

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CHEYENNE COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 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

2022 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The 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 PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land 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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The 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:

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

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

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

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

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

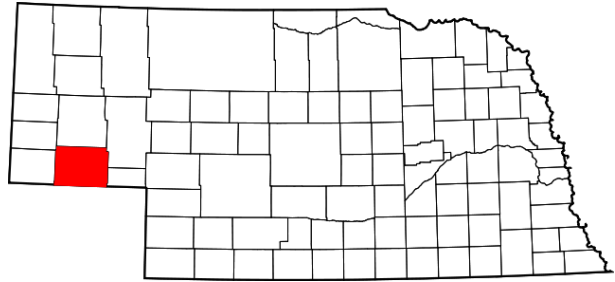
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

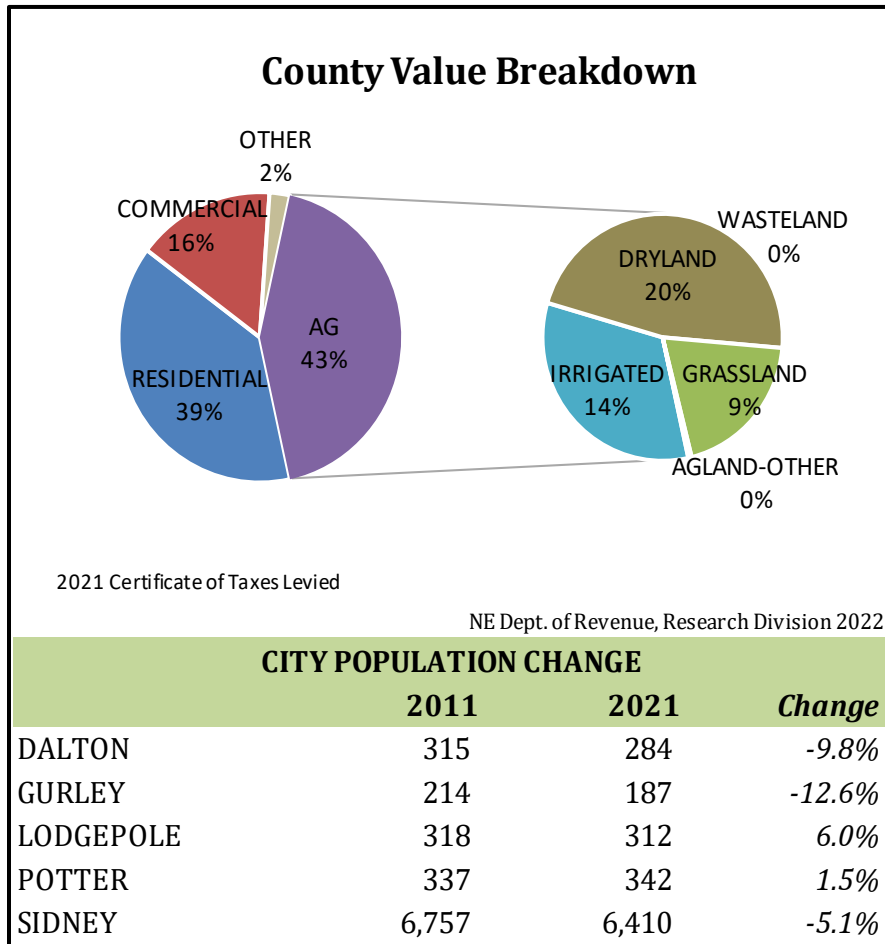
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,196 square miles, Cheyenne County has 9,468 residents, per the Census Bureau Quick Facts for 2020, a 5% population increase from the 2010 U.S. Census. Reports indicate that 67% of county residents are homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is 101,238(2021 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 are 277 employer establishments with total employment of 4,304, a 5% decrease overall.



Agricultural land makes up 45% of the valuation base in the county. Dryland makes up a majority of the land in the county, accounting for 21% of the county's total value. Cheyenne County is included in the South Platte Natural Resources District (NRD).

Since the sale of Cabela's to competitor Bass Pro Shops in 2017, Sidney has undergone considerable restructuring to adjust to the loss of jobs, the influx of homes for sale or abandoned and the disposition of the buildings that Cabela's had occupied. New employers

have entered the market, the unemployment rate is currently low, and some of the Cabela's properties have been converted to other use. The real estate market in Sidney has significantly recovered from the loss of the largest employer.

2022 Residential Correlation for Cheyenne County

Assessment Actions

New 2021 Marshal & Swift cost indexes applied to all parcels. The previously applied economic depreciation on Villages were removed except for Gurley. Economic depreciation of 30% was applied to Gurley. Assessor Location 10 had previous economic depreciation reduced by 2%. Assessor Location 11 had economic depreciation reduced from 17% to 10%. Rural home site, extra acres, farm home sites and extra farm outbuilding acres all increased. Pick-up work was completed as needed.

Assessment Practice Review

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

A review of the sales qualification and verification process with the Cheyenne County Assessor and the comments and reasons for disqualified sales determined that all arm's length sales are being used for measurement. The residential sales usability rate is slightly above the statewide averages.

The Cheyenne County residential valuation groups consist of Sidney, Northern Subdivisions of Sidney, the villages of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol, and the rural residential properties. The Cheyenne County Assessor is current in the six-year inspection and review cycle. Costing and depreciation tables are 2019 values. In 2015 a lot study was completed. A written valuation methodology has been submitted to the Property Assessment Division (Division).

Description of Analysis

Four valuation groups based on market activity and geographic location are used for residential sales analysis of the 363 sales in Cheyenne County.

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

The median, weighted mean are within the acceptable range, the mean is slightly high. The COD is within the IAAO recommended range, and the PRD is slightly above the recommended range;

2022 Residential Correlation for Cheyenne County

however, the PRD across the incremental sales range strata does not show a pattern of regressivity, suggesting that it is impacted by extreme ratios in the sample.

| Incremental Ranges | | | | | | | | |
|--------------------|----|---------|-----|--------|--------|--------|-------|--------|
| 0 | TO | 4,999 | | | | | | |
| 5,000 | TO | 14,999 | 1 | 49.28 | 49.28 | 49.28 | 00.00 | 100.00 |
| 15,000 | TO | 29,999 | 11 | 121.82 | 164.29 | 170.38 | 43.09 | 96.43 |
| 30,000 | TO | 59,999 | 58 | 105.26 | 113.91 | 111.25 | 24.01 | 102.39 |
| 60,000 | TO | 99,999 | 89 | 104.55 | 110.73 | 110.37 | 19.34 | 100.33 |
| 100,000 | TO | 149,999 | 76 | 92.40 | 89.97 | 89.65 | 12.66 | 100.36 |
| 150,000 | TO | 249,999 | 87 | 89.96 | 90.25 | 90.23 | 13.48 | 100.02 |
| 250,000 | TO | 499,999 | 41 | 95.58 | 94.79 | 94.63 | 14.75 | 100.17 |
| 500,000 | TO | 999,999 | | | | | | |
| 1,000,000 | + | | | | | | | |
| <u>ALL</u> | | | 363 | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 |

Valuation Group 10 is the largest value group with 263 sales with all three measures of central tendency in range. The COD is at 16% and the PRD is at 104%. The removal of the low and high ratio sales is enough to bring the PRD in range while maintaining the other ratios in range. Valuation Group 11 with 20 sales has a median of 94%, COD of 22% and a PRD of 106%. The removal of the low and high ratio in this group improves the PRD to an acceptable range as well. Valuation Group 40 with 46 sales has a median of 98% with a COD of 95% and a PRD of 111%. An array of the sales does not show a clear pattern of regressivity with low and high ratios dispersed throughout the strata.

The multi-year effort to improve Valuation group 80 with 32 sales with a median of 100%, a COD of 40% and a high PRD of 121% is still under way. Only four sales out of the 32 are currently in range. The physical inspection with a reappraisal for 2023 will correct the uniformity of the value group.

The 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) reflects the assessment actions taken by the county assessor.

Equalization and Quality of Assessment

The evaluation of the assessment practices of the county assessor in conjunction with the analysis of the overall statistics supports that the residential class is equalized. The assessment of the residential class complies with generally accepted mass appraisal techniques.

2022 Residential Correlation for Cheyenne County

| VALUATION GROUP | | | | | | |
|-----------------|------------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 3 | 1 | 103.01 | 103.01 | 103.01 | 00.00 | 100.00 |
| 10 | 263 | 96.87 | 98.04 | 94.32 | 15.90 | 103.94 |
| 11 | 20 | 94.15 | 101.29 | 95.58 | 21.76 | 105.97 |
| 30 | 1 | 166.31 | 166.31 | 166.31 | 00.00 | 100.00 |
| 40 | 46 | 98.21 | 105.50 | 95.47 | 25.83 | 110.51 |
| 80 | 32 | 99.82 | 123.82 | 102.11 | 39.62 | 121.26 |
| <u>ALL</u> | <u>363</u> | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 |

Level of Value

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

2022 Commercial Correlation for Cheyenne County

Assessment Actions

Pick-up work was completed and entered as needed.

Assessment Practice Review

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

A review of the sales qualification and verification process found that the Cheyenne County Assessor documents comments for all non-qualified sales and maintains acceptable sales qualification and verification practices. The usability rate of the commercial class was slightly below the state-wide average.

The costing and depreciation tables that are being used are from 2019. In 2016 the last lot study was conducted. The county is current with inspections in the six-year inspection cycle.

Three different commercial valuation groups are used in Cheyenne County. They are comprised of Sidney and rural commercial properties, Sioux Meadows properties, and the properties in the small towns and villages in the county. Sufficient evidence indicates that the three valuation groups have unique, value driven characteristics to merit the separate valuation groups.

Description of Analysis

Three valuation groups with distinct economic factors are used by the Cheyenne County Assessor to analyze the commercial class.

| Valuation Group | Description |
|------------------------|-----------------------------|
| 10 | Sidney and rural commercial |
| 30 | Sioux Meadows |
| 40 | Small towns/villages |

Within the 44 commercial sales, only two valuation groups had sales in the current study period. The overall statistics found that all three of the measures of central tendency are in the acceptable range. The COD is at 21% and the PRD is at 101%. Valuation Group 10 had 38 of the sales in the commercial class. The measures of central tendency are all in range while the COD is at 19% and the PRD is at 101%. Valuation Group 40 had the remaining 6 commercial class sales. The median is at 89%, the COD is at 33% and the PRD is at 168%. An array of the six sales does show regressivity but the minimal number of sales renders the PRD and the other statistics of questionable reliability.

2022 Commercial Correlation for Cheyenne County

The review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows less than a 2% growth in the total commercial valuation and are consistent with the assessment actions of the county assessor.

Equalization and Quality of Assessment

A review of the assessment practices of the county assessor combined with the statistical analysis of the commercial class indicates that commercial properties are equitably assessed at 97%. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

| VALUATION GROUP RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
|--------------------------|-------|--------|-------|----------|-------|--------|
| 10 | 38 | 97.89 | 99.57 | 98.27 | 18.70 | 101.32 |
| 40 | 6 | 88.98 | 78.46 | 46.73 | 32.95 | 167.90 |
| ___ALL___ | 44 | 97.00 | 96.69 | 96.06 | 20.55 | 100.66 |

Level of Value

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

2022 Agricultural Correlation for Cheyenne County

Assessment Actions

Farm Service Agency (FSA) maps were reviewed for any land use changes. Pick-up work was completed as needed. For Market Area 1 dryland all Land Capability Group (LCG) codes except 1D1 went up by 2%. Grassland was raised 1% for 3G and 4G1, 4G was raised 10%. Native grassland (CRP) was raised 5%. Irrigated land was lowered 1%. For Market Area 3 irrigated land was decreased 1%. Grassland 4G was raised 10% and Native grassland, CRP was raised 19%. Farm home site and second home site values were increased by various amounts depending on the proximity to Sidney.

Assessment Practice Review

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

The usability rate of the agricultural class is below the statewide average. A subsequent review of the non-qualified roster found there was adequate documentation for excluded sales.

The Cheyenne County Assessor uses three market areas to value the agricultural market. Market Area 1 is in the southern portion of the county. Market Area 3 is in the northern portion. Market Area 5 is located around Sidney. The review of the primary use of the land and the agricultural market shows that property values are equitably determined.

There are no special valuation applications on file. The county assessor also does not recognize a non-agricultural influence in the market at this time. Agricultural intensive use has not been identified in the county.

Description of Analysis

A total of 61 qualified agricultural market sales were in the study period. The median was in the acceptable range at 74% while the COD was at 16%. Both Market Areas 1 and 3 were in the acceptable range. Market Area 5 had no sales.

Sales analysis by 80% Majority Land Use (MLU) produced 31 sales in the dryland subclass with a median of 73%. The grassland subclass had a median of 72% with 19 sales. The irrigated land subclass only had four sales; however, all four are above the acceptable range. While the county assessor did make a minor decrease to irrigated land prices, the county is still higher than the surrounding counties. The Division (Property Assessment Division) will work with the county assessor in the valuation of the irrigated land in Cheyenne County.

The study period statistical analysis and the agricultural land values in comparison to regional value trends supports that an acceptable level of market values has been attained in Cheyenne County.

2022 Agricultural Correlation for Cheyenne County

Equalization and Quality of Assessment

Agricultural improvements and rural residential have been valued using the same appraisal practices and are measured at a sufficient level of market value. Agricultural improvements are deemed equalized. Based on the review of the available information, the quality of the assessment for the agricultural class is in compliance with generally accepted mass appraisal techniques.

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 4 | 93.51 | 94.98 | 96.36 | 09.50 | 98.57 |
| 1 | 2 | 93.51 | 93.51 | 93.46 | 00.90 | 100.05 |
| 3 | 2 | 96.46 | 96.46 | 99.44 | 17.55 | 97.00 |
| <u>Dry</u> | | | | | | |
| County | 31 | 72.97 | 72.85 | 70.75 | 11.13 | 102.97 |
| 1 | 12 | 69.62 | 71.15 | 67.57 | 12.74 | 105.30 |
| 3 | 19 | 73.07 | 73.93 | 72.42 | 10.13 | 102.09 |
| <u>Grass</u> | | | | | | |
| County | 19 | 72.35 | 71.18 | 74.81 | 18.87 | 95.15 |
| 1 | 13 | 72.35 | 69.82 | 74.72 | 19.05 | 93.44 |
| 3 | 6 | 72.90 | 74.14 | 75.15 | 18.33 | 98.66 |
| <u>ALL</u> | 61 | 74.26 | 75.42 | 81.29 | 15.63 | 92.78 |

Level of Value

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

2022 Opinions of the Property Tax Administrator for Cheyenne County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|----------------------------------|----------------|---|----------------------------|
| Residential Real Property | 97 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 97 | 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, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Cheyenne County

Residential Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 363 | Median | 97.35 |
| Total Sales Price | \$48,287,397 | Mean | 101.64 |
| Total Adj. Sales Price | \$48,287,397 | Wgt. Mean | 95.66 |
| Total Assessed Value | \$46,191,085 | Average Assessed Value of the Base | \$84,785 |
| Avg. Adj. Sales Price | \$133,023 | Avg. Assessed Value | \$127,248 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 94.47 to 99.11 |
| 95% Wgt. Mean C.I | 93.22 to 98.10 |
| 95% Mean C.I | 98.20 to 105.08 |
| % of Value of the Class of all Real Property Value in the County | 35.78 |
| % of Records Sold in the Study Period | 7.39 |
| % of Value Sold in the Study Period | 11.09 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2021 | 358 | 97 | 97.38 |
| 2020 | 395 | 94 | 94.09 |
| 2019 | 299 | 93 | 92.86 |
| 2018 | 246 | 92 | 92.45 |

2022 Commission Summary for Cheyenne County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 44 | Median | 97.00 |
| Total Sales Price | \$8,929,154 | Mean | 96.69 |
| Total Adj. Sales Price | \$8,929,154 | Wgt. Mean | 96.06 |
| Total Assessed Value | \$8,577,604 | Average Assessed Value of the Base | \$211,601 |
| Avg. Adj. Sales Price | \$202,935 | Avg. Assessed Value | \$194,946 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 88.61 to 106.11 |
| 95% Wgt. Mean C.I | 84.71 to 107.42 |
| 95% Mean C.I | 88.46 to 104.92 |
| % of Value of the Class of all Real Property Value in the County | 15.59 |
| % of Records Sold in the Study Period | 5.13 |
| % of Value Sold in the Study Period | 4.72 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2021 | 38 | 97 | 96.71 |
| 2020 | 28 | 100 | 100.76 |
| 2019 | 24 | 100 | 96.59 |
| 2018 | 36 | 96 | 95.64 |

**17 Cheyenne
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 363
 Total Sales Price : 48,287,397
 Total Adj. Sales Price : 48,287,397
 Total Assessed Value : 46,191,085
 Avg. Adj. Sales Price : 133,023
 Avg. Assessed Value : 127,248

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 102
 COD : 19.74
 PRD : 106.25

COV : 32.92
 STD : 33.46
 Avg. Abs. Dev : 19.22
 MAX Sales Ratio : 317.02
 MIN Sales Ratio : 37.08

95% Median C.I. : 94.47 to 99.11
 95% Wgt. Mean C.I. : 93.22 to 98.10
 95% Mean C.I. : 98.20 to 105.08

Printed:3/22/2022 10:15:12AM

| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | 47 | 107.35 | 106.02 | 105.27 | 10.92 | 100.71 | 71.60 | 150.58 | 99.11 to 110.37 | 140,891 | 148,322 |
| 01-JAN-20 To 31-MAR-20 | 39 | 104.37 | 118.06 | 108.86 | 21.74 | 108.45 | 75.84 | 314.25 | 100.01 to 118.89 | 123,564 | 134,517 |
| 01-APR-20 To 30-JUN-20 | 37 | 95.85 | 97.56 | 96.01 | 12.29 | 101.61 | 73.63 | 129.14 | 91.62 to 103.10 | 147,997 | 142,098 |
| 01-JUL-20 To 30-SEP-20 | 51 | 99.94 | 106.01 | 99.62 | 19.18 | 106.41 | 62.09 | 302.17 | 96.38 to 103.60 | 121,105 | 120,643 |
| 01-OCT-20 To 31-DEC-20 | 51 | 97.48 | 109.50 | 100.40 | 21.07 | 109.06 | 78.74 | 317.02 | 93.98 to 102.90 | 120,261 | 120,740 |
| 01-JAN-21 To 31-MAR-21 | 42 | 93.07 | 100.04 | 94.68 | 18.30 | 105.66 | 65.09 | 257.28 | 89.07 to 99.02 | 113,731 | 107,683 |
| 01-APR-21 To 30-JUN-21 | 51 | 84.77 | 91.87 | 85.42 | 20.77 | 107.55 | 55.71 | 205.16 | 80.82 to 89.88 | 149,841 | 127,989 |
| 01-JUL-21 To 30-SEP-21 | 45 | 79.19 | 84.86 | 80.63 | 24.42 | 105.25 | 37.08 | 156.37 | 71.75 to 89.68 | 147,608 | 119,010 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 174 | 102.06 | 106.92 | 102.31 | 16.52 | 104.51 | 62.09 | 314.25 | 99.49 to 105.07 | 132,719 | 135,791 |
| 01-OCT-20 To 30-SEP-21 | 189 | 90.29 | 96.78 | 89.56 | 22.05 | 108.06 | 37.08 | 317.02 | 87.22 to 94.83 | 133,303 | 119,383 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 178 | 100.11 | 107.89 | 100.93 | 19.06 | 106.90 | 62.09 | 317.02 | 97.02 to 102.18 | 126,992 | 128,170 |
| <u>ALL</u> | 363 | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 | 37.08 | 317.02 | 94.47 to 99.11 | 133,023 | 127,248 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 3 | 1 | 103.01 | 103.01 | 103.01 | 00.00 | 100.00 | 103.01 | 103.01 | N/A | 490,000 | 504,748 |
| 10 | 263 | 96.87 | 98.04 | 94.32 | 15.90 | 103.94 | 53.89 | 311.07 | 94.03 to 99.02 | 138,986 | 131,097 |
| 11 | 20 | 94.15 | 101.29 | 95.58 | 21.76 | 105.97 | 57.49 | 209.36 | 88.35 to 103.62 | 60,285 | 57,620 |
| 30 | 1 | 166.31 | 166.31 | 166.31 | 00.00 | 100.00 | 166.31 | 166.31 | N/A | 63,213 | 105,131 |
| 40 | 46 | 98.21 | 105.50 | 95.47 | 25.83 | 110.51 | 37.08 | 314.25 | 87.12 to 106.99 | 76,999 | 73,509 |
| 80 | 32 | 99.82 | 123.82 | 102.11 | 39.62 | 121.26 | 63.84 | 317.02 | 88.08 to 118.40 | 201,038 | 205,279 |
| <u>ALL</u> | 363 | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 | 37.08 | 317.02 | 94.47 to 99.11 | 133,023 | 127,248 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 01 | 363 | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 | 37.08 | 317.02 | 94.47 to 99.11 | 133,023 | 127,248 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 363 | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 | 37.08 | 317.02 | 94.47 to 99.11 | 133,023 | 127,248 |

**17 Cheyenne
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 363
 Total Sales Price : 48,287,397
 Total Adj. Sales Price : 48,287,397
 Total Assessed Value : 46,191,085
 Avg. Adj. Sales Price : 133,023
 Avg. Assessed Value : 127,248

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 102
 COD : 19.74
 PRD : 106.25

COV : 32.92
 STD : 33.46
 Avg. Abs. Dev : 19.22
 MAX Sales Ratio : 317.02
 MIN Sales Ratio : 37.08

95% Median C.I. : 94.47 to 99.11
 95% Wgt. Mean C.I. : 93.22 to 98.10
 95% Mean C.I. : 98.20 to 105.08

Printed:3/22/2022 10:15:12AM

| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|------------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Low \$ Ranges</u> | | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | | |
| Less Than 15,000 | 1 | 49.28 | 49.28 | 49.28 | 00.00 | 100.00 | 49.28 | 49.28 | N/A | 12,000 | 5,913 | |
| Less Than 30,000 | 12 | 119.09 | 154.70 | 164.04 | 45.48 | 94.31 | 49.28 | 314.25 | 110.02 to 209.36 | 19,108 | 31,344 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 363 | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 | 37.08 | 317.02 | 94.47 to 99.11 | 133,023 | 127,248 | |
| Greater Than 14,999 | 362 | 97.41 | 101.78 | 95.67 | 19.65 | 106.39 | 37.08 | 317.02 | 94.47 to 99.36 | 133,357 | 127,583 | |
| Greater Than 29,999 | 351 | 96.73 | 99.82 | 95.33 | 18.24 | 104.71 | 37.08 | 317.02 | 93.98 to 98.60 | 136,918 | 130,527 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 49.28 | 49.28 | 49.28 | 00.00 | 100.00 | 49.28 | 49.28 | N/A | 12,000 | 5,913 | |
| 15,000 TO 29,999 | 11 | 121.82 | 164.29 | 170.38 | 43.09 | 96.43 | 100.86 | 314.25 | 110.02 to 311.07 | 19,754 | 33,656 | |
| 30,000 TO 59,999 | 58 | 105.26 | 113.91 | 111.25 | 24.01 | 102.39 | 57.49 | 257.28 | 98.60 to 115.62 | 44,262 | 49,241 | |
| 60,000 TO 99,999 | 89 | 104.55 | 110.73 | 110.37 | 19.34 | 100.33 | 37.08 | 317.02 | 100.79 to 108.45 | 77,805 | 85,875 | |
| 100,000 TO 149,999 | 76 | 92.40 | 89.97 | 89.65 | 12.66 | 100.36 | 53.89 | 126.82 | 85.74 to 95.67 | 124,156 | 111,303 | |
| 150,000 TO 249,999 | 87 | 89.96 | 90.25 | 90.23 | 13.48 | 100.02 | 60.49 | 131.24 | 86.44 to 94.03 | 185,171 | 167,082 | |
| 250,000 TO 499,999 | 41 | 95.58 | 94.79 | 94.63 | 14.75 | 100.17 | 63.05 | 137.55 | 84.36 to 101.93 | 317,573 | 300,509 | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| <u>ALL</u> | 363 | 97.35 | 101.64 | 95.66 | 19.74 | 106.25 | 37.08 | 317.02 | 94.47 to 99.11 | 133,023 | 127,248 | |

**17 Cheyenne
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 44
 Total Sales Price : 8,929,154
 Total Adj. Sales Price : 8,929,154
 Total Assessed Value : 8,577,604
 Avg. Adj. Sales Price : 202,935
 Avg. Assessed Value : 194,946

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 97
 COD : 20.55
 PRD : 100.66

COV : 28.79
 STD : 27.84
 Avg. Abs. Dev : 19.93
 MAX Sales Ratio : 191.54
 MIN Sales Ratio : 23.42

95% Median C.I. : 88.61 to 106.11
 95% Wgt. Mean C.I. : 84.71 to 107.42
 95% Mean C.I. : 88.46 to 104.92

Printed:3/22/2022 10:15:12AM

| 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-18 To 31-DEC-18 | 1 | 134.13 | 134.13 | 134.13 | 00.00 | 100.00 | 134.13 | 134.13 | N/A | 1,000,000 | 1,341,290 |
| 01-JAN-19 To 31-MAR-19 | 3 | 116.72 | 115.92 | 114.98 | 05.95 | 100.82 | 105.12 | 125.93 | N/A | 74,167 | 85,273 |
| 01-APR-19 To 30-JUN-19 | 5 | 118.20 | 115.09 | 110.41 | 09.37 | 104.24 | 97.27 | 132.54 | N/A | 159,000 | 175,548 |
| 01-JUL-19 To 30-SEP-19 | 3 | 107.76 | 106.72 | 100.48 | 04.76 | 106.21 | 98.51 | 113.89 | N/A | 696,202 | 699,537 |
| 01-OCT-19 To 31-DEC-19 | 9 | 85.85 | 78.05 | 66.96 | 26.48 | 116.56 | 23.42 | 118.36 | 40.85 to 110.35 | 141,059 | 94,458 |
| 01-JAN-20 To 31-MAR-20 | 3 | 68.73 | 70.59 | 69.17 | 07.77 | 102.05 | 63.51 | 79.54 | N/A | 126,667 | 87,618 |
| 01-APR-20 To 30-JUN-20 | 5 | 88.61 | 85.09 | 90.69 | 13.85 | 93.83 | 61.98 | 100.11 | N/A | 158,500 | 143,747 |
| 01-JUL-20 To 30-SEP-20 | 2 | 101.98 | 101.98 | 97.03 | 11.91 | 105.10 | 89.83 | 114.12 | N/A | 245,250 | 237,971 |
| 01-OCT-20 To 31-DEC-20 | 3 | 93.75 | 91.80 | 90.73 | 04.20 | 101.18 | 84.91 | 96.73 | N/A | 134,167 | 121,736 |
| 01-JAN-21 To 31-MAR-21 | 5 | 94.80 | 91.73 | 78.14 | 10.66 | 117.39 | 67.81 | 106.11 | N/A | 203,479 | 159,002 |
| 01-APR-21 To 30-JUN-21 | 3 | 133.19 | 132.51 | 124.86 | 29.72 | 106.13 | 72.81 | 191.54 | N/A | 105,208 | 131,367 |
| 01-JUL-21 To 30-SEP-21 | 2 | 100.80 | 100.80 | 91.73 | 13.28 | 109.89 | 87.41 | 114.18 | N/A | 77,500 | 71,088 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 30-SEP-19 | 12 | 115.31 | 114.79 | 111.38 | 09.04 | 103.06 | 97.27 | 134.13 | 103.68 to 125.93 | 342,175 | 381,122 |
| 01-OCT-19 To 30-SEP-20 | 19 | 85.85 | 81.24 | 78.69 | 21.26 | 103.24 | 23.42 | 118.36 | 63.51 to 98.98 | 154,344 | 121,455 |
| 01-OCT-20 To 30-SEP-21 | 13 | 94.80 | 102.55 | 89.74 | 20.06 | 114.27 | 67.81 | 191.54 | 84.91 to 114.18 | 145,425 | 130,500 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-19 To 31-DEC-19 | 20 | 104.40 | 97.29 | 93.30 | 19.13 | 104.28 | 23.42 | 132.54 | 90.49 to 116.72 | 218,782 | 204,115 |
| 01-JAN-20 To 31-DEC-20 | 13 | 88.61 | 85.89 | 88.25 | 13.81 | 97.33 | 61.98 | 114.12 | 68.73 to 98.98 | 158,885 | 140,210 |
| <u>ALL</u> | 44 | 97.00 | 96.69 | 96.06 | 20.55 | 100.66 | 23.42 | 191.54 | 88.61 to 106.11 | 202,935 | 194,946 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 10 | 38 | 97.89 | 99.57 | 98.27 | 18.70 | 101.32 | 58.59 | 191.54 | 88.85 to 106.11 | 224,900 | 221,018 |
| 40 | 6 | 88.98 | 78.46 | 46.73 | 32.95 | 167.90 | 23.42 | 118.20 | 23.42 to 118.20 | 63,824 | 29,823 |
| <u>ALL</u> | 44 | 97.00 | 96.69 | 96.06 | 20.55 | 100.66 | 23.42 | 191.54 | 88.61 to 106.11 | 202,935 | 194,946 |

**17 Cheyenne
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 44
 Total Sales Price : 8,929,154
 Total Adj. Sales Price : 8,929,154
 Total Assessed Value : 8,577,604
 Avg. Adj. Sales Price : 202,935
 Avg. Assessed Value : 194,946

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 97
 COD : 20.55
 PRD : 100.66

COV : 28.79
 STD : 27.84
 Avg. Abs. Dev : 19.93
 MAX Sales Ratio : 191.54
 MIN Sales Ratio : 23.42

95% Median C.I. : 88.61 to 106.11
 95% Wgt. Mean C.I. : 84.71 to 107.42
 95% Mean C.I. : 88.46 to 104.92

Printed:3/22/2022 10:15:12AM

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| 02 | 4 | 83.48 | 87.33 | 76.84 | 21.87 | 113.65 | 58.59 | 123.76 | N/A | 205,000 | 157,516 |
| 03 | 38 | 97.89 | 96.81 | 97.47 | 20.03 | 99.32 | 23.42 | 191.54 | 88.85 to 106.11 | 204,188 | 199,031 |
| 04 | 2 | 113.15 | 113.15 | 109.82 | 17.15 | 103.03 | 93.75 | 132.54 | N/A | 175,000 | 192,185 |
| <u>ALL</u> | <u>44</u> | <u>97.00</u> | <u>96.69</u> | <u>96.06</u> | <u>20.55</u> | <u>100.66</u> | <u>23.42</u> | <u>191.54</u> | <u>88.61 to 106.11</u> | <u>202,935</u> | <u>194,946</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 | 3 | 113.89 | 114.15 | 114.05 | 02.30 | 100.09 | 110.35 | 118.20 | N/A | 11,633 | 13,268 |
| Less Than 30,000 | 5 | 113.89 | 110.28 | 108.92 | 04.79 | 101.25 | 94.80 | 118.20 | N/A | 16,380 | 17,841 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 44 | 97.00 | 96.69 | 96.06 | 20.55 | 100.66 | 23.42 | 191.54 | 88.61 to 106.11 | 202,935 | 194,946 |
| Greater Than 14,999 | 41 | 94.80 | 95.41 | 95.99 | 21.16 | 99.40 | 23.42 | 191.54 | 87.41 to 103.68 | 216,933 | 208,239 |
| Greater Than 29,999 | 39 | 93.75 | 94.95 | 95.94 | 21.94 | 98.97 | 23.42 | 191.54 | 85.85 to 103.68 | 226,853 | 217,651 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 3 | 113.89 | 114.15 | 114.05 | 02.30 | 100.09 | 110.35 | 118.20 | N/A | 11,633 | 13,268 |
| 15,000 TO 29,999 | 2 | 104.49 | 104.49 | 105.11 | 09.27 | 99.41 | 94.80 | 114.18 | N/A | 23,500 | 24,702 |
| 30,000 TO 59,999 | 7 | 96.73 | 97.42 | 97.18 | 08.62 | 100.25 | 83.16 | 116.72 | 83.16 to 116.72 | 53,155 | 51,654 |
| 60,000 TO 99,999 | 6 | 97.81 | 103.19 | 101.90 | 18.64 | 101.27 | 75.78 | 133.19 | 75.78 to 133.19 | 79,688 | 81,201 |
| 100,000 TO 149,999 | 11 | 87.41 | 99.24 | 100.23 | 37.07 | 99.01 | 40.85 | 191.54 | 61.98 to 132.54 | 120,894 | 121,172 |
| 150,000 TO 249,999 | 6 | 89.33 | 78.39 | 79.93 | 23.63 | 98.07 | 23.42 | 103.68 | 23.42 to 103.68 | 187,352 | 149,744 |
| 250,000 TO 499,999 | 6 | 93.55 | 89.90 | 89.54 | 12.62 | 100.40 | 58.59 | 107.76 | 58.59 to 107.76 | 367,951 | 329,474 |
| 500,000 TO 999,999 | 1 | 67.81 | 67.81 | 67.81 | 00.00 | 100.00 | 67.81 | 67.81 | N/A | 685,396 | 464,759 |
| 1,000,000 TO 1,999,999 | 2 | 116.32 | 116.32 | 111.95 | 15.31 | 103.90 | 98.51 | 134.13 | N/A | 1,325,000 | 1,483,328 |
| 2,000,000 TO 4,999,999 | | | | | | | | | | | |
| 5,000,000 TO 9,999,999 | | | | | | | | | | | |
| 10,000,000 + | | | | | | | | | | | |
| <u>ALL</u> | <u>44</u> | <u>97.00</u> | <u>96.69</u> | <u>96.06</u> | <u>20.55</u> | <u>100.66</u> | <u>23.42</u> | <u>191.54</u> | <u>88.61 to 106.11</u> | <u>202,935</u> | <u>194,946</u> |

17 Cheyenne
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 44
 Total Sales Price : 8,929,154
 Total Adj. Sales Price : 8,929,154
 Total Assessed Value : 8,577,604
 Avg. Adj. Sales Price : 202,935
 Avg. Assessed Value : 194,946

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 97
 COD : 20.55
 PRD : 100.66

COV : 28.79
 STD : 27.84
 Avg. Abs. Dev : 19.93
 MAX Sales Ratio : 191.54
 MIN Sales Ratio : 23.42

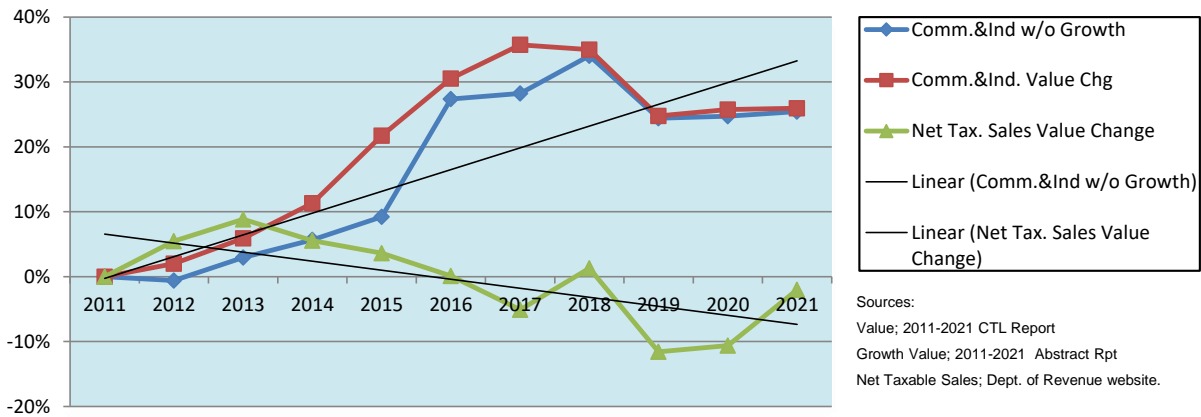
95% Median C.I. : 88.61 to 106.11
 95% Wgt. Mean C.I. : 84.71 to 107.42
 95% Mean C.I. : 88.46 to 104.92

Printed:3/22/2022 10:15:12AM

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| Blank | 1 | 83.16 | 83.16 | 83.16 | 00.00 | 100.00 | 83.16 | 83.16 | N/A | 55,000 | 45,740 |
| 300 | 3 | 114.12 | 105.35 | 103.00 | 18.83 | 102.28 | 68.73 | 133.19 | N/A | 105,375 | 108,539 |
| 340 | 1 | 94.80 | 94.80 | 94.80 | 00.00 | 100.00 | 94.80 | 94.80 | N/A | 22,000 | 20,857 |
| 341 | 1 | 85.85 | 85.85 | 85.85 | 00.00 | 100.00 | 85.85 | 85.85 | N/A | 250,000 | 214,618 |
| 343 | 1 | 98.51 | 98.51 | 98.51 | 00.00 | 100.00 | 98.51 | 98.51 | N/A | 1,650,000 | 1,625,366 |
| 344 | 9 | 91.39 | 102.13 | 113.04 | 27.63 | 90.35 | 61.98 | 191.54 | 63.51 to 134.13 | 231,565 | 261,772 |
| 346 | 1 | 40.85 | 40.85 | 40.85 | 00.00 | 100.00 | 40.85 | 40.85 | N/A | 103,330 | 42,213 |
| 351 | 1 | 118.36 | 118.36 | 118.36 | 00.00 | 100.00 | 118.36 | 118.36 | N/A | 100,000 | 118,356 |
| 352 | 6 | 92.34 | 91.71 | 85.60 | 17.90 | 107.14 | 58.59 | 123.76 | 58.59 to 123.76 | 219,667 | 188,028 |
| 353 | 4 | 112.27 | 114.01 | 121.50 | 08.33 | 93.84 | 98.98 | 132.54 | N/A | 59,875 | 72,750 |
| 391 | 1 | 75.78 | 75.78 | 75.78 | 00.00 | 100.00 | 75.78 | 75.78 | N/A | 90,000 | 68,203 |
| 406 | 8 | 92.12 | 86.36 | 89.21 | 19.02 | 96.81 | 23.42 | 113.89 | 23.42 to 113.89 | 195,777 | 174,653 |
| 471 | 3 | 106.11 | 103.89 | 103.49 | 08.76 | 100.39 | 88.85 | 116.72 | N/A | 53,333 | 55,196 |
| 472 | 1 | 118.20 | 118.20 | 118.20 | 00.00 | 100.00 | 118.20 | 118.20 | N/A | 12,000 | 14,184 |
| 528 | 1 | 125.93 | 125.93 | 125.93 | 00.00 | 100.00 | 125.93 | 125.93 | N/A | 77,500 | 97,596 |
| 531 | 1 | 67.81 | 67.81 | 67.81 | 00.00 | 100.00 | 67.81 | 67.81 | N/A | 685,396 | 464,759 |
| 999 | 1 | 101.08 | 101.08 | 101.08 | 00.00 | 100.00 | 101.08 | 101.08 | N/A | 200,000 | 202,168 |
| <u>ALL</u> | <u>44</u> | 97.00 | 96.69 | 96.06 | 20.55 | 100.66 | 23.42 | 191.54 | 88.61 to 106.11 | 202,935 | 194,946 |

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 |
|-----------------|----------------|---------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2011 | \$ 139,980,566 | \$ 2,520,509 | 1.80% | \$ 137,460,057 | | \$ 146,343,448 | |
| 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% |
| 2020 | \$ 176,008,820 | \$ 1,393,898 | 0.79% | \$ 174,614,922 | -0.03% | \$ 130,835,007 | 1.10% |
| 2021 | \$ 176,298,952 | \$ 693,800 | 0.39% | \$ 175,605,152 | -0.23% | \$ 143,376,157 | 9.59% |
| Ann %chg | 2.33% | | | Average | -0.83% | -0.20% | -0.01% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011 | - | - | - |
| 2012 | -0.59% | 1.99% | 5.50% |
| 2013 | 2.94% | 5.93% | 8.85% |
| 2014 | 5.67% | 11.34% | 5.55% |
| 2015 | 9.21% | 21.73% | 3.64% |
| 2016 | 27.37% | 30.52% | 0.11% |
| 2017 | 28.24% | 35.73% | -5.08% |
| 2018 | 34.05% | 34.98% | 1.30% |
| 2019 | 24.41% | 24.78% | -11.57% |
| 2020 | 24.74% | 25.74% | -10.60% |
| 2021 | 25.45% | 25.95% | -2.03% |

County Number: 17
 County Name: Cheyenne

17 Cheyenne
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 61
Total Sales Price : 13,326,680
Total Adj. Sales Price : 13,326,680
Total Assessed Value : 10,832,976
Avg. Adj. Sales Price : 218,470
Avg. Assessed Value : 177,590

MEDIAN : 74
WGT. MEAN : 81
MEAN : 75
COD : 15.63
PRD : 92.78

COV : 20.82
STD : 15.70
Avg. Abs. Dev : 11.61
MAX Sales Ratio : 113.39
MIN Sales Ratio : 28.95

95% Median C.I. : 70.65 to 76.76
95% Wgt. Mean C.I. : 74.98 to 87.60
95% Mean C.I. : 71.48 to 79.36

Printed:3/22/2022 10:15:13AM

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 31-DEC-18 | 3 | 79.69 | 79.73 | 79.98 | 03.70 | 99.69 | 75.32 | 84.18 | N/A | 228,133 | 182,462 |
| 01-JAN-19 To 31-MAR-19 | 12 | 72.92 | 71.00 | 69.11 | 10.38 | 102.73 | 56.76 | 93.05 | 60.50 to 75.47 | 150,600 | 104,076 |
| 01-APR-19 To 30-JUN-19 | 4 | 69.90 | 76.61 | 72.74 | 12.52 | 105.32 | 66.57 | 100.06 | N/A | 150,125 | 109,205 |
| 01-JUL-19 To 30-SEP-19 | 1 | 74.26 | 74.26 | 74.26 | 00.00 | 100.00 | 74.26 | 74.26 | N/A | 227,713 | 169,095 |
| 01-OCT-19 To 31-DEC-19 | 3 | 76.76 | 76.90 | 77.61 | 03.39 | 99.09 | 73.07 | 80.88 | N/A | 210,700 | 163,525 |
| 01-JAN-20 To 31-MAR-20 | 3 | 106.40 | 93.46 | 100.28 | 14.17 | 93.20 | 64.37 | 109.61 | N/A | 559,888 | 561,455 |
| 01-APR-20 To 30-JUN-20 | 4 | 72.84 | 71.97 | 75.42 | 13.32 | 95.43 | 58.39 | 83.80 | N/A | 179,750 | 135,561 |
| 01-JUL-20 To 30-SEP-20 | 5 | 81.23 | 72.08 | 72.48 | 18.82 | 99.45 | 44.79 | 92.10 | N/A | 102,700 | 74,441 |
| 01-OCT-20 To 31-DEC-20 | 5 | 91.46 | 86.34 | 91.06 | 11.00 | 94.82 | 68.59 | 100.95 | N/A | 212,700 | 193,690 |
| 01-JAN-21 To 31-MAR-21 | 5 | 84.75 | 78.99 | 85.97 | 12.45 | 91.88 | 56.37 | 92.67 | N/A | 286,900 | 246,645 |
| 01-APR-21 To 30-JUN-21 | 10 | 72.83 | 73.66 | 83.92 | 20.82 | 87.77 | 28.95 | 113.39 | 56.57 to 102.81 | 270,834 | 227,287 |
| 01-JUL-21 To 30-SEP-21 | 6 | 68.16 | 67.71 | 69.00 | 11.93 | 98.13 | 54.74 | 83.62 | 54.74 to 83.62 | 209,377 | 144,472 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 30-SEP-19 | 20 | 73.35 | 73.59 | 72.36 | 10.36 | 101.70 | 56.76 | 100.06 | 69.14 to 75.47 | 165,991 | 120,111 |
| 01-OCT-19 To 30-SEP-20 | 15 | 79.53 | 77.29 | 87.17 | 16.74 | 88.67 | 44.79 | 109.61 | 64.37 to 85.71 | 236,284 | 205,959 |
| 01-OCT-20 To 30-SEP-21 | 26 | 74.56 | 75.75 | 82.65 | 17.78 | 91.65 | 28.95 | 113.39 | 68.59 to 84.75 | 248,562 | 205,438 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-19 To 31-DEC-19 | 20 | 73.02 | 73.17 | 71.78 | 09.83 | 101.94 | 56.76 | 100.06 | 69.14 to 75.47 | 163,376 | 117,270 |
| 01-JAN-20 To 31-DEC-20 | 17 | 81.23 | 80.02 | 89.73 | 18.07 | 89.18 | 44.79 | 109.61 | 64.37 to 94.34 | 233,863 | 209,839 |
| <u>ALL</u> | 61 | 74.26 | 75.42 | 81.29 | 15.63 | 92.78 | 28.95 | 113.39 | 70.65 to 76.76 | 218,470 | 177,590 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| 1 | 30 | 73.04 | 73.57 | 77.74 | 17.63 | 94.64 | 28.95 | 102.81 | 66.15 to 83.62 | 186,337 | 144,851 |
| 3 | 31 | 74.50 | 77.22 | 83.85 | 13.87 | 92.09 | 56.37 | 113.39 | 70.38 to 79.69 | 249,566 | 209,272 |
| <u>ALL</u> | 61 | 74.26 | 75.42 | 81.29 | 15.63 | 92.78 | 28.95 | 113.39 | 70.65 to 76.76 | 218,470 | 177,590 |

17 Cheyenne
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 61
 Total Sales Price : 13,326,680
 Total Adj. Sales Price : 13,326,680
 Total Assessed Value : 10,832,976
 Avg. Adj. Sales Price : 218,470
 Avg. Assessed Value : 177,590

MEDIAN : 74
 WGT. MEAN : 81
 MEAN : 75
 COD : 15.63
 PRD : 92.78

COV : 20.82
 STD : 15.70
 Avg. Abs. Dev : 11.61
 MAX Sales Ratio : 113.39
 MIN Sales Ratio : 28.95

95% Median C.I. : 70.65 to 76.76
 95% Wgt. Mean C.I. : 74.98 to 87.60
 95% Mean C.I. : 71.48 to 79.36

Printed:3/22/2022 10:15:13AM

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 | 28 | 71.76 | 71.35 | 69.75 | 10.44 | 102.29 | 56.57 | 93.05 | 66.90 to 74.50 | 168,110 | 117,262 |
| 1 | 10 | 67.75 | 69.33 | 65.69 | 12.25 | 105.54 | 56.57 | 93.05 | 57.10 to 81.23 | 149,720 | 98,345 |
| 3 | 18 | 73.02 | 72.48 | 71.65 | 08.64 | 101.16 | 56.76 | 91.46 | 69.14 to 75.32 | 178,327 | 127,771 |
| _____Grass_____ | | | | | | | | | | | |
| County | 17 | 73.73 | 72.05 | 75.75 | 19.22 | 95.12 | 28.95 | 106.40 | 56.37 to 84.75 | 147,999 | 112,111 |
| 1 | 12 | 73.04 | 69.71 | 75.09 | 20.29 | 92.84 | 28.95 | 102.81 | 54.74 to 84.75 | 169,818 | 127,515 |
| 3 | 5 | 76.38 | 77.65 | 78.57 | 15.79 | 98.83 | 56.37 | 106.40 | N/A | 95,633 | 75,140 |
| _____ALL_____ | 61 | 74.26 | 75.42 | 81.29 | 15.63 | 92.78 | 28.95 | 113.39 | 70.65 to 76.76 | 218,470 | 177,590 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 4 | 93.51 | 94.98 | 96.36 | 09.50 | 98.57 | 79.53 | 113.39 | N/A | 583,325 | 562,107 |
| 1 | 2 | 93.51 | 93.51 | 93.46 | 00.90 | 100.05 | 92.67 | 94.34 | N/A | 600,000 | 560,764 |
| 3 | 2 | 96.46 | 96.46 | 99.44 | 17.55 | 97.00 | 79.53 | 113.39 | N/A | 566,650 | 563,450 |
| _____Dry_____ | | | | | | | | | | | |
| County | 31 | 72.97 | 72.85 | 70.75 | 11.13 | 102.97 | 56.57 | 100.06 | 68.59 to 75.32 | 162,745 | 115,137 |
| 1 | 12 | 69.62 | 71.15 | 67.57 | 12.74 | 105.30 | 56.57 | 93.05 | 58.39 to 81.23 | 145,433 | 98,276 |
| 3 | 19 | 73.07 | 73.93 | 72.42 | 10.13 | 102.09 | 56.76 | 100.06 | 69.14 to 75.47 | 173,679 | 125,786 |
| _____Grass_____ | | | | | | | | | | | |
| County | 19 | 72.35 | 71.18 | 74.81 | 18.87 | 95.15 | 28.95 | 106.40 | 56.55 to 83.62 | 147,649 | 110,457 |
| 1 | 13 | 72.35 | 69.82 | 74.72 | 19.05 | 93.44 | 28.95 | 102.81 | 54.74 to 84.75 | 172,244 | 128,709 |
| 3 | 6 | 72.90 | 74.14 | 75.15 | 18.33 | 98.66 | 56.37 | 106.40 | 56.37 to 106.40 | 94,361 | 70,911 |
| _____ALL_____ | 61 | 74.26 | 75.42 | 81.29 | 15.63 | 92.78 | 28.95 | 113.39 | 70.65 to 76.76 | 218,470 | 177,590 |

17 Cheyenne County 2022 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-----------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Cheyenne | 3 | 2,752 | 2,747 | n/a | 2,739 | 2,734 | 2,571 | 2,497 | 2,453 | 2,728 |
| Morrill | 3 | 2,075 | 2,075 | 2,075 | 2,075 | 1,975 | 1,975 | 1,975 | 1,975 | 2,036 |
| Garden | 1 | 2,450 | 2,450 | n/a | 2,400 | 2,290 | 2,290 | 2,250 | 2,250 | 2,335 |
| Deuel | 1 | 2,241 | 2,239 | 2,179 | 2,138 | 2,200 | 1,987 | 1,954 | 1,709 | 2,196 |
| Kimball | 2 | 1,975 | 1,975 | 1,975 | 1,625 | n/a | 1,625 | 1,625 | 1,500 | 1,703 |
| Banner | 1 | 2,000 | 2,000 | 1,900 | 1,800 | 1,800 | 1,800 | 1,600 | 1,234 | 1,781 |
| | | | | | | | | | | |
| Cheyenne | 1 | 2,440 | 2,427 | 2,421 | 2,406 | 2,410 | 2,310 | 2,077 | 1,929 | 2,394 |
| Deuel | 1 | 2,241 | 2,239 | 2,179 | 2,138 | 2,200 | 1,987 | 1,954 | 1,709 | 2,196 |
| Kimball | 1 | 1,650 | 1,650 | 1,645 | 1,640 | 1,625 | 1,625 | 1,500 | 1,500 | 1,603 |
| Kimball | 2 | 1,975 | 1,975 | 1,975 | 1,625 | n/a | 1,625 | 1,625 | 1,500 | 1,703 |

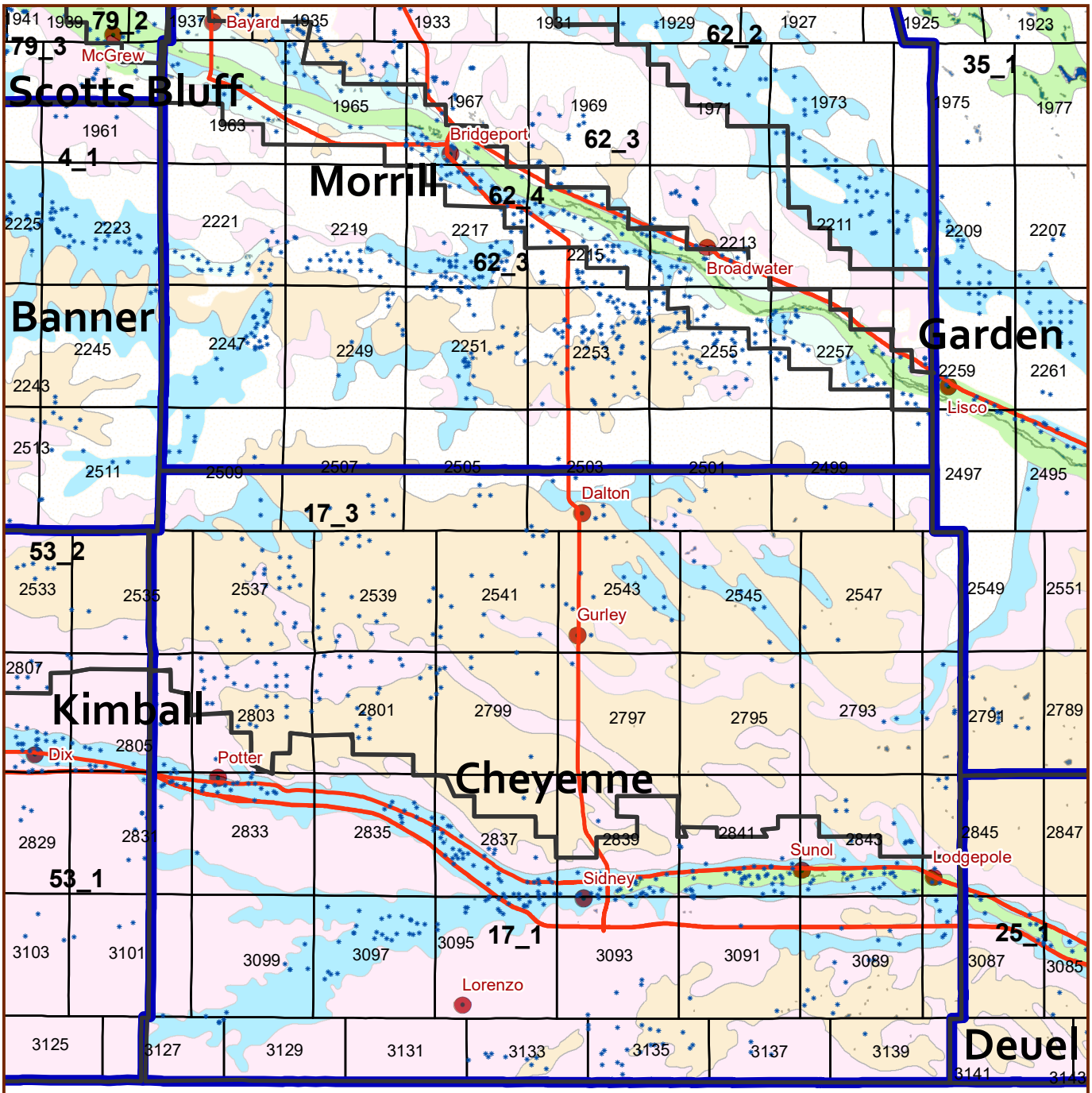
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-----------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Cheyenne | 3 | n/a | 620 | 605 | 610 | 608 | n/a | 605 | 600 | 617 |
| Morrill | 3 | n/a | 500 | 500 | 450 | 450 | 450 | 450 | 450 | 463 |
| Garden | 1 | n/a | 700 | n/a | 700 | 680 | n/a | 680 | 680 | 697 |
| Deuel | 1 | n/a | 675 | 675 | 625 | 625 | n/a | 600 | 600 | 657 |
| Kimball | 2 | n/a | 565 | 525 | 505 | 415 | n/a | 350 | 345 | 457 |
| Banner | 1 | n/a | 500 | 500 | 475 | 475 | 475 | 450 | 425 | 477 |
| | | | | | | | | | | |
| Cheyenne | 1 | n/a | 474 | 415 | 457 | 451 | 450 | 385 | 374 | 457 |
| Deuel | 1 | n/a | 675 | 675 | 625 | 625 | n/a | 600 | 600 | 657 |
| 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 | 3 | n/a | 560 | n/a | 540 | n/a | 513 | 500 | 359 | 426 |
| Morrill | 3 | 485 | 485 | n/a | 432 | 395 | 395 | 395 | 395 | 396 |
| Garden | 1 | 450 | n/a | 453 | 450 | 440 | 440 | 440 | 440 | 441 |
| Deuel | 1 | 405 | n/a | 405 | 405 | n/a | 405 | 405 | 405 | 405 |
| Kimball | 2 | n/a | n/a | n/a | n/a | n/a | 315 | 315 | 315 | 315 |
| Banner | 1 | n/a | 455 | n/a | 430 | 410 | 390 | 385 | 352 | 364 |
| | | | | | | | | | | |
| Cheyenne | 1 | 442 | 435 | n/a | 390 | n/a | 379 | 369 | 343 | 359 |
| Deuel | 1 | 405 | n/a | 405 | 405 | n/a | 405 | 405 | 405 | 405 |
| 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 | 3 | 484 | n/a | 100 |
| Morrill | 3 | 450 | n/a | 30 |
| Garden | 1 | 680 | n/a | 50 |
| Deuel | 1 | 588 | n/a | n/a |
| Kimball | 2 | 345 | n/a | n/a |
| Banner | 1 | 380 | n/a | 227 |
| | | | | |
| Cheyenne | 1 | 377 | n/a | 100 |
| Deuel | 1 | 588 | n/a | n/a |
| Kimball | 1 | 355 | n/a | n/a |
| Kimball | 2 | 345 | n/a | n/a |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Source: 2022 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



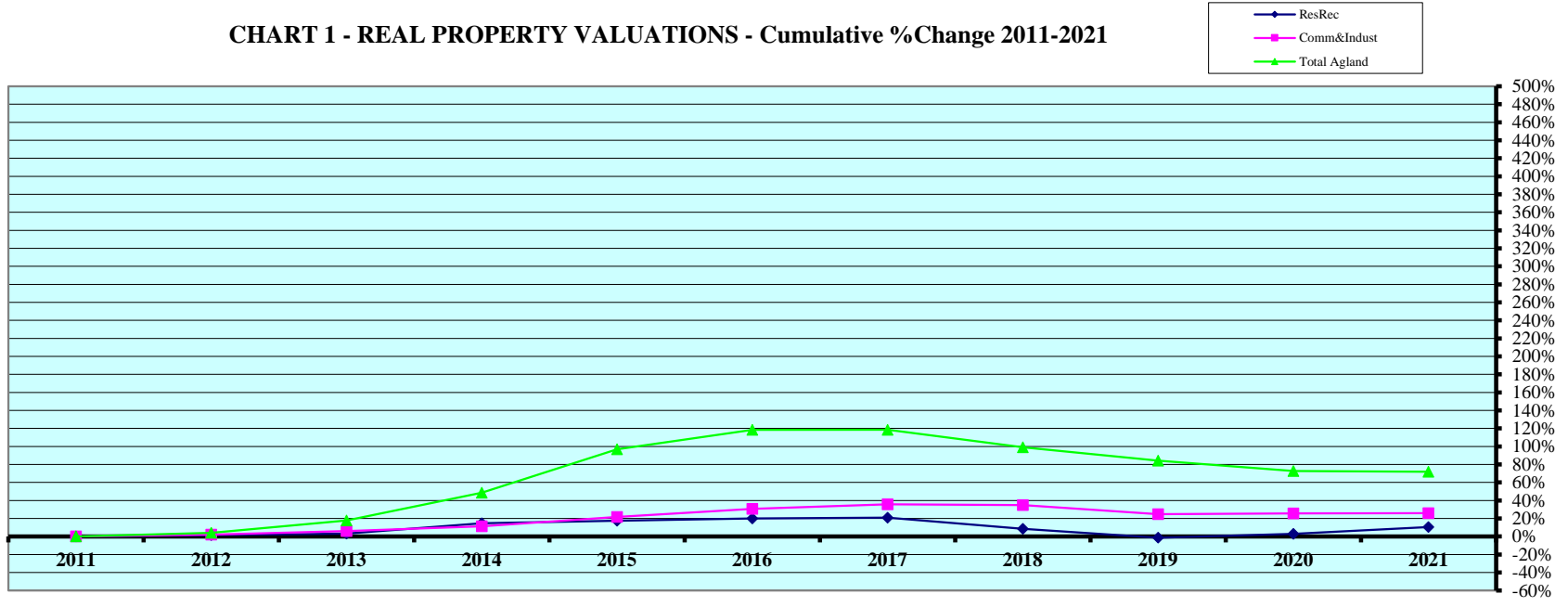
Legend

- 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 2011-2021



| 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 |
| 2011 | 349,304,682 | - | - | - | 139,980,566 | - | - | - | 279,137,637 | - | - | - |
| 2012 | 354,713,576 | 5,408,894 | 1.55% | 1.55% | 142,767,192 | 2,786,626 | 1.99% | 1.99% | 290,491,283 | 11,353,646 | 4.07% | 4.07% |
| 2013 | 359,944,831 | 5,231,255 | 1.47% | 3.05% | 148,274,704 | 5,507,512 | 3.86% | 5.93% | 328,421,317 | 37,930,034 | 13.06% | 17.66% |
| 2014 | 400,784,368 | 40,839,537 | 11.35% | 14.74% | 155,851,447 | 7,576,743 | 5.11% | 11.34% | 414,740,203 | 86,318,886 | 26.28% | 48.58% |
| 2015 | 410,180,482 | 9,396,114 | 2.34% | 17.43% | 170,399,410 | 14,547,963 | 9.33% | 21.73% | 549,512,949 | 134,772,746 | 32.50% | 96.86% |
| 2016 | 419,384,459 | 9,203,977 | 2.24% | 20.06% | 182,707,149 | 12,307,739 | 7.22% | 30.52% | 609,850,824 | 60,337,875 | 10.98% | 118.48% |
| 2017 | 422,333,828 | 2,949,369 | 0.70% | 20.91% | 189,994,778 | 7,287,629 | 3.99% | 35.73% | 610,048,533 | 197,709 | 0.03% | 118.55% |
| 2018 | 379,491,863 | -42,841,965 | -10.14% | 8.64% | 188,941,415 | -1,053,363 | -0.55% | 34.98% | 556,047,808 | -54,000,725 | -8.85% | 99.20% |
| 2019 | 344,346,390 | -35,145,473 | -9.26% | -1.42% | 174,666,392 | -14,275,023 | -7.56% | 24.78% | 514,413,013 | -41,634,795 | -7.49% | 84.29% |
| 2020 | 359,055,535 | 14,709,145 | 4.27% | 2.79% | 176,008,820 | 1,342,428 | 0.77% | 25.74% | 482,163,330 | -32,249,683 | -6.27% | 72.73% |
| 2021 | 386,361,429 | 27,305,894 | 7.60% | 10.61% | 176,298,952 | 290,132 | 0.16% | 25.95% | 480,115,289 | -2,048,041 | -0.42% | 72.00% |

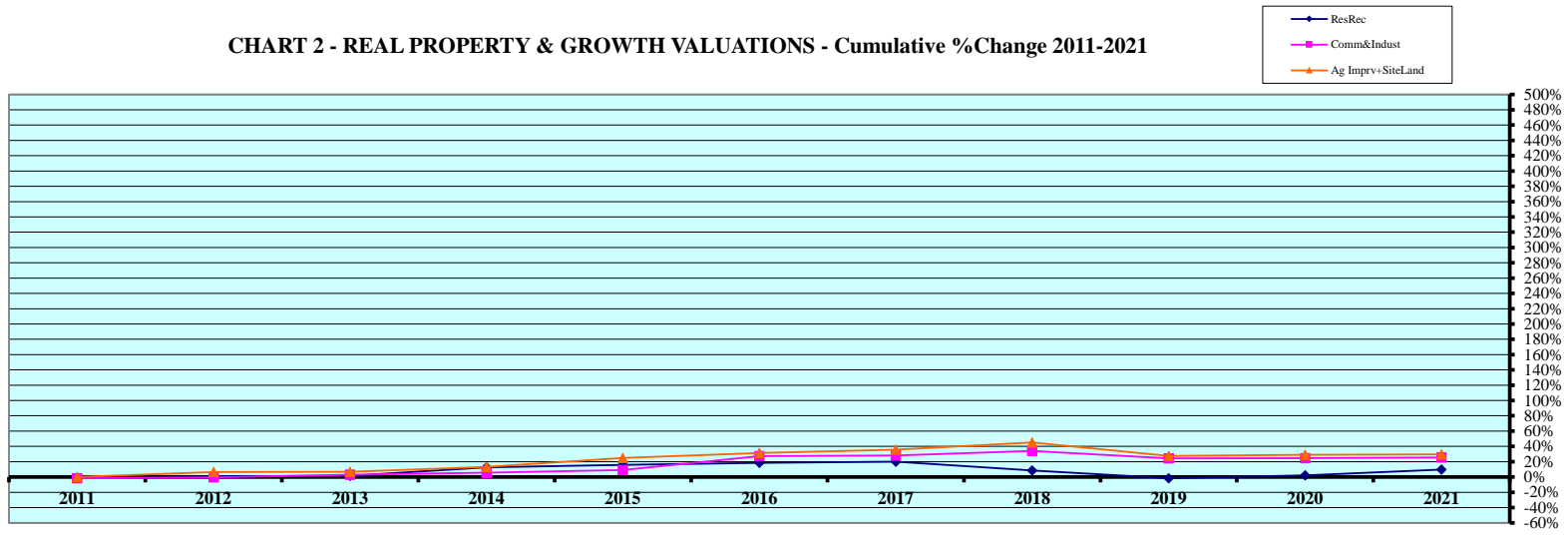
Rate Annual %chg: Residential & Recreational **1.01%** Commercial & Industrial **2.33%** Agricultural Land **5.57%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



| 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 | |
| 2011 | 349,304,682 | 4,477,626 | 1.28% | 344,827,056 | - | -1.28% | 139,980,566 | 2,520,509 | 1.80% | 137,460,057 | - | -1.80% | |
| 2012 | 354,713,576 | 1,940,446 | 0.55% | 352,773,130 | 0.99% | 0.99% | 142,767,192 | 3,618,342 | 2.53% | 139,148,850 | -0.59% | -0.59% | |
| 2013 | 359,944,831 | 5,684,476 | 1.58% | 354,260,355 | -0.13% | 1.42% | 148,274,704 | 4,182,185 | 2.82% | 144,092,519 | 0.93% | 2.94% | |
| 2014 | 400,784,368 | 7,285,074 | 1.82% | 393,499,294 | 9.32% | 12.65% | 155,851,447 | 7,927,786 | 5.09% | 147,923,661 | -0.24% | 5.67% | |
| 2015 | 410,180,482 | 5,701,008 | 1.39% | 404,479,474 | 0.92% | 15.80% | 170,399,410 | 17,520,507 | 10.28% | 152,878,903 | -1.91% | 9.21% | |
| 2016 | 419,384,459 | 5,621,451 | 1.34% | 413,763,008 | 0.87% | 18.45% | 182,707,149 | 4,407,087 | 2.41% | 178,300,062 | 4.64% | 27.37% | |
| 2017 | 422,333,828 | 3,077,983 | 0.73% | 419,255,845 | -0.03% | 20.03% | 189,994,778 | 10,484,398 | 5.52% | 179,510,380 | -1.75% | 28.24% | |
| 2018 | 379,491,863 | 769,442 | 0.20% | 378,722,421 | -10.33% | 8.42% | 188,941,415 | 1,300,244 | 0.69% | 187,641,171 | -1.24% | 34.05% | |
| 2019 | 344,346,390 | 707,575 | 0.21% | 343,638,815 | -9.45% | -1.62% | 174,666,392 | 520,965 | 0.30% | 174,145,427 | -7.83% | 24.41% | |
| 2020 | 359,055,535 | 2,191,148 | 0.61% | 356,864,387 | 3.64% | 2.16% | 176,008,820 | 1,393,898 | 0.79% | 174,614,922 | -0.03% | 24.74% | |
| 2021 | 386,361,429 | 3,072,317 | 0.80% | 383,289,112 | 6.75% | 9.73% | 176,298,952 | 693,800 | 0.39% | 175,605,152 | -0.23% | 25.45% | |
| Rate Ann%chg | 1.01% | | | Resid & Recreat w/o growth | | | 2.33% | | | C & I w/o growth | | | -0.83% |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | |
|--------------|--|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Ag Outblgd & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2011 | 37,075,784 | 10,557,200 | 47,632,984 | 538,746 | 1.13% | 47,094,238 | - | - |
| 2012 | 38,472,297 | 12,932,784 | 51,405,081 | 697,292 | 1.36% | 50,707,789 | 6.46% | 6.46% |
| 2013 | 37,785,341 | 14,285,814 | 52,071,155 | 1,146,481 | 2.20% | 50,924,674 | -0.93% | 6.91% |
| 2014 | 41,082,786 | 15,699,543 | 56,782,329 | 2,867,339 | 5.05% | 53,914,990 | 3.54% | 13.19% |
| 2015 | 45,757,468 | 17,228,210 | 62,985,678 | 3,527,519 | 5.60% | 59,458,159 | 4.71% | 24.83% |
| 2016 | 47,282,125 | 17,989,469 | 65,271,594 | 2,691,316 | 4.12% | 62,580,278 | -0.64% | 31.38% |
| 2017 | 47,450,046 | 18,626,154 | 66,076,200 | 1,378,810 | 2.09% | 64,697,390 | -0.88% | 35.82% |
| 2018 | 51,326,898 | 18,854,376 | 70,181,274 | 1,053,362 | 1.50% | 69,127,912 | 4.62% | 45.13% |
| 2019 | 43,035,950 | 18,146,188 | 61,182,138 | 410,949 | 0.67% | 60,771,189 | -13.41% | 27.58% |
| 2020 | 41,657,911 | 19,980,062 | 61,637,973 | 167,602 | 0.27% | 61,470,371 | 0.47% | 29.05% |
| 2021 | 42,872,847 | 19,482,129 | 62,354,976 | 647,238 | 1.04% | 61,707,738 | 0.11% | 29.55% |
| Rate Ann%chg | 1.46% | 6.32% | 2.73% | Ag Imprv+Site w/o growth | | | 0.40% | |

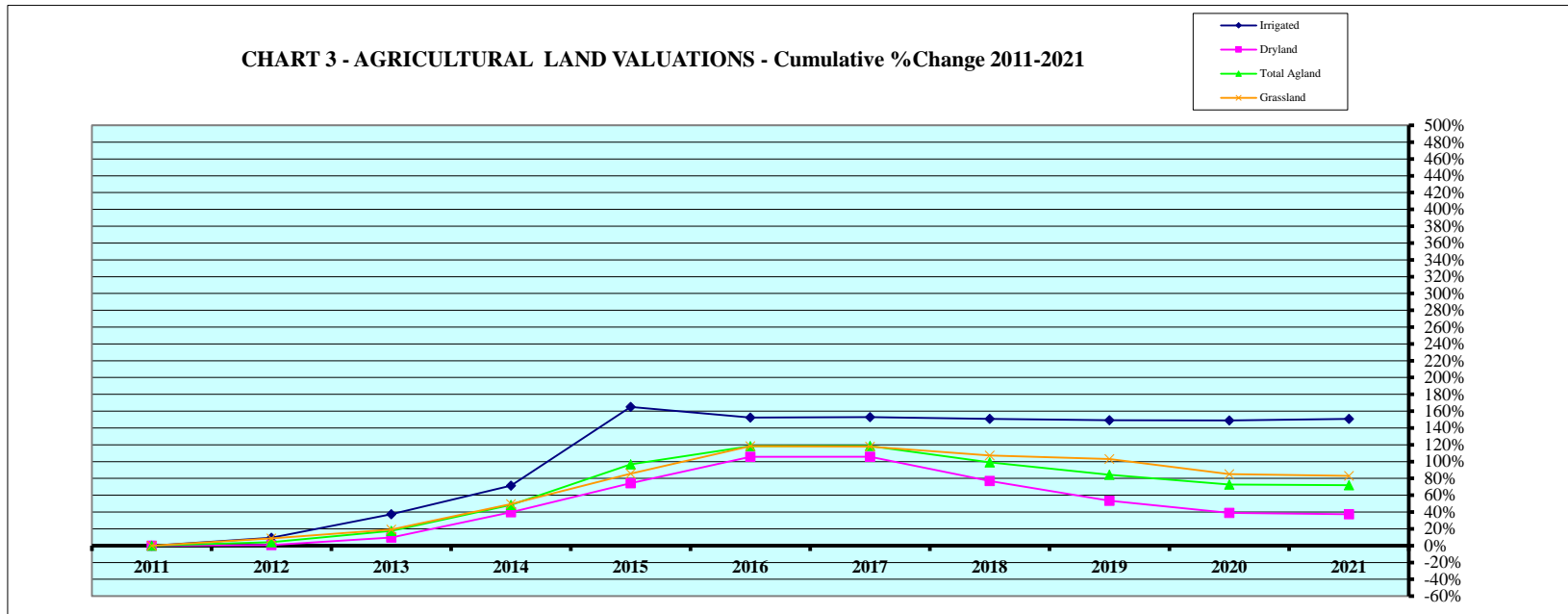
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 17
County CHEYENNE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



| 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 |
| 2011 | 63,064,536 | - | - | - | 163,914,263 | - | - | - | 51,738,189 | - | - | - |
| 2012 | 68,970,538 | 5,906,002 | 9.37% | 9.37% | 165,044,707 | 1,130,444 | 0.69% | 0.69% | 56,174,470 | 4,436,281 | 8.57% | 8.57% |
| 2013 | 86,681,359 | 17,710,821 | 25.68% | 37.45% | 179,801,809 | 14,757,102 | 8.94% | 9.69% | 61,638,595 | 5,464,125 | 9.73% | 19.14% |
| 2014 | 108,100,582 | 21,419,223 | 24.71% | 71.41% | 228,913,897 | 49,112,088 | 27.31% | 39.65% | 77,422,109 | 15,783,514 | 25.61% | 49.64% |
| 2015 | 167,140,918 | 59,040,336 | 54.62% | 165.03% | 285,842,105 | 56,928,208 | 24.87% | 74.39% | 96,075,106 | 18,652,997 | 24.09% | 85.69% |
| 2016 | 159,175,288 | -7,965,630 | -4.77% | 152.40% | 337,249,190 | 51,407,085 | 17.98% | 105.75% | 112,969,043 | 16,893,937 | 17.58% | 118.35% |
| 2017 | 159,556,606 | 381,318 | 0.24% | 153.01% | 337,288,010 | 38,820 | 0.01% | 105.77% | 112,749,080 | -219,963 | -0.19% | 117.92% |
| 2018 | 158,247,668 | -1,308,938 | -0.82% | 150.93% | 290,129,608 | -47,158,402 | -13.98% | 77.00% | 107,216,726 | -5,532,354 | -4.91% | 107.23% |
| 2019 | 157,243,131 | -1,004,537 | -0.63% | 149.34% | 251,587,551 | -38,542,057 | -13.28% | 53.49% | 105,103,751 | -2,112,975 | -1.97% | 103.15% |
| 2020 | 156,983,998 | -259,133 | -0.16% | 148.93% | 227,618,846 | -23,968,705 | -9.53% | 38.86% | 95,722,459 | -9,381,292 | -8.93% | 85.01% |
| 2021 | 158,178,294 | 1,194,296 | 0.76% | 150.82% | 225,010,914 | -2,607,932 | -1.15% | 37.27% | 94,735,095 | -987,364 | -1.03% | 83.10% |

Rate Ann.%chg: Irrigated **9.63%** Dryland **3.22%** Grassland **6.24%**

| 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 |
| 2011 | 259,595 | - | - | - | 161,054 | - | - | - | 279,137,637 | - | - | - |
| 2012 | 279,644 | 20,049 | 7.72% | 7.72% | 21,924 | -139,130 | -86.39% | -86.39% | 290,491,283 | 11,353,646 | 4.07% | 4.07% |
| 2013 | 278,454 | -1,190 | -0.43% | 7.26% | 21,100 | -824 | -3.76% | -86.90% | 328,421,317 | 37,930,034 | 13.06% | 17.66% |
| 2014 | 282,092 | 3,638 | 1.31% | 8.67% | 21,523 | 423 | 2.00% | -86.64% | 414,740,203 | 86,318,886 | 26.28% | 48.58% |
| 2015 | 431,837 | 149,745 | 53.08% | 66.35% | 22,983 | 1,460 | 6.78% | -85.73% | 549,512,949 | 134,772,746 | 32.50% | 96.86% |
| 2016 | 433,077 | 1,240 | 0.29% | 66.83% | 24,226 | 1,243 | 5.41% | -84.96% | 609,850,824 | 60,337,875 | 10.98% | 118.48% |
| 2017 | 350,868 | -82,209 | -18.98% | 35.16% | 103,969 | 79,743 | 329.16% | -35.44% | 610,048,533 | 197,709 | 0.03% | 118.55% |
| 2018 | 349,673 | -1,195 | -0.34% | 34.70% | 104,133 | 164 | 0.16% | -35.34% | 556,047,808 | -54,000,725 | -8.85% | 99.20% |
| 2019 | 349,179 | -494 | -0.14% | 34.51% | 129,401 | 25,268 | 24.27% | -19.65% | 514,413,013 | -41,634,795 | -7.49% | 84.29% |
| 2020 | 1,660,938 | 1,311,759 | 375.67% | 539.82% | 177,089 | 47,688 | 36.85% | 9.96% | 482,163,330 | -32,249,683 | -6.27% | 72.73% |
| 2021 | 1,630,318 | -30,620 | -1.84% | 528.02% | 560,668 | 383,579 | 216.60% | 248.12% | 480,115,289 | -2,048,041 | -0.42% | 72.00% |

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

Rate Ann.%chg: Total Agric Land **5.57%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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 |
| 2011 | 55,361,371 | 60,255 | 919 | | | 141,353,668 | 405,735 | 348 | | | 81,700,995 | 133,333 | 613 | | |
| 2012 | 63,064,212 | 60,291 | 1,046 | 13.85% | 13.85% | 164,147,014 | 403,660 | 407 | 16.72% | 16.72% | 89,688,965 | 135,300 | 663 | 8.18% | 9.46% |
| 2013 | 69,135,692 | 60,239 | 1,148 | 9.72% | 24.91% | 165,092,666 | 402,141 | 411 | 0.96% | 17.84% | 89,574,800 | 130,628 | 686 | 3.44% | 13.24% |
| 2014 | 86,720,077 | 59,988 | 1,446 | 25.96% | 57.34% | 179,880,716 | 399,871 | 450 | 9.58% | 29.12% | 97,239,960 | 127,646 | 762 | 11.09% | 25.80% |
| 2015 | 108,157,555 | 60,035 | 1,802 | 24.62% | 96.08% | 228,909,052 | 399,652 | 573 | 27.33% | 64.41% | 128,539,130 | 127,483 | 1,008 | 32.36% | 66.50% |
| 2016 | 167,204,299 | 59,974 | 2,788 | 54.75% | 203.44% | 285,636,519 | 398,886 | 716 | 25.02% | 105.54% | 149,636,865 | 127,257 | 1,176 | 16.62% | 94.17% |
| 2017 | 159,214,303 | 60,198 | 2,645 | -5.13% | 187.86% | 337,090,392 | 399,744 | 843 | 17.76% | 142.05% | 164,929,515 | 127,713 | 1,291 | 9.83% | 113.25% |
| 2018 | 159,556,606 | 60,337 | 2,644 | -0.02% | 187.82% | 337,284,167 | 399,829 | 844 | 0.04% | 142.13% | 174,353,050 | 127,360 | 1,369 | 6.01% | 126.06% |
| 2019 | 159,522,588 | 60,323 | 2,644 | 0.00% | 187.82% | 290,678,325 | 399,687 | 727 | -13.79% | 108.75% | 167,960,980 | 130,138 | 1,291 | -5.72% | 113.13% |
| 2020 | 158,170,603 | 60,214 | 2,627 | -0.67% | 185.90% | 251,751,021 | 400,975 | 628 | -13.67% | 80.21% | 167,183,410 | 129,675 | 1,289 | -0.11% | 112.90% |
| 2021 | 156,984,310 | 59,876 | 2,622 | -0.19% | 185.36% | 227,625,008 | 400,658 | 568 | -9.51% | 63.07% | 95,728,071 | 250,713 | 382 | -70.38% | -37.69% |

Rate Annual %chg Average Value/Acre: **11.06%**

5.01%

-4.62%

| Tax Year | WASTE LAND ⁽²⁾ | | | | | OTHER AGLAND ⁽²⁾ | | | | | TOTAL AGRICULTURAL LAND ⁽¹⁾ | | | | |
|----------|---------------------------|--------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2011 | 133,863 | 2,693 | 50 | | | 79,435 | 1,627 | 49 | | | 245,435,019 | 730,413 | 336 | | |
| 2012 | 257,566 | 2,579 | 100 | 100.92% | 100.92% | 153,669 | 1,551 | 99 | 102.89% | 102.89% | 279,185,140 | 730,291 | 382 | 13.77% | 13.77% |
| 2013 | 277,479 | 2,778 | 100 | 0.01% | 100.94% | 154,885 | 1,563 | 99 | 0.01% | 102.90% | 290,610,159 | 729,724 | 398 | 4.17% | 18.52% |
| 2014 | 275,639 | 2,746 | 100 | 0.48% | 101.90% | 161,521 | 1,630 | 99 | 0.04% | 102.98% | 290,610,159 | 729,769 | 450 | 13.03% | 33.97% |
| 2015 | 281,302 | 2,803 | 100 | -0.01% | 101.89% | 161,091 | 1,625 | 99 | 0.00% | 102.97% | 414,849,567 | 729,709 | 569 | 26.29% | 69.19% |
| 2016 | 430,695 | 4,307 | 100 | -0.36% | 101.16% | 11,324 | 113 | 100 | 0.90% | 104.81% | 549,837,682 | 729,410 | 754 | 32.59% | 124.33% |
| 2017 | 432,591 | 4,326 | 100 | 0.00% | 101.16% | 25,618 | 256 | 100 | 0.00% | 104.81% | 609,712,579 | 729,254 | 836 | 10.91% | 148.82% |
| 2018 | 429,057 | 4,291 | 100 | 0.00% | 101.16% | 25,780 | 258 | 100 | 0.00% | 104.81% | 610,046,792 | 729,415 | 836 | 0.03% | 148.90% |
| 2019 | 350,297 | 3,503 | 100 | 0.00% | 101.16% | 104,645 | 1,046 | 100 | 0.00% | 104.81% | 558,013,542 | 729,365 | 765 | -8.52% | 127.68% |
| 2020 | 349,681 | 3,497 | 100 | 0.00% | 101.16% | 129,436 | 1,294 | 100 | 0.00% | 104.81% | 515,618,924 | 728,548 | 708 | -7.49% | 110.62% |
| 2021 | 1,661,042 | 16,570 | 100 | 0.25% | 101.65% | 177,089 | 708 | 250 | 150.03% | 412.07% | 482,175,520 | 728,525 | 662 | -6.48% | 96.97% |

17
CHEYENNE

Rate Annual %chg Average Value/Acre: **7.01%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsdReal | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|-------------|------------|------------|-------------|------------|------------|-----------|---------------|
| 9,468 | CHEYENNE | 66,700,684 | 56,970,955 | 161,746,504 | 386,324,699 | 158,581,916 | 17,717,036 | 36,730 | 480,115,289 | 44,389,773 | 21,522,162 | 4,430,664 | 1,398,536,412 |
| cnty sectorvalue % of total value: | | 4.77% | 4.07% | 11.57% | 27.62% | 11.34% | 1.27% | 0.00% | 34.33% | 3.17% | 1.54% | 0.32% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 315 | DALTON | 259,225 | 705,977 | 1,045,900 | 10,940,354 | 1,118,167 | 0 | 0 | 0 | 0 | 0 | 0 | 14,069,623 |
| 3.33% | %sector of county sector | 0.39% | 1.24% | 0.65% | 2.83% | 0.71% | | | | | | | 1.01% |
| | %sector of municipality | 1.84% | 5.02% | 7.43% | 77.76% | 7.95% | | | | | | | 100.00% |
| 214 | GURLEY | 106,379 | 424,640 | 606,136 | 5,812,108 | 5,971,295 | 0 | 0 | 8,816 | 0 | 0 | 0 | 12,929,374 |
| 2.26% | %sector of county sector | 0.16% | 0.75% | 0.37% | 1.50% | 3.77% | | | 0.00% | | | | 0.92% |
| | %sector of municipality | 0.82% | 3.28% | 4.69% | 44.95% | 46.18% | | | 0.07% | | | | 100.00% |
| 318 | LODGEPOLE | 148,612 | 706,141 | 3,004,730 | 10,743,446 | 1,816,703 | 0 | 0 | 0 | 0 | 4,185 | 0 | 16,423,817 |
| 3.36% | %sector of county sector | 0.22% | 1.24% | 1.86% | 2.78% | 1.15% | | | | | 0.02% | | 1.17% |
| | %sector of municipality | 0.90% | 4.30% | 18.29% | 65.41% | 11.06% | | | | | 0.03% | | 100.00% |
| 337 | POTTER | 1,114,386 | 905,845 | 3,983,068 | 12,631,373 | 2,134,747 | 1,417,732 | 0 | 10,598 | 0 | 16,925 | 0 | 22,214,674 |
| 3.56% | %sector of county sector | 1.67% | 1.59% | 2.46% | 3.27% | 1.35% | 8.00% | | 0.00% | | 0.08% | | 1.59% |
| | %sector of municipality | 5.02% | 4.08% | 17.93% | 56.86% | 9.61% | 6.38% | | 0.05% | | 0.08% | | 100.00% |
| 6,757 | SIDNEY | 21,990,511 | 10,539,110 | 16,029,422 | 250,644,881 | 135,353,936 | 631,015 | 0 | 1,233,475 | 166,200 | 72,141 | 0 | 436,660,691 |
| 71.37% | %sector of county sector | 32.97% | 18.50% | 9.91% | 64.88% | 85.35% | 3.56% | | 0.26% | 0.37% | 0.34% | | 31.22% |
| | %sector of municipality | 5.04% | 2.41% | 3.67% | 57.40% | 31.00% | 0.14% | | 0.28% | 0.04% | 0.02% | | 100.00% |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7,941 | Total Municipalities | 23,619,113 | 13,281,713 | 24,669,256 | 290,772,162 | 146,394,848 | 2,048,747 | 0 | 1,252,889 | 166,200 | 93,251 | 0 | 502,298,179 |
| 83.87% | %all municip.sectors of cnty | 35.41% | 23.31% | 15.25% | 75.27% | 92.31% | 11.56% | | 0.26% | 0.37% | 0.43% | | 35.92% |

17 CHEYENNE

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

| | | | | |
|--|-------------------------|------------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 10,065 | Value : 1,164,557,472 | Growth 5,352,366 | 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 | 471 | 5,308,529 | 64 | 1,141,187 | 527 | 9,777,015 | 1,062 | 16,226,731 | |
| 02. Res Improve Land | 3,112 | 35,529,345 | 81 | 2,039,634 | 518 | 11,418,106 | 3,711 | 48,987,085 | |
| 03. Res Improvements | 3,180 | 267,239,030 | 85 | 13,256,105 | 586 | 70,888,680 | 3,851 | 351,383,815 | |
| 04. Res Total | 3,651 | 308,076,904 | 149 | 16,436,926 | 1,113 | 92,083,801 | 4,913 | 416,597,631 | 2,376,429 |
| % of Res Total | 74.31 | 73.95 | 3.03 | 3.95 | 22.65 | 22.10 | 48.81 | 35.77 | 44.40 |
| 05. Com UnImp Land | 149 | 5,857,774 | 4 | 81,021 | 34 | 500,680 | 187 | 6,439,475 | |
| 06. Com Improve Land | 490 | 23,185,055 | 23 | 1,108,698 | 53 | 1,369,908 | 566 | 25,663,661 | |
| 07. Com Improvements | 503 | 115,215,249 | 24 | 6,821,545 | 58 | 9,619,525 | 585 | 131,656,319 | |
| 08. Com Total | 652 | 144,258,078 | 28 | 8,011,264 | 92 | 11,490,113 | 772 | 163,759,455 | 1,925,488 |
| % of Com Total | 84.46 | 88.09 | 3.63 | 4.89 | 11.92 | 7.02 | 7.67 | 14.06 | 35.97 |
| 09. Ind UnImp Land | 3 | 78,677 | 1 | 700,600 | 34 | 537,996 | 38 | 1,317,273 | |
| 10. Ind Improve Land | 4 | 256,944 | 0 | 0 | 44 | 1,874,580 | 48 | 2,131,524 | |
| 11. Ind Improvements | 4 | 326,335 | 0 | 0 | 44 | 14,019,495 | 48 | 14,345,830 | |
| 12. Ind Total | 7 | 661,956 | 1 | 700,600 | 78 | 16,432,071 | 86 | 17,794,627 | 0 |
| % of Ind Total | 8.14 | 3.72 | 1.16 | 3.94 | 90.70 | 92.34 | 0.85 | 1.53 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 1 | 32,850 | 1 | 32,850 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 1 | 3,880 | 1 | 3,880 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 1 | 36,730 | 1 | 36,730 | 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 | 3,651 | 308,076,904 | 149 | 16,436,926 | 1,114 | 92,120,531 | 4,914 | 416,634,361 | 2,376,429 |
| % of Res & Rec Total | 74.30 | 73.94 | 3.03 | 3.95 | 22.67 | 22.11 | 48.82 | 35.78 | 44.40 |
| Com & Ind Total | 659 | 144,920,034 | 29 | 8,711,864 | 170 | 27,922,184 | 858 | 181,554,082 | 1,925,488 |
| % of Com & Ind Total | 76.81 | 79.82 | 3.38 | 4.80 | 19.81 | 15.38 | 8.52 | 15.59 | 35.97 |
| 17. Taxable Total | 4,310 | 452,996,938 | 178 | 25,148,790 | 1,284 | 120,042,715 | 5,772 | 598,188,443 | 4,301,917 |
| % of Taxable Total | 74.67 | 75.73 | 3.08 | 4.20 | 22.25 | 20.07 | 57.35 | 51.37 | 80.37 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 45 | 1,217,858 | 6,963,445 | 0 | 0 | 0 |
| 19. Commercial | 29 | 2,729,783 | 25,261,827 | 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 | 1,217,858 | 6,963,445 |
| 19. Commercial | 2 | 49,133 | 5,859,831 | 31 | 2,778,916 | 31,121,658 |
| 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 | | | | 77 | 4,012,519 | 43,580,848 |

Schedule III : Mineral Interest Records

| Mineral Interest | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing | 0 | 0 | 1 | 0 | 365 | 6,920,130 | 366 | 6,920,130 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 489 | 279,264 | 489 | 279,264 | 0 |
| 25. Total | 0 | 0 | 1 | 0 | 854 | 7,199,394 | 855 | 7,199,394 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 427 | 62 | 361 | 850 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|---------|----------|---------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 12 | 992,438 | 8 | 290,839 | 2,671 | 363,044,161 | 2,691 | 364,327,438 |
| 28. Ag-Improved Land | 6 | 98,836 | 4 | 514,888 | 690 | 135,032,553 | 700 | 135,646,277 |
| 29. Ag Improvements | 8 | 191,295 | 4 | 498,370 | 735 | 58,506,255 | 747 | 59,195,920 |

| | | | | | | |
|--------------|--|--|--|--|-------|-------------|
| 30. Ag Total | | | | | 3,438 | 559,169,635 |
|--------------|--|--|--|--|-------|-------------|

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 | 1 | 1.00 | 31,500 | 3 | 3.00 | 94,500 | |
| 33. HomeSite Improvements | 1 | 0.00 | 138,805 | 3 | 0.00 | 447,205 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 1 | 2.15 | 4,300 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 6 | 4.52 | 18,833 | 1 | 4.41 | 8,820 | |
| 37. FarmSite Improvements | 8 | 0.00 | 52,490 | 3 | 0.00 | 51,165 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 3 | 2.00 | 0 | 7 | 13.08 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 1 | 6.70 | 6,700 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 42 | 42.92 | 972,988 | 42 | 42.92 | 972,988 | |
| 32. HomeSite Improv Land | 349 | 385.25 | 9,528,499 | 353 | 389.25 | 9,654,499 | |
| 33. HomeSite Improvements | 353 | 0.00 | 37,976,425 | 357 | 0.00 | 38,562,435 | 325,600 |
| 34. HomeSite Total | | | | 399 | 432.17 | 49,189,922 | |
| 35. FarmSite UnImp Land | 207 | 414.26 | 705,960 | 208 | 416.41 | 710,260 | |
| 36. FarmSite Improv Land | 639 | 2,731.22 | 5,071,136 | 646 | 2,740.15 | 5,098,789 | |
| 37. FarmSite Improvements | 717 | 0.00 | 20,529,830 | 728 | 0.00 | 20,633,485 | 724,849 |
| 38. FarmSite Total | | | | 936 | 3,156.56 | 26,442,534 | |
| 39. Road & Ditches | 2,740 | 9,232.13 | 0 | 2,750 | 9,247.21 | 0 | |
| 40. Other- Non Ag Use | 114 | 1,123.67 | 491,126 | 115 | 1,130.37 | 497,826 | |
| 41. Total Section VI | | | | 1,335 | 13,966.31 | 76,130,282 | 1,050,449 |

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 | 5,596.63 | 22.71% | 13,655,778 | 23.15% | 2,440.00 |
| 46. 1A | 12,672.71 | 51.43% | 30,750,967 | 52.14% | 2,426.55 |
| 47. 2A1 | 650.97 | 2.64% | 1,575,997 | 2.67% | 2,421.00 |
| 48. 2A | 2,785.67 | 11.31% | 6,702,003 | 11.36% | 2,405.89 |
| 49. 3A1 | 801.13 | 3.25% | 1,930,843 | 3.27% | 2,410.15 |
| 50. 3A | 23.49 | 0.10% | 54,261 | 0.09% | 2,309.96 |
| 51. 4A1 | 1,607.12 | 6.52% | 3,337,994 | 5.66% | 2,077.00 |
| 52. 4A | 502.15 | 2.04% | 968,588 | 1.64% | 1,928.88 |
| 53. Total | 24,639.87 | 100.00% | 58,976,431 | 100.00% | 2,393.54 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 84,355.85 | 63.72% | 39,960,383 | 66.02% | 473.71 |
| 56. 2D1 | 3,574.41 | 2.70% | 1,482,365 | 2.45% | 414.72 |
| 57. 2D | 19,852.18 | 15.00% | 9,067,146 | 14.98% | 456.73 |
| 58. 3D1 | 7,934.60 | 5.99% | 3,580,786 | 5.92% | 451.29 |
| 59. 3D | 483.28 | 0.37% | 217,592 | 0.36% | 450.24 |
| 60. 4D1 | 14,579.53 | 11.01% | 5,617,981 | 9.28% | 385.33 |
| 61. 4D | 1,601.12 | 1.21% | 598,040 | 0.99% | 373.51 |
| 62. Total | 132,380.97 | 100.00% | 60,524,293 | 100.00% | 457.20 |
| Grass | | | | | |
| 63. 1G1 | 2,838.29 | 1.72% | 1,254,902 | 2.09% | 442.13 |
| 64. 1G | 197.97 | 0.12% | 87,716 | 0.15% | 443.08 |
| 65. 2G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 66. 2G | 678.82 | 0.41% | 279,558 | 0.47% | 411.83 |
| 67. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 68. 3G | 27,588.43 | 16.69% | 10,676,534 | 17.76% | 386.99 |
| 69. 4G1 | 50,825.69 | 30.75% | 19,033,078 | 31.67% | 374.48 |
| 70. 4G | 83,159.32 | 50.31% | 28,775,117 | 47.87% | 346.02 |
| 71. Total | 165,288.52 | 100.00% | 60,106,905 | 100.00% | 363.65 |
| Irrigated Total | | | | | |
| Irrigated Total | 24,639.87 | 7.32% | 58,976,431 | 32.52% | 2,393.54 |
| Dry Total | | | | | |
| Dry Total | 132,380.97 | 39.35% | 60,524,293 | 33.37% | 457.20 |
| Grass Total | | | | | |
| Grass Total | 165,288.52 | 49.13% | 60,106,905 | 33.14% | 363.65 |
| 72. Waste | 13,255.48 | 3.94% | 1,325,548 | 0.73% | 100.00 |
| 73. Other | 890.38 | 0.26% | 444,367 | 0.24% | 499.08 |
| 74. Exempt | 367.38 | 0.11% | 679,674 | 0.37% | 1,850.06 |
| 75. Market Area Total | 336,455.22 | 100.00% | 181,377,544 | 100.00% | 539.08 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 16,488.74 | 45.97% | 45,377,012 | 46.38% | 2,752.00 |
| 46. 1A | 10,237.51 | 28.54% | 28,122,449 | 28.75% | 2,747.00 |
| 47. 2A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 48. 2A | 5,166.55 | 14.41% | 14,151,184 | 14.46% | 2,739.00 |
| 49. 3A1 | 1,115.82 | 3.11% | 3,050,653 | 3.12% | 2,734.00 |
| 50. 3A | 30.39 | 0.08% | 78,134 | 0.08% | 2,571.04 |
| 51. 4A1 | 2,669.98 | 7.44% | 6,666,948 | 6.81% | 2,497.00 |
| 52. 4A | 156.86 | 0.44% | 384,780 | 0.39% | 2,453.02 |
| 53. Total | 35,865.85 | 100.00% | 97,831,160 | 100.00% | 2,727.70 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 203,606.25 | 75.74% | 126,235,888 | 76.11% | 620.00 |
| 56. 2D1 | 1.66 | 0.00% | 1,004 | 0.00% | 604.82 |
| 57. 2D | 29,647.76 | 11.03% | 18,085,197 | 10.90% | 610.00 |
| 58. 3D1 | 12,025.04 | 4.47% | 7,314,666 | 4.41% | 608.29 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 22,723.01 | 8.45% | 13,747,530 | 8.29% | 605.00 |
| 61. 4D | 810.17 | 0.30% | 486,106 | 0.29% | 600.00 |
| 62. Total | 268,813.89 | 100.00% | 165,870,391 | 100.00% | 617.05 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 135.90 | 0.16% | 76,621 | 0.21% | 563.80 |
| 65. 2G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 66. 2G | 251.41 | 0.30% | 136,528 | 0.37% | 543.05 |
| 67. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 68. 3G | 11,796.10 | 14.29% | 6,045,425 | 16.60% | 512.49 |
| 69. 4G1 | 29,995.96 | 36.35% | 15,061,606 | 41.35% | 502.12 |
| 70. 4G | 40,342.85 | 48.89% | 15,102,950 | 41.47% | 374.36 |
| 71. Total | 82,522.22 | 100.00% | 36,423,130 | 100.00% | 441.37 |
| Irrigated Total | | | | | |
| Irrigated Total | 35,865.85 | 9.19% | 97,831,160 | 32.56% | 2,727.70 |
| Dry Total | | | | | |
| Dry Total | 268,813.89 | 68.88% | 165,870,391 | 55.20% | 617.05 |
| Grass Total | | | | | |
| Grass Total | 82,522.22 | 21.15% | 36,423,130 | 12.12% | 441.37 |
| 72. Waste | 2,598.37 | 0.67% | 259,837 | 0.09% | 100.00 |
| 73. Other | 459.79 | 0.12% | 121,749 | 0.04% | 264.79 |
| 74. Exempt | 1.59 | 0.00% | 795 | 0.00% | 500.00 |
| 75. Market Area Total | 390,260.12 | 100.00% | 300,506,267 | 100.00% | 770.02 |

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 | 144.07 | 46.69% | 187,291 | 46.69% | 1,300.00 |
| 56. 2D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 57. 2D | 84.95 | 27.53% | 110,435 | 27.53% | 1,300.00 |
| 58. 3D1 | 12.42 | 4.03% | 16,146 | 4.03% | 1,300.00 |
| 59. 3D | 3.37 | 1.09% | 4,381 | 1.09% | 1,300.00 |
| 60. 4D1 | 44.65 | 14.47% | 58,045 | 14.47% | 1,300.00 |
| 61. 4D | 19.11 | 6.19% | 24,843 | 6.19% | 1,300.00 |
| 62. Total | 308.57 | 100.00% | 401,141 | 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 | 19.47 | 5.37% | 25,311 | 5.37% | 1,300.00 |
| 69. 4G1 | 71.92 | 19.85% | 93,496 | 19.85% | 1,300.00 |
| 70. 4G | 270.86 | 74.77% | 352,118 | 74.77% | 1,300.00 |
| 71. Total | 362.25 | 100.00% | 470,925 | 100.00% | 1,300.00 |
| <hr/> | | | | | |
| Irrigated Total | 84.80 | 10.95% | 279,840 | 24.22% | 3,300.00 |
| Dry Total | 308.57 | 39.84% | 401,141 | 34.71% | 1,300.00 |
| Grass Total | 362.25 | 46.78% | 470,925 | 40.75% | 1,300.00 |
| 72. Waste | 18.81 | 2.43% | 3,636 | 0.31% | 193.30 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 47.53 | 6.14% | 30,577 | 2.65% | 643.32 |
| 75. Market Area Total | 774.43 | 100.00% | 1,155,542 | 100.00% | 1,492.12 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------------|------------------|---------------|----------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 116.94 | 356,707 | 209.03 | 502,828 | 60,264.55 | 156,227,896 | 60,590.52 | 157,087,431 |
| 77. Dry Land | 194.19 | 242,777 | 229.24 | 104,008 | 401,080.00 | 226,449,040 | 401,503.43 | 226,795,825 |
| 78. Grass | 359.33 | 435,081 | 239.61 | 88,795 | 247,574.05 | 96,477,084 | 248,172.99 | 97,000,960 |
| 79. Waste | 16.21 | 2,076 | 0.76 | 76 | 15,855.69 | 1,586,869 | 15,872.66 | 1,589,021 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 1,350.17 | 566,116 | 1,350.17 | 566,116 |
| 81. Exempt | 39.91 | 548,627 | 18.45 | 4,433 | 358.14 | 157,986 | 416.50 | 711,046 |
| 82. Total | 686.67 | 1,036,641 | 678.64 | 695,707 | 726,124.46 | 481,307,005 | 727,489.77 | 483,039,353 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 60,590.52 | 8.33% | 157,087,431 | 32.52% | 2,592.61 |
| Dry Land | 401,503.43 | 55.19% | 226,795,825 | 46.95% | 564.87 |
| Grass | 248,172.99 | 34.11% | 97,000,960 | 20.08% | 390.86 |
| Waste | 15,872.66 | 2.18% | 1,589,021 | 0.33% | 100.11 |
| Other | 1,350.17 | 0.19% | 566,116 | 0.12% | 419.29 |
| Exempt | 416.50 | 0.06% | 711,046 | 0.15% | 1,707.19 |
| Total | 727,489.77 | 100.00% | 483,039,353 | 100.00% | 663.98 |

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 N/a Or Error | 0 | 0 | 0 | 0 | 1 | 114,925 | 1 | 114,925 | 0 |
| 83.2 Area 1 | 93 | 1,473,322 | 79 | 2,197,400 | 92 | 14,703,825 | 185 | 18,374,547 | 80,420 |
| 83.3 Area 3 | 91 | 1,420,943 | 85 | 2,198,100 | 98 | 12,526,910 | 189 | 16,145,953 | 286,870 |
| 83.4 Area 5 | 0 | 0 | 2 | 97,927 | 2 | 368,995 | 2 | 466,922 | 0 |
| 83.5 Rural Residential | 297 | 6,761,751 | 331 | 8,727,911 | 372 | 53,029,315 | 669 | 68,518,977 | 828,845 |
| 83.6 Sidney | 110 | 2,407,060 | 2,195 | 32,640,755 | 2,235 | 214,638,460 | 2,345 | 249,686,275 | 742,289 |
| 83.7 Sidney (siv) | 1 | 1,937 | 249 | 1,042,561 | 249 | 12,394,520 | 250 | 13,439,018 | 1,035 |
| 83.8 Sioux Meadows | 0 | 0 | 29 | 36,181 | 29 | 585,275 | 29 | 621,456 | 0 |
| 83.9 Unimproved | 435 | 4,075,713 | 24 | 136,614 | 25 | 312,695 | 460 | 4,525,022 | 86,110 |
| 83.10 Villages | 35 | 86,005 | 718 | 1,942,486 | 749 | 42,712,775 | 784 | 44,741,266 | 350,860 |
| 84 Residential Total | 1,062 | 16,226,731 | 3,712 | 49,019,935 | 3,852 | 351,387,695 | 4,914 | 416,634,361 | 2,376,429 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Area 1 | 4 | 60,220 | 1 | 5,345 | 1 | 1,500 | 5 | 67,065 | 0 |
| 85.2 | Area 3 | 2 | 36,780 | 2 | 91,780 | 2 | 30,000 | 4 | 158,560 | 0 |
| 85.3 | Area 5 | 1 | 1,385 | 2 | 370,916 | 2 | 641,670 | 3 | 1,013,971 | 0 |
| 85.4 | Rural Commercial | 3 | 727,698 | 28 | 494,722 | 36 | 6,195,425 | 39 | 7,417,845 | 0 |
| 85.5 | Sidney | 30 | 1,405,664 | 391 | 22,366,098 | 395 | 105,443,629 | 425 | 129,215,391 | 1,372,678 |
| 85.6 | Sioux Meadows | 9 | 251,640 | 58 | 2,236,572 | 59 | 14,324,405 | 68 | 16,812,617 | 0 |
| 85.7 | Unimproved | 172 | 5,265,366 | 24 | 1,651,354 | 18 | 7,481,505 | 190 | 14,398,225 | 117,090 |
| 85.8 | Villages | 4 | 7,995 | 108 | 578,398 | 120 | 11,884,015 | 124 | 12,470,408 | 435,720 |
| 86 | Commercial Total | 225 | 7,756,748 | 614 | 27,795,185 | 633 | 146,002,149 | 858 | 181,554,082 | 1,925,488 |

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 | 2,795.13 | 2.28% | 1,235,478 | 2.81% | 442.01 |
| 88. 1G | 59.80 | 0.05% | 26,014 | 0.06% | 435.02 |
| 89. 2G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 90. 2G | 284.53 | 0.23% | 110,970 | 0.25% | 390.01 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 17,780.73 | 14.53% | 6,738,610 | 15.35% | 378.98 |
| 93. 4G1 | 38,266.74 | 31.28% | 14,122,168 | 32.17% | 369.05 |
| 94. 4G | 63,149.96 | 51.62% | 21,660,444 | 49.35% | 343.00 |
| 95. Total | 122,336.89 | 100.00% | 43,893,684 | 100.00% | 358.79 |
| CRP | | | | | |
| 96. 1C1 | 43.16 | 0.10% | 19,424 | 0.12% | 450.05 |
| 97. 1C | 138.17 | 0.32% | 61,702 | 0.38% | 446.57 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 394.29 | 0.92% | 168,588 | 1.04% | 427.57 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 9,807.70 | 22.83% | 3,937,924 | 24.29% | 401.51 |
| 102. 4C1 | 12,558.95 | 29.24% | 4,910,910 | 30.29% | 391.03 |
| 103. 4C | 20,009.36 | 46.59% | 7,114,673 | 43.88% | 355.57 |
| 104. Total | 42,951.63 | 100.00% | 16,213,221 | 100.00% | 377.48 |
| 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 | 122,336.89 | 74.01% | 43,893,684 | 73.03% | 358.79 |
| CRP Total | 42,951.63 | 25.99% | 16,213,221 | 26.97% | 377.48 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 165,288.52 | 100.00% | 60,106,905 | 100.00% | 363.65 |

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

Market Area 3

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 32.68 | 0.05% | 18,301 | 0.07% | 560.01 |
| 89. 2G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 90. 2G | 98.33 | 0.16% | 53,098 | 0.21% | 540.00 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 7,236.02 | 12.01% | 3,709,584 | 14.46% | 512.66 |
| 93. 4G1 | 20,511.68 | 34.04% | 10,261,476 | 40.00% | 500.27 |
| 94. 4G | 32,378.75 | 53.73% | 11,609,322 | 45.26% | 358.55 |
| 95. Total | 60,257.46 | 100.00% | 25,651,781 | 100.00% | 425.70 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 103.22 | 0.46% | 58,320 | 0.54% | 565.01 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 153.08 | 0.69% | 83,430 | 0.77% | 545.01 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 4,560.08 | 20.48% | 2,335,841 | 21.69% | 512.24 |
| 102. 4C1 | 9,484.28 | 42.60% | 4,800,130 | 44.56% | 506.11 |
| 103. 4C | 7,964.10 | 35.77% | 3,493,628 | 32.43% | 438.67 |
| 104. Total | 22,264.76 | 100.00% | 10,771,349 | 100.00% | 483.78 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 60,257.46 | 73.02% | 25,651,781 | 70.43% | 425.70 |
| CRP Total | 22,264.76 | 26.98% | 10,771,349 | 29.57% | 483.78 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 82,522.22 | 100.00% | 36,423,130 | 100.00% | 441.37 |

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

Market Area 5

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|--------|-------------|---------|-------------|-------------------------|
| 87. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 89. 2G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 90. 2G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 19.47 | 5.37% | 25,311 | 5.37% | 1,300.00 |
| 93. 4G1 | 71.92 | 19.85% | 93,496 | 19.85% | 1,300.00 |
| 94. 4G | 270.86 | 74.77% | 352,118 | 74.77% | 1,300.00 |
| 95. Total | 362.25 | 100.00% | 470,925 | 100.00% | 1,300.00 |
| 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 | 362.25 | 100.00% | 470,925 | 100.00% | 1,300.00 |
| 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 | 362.25 | 100.00% | 470,925 | 100.00% | 1,300.00 |

**2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

17 Cheyenne

| | 2021 CTL County Total | 2022 Form 45 County Total | Value Difference (2022 form 45 - 2021 CTL) | Percent Change | 2022 Growth (New Construction Value) | Percent Change excl. Growth |
|--|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 386,324,699 | 416,597,631 | 30,272,932 | 7.84% | 2,376,429 | 7.22% |
| 02. Recreational | 36,730 | 36,730 | 0 | 0.00% | 0 | 0.00% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 44,389,773 | 49,189,922 | 4,800,149 | 10.81% | 325,600 | 10.08% |
| 04. Total Residential (sum lines 1-3) | 430,751,202 | 465,824,283 | 35,073,081 | 8.14% | 2,702,029 | 7.52% |
| 05. Commercial | 158,581,916 | 163,759,455 | 5,177,539 | 3.26% | 1,925,488 | 2.05% |
| 06. Industrial | 17,717,036 | 17,794,627 | 77,591 | 0.44% | 0 | 0.44% |
| 07. Total Commercial (sum lines 5-6) | 176,298,952 | 181,554,082 | 5,255,130 | 2.98% | 1,925,488 | 1.89% |
| 08. Ag-Farmsite Land, Outbuildings | 21,035,284 | 26,442,534 | 5,407,250 | 25.71% | 724,849 | 22.26% |
| 09. Minerals | 4,430,664 | 7,199,394 | 2,768,730 | 62.49 | 0 | 62.49% |
| 10. Non Ag Use Land | 486,878 | 497,826 | 10,948 | 2.25% | | |
| 11. Total Non-Agland (sum lines 8-10) | 25,952,826 | 34,139,754 | 8,186,928 | 31.55% | 724,849 | 28.75% |
| 12. Irrigated | 158,178,294 | 157,087,431 | -1,090,863 | -0.69% | | |
| 13. Dryland | 225,010,914 | 226,795,825 | 1,784,911 | 0.79% | | |
| 14. Grassland | 94,735,095 | 97,000,960 | 2,265,865 | 2.39% | | |
| 15. Wasteland | 1,630,318 | 1,589,021 | -41,297 | -2.53% | | |
| 16. Other Agland | 560,668 | 566,116 | 5,448 | 0.97% | | |
| 17. Total Agricultural Land | 480,115,289 | 483,039,353 | 2,924,064 | 0.61% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 1,113,118,269 | 1,164,557,472 | 51,439,203 | 4.62% | 5,352,366 | 4.14% |

2022 Assessment Survey for Cheyenne County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | One |
| 2. | Appraiser(s) on staff: |
| | None |
| 3. | Other full-time employees: |
| | Three |
| 4. | Other part-time employees: |
| | None |
| 5. | Number of shared employees: |
| | None |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$331,878 |
| 7. | Adopted budget, or granted budget if different from above: |
| | \$331,878 |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$45,800 |
| 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: |
| | \$2,000. (\$29,793 was for MIPS, paid out of the County General Budget) |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$10,960 |
| 12. | Amount of last year's assessor's budget not used: |
| | \$6,803 |

B. Computer, Automation Information and GIS

| | |
|-----|--|
| 1. | Administrative software: |
| | MIPS |
| 2. | CAMA software: |
| | MIPS |
| 3. | Personal Property software: |
| | MIPS |
| 4. | Are cadastral maps currently being used? |
| | Yes |
| 5. | If so, who maintains the Cadastral Maps? |
| | The Deputy maintains as best as they can be maintained as they are very fragile and old. |
| 6. | Does the county have GIS software? |
| | Yes. |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes, www.cheyenne.gWorks.com |
| 8. | Who maintains the GIS software and maps? |
| | gWorks with staff sending any updated information on changes in land use, splits or combinations |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | gWorks and FSA aerial maps obtained from land owners, and google earth pro. |
| 10. | When was the aerial imagery last updated? |
| | gWorks - 2020 |

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: |
| | LakeMac Appraisal LLC for pickup work; Pritchard & Abbott for oil, mineral and gas appraisal. |
| 2. | GIS Services: |
| | gWorks |
| 3. | Other services: |
| | MIPS for CAMA, administrative and personal property software. |

E. Appraisal /Listing Services

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

2022 Residential Assessment Survey for Cheyenne County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | |
|------------------------|--|------------------------|--|----|--|----|---|----|---|----|--|-------|------------------------|-------|----------------------------|
| | The Assessor and her staff assisted by LakeMac Assessment, LLC. | | | | | | | | | | | | | | |
| 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 DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural 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 DW | Agricultural dwellings | AG OB | Agricultural 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 DW | Agricultural dwellings | | | | | | | | | | | | | | |
| AG OB | Agricultural 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? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted. | | | | | | | | | | | | | | |
| | 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 | 2021 | 2021 | 2020 | 2020 |
| 11 | 2021 | 2021 | 2020 | 2018 |
| 40 | 2021 | 2021 | 2019 | 2022 |
| 80 | 2021 | 2021 | 2021 | 2017-2018 |
| AG DW | 2021 | 2021 | 2021 | 2021-2022 |
| AG OB | 2021 | 2021 | 2021 | 2021-2022 |

2022 Commercial Assessment Survey for Cheyenne County

| | | |
|------------|---|---|
| 1. | Valuation data collection done by: | |
| | The Assessor and her staff assisted by LakeMac Appraisal, LLC. | |
| 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 2021, the assessor uses the contracted appraisal firm (LakeMac Appraisal, LLC.) who took into consideration all three approaches to value. For 2021 the Assessor reviewed the sales ratio and made any adjustments required of her. | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | |
| | Uses CAMA | |
| 5. | Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted. | |
| | No. | |
| 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> | <u>Date of Last Inspection</u> |
| | 10 | 2019 | 2019 | 2021 | 2018-2019 |
| | 30 | 2019 | 2019 | 2021 | 2018-2019 |
| | 40 | 2019 | 2019 | 2021 | 2018-2019 |
| | | | | | |

2022 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. Also contacted South Platte NRD for certified irrigated acres. | | | | | | | | | | | | | |
| 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;"><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;">2021</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;">2021</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;">2021</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 | 2021 | 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. | 2021 | 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. | 2021 |
| <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 | 2021 | | | | | | | | | | | | |
| 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. | 2021 | | | | | | | | | | | | |
| 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. | 2021 | | | | | | | | | | | | |
| | 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? | | | | | | | | | | | | | |
| | Cheyenne County has identified feedlots as intensive use. | | | | | | | | | | | | | |
| 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. |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. |
| | Market Area 1 has subclasses for dry and irrigated. This is an area that historically gets less rainfall and has lower productivity. |
| | <i>If your county has special value applications, please answer the following</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? |
| | Survey information provided by property owner. |
| | <i>If your county recognizes a special value, please answer the following</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 |

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

MELODY "MEL" KELLER - ASSESSOR

Keller.Assessor@cheyennecounty.net

1000 10th Avenue P.O. BOX 217

Phone 308-254-2633

JORDAN HAJEK - DEPUTY ASSESSOR

deputy.assessor@cheyennecounty.net

SIDNEY, NE 69162-0217

Fax 308-254-4774

2022 3 YEAR PLAN OF ASSESSMENT FOR CHEYENNE COUNTY, NE ASSESSMENT YEARS 2022, 2023, 2024

DATE: June 7th, 2021

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

General Statistics of Real Property in Cheyenne County from Abstract

| | Parcels | % of Total Parcels | % of Total Value | 2021-Values-abs |
|----------------------|---------|--------------------|------------------|-----------------|
| Residential | 4531 | 42.58% | 35.02% | \$387,654,554 |
| Commercial | 748 | 7.03% | 13.70% | \$151,653,068 |
| Industrial | 86 | 0.81% | 1.60% | \$17,717,036 |
| Recreational | 1 | 0.01% | 0.00% | \$36,730 |
| Producing | 370 | 3.48% | 0.38% | \$4,163,620 |
| Non-producing | 489 | 4.60% | 0.03% | \$279,264 |
| Agricultural | 3423 | 32.17% | 49.28% | \$545,553,965 |
| Total | 10642 | 100.00% | 100.00% | \$1,107,058,237 |

The above table does not include Tax Exempt or State Assessed Parcels

| Percent of total agricultural acreage values | | | | |
|---|------------|--------------|--------------|--------------|
| Irrigated | Dry | Grass | Waste | Other |
| 32.95% | 46.89% | 19.70% | .34% | .12% |

| Percent of total agricultural acreages | | | | |
|---|------------|--------------|--------------|--------------|
| Irrigated | Dry | Grass | Waste | Other |
| 8.3% | 55.08% | 34.18% | 2.25% | .19% |

All Assessment Years for All Classes

All new permits-new construction, additions, alterations, etc. will be reviewed by the Assessor's Office or a hired appraisal firm and 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.

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 2022

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

Residential- All villages will be reviewed by January 2023, with permits put on parcels we need to follow up on after January 1 for the next taxing year. A review of all rural improved properties will begin and will conclude in 2023. All entering of data will conclude by February 28, except for oil and gas, to allow time for reviewing information and running statistics.

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 in October to all agricultural owners with expired or expiring CRP.

Assessment Actions Planned for Assessment Year 2023

Residential A review of all rural improved properties will conclude in 2023 with permits put on parcels we need to follow up on after January 1 for the next taxing year. Assessor location 11 will be reviewed. All entering of data will conclude by February 28th to allow time for reviewing information and running statistics.

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 in October to all agricultural owners with expired or new CRP contracts.

Assessment Actions Planned for Assessment Year 2024

Residential- Pick up work will be reviewed.

Commercial- The physical review of all commercial properties will take place. Entering of data will conclude by February 28th to allow time to review data and running statistics.

Agriculture- Letters will be sent out in October to all agricultural owners with expired or expiring CRP.

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

- The Assessor's office maintains over 10,600 real property parcel cards. Each card is annually updated with new values. Data sheets as well as an explanation as to any changes that took place for that valuation year are no longer put in each card. These are saved electronically to each parcel's data file in an effort to cut down on paper and printing cost. 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.
- Three-year plan of assessment-**Each year on or before June 15, each Assessor must outline what they are planning to focus on for the following three valuation years. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Property Assessment Division, receives a copy of this report on or before October 31 of each year.

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

- **Assessment Survey-** This survey is a report of information regarding each Assessor's office staff, budget, 6 year schedule of assessment, assessment practices etc.
- **Sales information to PAD rosters & annual Assessed Value Update 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 by the Assessor's Assistant assigned by the Property Assessment Division 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
- **Change of Value Notices-** On or before June 1st of each year the County Assessor must send out change of value notices to all property owners whose taxable value changed from the previous year's taxable values. These are printed by MIPS on yellow postcards and sent to the Assessor's Office for sorting, posting and mailing.
- **Certification of value to political Subdivision-**By August 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)-**Filed 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. This revenue is reimbursed to the county by the State of Nebraska.
- **Certificate of Taxes Levied Report-**This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in 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.
- **Annual plan of assessment report-**A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- **Personal Property-**Approximately 1600 personal property schedules are processed each year. Personal property schedules are mailed out the first week of January. Except for the tax year 2021 where postcards were mailed to tax payers inviting them to file their Personal Property Taxes online. After review of the online process, it was determined that it was not well received by the public, was not user friendly, did not save any time or paperwork for the Assessor's staff, and posed more questions than answers. The online filing will not be used in the future. If a schedule is filed 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".
- **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 600 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutorily required

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

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 no 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. Beginning 2021 all homestead applications and income information has to be inputted into the states data base by the Assessor's Office. This information is then reviewed and approved or denied by the Assessor or Deputy Assessor. Once all reviews have taken place the data base updates are forwarded onto the State of Nebraska for final approval. The Assessor's Office is then notified in October of homestead values. The Assessor's Office then must enter the homestead "credits" into the MIPS computer system so as to properly apply the exemptions to the tax rolls.

- **Centrally assessed**-All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the 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 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 in a four-year period, to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and Assessor meetings. Whenever possible training will be done via zoom or webinar to save the county money on travel, hotels and food. The Assessor's other staff was all new beginning January 2019 and will receive training through webinars, local conferences, and training by the Assessor and Deputy Assessor

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

Conclusion

The 2021-2022 budget request for the Assessor's Office is **\$334121.00. This will be discussed further at budget hearings and if adjustments are made then an amended 3 years Plan of Assessment will be filed.**

The appraisal budget will also include \$12,255 on a separate line for G-works, the online data system available to the public, and approximately \$20,000 for Stanard appraisal pick up work and the continuing the process of reviewing all exempt buildings within the next three years per order from the Property Assessment Division for the 2021 taxing year. Also included is the approximate budget for Pritchard & Abbott for the working and royalty appraisals \$14,300 and \$1,500 for Corlogic.

The Assessor's office is respectfully requesting to hire one more person as the duties of the County Assessor's Office keeps increasing. Homesteads are now entered into the State's data base by the Assessor's Office. There are also several bills/laws that have passed requiring more reporting and paperwork for the Assessor's Office. The Property Assessment Division and the Assessment Process have been under scrutiny by several Senators causing each County Assessor to be reviewed more thoroughly and many, many more reports, reviews and spreadsheets have had to be created for double checks of the assessment process. Each Assessor has also had to create a "Methodology" report for each year explaining in detail how values were calculated.

Many training events were cancelled for 2019-2021 budget years due to COVID 19 so these will need to be made up during the budget year 2022-2023. It is difficult to estimate training due to the uncertainty of whether or not traveling for in person training will take place or if training will be mostly conducted through online technology.

MIPS, our computer system for assessment, will come out of County General at an approximate cost of \$20,350 per year. There are still several TERC cases from the 2019 & 2020 taxing years that have yet to be heard because of COVID 19 so that expense as well as any 2021 TERC cases will also need to come from County General.

Respectfully submitted,
Melody Keller, Cheyenne County Assessor

Signature of the Assessor & seal _____

Date submitted _____

Signature of County Board _____