	122.34	65.45 to 122.34	158,714	142,791
01/01/2018 To 03/31/2018	1	98.95	98.95	98.95		100.00	98.95	98.95	N/A	137,000	135,568
04/01/2018 To 06/30/2018	10	89.26	96.04	97.38	21.88	98.62	72.52	143.05	73.78 to 124.61	309,840	301,717
07/01/2018 To 09/30/2018	5	100.90	105.64	104.34	13.13	101.25	84.29	123.56	N/A	231,000	241,033
10/01/2018 To 12/31/2018	4	83.56	80.68	81.27	15.65	99.27	58.11	97.48	N/A	310,375	252,232
01/01/2019 To 03/31/2019	3	97.37	90.69	87.36	07.68	103.81	76.13	98.57	N/A	223,333	195,111
04/01/2019 To 06/30/2019	2	92.74	92.74	107.40	30.58	86.35	64.38	121.10	N/A	227,450	244,282
07/01/2019 To 09/30/2019	5	87.78	86.46	85.50	07.29	101.12	74.90	94.17	N/A	182,200	155,779
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	23	91.38	96.40	97.38	17.15	98.99	65.45	143.05	82.83 to 101.19	239,191	232,933
10/01/2018 To 09/30/2019	14	88.90	86.61	87.32	13.90	99.19	58.11	121.10	74.90 to 97.48	234,100	204,408
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	20	96.38	95.51	95.29	17.31	100.23	58.11	143.05	79.33 to 101.19	281,595	268,342

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
80	37	91.32	92.70	93.63	15.87	99.01	58.11	143.05	82.83 to 97.37	237,265	222,140

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	37	Median :	91	COV :	20.60	95% Median C.I. :	82.83 to 97.37
Total Sales Price :	8,778,800	Wgt. Mean :	94	STD :	19.10	95% Wgt. Mean C.I. :	86.59 to 100.66
Total Adj. Sales Price :	8,778,800	Mean :	93	Avg. Abs. Dev :	14.49	95% Mean C.I. :	86.55 to 98.85
Total Assessed Value :	8,219,166						
Avg. Adj. Sales Price :	237,265	COD :	15.87	MAX Sales Ratio :	143.05		
Avg. Assessed Value :	222,140	PRD :	99.01	MIN Sales Ratio :	58.11		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	37	91.32	92.70	93.63	15.87	99.01	58.11	143.05	82.83 to 97.37	237,265	222,140
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	37	91.32	92.70	93.63	15.87	99.01	58.11	143.05	82.83 to 97.37	237,265	222,140
Greater Than 15,000	37	91.32	92.70	93.63	15.87	99.01	58.11	143.05	82.83 to 97.37	237,265	222,140
Greater Than 30,000	37	91.32	92.70	93.63	15.87	99.01	58.11	143.05	82.83 to 97.37	237,265	222,140
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	3	97.37	103.63	104.77	11.26	98.91	90.32	123.21	N/A	82,500	86,433
100,000 TO 149,999	8	88.70	91.82	92.31	16.99	99.47	64.38	143.05	64.38 to 143.05	124,100	114,562
150,000 TO 249,999	10	90.94	90.42	89.81	12.82	100.68	65.45	122.34	74.90 to 101.19	199,400	179,081
250,000 TO 499,999	15	90.02	91.18	91.65	17.58	99.49	58.11	124.61	76.13 to 100.90	314,967	288,670
500,000 TO 999,999	1	112.50	112.50	112.50		100.00	112.50	112.50	N/A	820,000	922,517
1,000,000 +											

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

**17 Cheyenne
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 28
 Total Sales Price : 11,039,705
 Total Adj. Sales Price : 11,039,705
 Total Assessed Value : 12,120,889
 Avg. Adj. Sales Price : 394,275
 Avg. Assessed Value : 432,889

MEDIAN : 101
 WGT. MEAN : 110
 MEAN : 124
 COD : 32.05
 PRD : 112.52

COV : 79.86
 STD : 98.66
 Avg. Abs. Dev : 32.29
 MAX Sales Ratio : 618.54
 MIN Sales Ratio : 67.24

95% Median C.I. : 95.55 to 114.29
 95% Wgt. Mean C.I. : 103.76 to 115.83
 95% Mean C.I. : 85.28 to 161.80

Printed:4/1/2020 2:42:21PM

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-16 To 31-DEC-16	1	95.55	95.55	95.55	00.00	100.00	95.55	95.55	N/A	42,000	40,130
01-JAN-17 To 31-MAR-17	3	89.76	83.75	77.35	10.03	108.27	67.24	94.24	N/A	183,333	141,810
01-APR-17 To 30-JUN-17	3	110.26	110.07	109.97	11.62	100.09	90.76	129.19	N/A	912,500	1,003,471
01-JUL-17 To 30-SEP-17	1	93.46	93.46	93.46	00.00	100.00	93.46	93.46	N/A	75,000	70,098
01-OCT-17 To 31-DEC-17	3	98.96	99.72	98.79	01.11	100.94	98.45	101.74	N/A	618,333	610,879
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	5	96.59	202.08	124.72	123.55	162.03	71.00	618.54	N/A	176,800	220,509
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	2	106.88	106.88	113.58	06.93	94.10	99.47	114.29	N/A	525,000	596,304
01-JAN-19 To 31-MAR-19	4	104.43	104.42	113.16	06.88	92.28	94.68	114.14	N/A	655,625	741,908
01-APR-19 To 30-JUN-19	5	125.07	127.37	126.29	06.09	100.86	116.26	139.22	N/A	159,000	200,798
01-JUL-19 To 30-SEP-19	1	110.89	110.89	110.89	00.00	100.00	110.89	110.89	N/A	428,705	475,410
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	8	93.85	96.31	104.16	11.72	92.46	67.24	129.19	67.24 to 129.19	425,563	443,259
01-OCT-17 To 30-SEP-18	8	98.71	163.70	107.16	76.27	152.76	71.00	618.54	71.00 to 618.54	342,375	366,898
01-OCT-18 To 30-SEP-19	12	114.22	114.93	115.18	08.98	99.78	94.68	139.22	99.78 to 125.07	408,017	469,970
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	10	96.35	97.41	102.32	10.70	95.20	67.24	129.19	89.76 to 110.26	521,750	533,858
01-JAN-18 To 31-DEC-18	7	99.47	174.88	118.67	88.24	147.37	71.00	618.54	71.00 to 618.54	276,286	327,879
<u>ALL</u>	28	100.76	123.54	109.79	32.05	112.52	67.24	618.54	95.55 to 114.29	394,275	432,889

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	27	99.78	123.65	109.78	32.79	112.63	67.24	618.54	94.68 to 114.29	408,434	448,386
40	1	120.58	120.58	120.58	00.00	100.00	120.58	120.58	N/A	12,000	14,469
<u>ALL</u>	28	100.76	123.54	109.79	32.05	112.52	67.24	618.54	95.55 to 114.29	394,275	432,889

**17 Cheyenne
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 28	MEDIAN : 101	COV : 79.86	95% Median C.I. : 95.55 to 114.29
Total Sales Price : 11,039,705	WGT. MEAN : 110	STD : 98.66	95% Wgt. Mean C.I. : 103.76 to 115.83
Total Adj. Sales Price : 11,039,705	MEAN : 124	Avg. Abs. Dev : 32.29	95% Mean C.I. : 85.28 to 161.80
Total Assessed Value : 12,120,889			
Avg. Adj. Sales Price : 394,275	COD : 32.05	MAX Sales Ratio : 618.54	
Avg. Assessed Value : 432,889	PRD : 112.52	MIN Sales Ratio : 67.24	

Printed:4/1/2020 2:42:21PM

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	126.68	126.68	115.52	09.90	109.66	114.14	139.22	N/A	1,270,000	1,467,128
03	25	99.47	122.80	107.60	32.73	114.13	67.24	618.54	94.68 to 110.89	334,188	359,594
04	1	135.71	135.71	135.71	00.00	100.00	135.71	135.71	N/A	145,000	196,775
<u>ALL</u>	<u>28</u>	<u>100.76</u>	<u>123.54</u>	<u>109.79</u>	<u>32.05</u>	<u>112.52</u>	<u>67.24</u>	<u>618.54</u>	<u>95.55 to 114.29</u>	<u>394,275</u>	<u>432,889</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	2	369.56	369.56	369.56	67.37	100.00	120.58	618.54	N/A	12,000	44,347
Less Than 30,000	2	369.56	369.56	369.56	67.37	100.00	120.58	618.54	N/A	12,000	44,347
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	28	100.76	123.54	109.79	32.05	112.52	67.24	618.54	95.55 to 114.29	394,275	432,889
Greater Than 14,999	26	99.63	104.62	109.23	14.07	95.78	67.24	139.22	94.68 to 114.14	423,681	462,777
Greater Than 29,999	26	99.63	104.62	109.23	14.07	95.78	67.24	139.22	94.68 to 114.14	423,681	462,777
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	369.56	369.56	369.56	67.37	100.00	120.58	618.54	N/A	12,000	44,347
15,000 TO 29,999											
30,000 TO 59,999	4	96.07	96.57	96.62	01.52	99.95	94.68	99.47	N/A	43,500	42,029
60,000 TO 99,999	4	97.01	99.14	99.59	05.45	99.55	93.46	109.07	N/A	83,125	82,786
100,000 TO 149,999	8	94.86	105.27	104.87	21.61	100.38	71.00	139.22	71.00 to 139.22	132,188	138,619
150,000 TO 249,999	2	113.41	113.41	114.58	10.29	98.98	101.74	125.07	N/A	194,500	222,850
250,000 TO 499,999	3	110.89	98.13	98.84	14.74	99.28	67.24	116.26	N/A	344,235	340,256
500,000 TO 999,999	1	136.71	136.71	136.71	00.00	100.00	136.71	136.71	N/A	580,000	792,930
1,000,000 +	4	112.20	109.29	109.59	04.39	99.73	98.45	114.29	N/A	1,862,500	2,041,147
<u>ALL</u>	<u>28</u>	<u>100.76</u>	<u>123.54</u>	<u>109.79</u>	<u>32.05</u>	<u>112.52</u>	<u>67.24</u>	<u>618.54</u>	<u>95.55 to 114.29</u>	<u>394,275</u>	<u>432,889</u>

17 Cheyenne
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

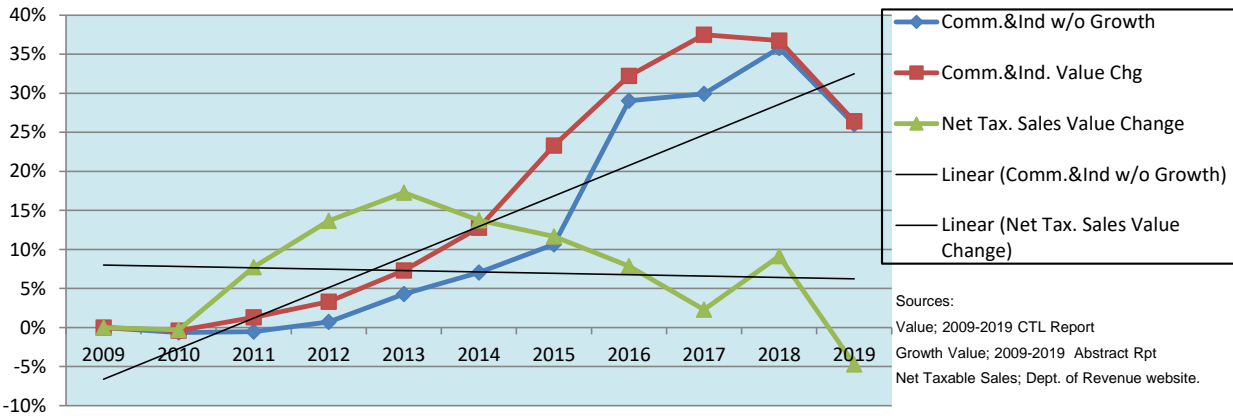
Number of Sales : 28	MEDIAN : 101	COV : 79.86	95% Median C.I. : 95.55 to 114.29
Total Sales Price : 11,039,705	WGT. MEAN : 110	STD : 98.66	95% Wgt. Mean C.I. : 103.76 to 115.83
Total Adj. Sales Price : 11,039,705	MEAN : 124	Avg. Abs. Dev : 32.29	95% Mean C.I. : 85.28 to 161.80
Total Assessed Value : 12,120,889			
Avg. Adj. Sales Price : 394,275	COD : 32.05	MAX Sales Ratio : 618.54	
Avg. Assessed Value : 432,889	PRD : 112.52	MIN Sales Ratio : 67.24	

Printed:4/1/2020 2:42:21PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
298	1	89.76	89.76	89.76	00.00	100.00	89.76	89.76	N/A	145,000	130,153
344	3	109.07	108.37	112.17	03.83	96.61	101.74	114.29	N/A	423,333	474,845
352	4	120.67	123.67	116.26	07.02	106.37	114.14	139.22	N/A	759,500	883,023
353	3	110.26	115.15	111.43	10.96	103.34	99.47	135.71	N/A	898,333	1,000,980
386	3	98.96	107.46	107.28	11.77	100.17	94.24	129.19	N/A	105,000	112,646
391	1	96.59	96.59	96.59	00.00	100.00	96.59	96.59	N/A	32,000	30,909
406	6	97.00	103.32	107.21	12.40	96.37	87.57	136.71	87.57 to 136.71	476,368	510,715
470	1	71.00	71.00	71.00	00.00	100.00	71.00	71.00	N/A	140,000	99,400
471	2	356.61	356.61	196.08	73.45	181.87	94.68	618.54	N/A	31,000	60,784
472	1	120.58	120.58	120.58	00.00	100.00	120.58	120.58	N/A	12,000	14,469
528	2	83.51	83.51	73.59	19.48	113.48	67.24	99.78	N/A	198,750	146,252
532	1	93.46	93.46	93.46	00.00	100.00	93.46	93.46	N/A	75,000	70,098
<u>ALL</u>	28	100.76	123.54	109.79	32.05	112.52	67.24	618.54	95.55 to 114.29	394,275	432,889

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 127,806,850	\$ 1,804,617		\$ 126,002,233	--	\$ 141,940,609	--
2009	\$ 138,173,082	\$ 3,380,871	2.45%	\$ 134,792,211	--	\$ 135,820,144	--
2010	\$ 137,624,918	\$ 335,063	0.24%	\$ 137,289,855	-0.64%	\$ 135,398,852	-0.31%
2011	\$ 139,980,566	\$ 2,520,509	1.80%	\$ 137,460,057	-0.12%	\$ 146,343,448	8.08%
2012	\$ 142,767,192	\$ 3,618,342	2.53%	\$ 139,148,850	-0.59%	\$ 154,387,625	5.50%
2013	\$ 148,274,704	\$ 4,182,185	2.82%	\$ 144,092,519	0.93%	\$ 159,293,913	3.18%
2014	\$ 155,851,447	\$ 7,927,786	5.09%	\$ 147,923,661	-0.24%	\$ 154,467,246	-3.03%
2015	\$ 170,399,410	\$ 17,520,507	10.28%	\$ 152,878,903	-1.91%	\$ 151,666,932	-1.81%
2016	\$ 182,707,149	\$ 4,407,087	2.41%	\$ 178,300,062	4.64%	\$ 146,503,616	-3.40%
2017	\$ 189,994,778	\$ 10,484,398	5.52%	\$ 179,510,380	-1.75%	\$ 138,915,951	-5.18%
2018	\$ 188,941,415	\$ 1,300,244	0.69%	\$ 187,641,171	-1.24%	\$ 148,246,047	6.72%
2019	\$ 174,666,392	\$ 520,965	0.30%	\$ 174,145,427	-7.83%	\$ 129,412,110	-12.70%
Ann %chg	2.37%			Average	-0.88%	-0.48%	-0.30%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.64%	-0.40%	-0.31%
2011	-0.52%	1.31%	7.75%
2012	0.71%	3.32%	13.67%
2013	4.28%	7.31%	17.28%
2014	7.06%	12.79%	13.73%
2015	10.64%	23.32%	11.67%
2016	29.04%	32.23%	7.87%
2017	29.92%	37.50%	2.28%
2018	35.80%	36.74%	9.15%
2019	26.03%	26.41%	-4.72%

County Number	17
County Name	Cheyenne

17 Cheyenne
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 72
Total Sales Price : 10,843,439
Total Adj. Sales Price : 10,843,439
Total Assessed Value : 7,646,156
Avg. Adj. Sales Price : 150,603
Avg. Assessed Value : 106,197

MEDIAN : 74
WGT. MEAN : 71
MEAN : 73
COD : 13.02
PRD : 103.26

COV : 19.43
STD : 14.15
Avg. Abs. Dev : 09.66
MAX Sales Ratio : 103.81
MIN Sales Ratio : 14.30

95% Median C.I. : 70.30 to 76.50
95% Wgt. Mean C.I. : 65.37 to 75.66
95% Mean C.I. : 69.54 to 76.08

Printed:4/1/2020 2:42:22PM

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-16 To 31-DEC-16	4	76.95	80.28	78.98	05.87	101.65	74.75	92.49	N/A	114,200	90,197
01-JAN-17 To 31-MAR-17	7	66.42	63.77	64.09	16.08	99.50	36.46	80.17	36.46 to 80.17	149,532	95,838
01-APR-17 To 30-JUN-17	8	72.68	68.04	58.76	23.34	115.79	14.30	102.97	14.30 to 102.97	191,854	112,743
01-JUL-17 To 30-SEP-17	4	74.43	73.32	72.79	09.62	100.73	58.62	85.80	N/A	128,250	93,349
01-OCT-17 To 31-DEC-17	7	71.95	67.38	63.71	11.55	105.76	48.82	77.54	48.82 to 77.54	112,400	71,610
01-JAN-18 To 31-MAR-18	13	71.97	74.40	73.24	11.38	101.58	57.80	89.91	67.24 to 84.52	133,620	97,857
01-APR-18 To 30-JUN-18	7	75.69	81.26	80.02	14.14	101.55	65.92	103.81	65.92 to 103.81	145,571	116,488
01-JUL-18 To 30-SEP-18	2	75.35	75.35	75.20	06.85	100.20	70.19	80.51	N/A	211,500	159,048
01-OCT-18 To 31-DEC-18	3	79.69	80.06	80.36	03.14	99.63	76.50	84.00	N/A	228,133	183,324
01-JAN-19 To 31-MAR-19	11	71.37	70.98	69.56	11.78	102.04	58.02	91.24	58.38 to 83.15	153,055	106,466
01-APR-19 To 30-JUN-19	4	69.78	77.61	73.76	13.08	105.22	67.65	103.21	N/A	150,125	110,726
01-JUL-19 To 30-SEP-19	2	73.78	73.78	74.99	05.99	98.39	69.36	78.20	N/A	178,857	134,121
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	23	73.99	69.79	64.96	16.06	107.44	14.30	102.97	61.13 to 77.11	154,407	100,304
01-OCT-17 To 30-SEP-18	29	74.37	74.43	73.30	11.87	101.54	48.82	103.81	70.19 to 78.15	136,754	100,239
01-OCT-18 To 30-SEP-19	20	73.24	73.95	73.12	11.35	101.14	58.02	103.21	69.31 to 78.20	166,311	121,612
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	26	72.59	67.53	63.06	16.23	107.09	14.30	102.97	61.13 to 76.71	149,283	94,134
01-JAN-18 To 31-DEC-18	25	76.50	77.07	76.50	10.86	100.75	57.80	103.81	70.30 to 80.51	154,538	118,225
<u>ALL</u>	72	74.18	72.81	70.51	13.02	103.26	14.30	103.81	70.30 to 76.50	150,603	106,197

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	29	73.99	70.79	64.04	14.87	110.54	14.30	102.97	69.31 to 77.54	116,625	74,693
3	43	75.11	74.17	73.45	11.62	100.98	50.26	103.81	69.55 to 76.78	173,519	127,443
<u>ALL</u>	72	74.18	72.81	70.51	13.02	103.26	14.30	103.81	70.30 to 76.50	150,603	106,197

17 Cheyenne
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 72
 Total Sales Price : 10,843,439
 Total Adj. Sales Price : 10,843,439
 Total Assessed Value : 7,646,156
 Avg. Adj. Sales Price : 150,603
 Avg. Assessed Value : 106,197

MEDIAN : 74
 WGT. MEAN : 71
 MEAN : 73
 COD : 13.02
 PRD : 103.26

COV : 19.43
 STD : 14.15
 Avg. Abs. Dev : 09.66
 MAX Sales Ratio : 103.81
 MIN Sales Ratio : 14.30

95% Median C.I. : 70.30 to 76.50
 95% Wgt. Mean C.I. : 65.37 to 75.66
 95% Mean C.I. : 69.54 to 76.08

Printed:4/1/2020 2:42:22PM

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	45	73.70	73.12	72.34	11.00	101.08	48.82	103.81	69.55 to 76.00	152,629	110,413
1	13	71.71	71.70	70.33	09.40	101.95	48.82	91.24	66.42 to 77.54	104,827	73,727
3	32	74.41	73.70	72.84	11.56	101.18	50.26	103.81	68.65 to 76.78	172,049	125,316
_____Grass_____											
County	10	70.78	66.71	64.42	13.22	103.55	36.46	79.69	58.62 to 77.85	114,258	73,608
1	6	66.25	63.65	57.90	16.62	109.93	36.46	77.85	36.46 to 77.85	93,556	54,165
3	4	73.45	71.30	70.72	09.39	100.82	58.62	79.69	N/A	145,313	102,772
_____ALL_____	72	74.18	72.81	70.51	13.02	103.26	14.30	103.81	70.30 to 76.50	150,603	106,197

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
_____Dry_____											
County	52	74.18	73.98	73.01	11.42	101.33	48.82	103.81	70.25 to 76.50	154,816	113,035
1	17	74.37	73.88	73.56	09.29	100.44	48.82	91.24	69.31 to 80.78	118,699	87,316
3	35	73.70	74.04	72.83	12.50	101.66	50.26	103.81	68.84 to 76.50	172,359	125,527
_____Grass_____											
County	13	70.19	64.57	52.81	21.64	122.27	14.30	102.97	55.03 to 77.85	131,154	69,262
1	9	61.13	61.58	43.54	29.23	141.43	14.30	102.97	36.46 to 77.85	124,861	54,368
3	4	73.45	71.30	70.72	09.39	100.82	58.62	79.69	N/A	145,313	102,772
_____ALL_____	72	74.18	72.81	70.51	13.02	103.26	14.30	103.81	70.30 to 76.50	150,603	106,197

Cheyenne County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cheyenne	1	2465	2455	2445	2440	2438	2333	2098	1948	2422
Cheyenne	3	2780	2775	n/a	2767	2762	2597	2522	2478	2755
Deuel	1	3024	3018	2945	2844	2973	2678	2619	2309	2957
Garden	1	2245	2245	n/a	2200	2200	2190	2190	2190	2208
Morrill	3	2075	2075	2075	2075	1975	1975	1975	1975	2036
Banner	1	2000	2000	1900	1800	1800	1800	1600	1278	1786
Kimball	1	1650	1650	1645	1640	1625	1625	1500	1500	1603
Kimball	2	1975	1975	1975	1625	n/a	1625	1625	1500	1702

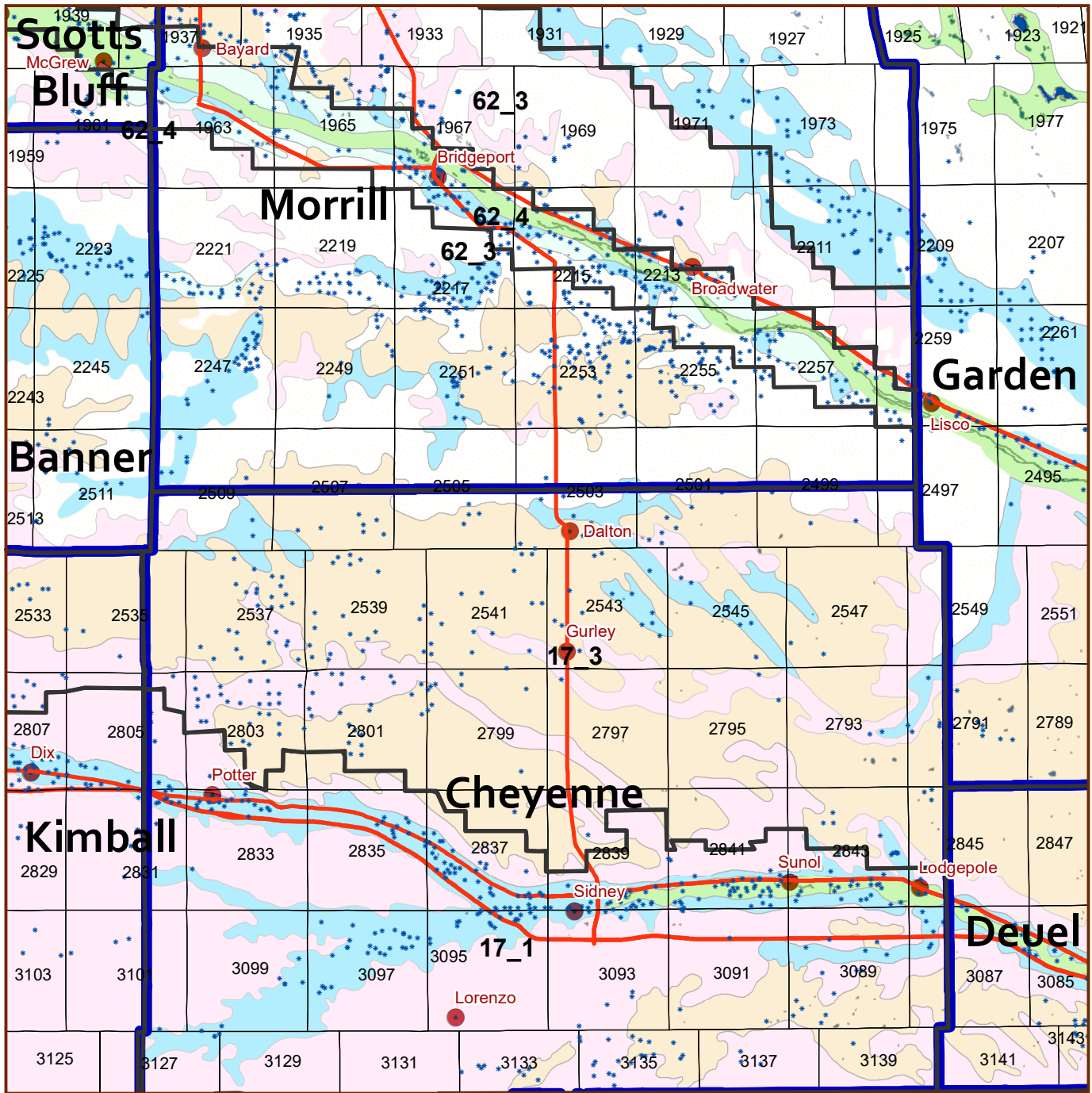
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cheyenne	1	n/a	463	398	445	440	440	376	361	446
Cheyenne	3	n/a	630	625	620	618	n/a	615	600	627
Deuel	1	n/a	700	696	597	597	n/a	506	497	659
Garden	1	n/a	755	n/a	750	750	n/a	730	730	752
Morrill	3	n/a	500	500	450	450	450	450	450	463
Banner	1	n/a	495	495	475	475	450	440	420	474
Kimball	1	n/a	450	420	390	330	n/a	290	290	357
Kimball	2	n/a	565	525	505	415	n/a	350	345	457

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cheyenne	1	442	435	n/a	390	n/a	375	367	313	341
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	325	405
Deuel	1	385	n/a	385	417	n/a	387	385	385	386
Garden	1	415	n/a	418	415	410	410	405	405	409
Morrill	3	440	440	n/a	392	360	360	360	360	361
Banner	1	n/a	470	n/a	440	410	400	400	365	377
Kimball	1	n/a	n/a	n/a	380	n/a	335	335	335	335
Kimball	2	n/a	n/a	n/a	n/a	n/a	315	315	315	315

County	Mkt Area	CRP	TIMBER	WASTE
Cheyenne	1	392	n/a	100
Cheyenne	3	509	n/a	100
Deuel	1	597	n/a	n/a
Garden	1	745	n/a	50
Morrill	3	450	n/a	30
Banner	1	395	n/a	227
Kimball	1	355	n/a	n/a
Kimball	2	345	n/a	n/a

Source: 2020 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



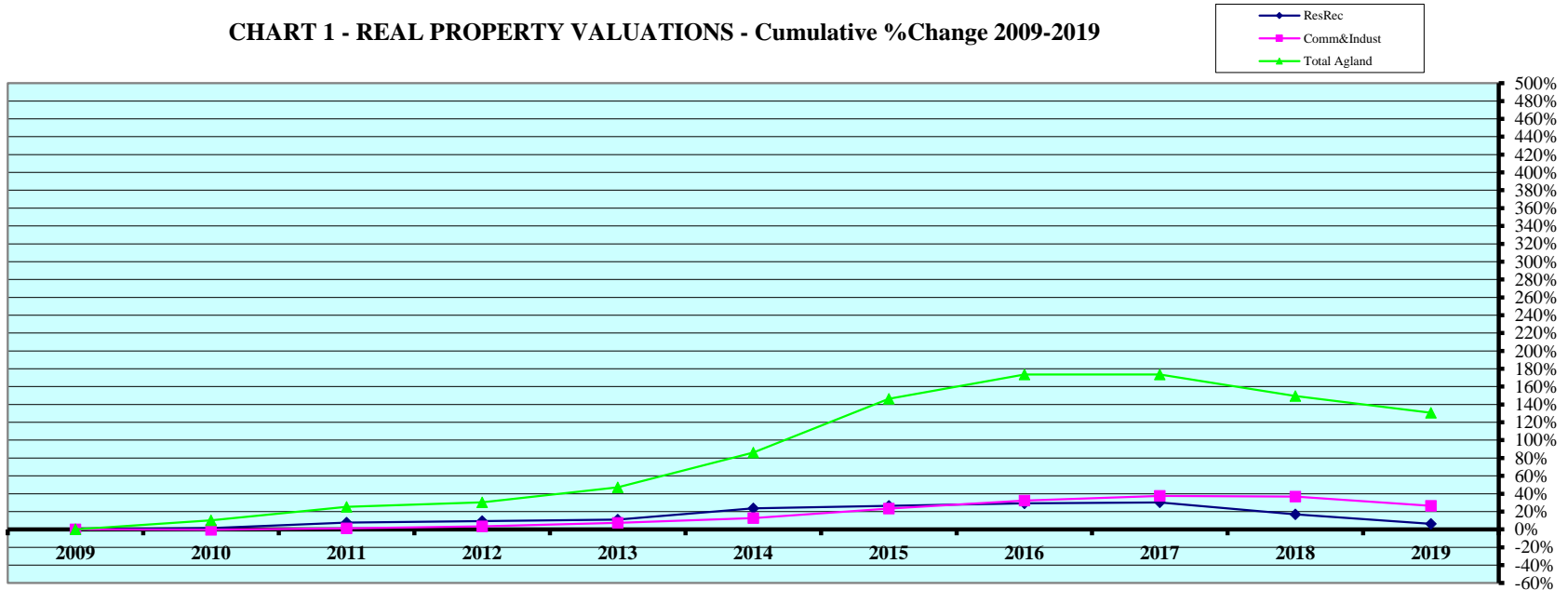
Legend

- 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 2009-2019



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
2009	324,352,446	--	--	--	138,173,082	--	--	--	222,983,705	--	--	--
2010	329,364,377	5,011,931	1.55%	1.55%	137,624,918	-548,164	-0.40%	-0.40%	245,424,182	22,440,477	10.06%	10.06%
2011	349,304,682	19,940,305	6.05%	7.69%	139,980,566	2,355,648	1.71%	1.31%	279,137,637	33,713,455	13.74%	25.18%
2012	354,713,576	5,408,894	1.55%	9.36%	142,767,192	2,786,626	1.99%	3.32%	290,491,283	11,353,646	4.07%	30.27%
2013	359,944,831	5,231,255	1.47%	10.97%	148,274,704	5,507,512	3.86%	7.31%	328,421,317	37,930,034	13.06%	47.28%
2014	400,784,368	40,839,537	11.35%	23.56%	155,851,447	7,576,743	5.11%	12.79%	414,740,203	86,318,886	26.28%	86.00%
2015	410,180,482	9,396,114	2.34%	26.46%	170,399,410	14,547,963	9.33%	23.32%	549,512,949	134,772,746	32.50%	146.44%
2016	419,384,459	9,203,977	2.24%	29.30%	182,707,149	12,307,739	7.22%	32.23%	609,850,824	60,337,875	10.98%	173.50%
2017	422,333,828	2,949,369	0.70%	30.21%	189,994,778	7,287,629	3.99%	37.50%	610,048,533	197,709	0.03%	173.58%
2018	379,491,863	-42,841,965	-10.14%	17.00%	188,941,415	-1,053,363	-0.55%	36.74%	556,047,808	-54,000,725	-8.85%	149.37%
2019	344,346,390	-35,145,473	-9.26%	6.16%	174,666,392	-14,275,023	-7.56%	26.41%	514,413,013	-41,634,795	-7.49%	130.70%

Rate Annual %chg: Residential & Recreational **0.60%**

Commercial & Industrial **2.37%**

Agricultural Land **8.72%**

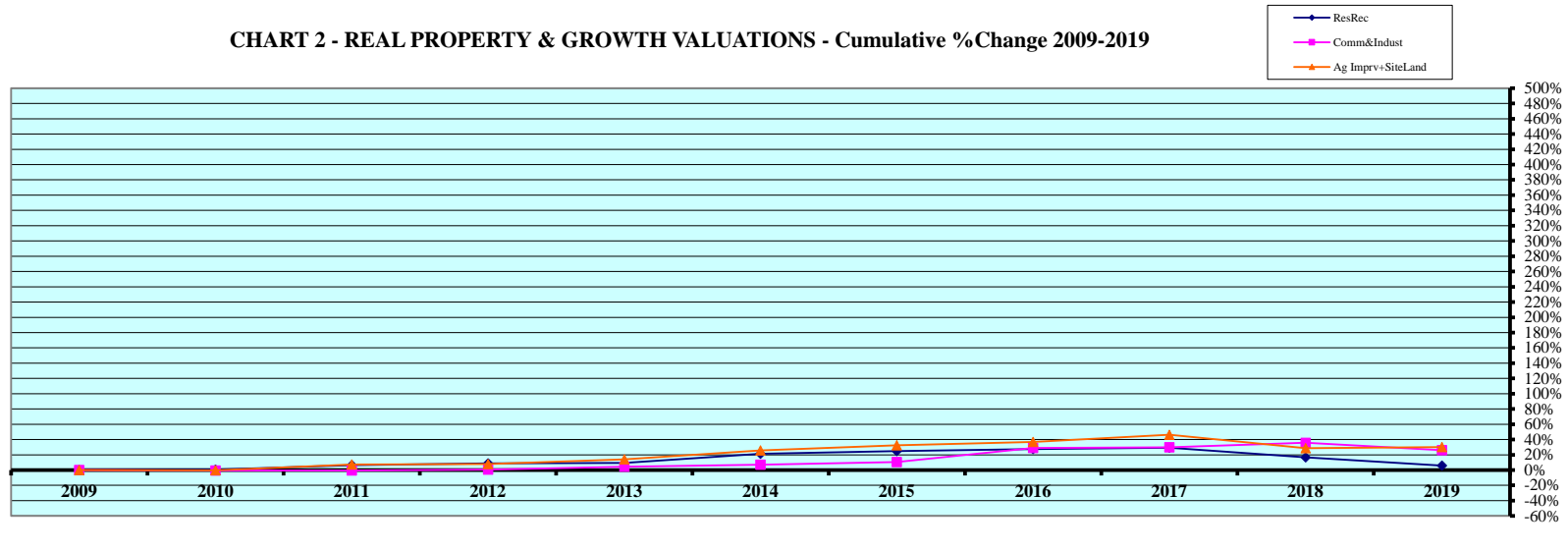
Cnty# **17**
County **CHEYENNE**

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.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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			
2009	324,352,446	6,231,181	1.92%	318,121,265	--	--	138,173,082	3,380,871	2.45%	134,792,211	--	--			
2010	329,364,377	2,922,434	0.89%	326,441,943	0.64%	0.64%	137,624,918	335,063	0.24%	137,289,855	-0.64%	-0.64%			
2011	349,304,682	4,477,626	1.28%	344,827,056	4.69%	6.31%	139,980,566	2,520,509	1.80%	137,460,057	-0.12%	-0.52%			
2012	354,713,576	1,940,446	0.55%	352,773,130	0.99%	8.76%	142,767,192	3,618,342	2.53%	139,148,850	-0.59%	0.71%			
2013	359,944,831	5,684,476	1.58%	354,260,355	-0.13%	9.22%	148,274,704	4,182,185	2.82%	144,092,519	0.93%	4.28%			
2014	400,784,368	7,285,074	1.82%	393,499,294	9.32%	21.32%	155,851,447	7,927,786	5.09%	147,923,661	-0.24%	7.06%			
2015	410,180,482	5,701,008	1.39%	404,479,474	0.92%	24.70%	170,399,410	17,520,507	10.28%	152,878,903	-1.91%	10.64%			
2016	419,384,459	5,621,451	1.34%	413,763,008	0.87%	27.57%	182,707,149	4,407,087	2.41%	178,300,062	4.64%	29.04%			
2017	422,333,828	3,077,983	0.73%	419,255,845	-0.03%	29.26%	189,994,778	10,484,398	5.52%	179,510,380	-1.75%	29.92%			
2018	379,491,863	769,442	0.20%	378,722,421	-10.33%	16.76%	188,941,415	1,300,244	0.69%	187,641,171	-1.24%	35.80%			
2019	344,346,390	707,575	0.21%	343,638,815	-9.45%	5.95%	174,666,392	520,965	0.30%	174,145,427	-7.83%	26.03%			
Rate Ann%chg	0.60%						-0.25%						2.37%	C & I w/o growth	-0.88%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	37,136,807	10,122,213	47,259,020	1,353,852	2.86%	45,905,168	--	--
2010	37,075,784	10,557,200	47,632,984	538,746	1.13%	47,094,238	-0.35%	-0.35%
2011	38,472,297	12,932,784	51,405,081	697,292	1.36%	50,707,789	6.46%	7.30%
2012	37,785,341	14,285,814	52,071,155	1,146,481	2.20%	50,924,674	-0.93%	7.76%
2013	41,082,786	15,699,543	56,782,329	2,867,339	5.05%	53,914,990	3.54%	14.08%
2014	45,757,468	17,228,210	62,985,678	3,527,519	5.60%	59,458,159	4.71%	25.81%
2015	47,282,125	17,989,469	65,271,594	2,691,316	4.12%	62,580,278	-0.64%	32.42%
2016	47,450,046	18,626,154	66,076,200	1,378,810	2.09%	64,697,390	-0.88%	36.90%
2017	51,326,898	18,854,376	70,181,274	1,053,362	1.50%	69,127,912	4.62%	46.27%
2018	43,035,950	18,146,188	61,182,138	410,949	0.67%	60,771,189	-13.41%	28.59%
2019	41,657,911	19,980,062	61,637,973	167,602	0.27%	61,470,371	0.47%	30.07%
Rate Ann%chg	1.16%	7.04%	2.69%	Ag Imprv+Site w/o growth			0.36%	

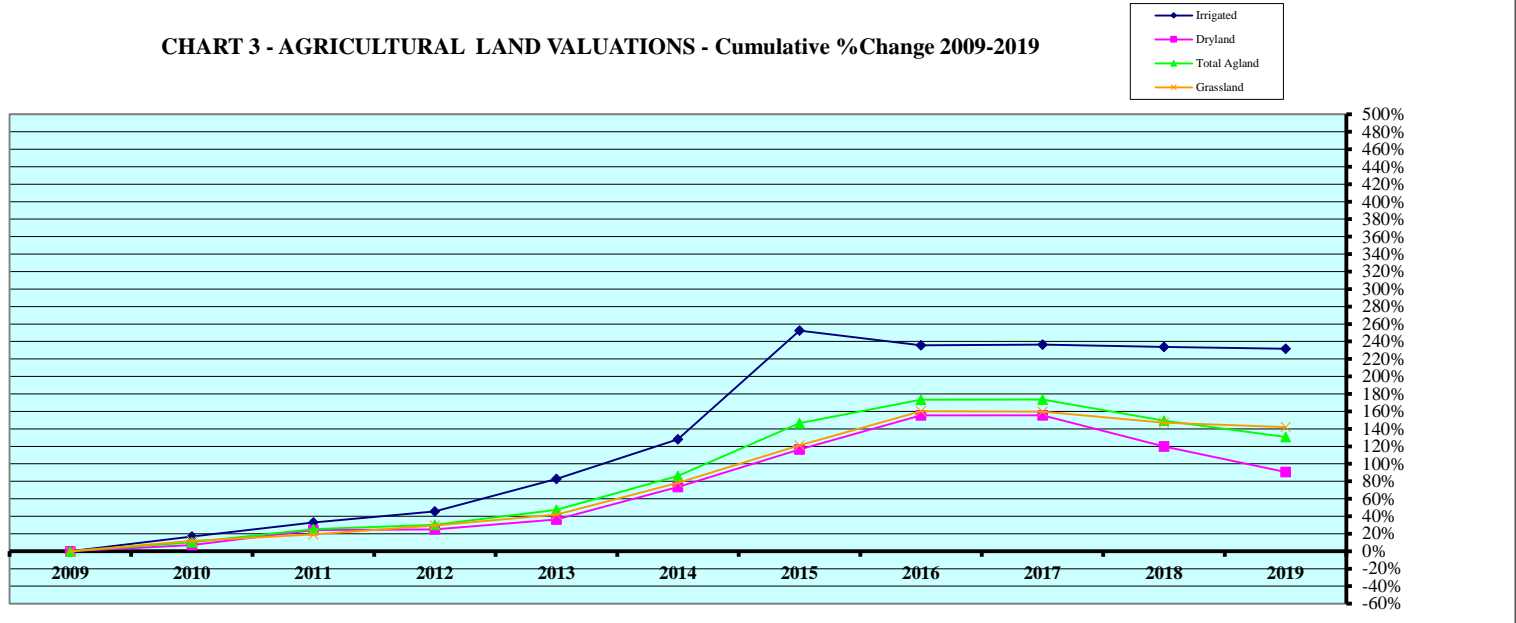
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 17
County CHEYENNE

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	47,423,902	--	--	--	132,015,377	--	--	--	43,422,186	--	--	--
2010	55,361,531	7,937,629	16.74%	16.74%	141,340,239	9,324,862	7.06%	7.06%	48,492,064	5,069,878	11.68%	11.68%
2011	63,064,536	7,703,005	13.91%	32.98%	163,914,263	22,574,024	15.97%	24.16%	51,738,189	3,246,125	6.69%	19.15%
2012	68,970,538	5,906,002	9.37%	45.43%	165,044,707	1,130,444	0.69%	25.02%	56,174,470	4,436,281	8.57%	29.37%
2013	86,681,359	17,710,821	25.68%	82.78%	179,801,809	14,757,102	8.94%	36.20%	61,638,595	5,464,125	9.73%	41.95%
2014	108,100,582	21,419,223	24.71%	127.95%	228,913,897	49,112,088	27.31%	73.40%	77,422,109	15,783,514	25.61%	78.30%
2015	167,140,918	59,040,336	54.62%	252.44%	285,842,105	56,928,208	24.87%	116.52%	96,075,106	18,652,997	24.09%	121.26%
2016	159,175,288	-7,965,630	-4.77%	236.45%	337,249,190	51,407,085	17.98%	155.46%	112,969,043	16,893,937	17.58%	160.16%
2017	159,556,606	381,318	0.24%	236.45%	337,288,010	38,820	0.01%	155.49%	112,749,080	-219,963	-0.19%	159.66%
2018	158,247,668	-1,308,938	-0.82%	233.69%	290,129,608	-47,158,402	-13.98%	119.77%	107,216,726	-5,532,354	-4.91%	146.92%
2019	157,243,131	-1,004,537	-0.63%	231.57%	251,587,551	-38,542,057	-13.28%	90.57%	105,103,751	-2,112,975	-1.97%	142.05%

Rate Ann.%chg: Irrigated **12.73%** Dryland **6.66%** Grassland **9.24%**

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
2009	85,209	--	--	--	37,031	--	--	--	222,983,705	--	--	--
2010	135,370	50,161	58.87%	58.87%	94,978	57,947	156.48%	156.48%	245,424,182	22,440,477	10.06%	10.06%
2011	259,595	124,225	91.77%	204.66%	161,054	66,076	69.57%	334.92%	279,137,637	33,713,455	13.74%	25.18%
2012	279,644	20,049	7.72%	228.19%	21,924	-139,130	-86.39%	-40.80%	290,491,283	11,353,646	4.07%	30.27%
2013	278,454	-1,190	-0.43%	226.79%	21,100	-824	-3.76%	-43.02%	328,421,317	37,930,034	13.06%	47.28%
2014	282,092	3,638	1.31%	231.06%	21,523	423	2.00%	-41.88%	414,740,203	86,318,886	26.28%	86.00%
2015	431,837	149,745	53.08%	406.80%	22,983	1,460	6.78%	-37.94%	549,512,949	134,772,746	32.50%	146.44%
2016	433,077	1,240	0.29%	408.25%	24,226	1,243	5.41%	-34.58%	609,850,824	60,337,875	10.98%	173.50%
2017	350,868	-82,209	-18.98%	311.77%	103,969	79,743	329.16%	180.76%	610,048,533	197,709	0.03%	173.58%
2018	349,673	-1,195	-0.34%	310.37%	104,133	164	0.16%	181.20%	556,047,808	-54,000,725	-8.85%	149.37%
2019	349,179	-494	-0.14%	309.79%	129,401	25,268	24.27%	249.44%	514,413,013	-41,634,795	-7.49%	130.70%

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

Rate Ann.%chg: Total Agric Land **8.72%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	47,471,488	60,380	786			132,026,427	406,934	324			43,410,038	258,733	168		
2010	55,361,371	60,255	919	16.86%	16.86%	141,353,668	405,735	348	7.38%	7.38%	48,506,682	260,104	186	11.15%	11.15%
2011	63,064,212	60,291	1,046	13.85%	33.04%	164,147,014	403,660	407	16.72%	25.34%	51,562,679	262,210	197	5.45%	17.21%
2012	69,135,692	60,239	1,148	9.72%	45.98%	165,092,666	402,141	411	0.96%	26.54%	55,949,437	263,003	213	8.18%	26.79%
2013	86,720,077	59,988	1,446	25.96%	83.87%	179,880,716	399,871	450	9.58%	38.65%	61,469,280	265,534	231	8.82%	37.97%
2014	108,157,555	60,035	1,802	24.62%	129.15%	228,909,052	399,652	573	27.33%	76.54%	77,340,567	265,593	291	25.79%	73.56%
2015	167,204,299	59,974	2,788	54.75%	254.60%	285,636,519	398,886	716	25.02%	120.71%	96,554,845	266,130	363	24.59%	116.24%
2016	159,214,303	60,198	2,645	-5.13%	236.40%	337,090,392	399,744	843	17.76%	159.91%	112,949,675	264,730	427	17.60%	154.30%
2017	159,556,606	60,337	2,644	-0.02%	236.35%	337,284,167	399,829	844	0.04%	160.01%	112,751,182	264,700	426	-0.16%	153.88%
2018	159,522,588	60,323	2,644	0.00%	236.36%	290,678,325	399,687	727	-13.79%	124.16%	107,357,687	264,806	405	-4.82%	141.64%
2019	158,170,603	60,214	2,627	-0.67%	234.11%	251,751,021	400,975	628	-13.67%	93.52%	105,218,183	262,568	401	-1.16%	138.84%

Rate Annual %chg Average Value/Acre: 12.82%

6.82%

9.10%

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
2009	85,028	2,561	33			47,093	1,639	29			223,040,074	730,247	305		
2010	133,863	2,693	50	49.73%	49.73%	79,435	1,627	49	69.98%	69.98%	245,435,019	730,413	336	10.02%	10.02%
2011	257,566	2,579	100	100.92%	200.83%	153,669	1,551	99	102.89%	244.86%	279,185,140	730,291	382	13.77%	25.17%
2012	277,479	2,778	100	0.01%	200.85%	154,885	1,563	99	0.01%	244.89%	290,610,159	729,724	398	4.17%	30.39%
2013	275,639	2,746	100	0.48%	202.30%	161,521	1,630	99	0.04%	245.02%	328,507,233	729,769	450	13.03%	47.38%
2014	281,302	2,803	100	-0.01%	202.28%	161,091	1,625	99	0.00%	245.01%	414,849,567	729,709	569	26.29%	86.14%
2015	430,695	4,307	100	-0.36%	201.18%	11,324	113	100	0.90%	248.12%	549,837,682	729,410	754	32.59%	146.80%
2016	432,591	4,326	100	0.00%	201.18%	25,618	256	100	0.00%	248.12%	609,712,579	729,254	836	10.91%	173.74%
2017	429,057	4,291	100	0.00%	201.18%	25,780	258	100	0.00%	248.12%	610,046,792	729,415	836	0.03%	173.83%
2018	350,297	3,503	100	0.00%	201.18%	104,645	1,046	100	0.00%	248.12%	558,013,542	729,365	765	-8.52%	150.49%
2019	349,681	3,497	100	0.00%	201.18%	129,436	1,294	100	0.00%	248.12%	515,618,924	728,548	708	-7.49%	131.72%

17
CHEYENNE

Rate Annual %chg Average Value/Acre: 8.77%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 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
9,998	CHEYENNE	78,081,719	54,683,517	148,496,081	344,346,390	157,482,494	17,183,898	0	514,413,013	41,657,911	19,980,062	9,768,055	1,386,093,140
cnty sectorvalue % of total value:		5.63%	3.95%	10.71%	24.84%	11.36%	1.24%		37.11%	3.01%	1.44%	0.70%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
315	DALTON	240,429	754,743	1,040,349	10,155,770	1,132,201	0	0	0	0	0	0	13,323,492
3.15%	%sector of county sector	0.31%	1.38%	0.70%	2.95%	0.72%							0.96%
	%sector of municipality	1.80%	5.66%	7.81%	76.22%	8.50%							100.00%
214	GURLEY	114,181	422,008	616,080	5,471,656	6,039,446	0	0	11,360	0	0	0	12,674,731
2.14%	%sector of county sector	0.15%	0.77%	0.41%	1.59%	3.83%			0.00%				0.91%
	%sector of municipality	0.90%	3.33%	4.86%	43.17%	47.65%			0.09%				100.00%
318	LODGEPOLE	140,160	744,731	2,652,151	10,086,001	1,845,313	0	0	0	0	3,955	0	15,472,311
3.18%	%sector of county sector	0.18%	1.36%	1.79%	2.93%	1.17%					0.02%		1.12%
	%sector of municipality	0.91%	4.81%	17.14%	65.19%	11.93%					0.03%		100.00%
337	POTTER	3,003,355	919,094	3,540,633	11,923,254	2,156,401	1,423,183	0	12,038	0	14,840	0	22,992,798
3.37%	%sector of county sector	3.85%	1.68%	2.38%	3.46%	1.37%	8.28%		0.00%		0.07%		1.66%
	%sector of municipality	13.06%	4.00%	15.40%	51.86%	9.38%	6.19%		0.05%		0.06%		100.00%
6,757	SIDNEY	30,614,668	7,858,681	14,537,565	220,440,960	134,201,392	669,572	0	1,121,544	1,277	1,870	0	409,447,529
67.58%	%sector of county sector	39.21%	14.37%	9.79%	64.02%	85.22%	3.90%		0.22%	0.00%	0.01%		29.54%
	%sector of municipality	7.48%	1.92%	3.55%	53.84%	32.78%	0.16%		0.27%	0.00%	0.00%		100.00%
7,941	Total Municipalities	34,112,793	10,699,257	22,386,778	258,077,641	145,374,753	2,092,755	0	1,144,942	1,277	20,665	0	473,910,861
79.43%	%all municip.sectors of cnty	43.69%	19.57%	15.08%	74.95%	92.31%	12.18%		0.22%	0.00%	0.10%		34.19%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Total Real Property Sum Lines 17, 25, & 30	Records : 10,007	Value : 1,089,173,988	Growth 4,232,284	Sum Lines 17, 25, & 41
--	-------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	480	5,049,180	62	448,531	519	3,799,636	1,061	9,297,347	
02. Res Improve Land	3,108	31,271,095	81	1,641,803	511	8,591,326	3,700	41,504,224	
03. Res Improvements	3,178	233,044,460	85	12,566,765	578	62,764,981	3,841	308,376,206	
04. Res Total	3,658	269,364,735	147	14,657,099	1,097	75,155,943	4,902	359,177,777	2,191,148
% of Res Total	74.62	74.99	3.00	4.08	22.38	20.92	48.99	32.98	51.77
05. Com UnImp Land	144	5,081,686	4	81,021	34	481,980	182	5,644,687	
06. Com Improve Land	479	25,009,375	23	1,186,822	50	1,280,872	552	27,477,069	
07. Com Improvements	493	111,758,528	24	7,016,760	54	9,008,745	571	127,784,033	
08. Com Total	637	141,849,589	28	8,284,603	88	10,771,597	753	160,905,789	1,370,923
% of Com Total	84.59	88.16	3.72	5.15	11.69	6.69	7.52	14.77	32.39
09. Ind UnImp Land	2	57,566	1	700,600	34	537,996	37	1,296,162	
10. Ind Improve Land	4	285,496	0	0	44	1,880,320	48	2,165,816	
11. Ind Improvements	4	325,740	0	0	44	13,274,300	48	13,600,040	
12. Ind Total	6	668,802	1	700,600	78	15,692,616	85	17,062,018	22,975
% of Ind Total	7.06	3.92	1.18	4.11	91.76	91.97	0.85	1.57	0.54
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	4,385	1	4,385	
16. Rec Total	0	0	0	0	1	37,235	1	37,235	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	3,658	269,364,735	147	14,657,099	1,098	75,193,178	4,903	359,215,012	2,191,148
% of Res & Rec Total	74.61	74.99	3.00	4.08	22.39	20.93	49.00	32.98	51.77
Com & Ind Total	643	142,518,391	29	8,985,203	166	26,464,213	838	177,967,807	1,393,898
% of Com & Ind Total	76.73	80.08	3.46	5.05	19.81	14.87	8.37	16.34	32.93
17. Taxable Total	4,301	411,883,126	176	23,642,302	1,264	101,657,391	5,741	537,182,819	3,585,046
% of Taxable Total	74.92	76.67	3.07	4.40	22.02	18.92	57.37	49.32	84.71

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	45	1,207,102	6,102,334	0	0	0
19. Commercial	42	13,603,117	48,441,972	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	45	1,207,102	6,102,334
19. Commercial	2	49,133	5,859,831	44	13,652,250	54,301,803
20. Industrial	1	15,745	5,495,745	1	15,745	5,495,745
21. Other	0	0	0	0	0	0
22. Total Sch II				90	14,875,097	65,899,882

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	1	0	379	7,071,910	380	7,071,910	0
24. Non-Producing	0	0	0	0	487	279,405	487	279,405	0
25. Total	0	0	1	0	866	7,351,315	867	7,351,315	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	426	61	365	852

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	903,797	6	359,664	2,628	359,544,024	2,645	360,807,485
28. Ag-Improved Land	6	83,250	2	577,837	695	130,886,193	703	131,547,280
29. Ag Improvements	8	47,445	2	72,220	744	52,165,424	754	52,285,089

30. Ag Total					3,399	544,639,854
--------------	--	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.00	47,500	
33. HomeSite Improvements	1	0.00	14,100	2	0.00	63,000	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	6	11.47	41,172	1	2.01	1,065	
37. FarmSite Improvements	8	0.00	33,345	1	0.00	9,220	
38. FarmSite Total							
39. Road & Ditches	3	2.00	0	5	10.34	0	
40. Other- Non Ag Use	0	0.00	0	1	1.90	1,900	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	44	45.00	780,950	44	45.00	780,950	
32. HomeSite Improv Land	357	398.00	7,464,200	359	400.00	7,511,700	
33. HomeSite Improvements	358	0.00	34,594,781	361	0.00	34,671,881	425,498
34. HomeSite Total				405	445.00	42,964,531	
35. FarmSite UnImp Land	210	462.52	210,278	210	462.52	210,278	
36. FarmSite Improv Land	647	2,751.03	1,392,430	654	2,764.51	1,434,667	
37. FarmSite Improvements	724	0.00	17,570,643	733	0.00	17,613,208	221,740
38. FarmSite Total				943	3,227.03	19,258,153	
39. Road & Ditches	2,681	9,088.95	0	2,689	9,101.29	0	
40. Other- Non Ag Use	49	871.89	239,750	50	873.79	241,650	
41. Total Section VI				1,348	13,647.11	62,464,334	647,238

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	5,582.65	23.16%	13,761,244	23.57%	2,465.00
46. 1A	12,368.66	51.31%	30,365,096	52.02%	2,455.00
47. 2A1	618.61	2.57%	1,512,505	2.59%	2,445.01
48. 2A	2,687.00	11.15%	6,556,285	11.23%	2,440.00
49. 3A1	790.31	3.28%	1,926,778	3.30%	2,438.00
50. 3A	22.72	0.09%	53,005	0.09%	2,332.97
51. 4A1	1,557.87	6.46%	3,268,424	5.60%	2,098.01
52. 4A	479.20	1.99%	933,481	1.60%	1,948.00
53. Total	24,107.02	100.00%	58,376,818	100.00%	2,421.57
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	84,163.87	63.56%	39,007,917	65.99%	463.48
56. 2D1	3,626.28	2.74%	1,442,112	2.44%	397.68
57. 2D	19,864.18	15.00%	8,838,097	14.95%	444.93
58. 3D1	7,954.73	6.01%	3,499,107	5.92%	439.88
59. 3D	556.23	0.42%	244,488	0.41%	439.54
60. 4D1	14,591.70	11.02%	5,485,504	9.28%	375.93
61. 4D	1,657.55	1.25%	598,227	1.01%	360.91
62. Total	132,414.54	100.00%	59,115,452	100.00%	446.44
Grass					
63. 1G1	2,816.46	1.70%	1,245,450	2.14%	442.20
64. 1G	230.07	0.14%	102,346	0.18%	444.85
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	700.32	0.42%	290,319	0.50%	414.55
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	27,523.51	16.64%	10,644,624	18.28%	386.75
69. 4G1	51,629.96	31.21%	19,338,173	33.21%	374.55
70. 4G	82,508.57	49.88%	26,604,137	45.69%	322.44
71. Total	165,408.89	100.00%	58,225,049	100.00%	352.01
Irrigated Total					
Irrigated Total	24,107.02	7.17%	58,376,818	32.94%	2,421.57
Dry Total					
Dry Total	132,414.54	39.38%	59,115,452	33.36%	446.44
Grass Total					
Grass Total	165,408.89	49.19%	58,225,049	32.86%	352.01
72. Waste	13,878.36	4.13%	1,387,836	0.78%	100.00
73. Other	449.71	0.13%	112,435	0.06%	250.02
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	336,258.52	100.00%	177,217,590	100.00%	527.03

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,400.68	45.96%	45,593,897	46.37%	2,780.00
46. 1A	10,197.75	28.58%	28,298,823	28.78%	2,775.01
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,135.17	14.39%	14,209,020	14.45%	2,767.00
49. 3A1	1,109.86	3.11%	3,065,433	3.12%	2,762.00
50. 3A	30.14	0.08%	78,274	0.08%	2,597.01
51. 4A1	2,654.47	7.44%	6,694,572	6.81%	2,522.00
52. 4A	156.43	0.44%	387,633	0.39%	2,478.00
53. Total	35,684.50	100.00%	98,327,652	100.00%	2,755.47
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	202,903.13	75.77%	127,829,152	76.14%	630.00
56. 2D1	1.66	0.00%	1,038	0.00%	625.30
57. 2D	29,400.72	10.98%	18,228,461	10.86%	620.00
58. 3D1	11,995.62	4.48%	7,416,344	4.42%	618.25
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	22,603.85	8.44%	13,901,576	8.28%	615.01
61. 4D	867.91	0.32%	520,750	0.31%	600.00
62. Total	267,772.89	100.00%	167,897,321	100.00%	627.01
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	147.42	0.17%	83,123	0.23%	563.85
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	265.29	0.31%	144,084	0.40%	543.12
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	12,245.44	14.52%	6,291,467	17.30%	513.78
69. 4G1	31,273.93	37.07%	15,747,721	43.31%	503.54
70. 4G	40,427.59	47.92%	14,090,261	38.76%	348.53
71. Total	84,359.67	100.00%	36,356,656	100.00%	430.97
Irrigated Total					
	35,684.50	9.13%	98,327,652	32.46%	2,755.47
Dry Total					
	267,772.89	68.53%	167,897,321	55.43%	627.01
Grass Total					
	84,359.67	21.59%	36,356,656	12.00%	430.97
72. Waste	2,657.75	0.68%	265,775	0.09%	100.00
73. Other	258.57	0.07%	64,654	0.02%	250.04
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	390,733.38	100.00%	302,912,058	100.00%	775.24

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	23.51%	65,802	23.51%	3,300.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	38.78	45.73%	127,974	45.73%	3,300.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	18.10	21.34%	59,730	21.34%	3,300.00
52. 4A	7.98	9.41%	26,334	9.41%	3,300.00
53. Total	84.80	100.00%	279,840	100.00%	3,300.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	189.39	40.21%	246,207	40.21%	1,300.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	143.86	30.55%	187,018	30.55%	1,300.00
58. 3D1	13.53	2.87%	17,589	2.87%	1,300.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	105.06	22.31%	136,578	22.31%	1,300.00
61. 4D	19.11	4.06%	24,843	4.06%	1,300.00
62. Total	470.95	100.00%	612,235	100.00%	1,300.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	58.28	6.73%	75,741	6.76%	1,299.61
69. 4G1	347.11	40.09%	445,979	39.81%	1,284.83
70. 4G	460.42	53.18%	598,546	53.43%	1,300.00
71. Total	865.81	100.00%	1,120,266	100.00%	1,293.89
Irrigated Total					
	84.80	5.87%	279,840	13.86%	3,300.00
Dry Total					
	470.95	32.59%	612,235	30.33%	1,300.00
Grass Total					
	865.81	59.92%	1,120,266	55.49%	1,293.89
72. Waste	23.48	1.62%	6,438	0.32%	274.19
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	47.94	3.32%	28,769	1.43%	600.10
75. Market Area Total	1,445.04	100.00%	2,018,779	100.00%	1,397.04

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 450

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	11.00	14.00%	4,126	15.81%	375.09
69. 4G1	26.20	33.35%	9,563	36.64%	365.00
70. 4G	41.37	52.65%	12,411	47.55%	300.00
71. Total	78.57	100.00%	26,100	100.00%	332.19
Irrigated Total					
	0.00	0.00%	0	0.00%	0.00
Dry Total					
	0.00	0.00%	0	0.00%	0.00
Grass Total					
	78.57	88.78%	26,100	96.33%	332.19
72. Waste	9.93	11.22%	993	3.67%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	88.50	100.00%	27,093	100.00%	306.14

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	119.61	363,982	208.97	510,572	59,547.74	156,109,756	59,876.32	156,984,310
77. Dry Land	128.91	156,997	231.79	298,862	400,297.68	227,169,149	400,658.38	227,625,008
78. Grass	355.04	423,366	216.54	77,214	250,141.36	95,227,491	250,712.94	95,728,071
79. Waste	15.30	1,530	3.88	388	16,550.34	1,659,124	16,569.52	1,661,042
80. Other	0.00	0	0.00	0	708.28	177,089	708.28	177,089
81. Exempt	11.13	14,469	0.00	0	36.81	14,300	47.94	28,769
82. Total	618.86	945,875	661.18	887,036	727,245.40	480,342,609	728,525.44	482,175,520

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	59,876.32	8.22%	156,984,310	32.56%	2,621.81
Dry Land	400,658.38	55.00%	227,625,008	47.21%	568.13
Grass	250,712.94	34.41%	95,728,071	19.85%	381.82
Waste	16,569.52	2.27%	1,661,042	0.34%	100.25
Other	708.28	0.10%	177,089	0.04%	250.03
Exempt	47.94	0.01%	28,769	0.01%	600.10
Total	728,525.44	100.00%	482,175,520	100.00%	661.85

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	16	386,475	10	200,460	16	1,904,934	32	2,491,869	0
83.2 Area 3	7	129,449	6	123,550	7	514,673	14	767,672	37,525
83.3 Area 5	1	2,529	2	89,299	2	347,745	3	439,573	0
83.4 Rural Residential	430	2,618,162	476	9,603,564	537	69,541,719	967	81,763,445	618,860
83.5 Sidney	113	2,241,222	2,199	28,527,567	2,238	184,376,850	2,351	215,145,639	1,423,346
83.6 Sidney (siv)	0	0	248	904,578	248	10,784,000	248	11,688,578	11,290
83.7 Sioux Meadows	0	0	30	44,359	30	619,037	30	663,396	0
83.8 Unimproved	465	3,847,792	19	126,509	20	539,688	485	4,513,989	0
83.9 Villages	29	71,718	711	1,917,188	744	39,751,945	773	41,740,851	100,127
84 Residential Total	1,061	9,297,347	3,701	41,537,074	3,842	308,380,591	4,903	359,215,012	2,191,148

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Area 1	5	65,079	0	0	0	0	5	65,079	0
85.2 Area 3	1	13,375	0	0	0	0	1	13,375	0
85.3 Area 5	1	1,539	1	379,818	1	770,090	2	1,151,447	0
85.4 Rural Commercial	3	727,698	29	484,040	36	6,174,610	39	7,386,348	0
85.5 Sidney	23	1,182,715	381	23,922,870	387	101,849,043	410	126,954,628	1,345,378
85.6 Sioux Meadows	9	251,640	57	2,240,426	58	13,482,785	67	15,974,851	22,975
85.7 Unimproved	173	4,690,808	26	2,043,568	18	7,710,045	191	14,444,421	0
85.8 Villages	4	7,995	106	572,163	119	11,397,500	123	11,977,658	25,545
86 Commercial Total	219	6,940,849	600	29,642,885	619	141,384,073	838	177,967,807	1,393,898

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	2,758.04	2.13%	1,219,160	2.76%	442.04
88. 1G	25.37	0.02%	11,037	0.02%	435.04
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	270.49	0.21%	105,492	0.24%	390.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	17,523.31	13.53%	6,577,694	14.89%	375.37
93. 4G1	40,146.39	31.00%	14,744,106	33.38%	367.26
94. 4G	68,790.74	53.11%	21,514,782	48.71%	312.76
95. Total	129,514.34	100.00%	44,172,271	100.00%	341.06
CRP					
96. 1C1	58.42	0.16%	26,290	0.19%	450.02
97. 1C	204.70	0.57%	91,309	0.65%	446.06
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	429.83	1.20%	184,827	1.32%	430.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	10,000.20	27.86%	4,066,930	28.94%	406.68
102. 4C1	11,483.57	31.99%	4,594,067	32.69%	400.06
103. 4C	13,717.83	38.22%	5,089,355	36.22%	371.00
104. Total	35,894.55	100.00%	14,052,778	100.00%	391.50
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	129,514.34	78.30%	44,172,271	75.86%	341.06
CRP Total	35,894.55	21.70%	14,052,778	24.14%	391.50
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	165,408.89	100.00%	58,225,049	100.00%	352.01

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	34.01	0.05%	19,045	0.07%	559.98
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	99.89	0.16%	53,940	0.21%	539.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	7,178.64	11.36%	3,682,008	14.39%	512.91
93. 4G1	20,849.14	32.99%	10,431,055	40.77%	500.31
94. 4G	35,045.96	55.45%	11,399,445	44.55%	325.27
95. Total	63,207.64	100.00%	25,585,493	100.00%	404.78
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	113.41	0.54%	64,078	0.59%	565.01
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	165.40	0.78%	90,144	0.84%	545.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	5,066.80	23.95%	2,609,459	24.23%	515.01
102. 4C1	10,424.79	49.29%	5,316,666	49.36%	510.00
103. 4C	5,381.63	25.44%	2,690,816	24.98%	500.00
104. Total	21,152.03	100.00%	10,771,163	100.00%	509.23
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	63,207.64	74.93%	25,585,493	70.37%	404.78
CRP Total	21,152.03	25.07%	10,771,163	29.63%	509.23
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	84,359.67	100.00%	36,356,656	100.00%	430.97

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	25.95	3.65%	33,712	3.67%	1,299.11
93. 4G1	228.69	32.15%	292,033	31.76%	1,276.98
94. 4G	456.72	64.20%	593,736	64.57%	1,300.00
95. Total	711.36	100.00%	919,481	100.00%	1,292.57
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	32.33	20.93%	42,029	20.93%	1,300.00
102. 4C1	118.42	76.67%	153,946	76.67%	1,300.00
103. 4C	3.70	2.40%	4,810	2.40%	1,300.00
104. Total	154.45	100.00%	200,785	100.00%	1,300.00
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	711.36	82.16%	919,481	82.08%	1,292.57
CRP Total	154.45	17.84%	200,785	17.92%	1,300.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	865.81	100.00%	1,120,266	100.00%	1,293.89

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

Market Area 450

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	11.00	14.00%	4,126	15.81%	375.09
93. 4G1	26.20	33.35%	9,563	36.64%	365.00
94. 4G	41.37	52.65%	12,411	47.55%	300.00
95. Total	78.57	100.00%	26,100	100.00%	332.19
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	78.57	100.00%	26,100	100.00%	332.19
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	78.57	100.00%	26,100	100.00%	332.19

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

17 Cheyenne

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	344,346,390	359,177,777	14,831,387	4.31%	2,191,148	3.67%
02. Recreational	0	37,235	37,235		0	
03. Ag-Homesite Land, Ag-Res Dwelling	41,657,911	42,964,531	1,306,620	3.14%	425,498	2.12%
04. Total Residential (sum lines 1-3)	386,004,301	402,179,543	16,175,242	4.19%	2,616,646	3.51%
05. Commercial	157,482,494	160,905,789	3,423,295	2.17%	1,370,923	1.30%
06. Industrial	17,183,898	17,062,018	-121,880	-0.71%	22,975	-0.84%
07. Total Commercial (sum lines 5-6)	174,666,392	177,967,807	3,301,415	1.89%	1,393,898	1.09%
08. Ag-Farmsite Land, Outbuildings	19,956,862	19,258,153	-698,709	-3.50%	221,740	-4.61%
09. Minerals	9,768,055	7,351,315	-2,416,740	-24.74	0	-24.74%
10. Non Ag Use Land	23,200	241,650	218,450	941.59%		
11. Total Non-Agland (sum lines 8-10)	29,748,117	26,851,118	-2,896,999	-9.74%	221,740	-10.48%
12. Irrigated	157,243,131	156,984,310	-258,821	-0.16%		
13. Dryland	251,587,551	227,625,008	-23,962,543	-9.52%		
14. Grassland	105,103,751	95,728,071	-9,375,680	-8.92%		
15. Wasteland	349,179	1,661,042	1,311,863	375.70%		
16. Other Agland	129,401	177,089	47,688	36.85%		
17. Total Agricultural Land	514,413,013	482,175,520	-32,237,493	-6.27%		
18. Total Value of all Real Property (Locally Assessed)	1,104,831,823	1,089,173,988	-15,657,835	-1.42%	4,232,284	-1.80%

2020 Assessment Survey for Cheyenne County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One person in training to take Assessor Exam to become the Deputy
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Three not counting the employee in training to become the Deputy
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$339,745
7.	Adopted budget, or granted budget if different from above:
	\$339,745
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$97,350
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:
	\$3,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$9,870
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$15,058

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The Deputy Trainee maintains as best as they can be maintained as they are very fragile and old.
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.cheyenne.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks with staff sending any updated information on changes in land use, splits or combinations
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and FSA aerial maps obtained from land owners
9.	When was the aerial imagery last updated?
	gWorks - 2018
10.	Personal Property software:
	MIPS

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for commercial; 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.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal for commercial; 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.
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?
	The Assessor is ultimately responsible for all real property values. The Assessor strongly values the opinions of the Contracted services when setting final values. Pritchard & Abbott provides assessed values for oil, gas and mineral interests (both working and royalty interests).

2020 Residential Assessment Survey for Cheyenne County

1.	Valuation data collection done by:												
	Stanard Appraisal, the Assessor and her staff.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Sidney—the County seat and the main center for services. Sidney has the most viable residential market compared to the small towns/villages.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Sky Manor, Indian Hills, Valley View and other similar properties within other subdivisions that are similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Villages—consisting of Brownson, Dalton, Gurley, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Sidney—the County seat and the main center for services. Sidney has the most viable residential market compared to the small towns/villages.	11	Sky Manor, Indian Hills, Valley View and other similar properties within other subdivisions that are similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.	40	Villages—consisting of Brownson, Dalton, Gurley, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.	80	Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
10	Sidney—the County seat and the main center for services. Sidney has the most viable residential market compared to the small towns/villages.												
11	Sky Manor, Indian Hills, Valley View and other similar properties within other subdivisions that are similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.												
40	Villages—consisting of Brownson, Dalton, Gurley, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.												
80	Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.												
AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The county uses a sales driven cost approach. Replacement cost new less depreciation.												
4.	For the cost approach does the County develop the deprecation 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.												
5.	Are individual depreciation tables developed for each valuation group?												
	No.												
6.	Describe the methodology used to determine the residential lot values?												
	Residential lot sales are reviewed and the assessor derives a cost per square foot.												
7.	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 = \$23,750; within 3 -5 miles of Sidney = \$20,900 per home site; further from Sidney = \$19,000.												
8.	Are there form 191 applications on file?												

Yes

9. 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.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2019	2019	2015	2020-on going
11	2019	2019	2015	2018
40	2019	2019	2015	2015
80	2019	2019	2015	2017-2018
AG	2019	2019	2015	2017-2018

2020 Commercial Assessment Survey for Cheyenne County

1.	Valuation data collection done by:			
	Stanard Appraisal, the Assessor and her staff.			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	10	This commercial grouping includes both the city of Sidney and rural commercial—the primary commercial areas for Cheyenne County.		
	30	Sioux Meadows—is a unique valuation grouping that consists of old Army buildings some updated, some without change since after World War II. A railroad track runs across much of the Sioux Meadows lots and is utilized by smaller businesses in the area. Each lot is assessed for part of the track that crosses the property.		
	40	Small towns/villages--are a much smaller non-competitive commercial market in the smaller communities that is largely unorganized (i.e., there is not a viable commercial market in the villages/small towns).		
3.	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 used.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	For 2019, the assessor uses the contracted appraisal firm (Stanard) who took into consideration all three approaches to value. For 2020 the Assessor reviewed the sales ratio and made any adjustments required of her.			
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	Uses CAMA			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No.			
6.	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 per square foot basis.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	10	2015	2015	2016
	30	2015	2015	2016
	40	2015	2015	2016
				<u>Date of Last Inspection</u>
				2018-2019
				2018-2019
				2018-2019

--	--

2020 Agricultural Assessment Survey for Cheyenne County

1.	Valuation data collection done by:													
	The assessor and her staff by obtaining FSA maps from property owners and using gWorks soil maps.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This market area lies in the southern portion of the County and has a subclass of slightly lower in quality soil area</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area is basically the northern portion of the County, and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass pasture land are roughly similar in their percentage composition.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">5</td> <td>An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This market area lies in the southern portion of the County and has a subclass of slightly lower in quality soil area	2016	3	This area is basically the northern portion of the County, and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass pasture land are roughly similar in their percentage composition.	2016	5	An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>												
1	This market area lies in the southern portion of the County and has a subclass of slightly lower in quality soil area	2016												
3	This area is basically the northern portion of the County, and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass pasture land are roughly similar in their percentage composition.	2016												
5	An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.	2016												
	New LCG codes were given to the County to implement for 2020. This caused some adjustments to need to be made per sales. Also Cheyenne County experienced a new kind of CRP. This is CRP native grass and the payments received for this is substantially lower than for CRP crop land.													
3.	Describe the process used to determine and monitor market areas.													
	The Assessor reviews the geography, topography, soil production capability, annual rainfall and the market to determine the unique agricultural market areas.													
4.	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.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes, both home sites carry the same value, because the assessor believes there are very minimal market differences between them.													
6.	What separate market analysis has been conducted where intensive use is identified in the county?													
	The county currently does not have any intensive use properties. They do have two 2 feedlots that they will be looking at in the coming year.													

7.	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.
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

MELODY "MEL" KELLER - ASSESSOR

Keller.Assessor@cheyenne.nacone.org

1000 10th Avenue P.O. BOX 217

Phone 308-254-2633

JESSICA BROWN - DEPUTY ASSESSOR

deputy.assessor@cheyenne.nacone.org

SIDNEY, NE 69162-0217

Fax 308-254-4774

**2020 3 YEAR PLAN OF ASSESSMENT FOR CHEYENNE COUNTY, NE
ASSESSMENT YEARS 2020, 2021 & 2022
DATE: June 15th, 2019**

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Nebraska Department of Revenue on or before October 31, each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of residential real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land, which meets the qualifications for special valuation under 77-1344, and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev.Stat. 77-201 (R.S. Supp 2004).

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

All Assessment Years for All Classes

All new permits-new construction, additions, alterations, etc. will be added to the tax rolls. The Cheyenne County Assessor's Office will begin implementing Nebraska State Statute 77- 1318 and 77-1318.01 as of March 19,2020. A notice to the public of these regulations will be mailed on or before September 1st of 2019 and to the City of Sidney as well as the head of the Department of Roads.

Sales verification questionnaires will be sent out for all sales not previously disqualified. Sales will be reviewed using the State sales file to determine if Cheyenne County is within acceptable percentages of market value for all classes and adjustments will be made if needed. TERC will review percentages and sales as well and make recommendations as to whether or not further adjustments need to be made.

Sales rosters will be reviewed and updated annually.

Assessment Actions Planned For Assessment Year 2020

Residential-Physical review of the Sidney residential parcels lying south of the Union Pacific Railroad will begin. Statistics will be run to determine the median, COD and PRD. Residential will be converted to the latest Marshal and Swift cost tables as the 2013 manual is currently in use. Adjustments will be made to the local cost multiplier if necessary, to reflect Cheyenne Counties current market due to the falling trend of market values. We have had a total of 26% to 28% drop in market value for residential parcels in Sidney the past two assessing years.

Commercial-The physical review of commercial parcels was completed for the 2019 values. The majority of which was done by Stanard Appraisal.

Agricultural Land- The process of checking all agriculture parcels through G-works aerials will begin with some physical reviews to verify usage. There is a new CRP program that is not crop land CRP but native grass land CRP. Information was gathered from the FSA office for clarification. It has been verified with the FSA office and a new sub-class and LVG codes were created during protest of 2019 to accommodate this type of CRP. Letters will be sent to all rural land owners to verify usage of their land with an enfases on CRP expiring or changing to new type of CRP

Assessment Actions Planned for Assessment Year 2021

Residential - The physical review of the Sidney residential parcels lying south of the Union Pacific Railroad will finish. All residential properties in the Villages will also be reviewed. A Review of the cost index will take place and changes will be made to the local cost multiplier if necessary due to the falling trend of market values.

Commercial- The physical review of commercial parcels was completed for the 2019 values. The majority of which was done by Stanard Appraisal.

Agriculture—The checking of all agriculture parcels through G-works aerials will conclude with some physical reviews to verify usage. Letters will be sent out to all agricultural owners with expired or new CRP contracts.

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

Assessment Actions Planned for Assessment Year 2022

Residential A review of all rural improved properties will begin and will conclude in 2023.

Commercial- The physical review of commercial parcels was completed for the 2019 values. The majority of which was done by Stanard Appraisal.

Agriculture-- Letters will be sent out to all agricultural owners with expired or new CRP contracts.

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

- The assessor's office maintains over 10,600 real property parcels. Each card is annually updated with new values and data sheets as well as an explanation as to any changes that took place for that valuation year. The cadastral is continuously updated as well as G-works 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.
- Assessor's survey-**Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Revenue Property Assessment Division, receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor's office.
- Sales information to PAD rosters & annual Assessed Value Update w/abstract-**Sales information is reviewed and qualified as either an arm's length sale or not. For commercial and agricultural sales, an attempt to verify purchase prices and what portion of it may pertain to personal property takes place. Electronic rosters of all sales are reviewed and checked on the Assessor Assistant and the final roster in January is used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
- Certification of value to political Subdivision-**By August 20 of each year, current valuations of all personal property, central 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, central assessed and real property by class or subclass as required by the Property Tax Administrator.
- Homestead Exemption Tax Loss Report (in conjunction w/treasurer)-**File on or before November 30 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.
- 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 a 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.

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

- 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 and is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- Personal Property**-Approximately 1600 personal property schedules are processed each year. Personal property schedules are mailed out the first week of January. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. Per state statute "Depreciable taxable tangible personal property added after May 1 and on or before June 30 of the year the property was required to be reported is subject to a penalty of 10% of the tax due on the value added. Depreciable taxable tangible personal property added on or after July 1 of the year the property was required to be reported is subject to a penalty of 25% of the tax due on the value added" New for 2016, was the personal property abstract. This abstract must be filed on forms provided by the Property Tax Administrator on all locally assessed personal property on or before July 20 of each year. The purpose of the abstract is used for statistical purposes and to determine the compensating exemption factor for an adjustment to personal property value of centrally assessed properties. A personal property tax exemption summary certificate is also filed to compensate counties for taxes lost due to the Personal Property Tax Relief Act.
- 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 1 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 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutorily required information on February 2 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the application rejected and states thereon the reason for such rejection and signs the application. 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 not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.
- 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 central 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 the 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 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 seven (11) Tax Increment Financing projects. Reports sent to us from the City of Sidney & Potter for new valuations on TIF projects are also completed.
- 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 in such. For taxing purposes, the Assessor's office is responsible for making sure all tax rates are correct

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

when billing for taxes at the end of November. 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 22 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 tax list correction documents 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.
- County Board of Equalization**-The county assessor attends all county board of equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.
- 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 has to 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 to be eligible to receive approval by the Property Tax Administrator for re-certification in a four-year period. These hours are obtained through workshops, educational classes, and assessor meetings. The Assessor is new at her position and will need to attend many training sessions during her first and second years in office. The Deputy Assessor has previously attended several training courses and will be able to taper her training over the next four years. The Assessor's other staff is all new beginning January 2019 and will receive training through webinars, local conferences, and training by the Assessor and Deputy Assessor

Conclusion

The 2019-2020 budget request for the assessor's office is \$340,043 of which \$58,475 is the remaining portion of a contract for Stanard appraisal to complete all commercial reviews. The appraisal budget will also include \$12,255 for G-works, the online data system available to the public, and approximately \$15,000 for Stanard appraisal pick up work for the 2020 taxing year. Also included is the approximate budget for Pritchard & Abbott for the working and royalty appraisals \$13,750.

MIPS, our computer system for assessment, will come out of County General at an approximate cost of \$20,350 per year.

The Assessor's Office is in need of new desks for the staffing area. The Assessor's office is the only one at this end of the courthouse to not have custom made desks. The desks in the Assessor's Office are very old and one is close to collapsing. The approximate cost of these desks is \$1,300 each from Cornhusker State Industries. This does include delivery and set up. A total of four desk would need to be ordered this year for an approximate total of \$5,200.

Respectfully submitted,
Melody Keller, Cheyenne County Assessor



Signature of the Assessor & seal Melody Keller, Assessor

Date submitted _____

Signature of County Board [Signature]

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

AMMENDMENT TO THREE YEAR PLAN OF ASSESSMENT

The budget was adjusted. The new total budget was accepted at \$339,745. Total values and number of parcels have changed due to protests, splits, combinations, clerical errors or over/under valuations. Desks may have to wait for another year. No other changes are expected.