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DEPARTMENT OF REVENUE

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

CHEYENNE COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Cheyenne County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Cheyenne County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jordan Hajek, Cheyenne County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

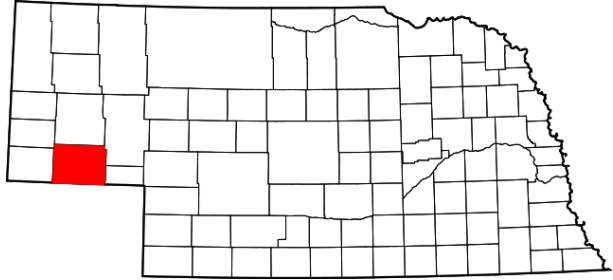
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

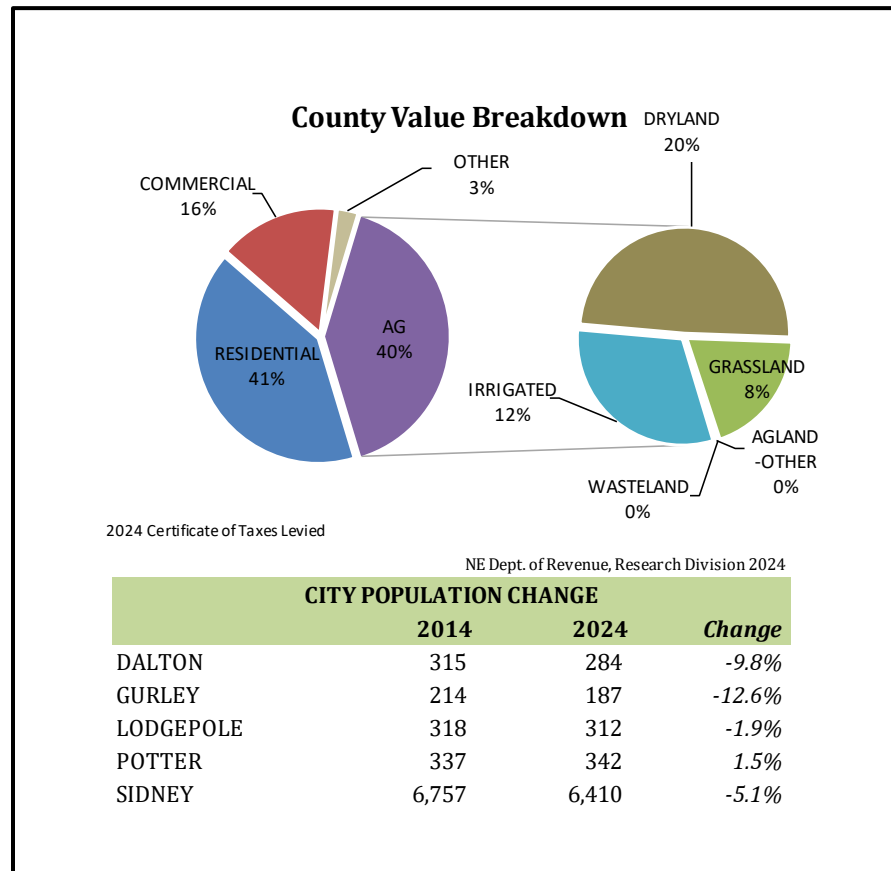
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,196 square miles, Cheyenne County has 9,541 residents, per the Census Bureau Quick Facts for 2023, a slight population increase from the 2020 U.S. Census. Reports indicate that 67% of county residents are homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$116,775 (2024 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 284 employer establishments with total employment of 2,950 a 3% increase overall.



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

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.

2025 Residential Correlation for Cheyenne County

Assessment Practices & Actions

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

Review of Cheyenne County's sales verification and qualification process demonstrated that all truly arm's-length residential sales were available for measurement purposes. The county's sale usability for the residential property class was comparable to the statewide average.

The county assessor defines the residential property class by five valuation groups. For the current assessment year, the City of Sidney was partitioned into three separate valuation groups based on market activity, Valuation Group 10 Central, 11 North, and 12 South Sidney. Valuation Group 40 is comprised of the Villages of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol. The remaining residential property within the county is Valuation Group 80, Rural.

The county is in compliance with the statutorily required six-year review cycle. Review of all improvements is accomplished physically on-site. The county assessor has submitted a valuation methodology.

2025 Residential Assessment Details for Cheyenne County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
10	Sidney Central	2021	2021	2020	2021	9% increase to land & improvements
11	Sidney North	2021	2021	2020	2023	8% increase to land & improvements
12	Sidney South	2021	2021	2020	2021	8% increase to land & improvements
40	Villages	2021	2021	2024*	2022	(see below)
80	Rural	2022	2021	2021	2022	6% increase to land & improvements
Additional comments: The City of Sidney was split into three valuation groups. Improvements were increased in the following villages: Dalton by 7%; Lodgepole by 8%. A new depreciation table was also implemented for mobile homes.						
* = assessment action for current year						

Description of Analysis

Examination of the statistical profile indicates 244 qualified sales occurred during the two-year timeframe of the study period. Only the overall median and mean are within acceptable range, the weighted mean is three points below the range. Both overall qualitative statistics are within their respective parameters.

2025 Residential Correlation for Cheyenne County

By study year, it appears that the residential market is still rising and will need to be addressed by an updated review as well as newer cost and depreciation tables.

Analysis of the data by valuation group reveals all five have median within acceptable range . The qualitative statistics are also within their respective parameters. The COD's support the median measures for all valuation groups.

Review of the percent change to the sample from preliminary to final values shows 7%; while the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) at 9% reflects comparable value changes to both the residential sample and the base.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	90	93.88	92.09	89.30	14.44	103.12
11	30	94.31	91.83	88.79	13.68	103.42
12	63	93.55	90.45	89.72	11.89	100.81
40	39	92.90	94.34	84.54	20.95	111.59
80	22	92.41	90.57	90.18	09.77	100.43
____ALL____	244	93.51	91.86	89.07	14.32	103.13

Level of Value

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

2025 Commercial Correlation for Cheyenne County

Assessment Practices & Actions

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

Analysis of the Cheyenne County Assessor's sales verification and qualification process reveals that all truly arm's-length commercial sales were available for measurement purposes. The county's sale usability rate was comparable to the statewide average.

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

With the completion of the physical on-site review of all commercial and industrial property for the current year, Cheyenne County is in compliance with the statutorily required six-year review cycle.

2025 Commercial Assessment Details for Cheyenne County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
10	Sidney	2024*	2024*	2021	2024*	
30	Sioux Meadows	2024*	2024*	2021	2024*	
40	Villages	2024*	2024*	2024*	2024*	
Additional comments: All commercial/industrial property was physically inspected on-site and pictures were updated.						
* = assessment action for current year						

Description of Analysis

Review of the statistical profile reveals 21 qualified sales with two of the three measures of central tendency within the acceptable range, the median and mean. The COD supports the median and the low PRD is affected by the two highest dollar sales. Their hypothetical removal would lower the weighted mean to 89% and the PRD would be 103%.

Examination of the sales by valuation group, shows only Valuation Group 10 with a measurable sample of sales, and two of three measures of central tendency within the acceptable range. The COD supports the median, and the PRD is affected by the two highest dollar sales.

2025 Commercial Correlation for Cheyenne County

A review of the preliminary commercial sample assessed values to the final assessed values indicates a 10% increase. The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows a 6% increase. The difference is that the sample contains a high dollar sale that received a 13% increase. When this is removed, the overall increase to the sample is 4%, supporting that assessments were uniformly applied to sold and unsold properties.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	17	94.21	96.85	122.48	17.94	79.07
30	1	108.27	108.27	108.27	00.00	100.00
40	3	100.78	95.31	95.78	07.54	99.51
____ALL____	21	94.25	97.17	121.72	16.71	79.83

Level of Value

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

2025 Agricultural Correlation for Cheyenne County

Assessment Practices & Actions

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

Review of the county assessor's agricultural sale verification and qualification process reveals that the usability rate is lower than the statewide average. However, further review of the non-qualified sales shows adequate reasons for their disqualification. Therefore, all truly arm's-length sales were available for measurement.

Three market areas define agricultural land within the county. Market Area 1 consists of the southern portion of the county and has a subclass of slightly lower quality soil. The northern portion of the county is described as Market Area 3, and majority land use is dryland. Market Area 5 is located within Sidney city limits and zoned agricultural and contains 685 acres of non-exempt land. When this land sells, it is almost always a change of use to commercial or residential. No special value applications have been filed.

The county assessor has identified intensive use in the form of feedlots and values these at \$1,000 per acre. Land use was last completed countywide in 2021.

2025 Agricultural Assessment Details for Cheyenne County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2021	2021	2022	
AB DW	Agricultural dwellings	2022	2021	2021	2022	
Additional comments:						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	The southern portion of the county.	2021	Grass received an overall 21% increase; CRP was increased by 18%.
3	The northern portion of the county.	2021	Irigated land was increased 4%. Dryland was increased 7%; Grass received an increase of 19%; CRP received an 18% increase.
Additional comments:			

2025 Agricultural Correlation for Cheyenne County

Description of Analysis

Examination of the agricultural statistical profile shows 62 qualified sales with two of the three measures of central tendency within acceptable range. The weighted mean is low. The median is supported by the COD.

By market area, both Market Areas 1 and 3 have medians and means within the acceptable range and are supported by their respective COD's.

Analysis of the 80% Majority Land Use (MLU) shows all land use subclasses have medians within the acceptable range.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions taken to address the agricultural land class.

Equalization and Quality of Assessment

Improvements on agricultural land are valued using the same cost and depreciation as the rural residential parcels. Farm home sites are valued the same as rural residential home sites; supporting that agricultural improvements are equalized and assessed at market value.

Review of all available information indicates that the quality of 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
____Irrigated____						
County	3	69.13	62.51	58.75	13.68	106.40
3	3	69.13	62.51	58.75	13.68	106.40
____Dry____						
County	39	71.23	71.18	71.29	09.08	99.85
1	10	70.78	69.49	70.46	14.17	98.62
3	29	71.23	71.76	71.57	07.36	100.27
____Grass____						
County	10	70.89	73.37	70.80	11.24	103.63
1	5	69.50	72.95	68.00	14.01	107.28
3	5	71.16	73.79	73.01	08.23	101.07
____ALL____	62	70.89	70.41	66.08	10.23	106.55

Level of Value

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

2025 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Cheyenne County

Residential Real Property - Current

Number of Sales	244	Median	93.51
Total Sales Price	\$41,830,812	Mean	91.86
Total Adj. Sales Price	\$41,830,812	Wgt. Mean	89.07
Total Assessed Value	\$37,258,348	Average Assessed Value of the Base	\$101,777
Avg. Adj. Sales Price	\$171,438	Avg. Assessed Value	\$152,698

Confidence Interval - Current

95% Median C.I	91.40 to 96.19
95% Wgt. Mean C.I	86.46 to 91.68
95% Mean C.I	89.67 to 94.05
% of Value of the Class of all Real Property Value in the County	37.73
% of Records Sold in the Study Period	4.91
% of Value Sold in the Study Period	7.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	205	92	92.22
2023	336	92	92.36
2022	363	97	97.35
2021	358	97	97.38

2025 Commission Summary for Cheyenne County

Commercial Real Property - Current

Number of Sales	21	Median	94.25
Total Sales Price	\$8,060,136	Mean	97.17
Total Adj. Sales Price	\$8,060,136	Wgt. Mean	121.72
Total Assessed Value	\$9,810,988	Average Assessed Value of the Base	\$255,280
Avg. Adj. Sales Price	\$383,816	Avg. Assessed Value	\$467,190

Confidence Interval - Current

95% Median C.I	90.18 to 106.68
95% Wgt. Mean C.I	97.54 to 145.91
95% Mean C.I	86.42 to 107.92
% of Value of the Class of all Real Property Value in the County	16.12
% of Records Sold in the Study Period	2.48
% of Value Sold in the Study Period	4.54

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	31	92	93.23
2023	41	92	91.63
2022	44	97	97.00
2021	38	97	96.71

17 Cheyenne
RESIDENTIAL
PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 244
 Total Sales Price : 41,830,812
 Total Adj. Sales Price : 41,830,812
 Total Assessed Value : 37,258,348
 Avg. Adj. Sales Price : 171,438
 Avg. Assessed Value : 152,698

MEDIAN : 94
 WGT. MEAN : 89
 MEAN : 92

 COD : 14.32
 PRD : 103.13

COV : 19.04
 STD : 17.49
 Avg. Abs. Dev : 13.39

 MAX Sales Ratio : 182.14
 MIN Sales Ratio : 44.88

95% Median C.I. : 91.40 to 96.19
 95% Wgt. Mean C.I. : 86.46 to 91.68
 95% Mean C.I. : 89.67 to 94.05

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	30	100.02	99.46	97.51	09.76	102.00	62.66	134.24	96.19 to 105.39	163,423	159,355
01-JAN-23 To 31-MAR-23	22	97.63	98.07	97.77	05.84	100.31	83.53	111.65	93.49 to 102.24	177,168	173,211
01-APR-23 To 30-JUN-23	26	95.20	94.38	93.31	08.28	101.15	66.29	107.73	89.34 to 102.30	165,681	154,589
01-JUL-23 To 30-SEP-23	32	97.34	96.51	95.41	08.57	101.15	73.63	119.79	90.44 to 102.68	168,552	160,819
01-OCT-23 To 31-DEC-23	30	91.86	94.41	88.85	16.68	106.26	67.06	182.14	81.27 to 98.27	155,212	137,909
01-JAN-24 To 31-MAR-24	18	96.15	93.71	91.44	15.70	102.48	62.20	146.13	77.49 to 103.48	169,894	155,353
01-APR-24 To 30-JUN-24	47	77.63	83.69	80.19	17.80	104.36	47.38	131.71	75.64 to 88.33	193,549	155,198
01-JUL-24 To 30-SEP-24	39	81.75	84.03	80.91	18.37	103.86	44.88	121.24	77.27 to 91.79	167,123	135,221
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	110	97.86	97.12	95.97	08.45	101.20	62.66	134.24	95.76 to 99.72	168,198	161,426
01-OCT-23 To 30-SEP-24	134	83.53	87.53	83.59	18.86	104.71	44.88	182.14	79.12 to 90.96	174,097	145,534
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	110	96.08	95.74	93.74	10.23	102.13	66.29	182.14	93.34 to 98.13	165,958	155,577
<u>ALL</u>	244	93.51	91.86	89.07	14.32	103.13	44.88	182.14	91.40 to 96.19	171,438	152,698

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	90	93.88	92.09	89.30	14.44	103.12	47.95	134.24	88.33 to 97.96	135,347	120,865
11	30	94.31	91.83	88.79	13.68	103.42	56.50	116.63	87.67 to 102.32	103,837	92,194
12	63	93.55	90.45	89.72	11.89	100.81	62.21	131.71	87.20 to 96.40	250,729	224,953
40	39	92.90	94.34	84.54	20.95	111.59	44.88	182.14	79.76 to 103.48	109,655	92,703
80	22	92.41	90.57	90.18	09.77	100.43	70.43	111.09	83.53 to 99.15	293,729	264,873
<u>ALL</u>	244	93.51	91.86	89.07	14.32	103.13	44.88	182.14	91.40 to 96.19	171,438	152,698

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	244	93.51	91.86	89.07	14.32	103.13	44.88	182.14	91.40 to 96.19	171,438	152,698
06											
07											
<u>ALL</u>	244	93.51	91.86	89.07	14.32	103.13	44.88	182.14	91.40 to 96.19	171,438	152,698

17 Cheyenne
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 244
 Total Sales Price : 41,830,812
 Total Adj. Sales Price : 41,830,812
 Total Assessed Value : 37,258,348
 Avg. Adj. Sales Price : 171,438
 Avg. Assessed Value : 152,698

MEDIAN : 94
 WGT. MEAN : 89
 MEAN : 92
 COD : 14.32
 PRD : 103.13

COV : 19.04
 STD : 17.49
 Avg. Abs. Dev : 13.39
 MAX Sales Ratio : 182.14
 MIN Sales Ratio : 44.88

95% Median C.I. : 91.40 to 96.19
 95% Wgt. Mean C.I. : 86.46 to 91.68
 95% Mean C.I. : 89.67 to 94.05

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	182.14	182.14	182.14	00.00	100.00	182.14	182.14	N/A	11,000	20,035
Less Than 30,000	7	120.20	127.72	121.38	14.88	105.22	101.46	182.14	101.46 to 182.14	21,171	25,698
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	244	93.51	91.86	89.07	14.32	103.13	44.88	182.14	91.40 to 96.19	171,438	152,698
Greater Than 14,999	243	93.49	91.48	89.04	13.99	102.74	44.88	146.13	91.25 to 96.19	172,098	153,244
Greater Than 29,999	237	92.90	90.80	88.95	13.75	102.08	44.88	134.24	90.78 to 95.68	175,876	156,449
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	182.14	182.14	182.14	00.00	100.00	182.14	182.14	N/A	11,000	20,035
15,000 TO 29,999	6	117.87	118.65	116.51	08.94	101.84	101.46	146.13	101.46 to 146.13	22,866	26,642
30,000 TO 59,999	24	101.59	101.41	100.93	12.86	100.48	72.64	128.99	91.54 to 111.03	48,767	49,223
60,000 TO 99,999	39	102.30	99.03	99.12	11.66	99.91	47.95	134.24	97.02 to 107.15	74,403	73,750
100,000 TO 149,999	52	89.34	86.76	86.52	15.36	100.28	47.38	118.25	79.76 to 95.15	124,712	107,905
150,000 TO 249,999	73	88.33	87.19	87.17	13.14	100.02	57.83	111.65	80.19 to 93.95	186,938	162,953
250,000 TO 499,999	43	91.91	88.61	88.59	11.20	100.02	44.88	111.43	85.60 to 95.68	323,814	286,880
500,000 TO 999,999	6	90.94	89.35	89.41	05.04	99.93	81.66	96.40	81.66 to 96.40	592,500	529,738
1,000,000 +											
<u>ALL</u>	244	93.51	91.86	89.07	14.32	103.13	44.88	182.14	91.40 to 96.19	171,438	152,698

17 Cheyenne
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 21
Total Sales Price : 8,060,136
Total Adj. Sales Price : 8,060,136
Total Assessed Value : 9,810,988
Avg. Adj. Sales Price : 383,816
Avg. Assessed Value : 467,190

MEDIAN : 94
WGT. MEAN : 122
MEAN : 97

COD : 16.71
PRD : 79.83

COV : 24.30
STD : 23.61
Avg. Abs. Dev : 15.75

MAX Sales Ratio : 148.19
MIN Sales Ratio : 37.43

95% Median C.I. : 90.18 to 106.68
95% Wgt. Mean C.I. : 97.54 to 145.91
95% Mean C.I. : 86.42 to 107.92

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	2	100.47	100.47	97.72	06.19	102.81	94.25	106.68	N/A	107,500	105,048
01-JAN-22 To 31-MAR-22	5	90.30	99.53	127.56	21.48	78.03	74.00	148.19	N/A	389,050	496,264
01-APR-22 To 30-JUN-22	1	100.78	100.78	100.78	00.00	100.00	100.78	100.78	N/A	136,000	137,055
01-JUL-22 To 30-SEP-22	3	93.68	93.05	94.25	02.80	98.73	88.80	96.66	N/A	120,000	113,103
01-OCT-22 To 31-DEC-22	2	68.47	68.47	62.46	45.33	109.62	37.43	99.50	N/A	181,000	113,061
01-JAN-23 To 31-MAR-23	3	108.27	104.81	96.30	07.94	108.84	90.18	115.97	N/A	224,333	216,023
01-APR-23 To 30-JUN-23	1	93.21	93.21	93.21	00.00	100.00	93.21	93.21	N/A	200,000	186,425
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23	1	118.55	118.55	118.55	00.00	100.00	118.55	118.55	N/A	200,000	237,090
01-JAN-24 To 31-MAR-24	1	64.84	64.84	64.84	00.00	100.00	64.84	64.84	N/A	160,000	103,745
01-APR-24 To 30-JUN-24	1	94.21	94.21	94.21	00.00	100.00	94.21	94.21	N/A	200,000	188,420
01-JUL-24 To 30-SEP-24	1	140.02	140.02	140.02	00.00	100.00	140.02	140.02	N/A	3,608,884	5,053,337
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	11	94.25	98.04	119.26	12.38	82.21	74.00	148.19	81.18 to 106.68	241,477	287,980
01-OCT-22 To 30-SEP-23	6	96.36	90.76	85.88	17.80	105.68	37.43	115.97	37.43 to 115.97	205,833	176,769
01-OCT-23 To 30-SEP-24	4	106.38	104.41	133.91	23.39	77.97	64.84	140.02	N/A	1,042,221	1,395,648
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	11	93.68	92.23	113.58	17.22	81.20	37.43	148.19	74.00 to 103.97	254,841	289,437
01-JAN-23 To 31-DEC-23	5	108.27	105.24	99.87	09.45	105.38	90.18	118.55	N/A	214,600	214,317
<u>ALL</u>	21	94.25	97.17	121.72	16.71	79.83	37.43	148.19	90.18 to 106.68	383,816	467,190

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	17	94.21	96.85	122.48	17.94	79.07	37.43	148.19	88.80 to 115.97	459,361	562,645
30	1	108.27	108.27	108.27	00.00	100.00	108.27	108.27	N/A	45,000	48,720
40	3	100.78	95.31	95.78	07.54	99.51	81.18	103.97	N/A	68,667	65,767
<u>ALL</u>	21	94.25	97.17	121.72	16.71	79.83	37.43	148.19	90.18 to 106.68	383,816	467,190

17 Cheyenne
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 21	MEDIAN : 94	COV : 24.30	95% Median C.I. : 90.18 to 106.68
Total Sales Price : 8,060,136	WGT. MEAN : 122	STD : 23.61	95% Wgt. Mean C.I. : 97.54 to 145.91
Total Adj. Sales Price : 8,060,136	MEAN : 97	Avg. Abs. Dev : 15.75	95% Mean C.I. : 86.42 to 107.92
Total Assessed Value : 9,810,988			
Avg. Adj. Sales Price : 383,816	COD : 16.71	MAX Sales Ratio : 148.19	
Avg. Assessed Value : 467,190	PRD : 79.83	MIN Sales Ratio : 37.43	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	6	92.26	90.82	116.49	25.56	77.96	37.43	148.19	37.43 to 148.19	404,542	471,235
03	15	96.66	99.72	123.98	12.88	80.43	64.84	140.02	90.18 to 108.27	375,526	465,572
04											
<u>ALL</u>	<u>21</u>	94.25	97.17	121.72	16.71	79.83	37.43	148.19	90.18 to 106.68	383,816	467,190

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	103.97	103.97	103.97	00.00	100.00	103.97	103.97	N/A	15,000	15,595
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	94.25	97.17	121.72	16.71	79.83	37.43	148.19	90.18 to 106.68	383,816	467,190
Greater Than 14,999	21	94.25	97.17	121.72	16.71	79.83	37.43	148.19	90.18 to 106.68	383,816	467,190
Greater Than 29,999	20	94.23	96.84	121.76	17.03	79.53	37.43	148.19	90.18 to 106.68	402,257	489,770
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	103.97	103.97	103.97	00.00	100.00	103.97	103.97	N/A	15,000	15,595
30,000 TO 59,999	2	94.73	94.73	93.37	14.30	101.46	81.18	108.27	N/A	50,000	46,685
60,000 TO 99,999	3	93.68	96.39	95.45	06.36	100.98	88.80	106.68	N/A	73,333	69,997
100,000 TO 149,999	3	100.78	105.42	105.06	05.45	100.34	99.50	115.97	N/A	136,667	143,587
150,000 TO 249,999	7	94.21	85.59	85.35	17.28	100.28	37.43	118.55	37.43 to 118.55	190,143	162,279
250,000 TO 499,999	2	82.15	82.15	82.52	09.92	99.55	74.00	90.30	N/A	272,500	224,875
500,000 TO 999,999	1	90.18	90.18	90.18	00.00	100.00	90.18	90.18	N/A	500,000	450,910
1,000,000 TO 1,999,999	1	148.19	148.19	148.19	00.00	100.00	148.19	148.19	N/A	1,330,252	1,971,326
2,000,000 TO 4,999,999	1	140.02	140.02	140.02	00.00	100.00	140.02	140.02	N/A	3,608,884	5,053,337
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>21</u>	94.25	97.17	121.72	16.71	79.83	37.43	148.19	90.18 to 106.68	383,816	467,190

17 Cheyenne
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

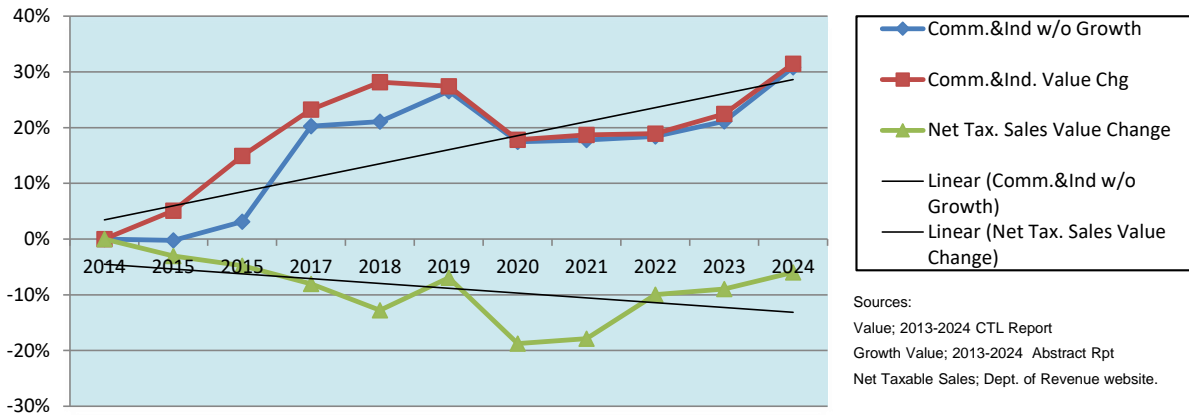
Number of Sales : 21	MEDIAN : 94	COV : 24.30	95% Median C.I. : 90.18 to 106.68
Total Sales Price : 8,060,136	WGT. MEAN : 122	STD : 23.61	95% Wgt. Mean C.I. : 97.54 to 145.91
Total Adj. Sales Price : 8,060,136	MEAN : 97	Avg. Abs. Dev : 15.75	95% Mean C.I. : 86.42 to 107.92
Total Assessed Value : 9,810,988			
Avg. Adj. Sales Price : 383,816	COD : 16.71	MAX Sales Ratio : 148.19	
Avg. Assessed Value : 467,190	PRD : 79.83	MIN Sales Ratio : 37.43	

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	3	90.30	86.17	85.66	07.46	100.60	74.00	94.21	N/A	248,333	212,723
336	2	118.50	118.50	144.82	25.06	81.83	88.80	148.19	N/A	705,126	1,021,183
341	1	96.66	96.66	96.66	00.00	100.00	96.66	96.66	N/A	200,000	193,324
344	3	93.68	94.45	92.44	03.32	102.17	90.18	99.50	N/A	242,000	223,707
352	2	69.11	69.11	61.91	45.84	111.63	37.43	100.78	N/A	176,000	108,956
386	1	118.55	118.55	118.55	00.00	100.00	118.55	118.55	N/A	200,000	237,090
406	6	99.11	96.75	92.32	12.76	104.80	64.84	115.97	64.84 to 115.97	117,167	108,169
442	1	81.18	81.18	81.18	00.00	100.00	81.18	81.18	N/A	55,000	44,650
528	1	106.68	106.68	106.68	00.00	100.00	106.68	106.68	N/A	60,000	64,005
594	1	140.02	140.02	140.02	00.00	100.00	140.02	140.02	N/A	3,608,884	5,053,337
<u>ALL</u>	21	94.25	97.17	121.72	16.71	79.83	37.43	148.19	90.18 to 106.68	383,816	467,190

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 148,274,704	\$ 4,182,185	2.82%	\$ 144,092,519		\$ 159,293,913	
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%
2022	\$ 181,554,082	\$ 1,925,488	1.06%	\$ 179,628,594	1.89%	\$ 145,039,179	1.16%
2023	\$ 194,944,902	\$ 982,730	0.50%	\$ 193,962,172	6.83%	\$ 149,751,695	3.25%
2024	\$ 195,593,702	\$ 1,526,906	0.78%	\$ 194,066,796	-0.45%	\$ 144,607,014	-3.44%
Ann %chg	2.30%			Average	-0.03%	-0.66%	-0.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.24%	5.11%	-3.03%
2015	3.11%	14.92%	-4.79%
2016	20.25%	23.22%	-8.03%
2017	21.07%	28.14%	-12.79%
2018	26.55%	27.43%	-6.94%
2019	17.45%	17.80%	-18.76%
2020	17.76%	18.70%	-17.87%
2021	18.43%	18.90%	-9.99%
2022	21.15%	22.44%	-8.95%
2023	30.81%	31.48%	-5.99%
2024	30.88%	31.91%	-9.22%

County Number	17
County Name	Cheyenne

17 Cheyenne
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 62
 Total Sales Price : 17,452,273
 Total Adj. Sales Price : 17,452,273
 Total Assessed Value : 11,532,525
 Avg. Adj. Sales Price : 281,488
 Avg. Assessed Value : 186,008

MEDIAN : 71
 WGT. MEAN : 66
 MEAN : 70
 COD : 10.23
 PRD : 106.55

COV : 13.52
 STD : 09.52
 Avg. Abs. Dev : 07.25
 MAX Sales Ratio : 88.81
 MIN Sales Ratio : 43.59

95% Median C.I. : 68.29 to 74.52
 95% Wgt. Mean C.I. : 60.91 to 71.25
 95% Mean C.I. : 68.04 to 72.78

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	4	70.89	71.78	71.69	02.69	100.13	69.13	76.22	N/A	407,000	291,771
01-JAN-22 To 31-MAR-22	6	72.91	71.99	71.51	08.60	100.67	63.63	79.76	63.63 to 79.76	157,028	112,288
01-APR-22 To 30-JUN-22	5	71.60	70.32	71.22	07.08	98.74	62.65	78.04	N/A	356,000	253,547
01-JUL-22 To 30-SEP-22	9	71.81	70.54	70.69	10.24	99.79	54.01	85.48	59.44 to 83.42	194,807	137,708
01-OCT-22 To 31-DEC-22	3	78.50	79.79	80.10	03.67	99.61	76.11	84.75	N/A	158,833	127,218
01-JAN-23 To 31-MAR-23	8	73.64	71.97	65.55	10.56	109.79	56.76	85.09	56.76 to 85.09	408,084	267,489
01-APR-23 To 30-JUN-23	5	70.29	68.34	51.96	14.27	131.52	43.59	87.31	N/A	452,100	234,928
01-JUL-23 To 30-SEP-23	4	79.58	80.37	77.04	07.06	104.32	73.50	88.81	N/A	167,063	128,711
01-OCT-23 To 31-DEC-23	8	68.92	68.75	69.39	05.37	99.08	58.58	76.05	58.58 to 76.05	263,402	182,785
01-JAN-24 To 31-MAR-24	7	60.00	60.14	57.51	12.62	104.57	45.02	77.59	45.02 to 77.59	329,100	189,261
01-APR-24 To 30-JUN-24	2	71.28	71.28	70.16	04.55	101.60	68.04	74.52	N/A	91,500	64,198
01-JUL-24 To 30-SEP-24	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	85,000	58,050
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	24	71.38	71.06	71.24	08.04	99.75	54.01	85.48	64.68 to 76.22	254,310	181,163
01-OCT-22 To 30-SEP-23	20	76.02	73.91	63.13	10.33	117.08	43.59	88.81	70.29 to 80.30	333,496	210,553
01-OCT-23 To 30-SEP-24	18	67.85	65.66	63.55	09.18	103.32	45.02	77.59	60.00 to 69.95	259,940	165,198
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	23	72.32	72.08	71.94	09.18	100.19	54.01	85.48	64.68 to 78.04	215,302	154,891
01-JAN-23 To 31-DEC-23	25	71.23	71.56	63.75	10.46	112.25	43.59	88.81	67.65 to 76.04	332,026	211,667
<u>ALL</u>	62	70.89	70.41	66.08	10.23	106.55	43.59	88.81	68.29 to 74.52	281,488	186,008

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	20	70.78	70.85	70.55	12.63	100.43	51.24	88.81	62.65 to 78.04	224,877	158,643
3	42	70.89	70.21	64.53	09.08	108.80	43.59	87.31	68.04 to 73.50	308,446	199,040
<u>ALL</u>	62	70.89	70.41	66.08	10.23	106.55	43.59	88.81	68.29 to 74.52	281,488	186,008

17 Cheyenne
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 62
 Total Sales Price : 17,452,273
 Total Adj. Sales Price : 17,452,273
 Total Assessed Value : 11,532,525
 Avg. Adj. Sales Price : 281,488
 Avg. Assessed Value : 186,008

MEDIAN : 71
 WGT. MEAN : 66
 MEAN : 70
 COD : 10.23
 PRD : 106.55

COV : 13.52
 STD : 09.52
 Avg. Abs. Dev : 07.25
 MAX Sales Ratio : 88.81
 MIN Sales Ratio : 43.59

95% Median C.I. : 68.29 to 74.52
 95% Wgt. Mean C.I. : 60.91 to 71.25
 95% Mean C.I. : 68.04 to 72.78

Printed: 3/19/2025 12:22:27PM

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	29	73.47	72.96	72.78	07.79	100.25	57.73	85.48	68.29 to 77.55	202,334	147,268
1	5	79.76	77.72	76.99	06.90	100.95	62.65	84.75	N/A	203,848	156,934
3	24	72.07	71.96	71.90	06.98	100.08	57.73	85.48	67.65 to 76.11	202,019	145,255
____Grass____											
County	9	70.62	73.05	69.66	11.65	104.87	58.58	88.81	63.63 to 87.31	226,806	157,998
1	5	69.50	72.95	68.00	14.01	107.28	58.58	88.81	N/A	217,650	148,002
3	4	70.89	73.18	71.56	08.55	102.26	63.63	87.31	N/A	238,250	170,494
____ALL____	62	70.89	70.41	66.08	10.23	106.55	43.59	88.81	68.29 to 74.52	281,488	186,008

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	3	69.13	62.51	58.75	13.68	106.40	45.02	73.39	N/A	623,333	366,198
3	3	69.13	62.51	58.75	13.68	106.40	45.02	73.39	N/A	623,333	366,198
____Dry____											
County	39	71.23	71.18	71.29	09.08	99.85	51.24	85.48	67.65 to 76.04	194,424	138,611
1	10	70.78	69.49	70.46	14.17	98.62	51.24	84.75	54.01 to 83.42	186,808	131,626
3	29	71.23	71.76	71.57	07.36	100.27	57.73	85.48	67.65 to 76.04	197,050	141,020
____Grass____											
County	10	70.89	73.37	70.80	11.24	103.63	58.58	88.81	63.63 to 87.31	247,125	174,975
1	5	69.50	72.95	68.00	14.01	107.28	58.58	88.81	N/A	217,650	148,002
3	5	71.16	73.79	73.01	08.23	101.07	63.63	87.31	N/A	276,600	201,947
____ALL____	62	70.89	70.41	66.08	10.23	106.55	43.59	88.81	68.29 to 74.52	281,488	186,008

Cheyenne County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cheyenne	1	2,407	2,414	2,291	2,386	2,405	2,310	2,076	1,826	2,370
Deuel	1	2,998	3,000	2,900	2,839	2,700	2,685	2,649	2,700	2,938
Kimball	1	1,815	1,815	1,815	1,805	1,790	1,790	1,650	1,650	1,764
Cheyenne	3	2,862	2,857	n/a	2,849	2,843	2,674	2,597	2,551	2,837
Kimball	2	2,175	2,175	2,175	1,790	n/a	1,790	1,790	1,650	1,876
Banner	1	2,200	2,200	2,090	1,980	1,980	1,980	1,760	1,428	1,978
Morrill	3	3,140	3,140	2,900	2,900	2,700	2,700	2,600	2,600	2,899
Garden	1	2,920	2,920	n/a	2,860	2,775	2,775	2,725	2,725	2,809

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cheyenne	1	n/a	508	416	485	482	484	412	386	488
Deuel	1	n/a	850	800	800	800	n/a	775	775	832
Kimball	1	n/a	590	550	510	435	n/a	380	380	468
Cheyenne	3	n/a	723	711	712	710	n/a	705	700	720
Kimball	2	n/a	655	610	585	480	n/a	410	405	534
Banner	1	n/a	575	570	565	560	555	550	540	564
Morrill	3	-	625	625	605	625	605	600	600	611
Garden	1	n/a	940	n/a	940	860	n/a	835	835	925

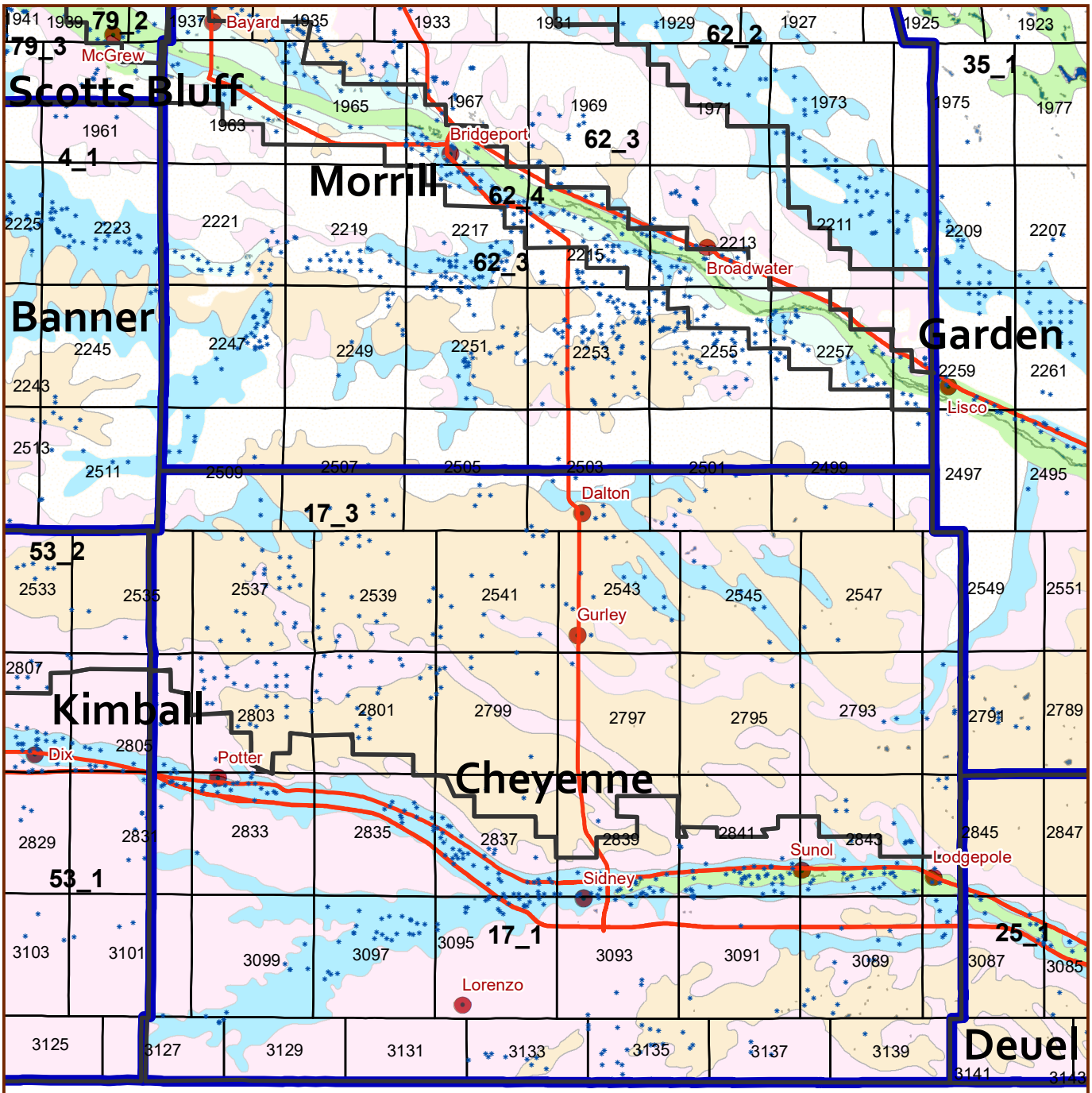
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cheyenne	1	519	509	n/a	456	n/a	443	432	432	436
Deuel	1	455	n/a	455	455	n/a	455	455	455	455
Kimball	1	n/a	n/a	n/a	455	n/a	400	400	400	400
Cheyenne	3	n/a	672	n/a	648	n/a	612	600	419	507
Kimball	2	n/a	n/a	n/a	n/a	n/a	435	435	435	435
Banner	1	n/a	530	n/a	520	520	510	510	465	480
Morrill	3	600	600	-	600	600	580	550	550	557
Garden	1	495	n/a	498	495	485	485	485	485	486

County	Mkt Area	CRP	TIMBER	WASTE
Cheyenne	1	446	n/a	100
Deuel	1	588	n/a	n/a
Kimball	1	450	n/a	n/a
Cheyenne	3	561	n/a	100
Kimball	2	415	n/a	n/a
Banner	1	507	n/a	310
Morrill	3	601	-	50
Garden	1	854	n/a	50

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

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

CHEYENNE COUNTY



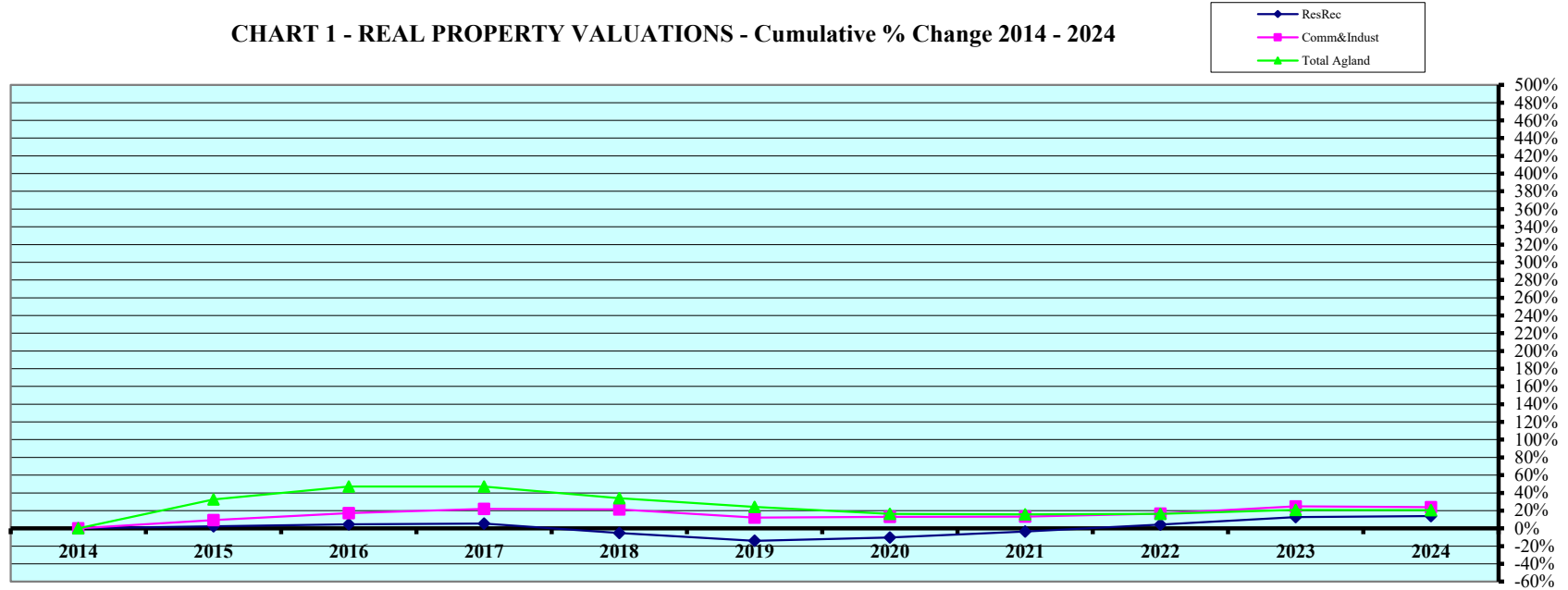
Legend

- 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 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	400,784,368	-	-	-	155,851,447	-	-	-	414,740,203	-	-	-
2015	410,180,482	9,396,114	2.34%	2.34%	170,399,410	14,547,963	9.33%	9.33%	549,512,949	134,772,746	32.50%	32.50%
2016	419,384,459	9,203,977	2.24%	4.64%	182,707,149	12,307,739	7.22%	17.23%	609,850,824	60,337,875	10.98%	47.04%
2017	422,333,828	2,949,369	0.70%	5.38%	189,994,778	7,287,629	3.99%	21.91%	610,048,533	197,709	0.03%	47.09%
2018	379,491,863	-42,841,965	-10.14%	-5.31%	188,941,415	-1,053,363	-0.55%	21.23%	556,047,808	-54,000,725	-8.85%	34.07%
2019	344,346,390	-35,145,473	-9.26%	-14.08%	174,666,392	-14,275,023	-7.56%	12.07%	514,413,013	-41,634,795	-7.49%	24.03%
2020	359,055,535	14,709,145	4.27%	-10.41%	176,008,820	1,342,428	0.77%	12.93%	482,163,330	-32,249,683	-6.27%	16.26%
2021	386,361,429	27,305,894	7.60%	-3.60%	176,298,952	290,132	0.16%	13.12%	480,115,289	-2,048,041	-0.42%	15.76%
2022	418,335,941	31,974,512	8.28%	4.38%	181,656,790	5,357,838	3.04%	16.56%	482,991,698	2,876,409	0.60%	16.46%
2023	451,272,744	32,936,803	7.87%	12.60%	194,547,536	12,890,746	7.10%	24.83%	501,380,620	18,388,922	3.81%	20.89%
2024	456,298,752	5,026,008	1.11%	13.85%	193,096,441	-1,451,095	-0.75%	23.90%	500,337,374	-1,043,246	-0.21%	20.64%

Rate Annual %chg: Residential & Recreational **1.31%** Commercial & Industrial **2.17%** Agricultural Land **1.89%**

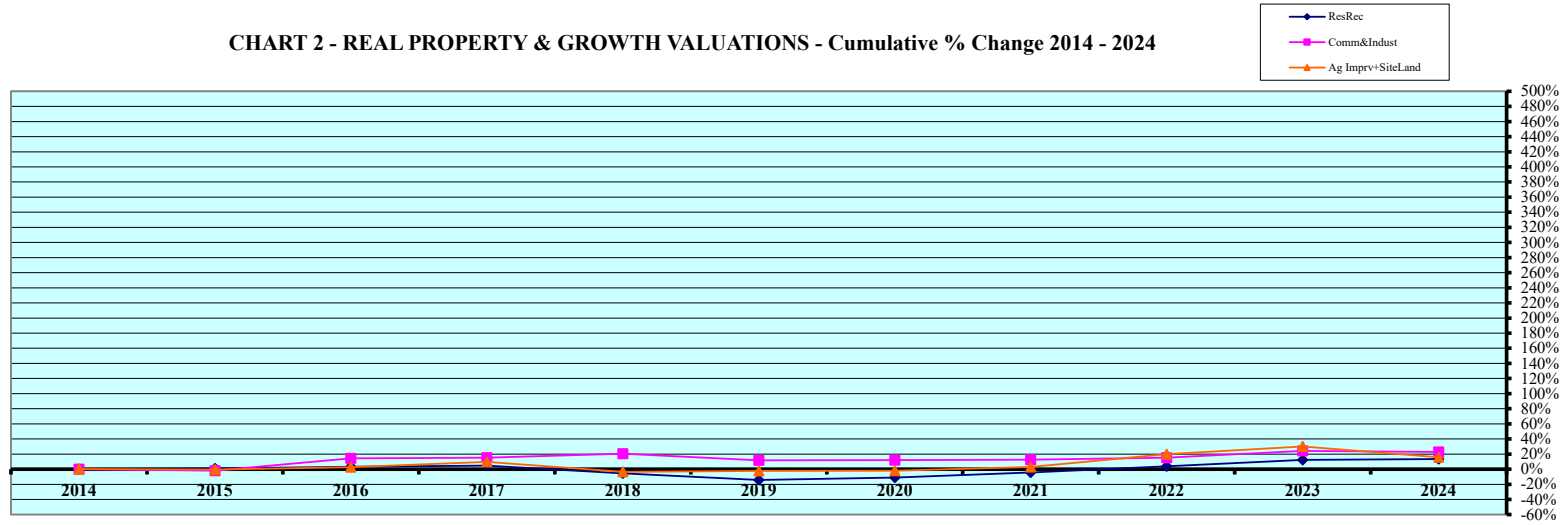
Cnty# **17**
County **CHEYENNE**

CHART 1

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

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

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



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	400,784,368	7,285,074	1.82%	393,499,294	--	--	155,851,447	7,927,786	5.09%	147,923,661	--	--
2015	410,180,482	5,701,008	1.39%	404,479,474	0.92%	0.92%	170,399,410	17,520,507	10.28%	152,878,903	-1.91%	-1.91%
2016	419,384,459	5,621,451	1.34%	413,763,008	0.87%	3.24%	182,707,149	4,407,087	2.41%	178,300,062	4.64%	14.40%
2017	422,333,828	3,077,983	0.73%	419,255,845	-0.03%	4.61%	189,994,778	10,484,398	5.52%	179,510,380	-1.75%	15.18%
2018	379,491,863	769,442	0.20%	378,722,421	-10.33%	-5.50%	188,941,415	1,300,244	0.69%	187,641,171	-1.24%	20.40%
2019	344,346,390	707,575	0.21%	343,638,815	-9.45%	-14.26%	174,666,392	520,965	0.30%	174,145,427	-7.83%	11.74%
2020	359,055,535	2,191,148	0.61%	356,864,387	3.64%	-10.96%	176,008,820	1,393,898	0.79%	174,614,922	-0.03%	12.04%
2021	386,361,429	3,072,317	0.80%	383,289,112	6.75%	-4.37%	176,298,952	693,800	0.39%	175,605,152	-0.23%	12.67%
2022	418,335,941	2,376,429	0.57%	415,959,512	7.66%	3.79%	181,656,790	1,925,488	1.06%	179,731,302	1.95%	15.32%
2023	451,272,744	1,512,090	0.34%	449,760,654	7.51%	12.22%	194,547,536	982,730	0.51%	193,564,806	6.56%	24.20%
2024	456,298,752	1,792,092	0.39%	454,506,660	0.72%	13.40%	193,096,441	1,526,906	0.79%	191,569,535	-1.53%	22.92%
Rate Ann%chg	1.31%	Resid & Recreat w/o growth				0.83%	2.17%	C & I w/o growth				-0.14%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	45,757,468	17,228,210	62,985,678	3,527,519	5.60%	59,458,159	--	--
2015	47,282,125	17,989,469	65,271,594	2,691,316	4.12%	62,580,278	-0.64%	-0.64%
2016	47,450,046	18,626,154	66,076,200	1,378,810	2.09%	64,697,390	-0.88%	2.72%
2017	51,326,898	18,854,376	70,181,274	1,053,362	1.50%	69,127,912	4.62%	9.75%
2018	43,035,950	18,146,188	61,182,138	410,949	0.67%	60,771,189	-13.41%	-3.52%
2019	41,657,911	19,980,062	61,637,973	167,602	0.27%	61,470,371	0.47%	-2.41%
2020	42,872,847	19,482,129	62,354,976	647,238	1.04%	61,707,738	0.11%	-2.03%
2021	44,389,773	21,522,162	65,911,935	1,136,305	1.72%	64,775,630	3.88%	2.84%
2022	49,539,202	27,088,557	76,627,759	1,050,449	1.37%	75,577,310	14.66%	19.99%
2023	51,007,220	31,704,327	82,711,547	797,070	0.96%	81,914,477	6.90%	30.05%
2024	49,277,505	24,035,587	73,313,092	304,205	0.41%	73,008,887	-11.73%	15.91%
Rate Ann%chg	0.74%	3.39%	1.53%	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; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

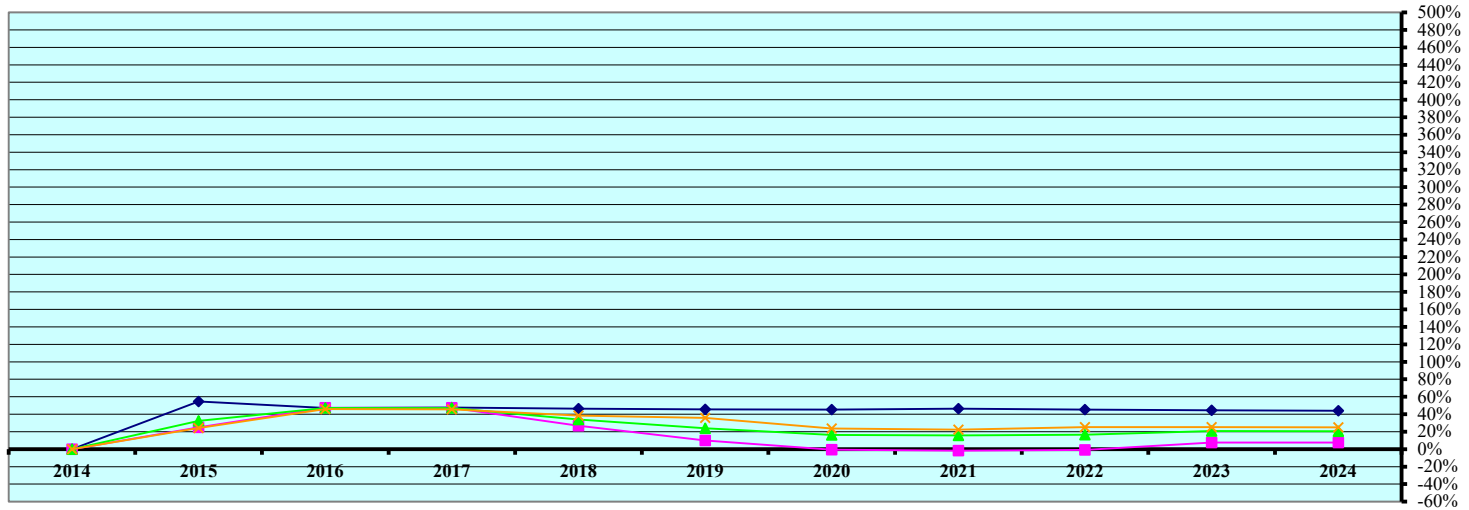
Cnty#
County

17
CHEYENNE

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	108,100,582	-	-	-	228,913,897	-	-	-	77,422,109	-	-	-
2015	167,140,918	59,040,336	54.62%	54.62%	285,842,105	56,928,208	24.87%	24.87%	96,075,106	18,652,997	24.09%	24.09%
2016	159,175,288	-7,965,630	-4.77%	47.25%	337,249,190	51,407,085	17.98%	47.33%	112,969,043	16,893,937	17.58%	45.91%
2017	159,556,606	381,318	0.24%	47.60%	337,288,010	38,820	0.01%	47.34%	112,749,080	-219,963	-0.19%	45.63%
2018	158,247,668	-1,308,938	-0.82%	46.39%	290,129,608	-47,158,402	-13.98%	26.74%	107,216,726	-5,532,354	-4.91%	38.48%
2019	157,243,131	-1,004,537	-0.63%	45.46%	251,587,551	-38,542,057	-13.28%	9.90%	105,103,751	-2,112,975	-1.97%	35.75%
2020	156,983,998	-259,133	-0.16%	45.22%	227,618,846	-23,968,705	-9.53%	-0.57%	95,722,459	-9,381,292	-8.93%	23.64%
2021	158,178,294	1,194,296	0.76%	46.33%	225,010,914	-2,607,932	-1.15%	-1.71%	94,735,095	-987,364	-1.03%	22.36%
2022	157,010,810	-1,167,484	-0.74%	45.25%	226,827,012	1,816,098	0.81%	-0.91%	96,996,521	2,261,426	2.39%	25.28%
2023	156,324,627	-686,183	-0.44%	44.61%	245,988,756	19,161,744	8.45%	7.46%	96,888,329	-108,192	-0.11%	25.14%
2024	155,563,840	-760,787	-0.49%	43.91%	246,016,815	28,059	0.01%	7.47%	96,683,244	-205,085	-0.21%	24.88%

Rate Ann.%chg: Irrigated **3.71%** Dryland **0.72%** Grassland **2.25%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	282,092	-	-	-	21,523	-	-	-	414,740,203	-	-	-
2015	431,837	149,745	53.08%	53.08%	22,983	1,460	6.78%	6.78%	549,512,949	134,772,746	32.50%	32.50%
2016	433,077	1,240	0.29%	53.52%	24,226	1,243	5.41%	12.56%	609,850,824	60,337,875	10.98%	47.04%
2017	350,868	-82,209	-18.98%	24.38%	103,969	79,743	329.16%	383.06%	610,048,533	197,709	0.03%	47.09%
2018	349,673	-1,195	-0.34%	23.96%	104,133	164	0.16%	383.82%	556,047,808	-54,000,725	-8.85%	34.07%
2019	349,179	-494	-0.14%	23.78%	129,401	25,268	24.27%	501.22%	514,413,013	-41,634,795	-7.49%	24.03%
2020	1,660,938	1,311,759	375.67%	488.79%	177,089	47,688	36.85%	722.79%	482,163,330	-32,249,683	-6.27%	16.26%
2021	1,630,318	-30,620	-1.84%	477.94%	560,668	383,579	216.60%	2504.97%	480,115,289	-2,048,041	-0.42%	15.76%
2022	1,591,239	-39,079	-2.40%	464.09%	566,116	5,448	0.97%	2530.28%	482,991,698	2,876,409	0.60%	16.46%
2023	1,594,079	2,840	0.18%	465.09%	584,829	18,713	3.31%	2617.23%	501,380,620	18,388,922	3.81%	20.89%
2024	1,584,040	-10,039	-0.63%	461.53%	489,435	-95,394	-16.31%	2174.01%	500,337,374	-1,043,246	-0.21%	20.64%

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

Rate Ann.%chg: Total Agric Land **1.89%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	108,157,555	60,035	1,802			228,909,052	399,652	573			77,340,567	265,593	291		
2015	167,204,299	59,974	2,788	54.75%	54.75%	285,636,519	398,886	716	25.02%	25.02%	96,554,845	266,130	363	24.59%	24.59%
2016	159,214,303	60,198	2,645	-5.13%	46.81%	337,090,392	399,744	843	17.76%	47.23%	112,949,675	264,730	427	17.60%	46.52%
2017	159,556,606	60,337	2,644	-0.02%	46.78%	337,284,167	399,829	844	0.04%	47.28%	112,751,182	264,700	426	-0.16%	46.28%
2018	159,522,588	60,323	2,644	0.00%	46.79%	290,678,325	399,687	727	-13.79%	26.97%	107,357,687	264,806	405	-4.82%	39.22%
2019	158,170,603	60,214	2,627	-0.67%	45.81%	251,751,021	400,975	628	-13.67%	9.62%	105,218,183	262,568	401	-1.16%	37.61%
2020	156,984,310	59,876	2,622	-0.19%	45.53%	227,625,008	400,658	568	-9.51%	-0.81%	95,728,071	250,713	382	-4.72%	31.12%
2021	158,201,333	60,390	2,620	-0.08%	45.41%	225,158,554	400,911	562	-1.15%	-1.95%	94,597,320	248,781	380	-0.41%	30.58%
2022	157,087,431	60,591	2,593	-1.03%	43.91%	226,795,825	401,503	565	0.58%	-1.38%	97,000,960	248,173	391	2.79%	34.22%
2023	156,354,362	60,291	2,593	0.03%	43.95%	246,053,637	401,807	612	8.41%	6.91%	96,858,992	248,076	390	-0.11%	34.08%
2024	155,745,250	60,029	2,594	0.05%	44.01%	245,990,960	401,794	612	-0.02%	6.89%	96,668,029	247,841	390	-0.10%	33.94%

Rate Annual %chg Average Value/Acre: 3.71%

0.72%

2.26%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	281,302	2,803	100			161,091	1,625	99			414,849,567	729,709	569		
2015	430,695	4,307	100	-0.36%	-0.36%	11,324	113	100	0.90%	0.90%	549,837,682	729,410	754	32.59%	32.59%
2016	432,591	4,326	100	0.00%	-0.36%	25,618	256	100	0.00%	0.90%	609,712,579	729,254	836	10.91%	47.06%
2017	429,057	4,291	100	0.00%	-0.36%	25,780	258	100	0.00%	0.90%	610,046,792	729,415	836	0.03%	47.11%
2018	350,297	3,503	100	0.00%	-0.36%	104,645	1,046	100	0.00%	0.90%	558,013,542	729,365	765	-8.52%	34.57%
2019	349,681	3,497	100	0.00%	-0.36%	129,436	1,294	100	0.00%	0.90%	515,618,924	728,548	708	-7.49%	24.49%
2020	1,661,042	16,570	100	0.25%	-0.12%	177,089	708	250	150.03%	152.28%	482,175,520	728,525	662	-6.48%	16.42%
2021	1,644,634	16,388	100	0.11%	-0.01%	572,976	1,378	416	66.35%	319.67%	480,174,817	727,846	660	-0.32%	16.04%
2022	1,589,021	15,873	100	-0.25%	-0.25%	566,116	1,350	419	0.81%	323.07%	483,039,353	727,490	664	0.65%	16.79%
2023	1,593,486	15,918	100	0.00%	-0.26%	583,098	1,391	419	0.01%	323.10%	501,443,575	727,483	689	3.81%	21.24%
2024	1,584,545	15,829	100	0.00%	-0.26%	525,105	1,335	393	-6.20%	296.85%	500,513,889	726,827	689	-0.10%	21.13%

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CHEYENNE

Rate Annual %chg Average Value/Acre: 1.89%

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

CHART 4

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

17	CHEYENNE
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CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 10,130	Value : 1,339,372,184	Growth 16,077,538	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	475	6,459,759	63	1,132,180	526	9,912,925	1,064	17,504,864	
02. Res Improve Land	3,108	45,972,074	81	2,183,085	526	13,236,380	3,715	61,391,539	
03. Res Improvements	3,217	330,002,404	84	15,367,915	599	81,016,473	3,900	426,386,792	
04. Res Total	3,692	382,434,237	147	18,683,180	1,125	104,165,778	4,964	505,283,195	2,941,329
% of Res Total	74.38	75.69	2.96	3.70	22.66	20.62	49.00	37.73	18.29
05. Com UnImp Land	141	5,411,813	4	81,020	35	490,145	180	5,982,978	
06. Com Improve Land	484	23,726,411	23	1,108,705	55	1,688,281	562	26,523,397	
07. Com Improvements	497	140,384,093	24	7,764,975	58	14,500,410	579	162,649,478	
08. Com Total	638	169,522,317	28	8,954,700	93	16,678,836	759	195,155,853	11,610,559
% of Com Total	84.06	86.87	3.69	4.59	12.25	8.55	7.49	14.57	72.22
09. Ind UnImp Land	2	51,810	1	700,600	35	623,320	38	1,375,730	
10. Ind Improve Land	4	256,940	0	0	44	1,787,040	48	2,043,980	
11. Ind Improvements	4	370,535	0	0	45	17,020,605	49	17,391,140	
12. Ind Total	6	679,285	1	700,600	80	19,430,965	87	20,810,850	170,930
% of Ind Total	6.90	3.26	1.15	3.37	91.95	93.37	0.86	1.55	1.06
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	32,850	1	32,850	
15. Rec Improvements	0	0	0	0	1	4,420	1	4,420	
16. Rec Total	0	0	0	0	1	37,270	1	37,270	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	3,692	382,434,237	147	18,683,180	1,126	104,203,048	4,965	505,320,465	2,941,329
% of Res & Rec Total	74.36	75.68	2.96	3.70	22.68	20.62	49.01	37.73	18.29
Com & Ind Total	644	170,201,602	29	9,655,300	173	36,109,801	846	215,966,703	11,781,489
% of Com & Ind Total	76.12	78.81	3.43	4.47	20.45	16.72	8.35	16.12	73.28
17. Taxable Total	4,336	552,635,839	176	28,338,480	1,299	140,312,849	5,811	721,287,168	14,722,818
% of Taxable Total	74.62	76.62	3.03	3.93	22.35	19.45	57.36	53.85	91.57

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	1	15,001	0		0	0	0
19. Commercial	20	1,365,627	17,305,142		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		1	15,001	0
19. Commercial	2	49,133	5,662,047		22	1,414,760	22,967,189
20. Industrial	1	15,745	5,611,580		1	15,745	5,611,580
21. Other	0	0	0		0	0	0
22. Total Sch II					24	1,445,506	28,578,769

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	354	7,905,090	355	7,905,090	0
24. Non-Producing	0	0	0	0	487	278,992	487	278,992	0
25. Total	0	0	1	0	841	8,184,082	842	8,184,082	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	436	63	363	862

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	12	1,090,980	7	311,505	2,708	408,317,889	2,727	409,720,374
28. Ag-Improved Land	7	141,005	5	596,695	693	142,293,860	705	143,031,560
29. Ag Improvements	9	407,585	6	950,020	735	55,791,395	750	57,149,000

30. Ag Total				3,477	609,900,934
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	2	2.00	59,000	4	5.00	142,500	
33. HomeSite Improvements	2	0.00	346,110	4	0.00	861,525	
34. HomeSite Total							
35. FarmSite UnImp Land	1	2.15	4,300	0	0.00	0	
36. FarmSite Improv Land	7	9.30	28,395	2	13.62	27,030	
37. FarmSite Improvements	9	0.00	61,475	5	0.00	88,495	
38. FarmSite Total							
39. Road & Ditches	4	3.98	0	8	14.90	0	
40. Other- Non Ag Use	0	0.00	0	1	6.70	6,700	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	47	46.99	1,105,690	47	46.99	1,105,690	
32. HomeSite Improv Land	337	372.89	9,208,125	343	379.89	9,409,625	
33. HomeSite Improvements	343	0.00	38,215,985	349	0.00	39,423,620	80,000
34. HomeSite Total				396	426.88	49,938,935	
35. FarmSite UnImp Land	211	409.19	700,370	212	411.34	704,670	
36. FarmSite Improv Land	632	2,644.10	4,921,600	641	2,667.02	4,977,025	
37. FarmSite Improvements	721	0.00	17,575,410	735	0.00	17,725,380	1,274,720
38. FarmSite Total				947	3,078.36	23,407,075	
39. Road & Ditches	2,768	9,219.80	0	2,780	9,238.68	0	
40. Other- Non Ag Use	118	1,112.34	463,320	119	1,119.04	470,020	
41. Total Section VI				1,343	13,862.96	73,816,030	1,354,720

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	5,584.71	22.92%	13,441,285	23.28%	2,406.80
46. 1A	12,385.78	50.83%	29,904,485	51.79%	2,414.42
47. 2A1	652.06	2.68%	1,494,190	2.59%	2,291.49
48. 2A	2,758.50	11.32%	6,581,135	11.40%	2,385.77
49. 3A1	790.37	3.24%	1,900,810	3.29%	2,404.96
50. 3A	23.49	0.10%	54,260	0.09%	2,309.92
51. 4A1	1,607.75	6.60%	3,338,090	5.78%	2,076.25
52. 4A	565.63	2.32%	1,032,620	1.79%	1,825.61
53. Total	24,368.29	100.00%	57,746,875	100.00%	2,369.75
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	84,373.28	63.67%	42,857,150	66.23%	507.95
56. 2D1	3,501.78	2.64%	1,456,425	2.25%	415.91
57. 2D	19,910.06	15.03%	9,662,180	14.93%	485.29
58. 3D1	7,969.40	6.01%	3,838,505	5.93%	481.66
59. 3D	485.29	0.37%	234,990	0.36%	484.23
60. 4D1	14,628.02	11.04%	6,030,670	9.32%	412.27
61. 4D	1,638.84	1.24%	633,235	0.98%	386.39
62. Total	132,506.67	100.00%	64,713,155	100.00%	488.38
Grass					
63. 1G1	2,830.39	1.71%	1,467,575	2.02%	518.51
64. 1G	198.07	0.12%	100,425	0.14%	507.02
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	677.66	0.41%	329,075	0.45%	485.60
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	27,779.98	16.80%	12,641,715	17.43%	455.07
69. 4G1	50,855.83	30.76%	22,375,950	30.86%	439.99
70. 4G	82,980.21	50.19%	35,595,230	49.09%	428.96
71. Total	165,322.14	100.00%	72,509,970	100.00%	438.60
Irrigated Total	24,368.29	7.25%	57,746,875	29.38%	2,369.75
Dry Total	132,506.67	39.43%	64,713,155	32.92%	488.38
Grass Total	165,322.14	49.20%	72,509,970	36.89%	438.60
72. Waste	13,093.95	3.90%	1,309,370	0.67%	100.00
73. Other	746.73	0.22%	288,365	0.15%	386.17
74. Exempt	349.85	0.10%	165,225	0.08%	472.27
75. Market Area Total	336,037.78	100.00%	196,567,735	100.00%	584.96

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,452.98	45.92%	47,088,405	46.33%	2,862.00
46. 1A	10,241.15	28.58%	29,259,015	28.79%	2,857.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,162.01	14.41%	14,706,575	14.47%	2,849.00
49. 3A1	1,115.82	3.11%	3,172,295	3.12%	2,843.02
50. 3A	30.24	0.08%	80,870	0.08%	2,674.27
51. 4A1	2,672.17	7.46%	6,939,620	6.83%	2,597.00
52. 4A	155.61	0.43%	396,955	0.39%	2,550.96
53. Total	35,829.98	100.00%	101,643,735	100.00%	2,836.83
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	203,640.28	75.73%	147,232,000	76.08%	723.00
56. 2D1	1.66	0.00%	1,180	0.00%	710.84
57. 2D	29,665.98	11.03%	21,122,160	10.91%	712.00
58. 3D1	12,011.90	4.47%	8,528,065	4.41%	709.97
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	22,739.82	8.46%	16,031,710	8.28%	705.01
61. 4D	858.59	0.32%	601,010	0.31%	700.00
62. Total	268,918.23	100.00%	193,516,125	100.00%	719.61
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	135.90	0.17%	91,940	0.21%	676.53
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	222.27	0.27%	142,715	0.33%	642.08
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	11,653.94	14.19%	7,086,280	16.57%	608.06
69. 4G1	29,866.86	36.38%	17,875,925	41.79%	598.52
70. 4G	40,229.15	49.00%	17,576,444	41.09%	436.91
71. Total	82,108.12	100.00%	42,773,304	100.00%	520.94
Irrigated Total	35,829.98	9.19%	101,643,735	30.04%	2,836.83
Dry Total	268,918.23	68.95%	193,516,125	57.19%	719.61
Grass Total	82,108.12	21.05%	42,773,304	12.64%	520.94
72. Waste	2,604.51	0.67%	260,410	0.08%	99.98
73. Other	575.39	0.15%	206,755	0.06%	359.33
74. Exempt	6.30	0.00%	4,150	0.00%	658.73
75. Market Area Total	390,036.23	100.00%	338,400,329	100.00%	867.61

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

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

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	116.94	363,505	209.03	502,830	59,963.90	158,826,555	60,289.87	159,692,890
77. Dry Land	498.68	393,770	241.72	117,320	400,989.57	258,114,790	401,729.97	258,625,880
78. Grass	315.41	381,480	248.80	111,380	247,185.18	115,205,279	247,749.39	115,698,139
79. Waste	15.31	1,535	4.42	440	15,696.64	1,570,900	15,716.37	1,572,875
80. Other	0.00	0	0.00	0	1,322.12	495,120	1,322.12	495,120
81. Exempt	11.93	15,510	10.06	1,830	382.49	183,650	404.48	200,990
82. Total	946.34	1,140,290	703.97	731,970	725,157.41	534,212,644	726,807.72	536,084,904

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,289.87	8.30%	159,692,890	29.79%	2,648.75
Dry Land	401,729.97	55.27%	258,625,880	48.24%	643.78
Grass	247,749.39	34.09%	115,698,139	21.58%	467.00
Waste	15,716.37	2.16%	1,572,875	0.29%	100.08
Other	1,322.12	0.18%	495,120	0.09%	374.49
Exempt	404.48	0.06%	200,990	0.04%	496.91
Total	726,807.72	100.00%	536,084,904	100.00%	737.59

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Area 1	12	146,405	1	27,515	17	670,290	29	844,210	0
83.2 Area 3	8	49,250	1	26,810	16	754,640	24	830,700	0
83.3 Area 5	0	0	1	41,645	1	361,030	1	402,675	3,595
83.4 Rural 3-10 Miles	154	3,078,515	148	4,530,365	149	29,746,333	303	37,355,213	90,170
83.5 Rural Commercial	0	0	0	0	1	46,175	1	46,175	0
83.6 Rural Over 10 Miles	248	5,226,035	246	6,892,645	246	35,731,145	494	47,849,825	539,190
83.7 Rural Residential	11	186,080	40	724,980	79	6,688,725	90	7,599,785	0
83.8 Rural Within 3 Miles	72	1,813,375	67	2,349,060	67	18,169,925	139	22,332,360	0
83.9 Sidney Central	4	57,935	1,247	16,198,905	1,320	124,533,644	1,324	140,790,484	315,195
83.10 Sidney North	10	111,535	418	2,095,995	425	28,707,870	435	30,915,400	107,545
83.11 Sidney South	6	91,990	788	19,149,137	791	131,779,690	797	151,020,817	661,133
83.12 Sioux Meadows	0	0	29	36,205	29	806,790	29	842,995	0
83.13 Unimproved	496	6,329,609	6	102,090	7	1,186,210	503	7,617,909	1,088,691
83.14 Villages	43	414,135	724	9,249,037	753	47,208,745	796	56,871,917	135,810
84 Residential Total	1,064	17,504,864	3,716	61,424,389	3,901	426,391,212	4,965	505,320,465	2,941,329

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Area 1	3	42,700	2	22,865	2	343,395	5	408,960	79,805
85.2	Area 3	2	37,300	4	144,030	5	486,840	7	668,170	0
85.3	Area 5	0	0	1	29,080	1	13,710	1	42,790	0
85.4	Rural 3-10 Miles	0	0	3	381,800	3	4,147,710	3	4,529,510	11,855
85.5	Rural Commercial	3	727,700	31	452,110	38	7,432,610	41	8,612,420	10,385
85.6	Rural Sev Minerals	0	0	2	40,461	2	2,200,625	2	2,241,086	0
85.7	Sidney Central	2	73,595	280	6,722,907	281	43,422,620	283	50,219,122	348,759
85.8	Sidney North	0	0	31	609,393	33	6,772,900	33	7,382,293	85,925
85.9	Sidney South	4	29,608	81	16,918,690	79	75,428,623	83	92,376,921	465,645
85.10	Sioux Meadows	9	324,310	64	2,350,248	63	27,516,765	72	30,191,323	10,424,520
85.11	Unimproved	189	6,082,930	5	164,788	6	234,640	195	6,482,358	229,595
85.12	Villages	6	40,565	106	731,005	115	12,040,180	121	12,811,750	125,000
86	Commercial Total	218	7,358,708	610	28,567,377	628	180,040,618	846	215,966,703	11,781,489

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	2,654.23	2.21%	1,376,825	2.63%	518.73
88. 1G	59.80	0.05%	30,435	0.06%	508.95
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	311.44	0.26%	142,015	0.27%	455.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	18,010.59	15.01%	7,978,830	15.26%	443.01
93. 4G1	37,824.87	31.52%	16,342,130	31.25%	432.05
94. 4G	61,158.87	50.96%	26,420,680	50.53%	432.00
95. Total	120,019.80	100.00%	52,290,915	100.00%	435.69
CRP					
96. 1C1	176.16	0.39%	90,750	0.45%	515.16
97. 1C	138.27	0.31%	69,990	0.35%	506.18
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	366.22	0.81%	187,060	0.93%	510.79
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	9,769.39	21.56%	4,662,885	23.06%	477.30
102. 4C1	13,030.96	28.76%	6,033,820	29.84%	463.04
103. 4C	21,821.34	48.17%	9,174,550	45.38%	420.44
104. Total	45,302.34	100.00%	20,219,055	100.00%	446.31
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	120,019.80	72.60%	52,290,915	72.12%	435.69
CRP Total	45,302.34	27.40%	20,219,055	27.88%	446.31
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	165,322.14	100.00%	72,509,970	100.00%	438.60

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	32.68	0.05%	21,960	0.07%	671.97
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	127.15	0.21%	82,385	0.27%	647.94
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	7,592.51	12.57%	4,647,485	15.18%	612.11
93. 4G1	20,876.10	34.55%	12,526,440	40.92%	600.04
94. 4G	31,790.07	52.62%	13,333,394	43.56%	419.42
95. Total	60,418.51	100.00%	30,611,664	100.00%	506.66
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	103.22	0.48%	69,980	0.58%	677.97
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	95.12	0.44%	60,330	0.50%	634.25
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	4,061.43	18.73%	2,438,795	20.05%	600.48
102. 4C1	8,990.76	41.45%	5,349,485	43.99%	595.00
103. 4C	8,439.08	38.91%	4,243,050	34.89%	502.79
104. Total	21,689.61	100.00%	12,161,640	100.00%	560.71
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	60,418.51	73.58%	30,611,664	71.57%	506.66
CRP Total	21,689.61	26.42%	12,161,640	28.43%	560.71
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	82,108.12	100.00%	42,773,304	100.00%	520.94

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

Market Area 5

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

2025 County Abstract of Assessment for Real Property, Form 45

Compared with the 2024 Certificate of Taxes Levied Report (CTL)

17 Cheyenne

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	456,261,482	505,283,195	49,021,713	10.74%	2,941,329	10.10%
02. Recreational	37,270	37,270	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	49,277,505	49,938,935	661,430	1.34%	80,000	1.18%
04. Total Residential (sum lines 1-3)	505,576,257	555,259,400	49,683,143	9.83%	3,021,329	9.23%
05. Commercial	175,265,220	195,155,853	19,890,633	11.35%	11,610,559	4.72%
06. Industrial	17,831,221	20,810,850	2,979,629	16.71%	170,930	15.75%
07. Total Commercial (sum lines 5-6)	193,096,441	215,966,703	22,870,262	11.84%	11,781,489	5.74%
08. Ag-Farmsite Land, Outbuildings	23,535,815	23,407,075	-128,740	-0.55%	1,274,720	-5.96%
09. Minerals	9,371,803	8,184,082	-1,187,721	-12.67	0	-12.67%
10. Non Ag Use Land	499,772	470,020	-29,752	-5.95%		
11. Total Non-Agland (sum lines 8-10)	33,407,390	32,061,177	-1,346,213	-4.03%	1,274,720	-7.85%
12. Irrigated	155,563,840	159,692,890	4,129,050	2.65%		
13. Dryland	246,016,815	258,625,880	12,609,065	5.13%		
14. Grassland	96,683,244	115,698,139	19,014,895	19.67%		
15. Wasteland	1,584,040	1,572,875	-11,165	-0.70%		
16. Other Agland	489,435	495,120	5,685	1.16%		
17. Total Agricultural Land	500,337,374	536,084,904	35,747,530	7.14%		
18. Total Value of all Real Property (Locally Assessed)	1,232,417,462	1,339,372,184	106,954,722	8.68%	16,077,538	7.37%

2025 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:
	\$308,002
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$17,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$25,000 for gWorks.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$7,000
12.	Amount of last year's assessor's budget not used:
	None.

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, but they are not updated due to the use of gWorks.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://cheyenne.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks with staff sending any updated information on changes in land use, splits or combinations
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and FSA aerial maps obtained from land owners, and google earth pro.
10.	When was the aerial imagery last updated?
	gWorks--2022.

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2025 Residential Assessment Survey for Cheyenne County

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

2025 Commercial Assessment Survey for Cheyenne County

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

2025 Agricultural Assessment Survey for Cheyenne County

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

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

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

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2025 plan of Assessment for Cheyenne County

Assessment Years 2025, 2026 and 2027

Date: June 1, 2024

Plan of Assessment Requirements:

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

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

<u>Base</u>	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Total Value</u>	<u>2024 Abstract Values</u>
Residential	4940	48.84%	36.91%	\$ 456,049,866.00
Commercial	758	7.49%	14.39%	\$ 177,762,481.00
Industrial	87	0.86%	1.44%	\$ 17,831,221.00
Recreational	1	0.01%	0.00%	\$ 37,270.00
Producing	368	3.6%	0.74%	\$ 9,092,830.00
Non-Producing	495	4.89%	0.02%	\$ 278,973.00
Agricultural	3465	34.26%	46.50%	\$ 574,628,159.00
Total	10114	100.00%	100.00%	\$ 1,235,680,800.00

The above table does not include Exempt or State Assessed Parcels

Percent of county breakdown				
Commercial	Residential	Ag	Other	
16.00%	40.00%	41.00%	3.00%	

Percent of total agricultural breakdown				
Irrigated	Dry	Grass	Waste	Other
13.00%	20.00%	8.00%	0.00%	0.00%

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New Property

For assessment year 2024, we will follow up on the City of Sidney Permits and the Information Statements which will include newly constructed buildings, improvements, remodeled or any fallen or bulldozed improvements, and updated any new change in land use, etc.

Assessment Actions Planned for Assessment Year 2025

Residential: We will conduct a Lot Study for residential lands based off of sectioning Sidney out into 4 different assessment groups. We will also be revaluating the user defined codes to Marshall and Swift codes. We will be sectioning off Rural Residential properties based on locations on the first home acre.

Commercial: The 6-year review will be completed for the commercial parcels this year. Pick-up work for new permits and/or Information Statements will be completed and we will start the evaluation process for the user defined codes to Marshall and Swift codes along with conducting another Lot Study for commercial lands.

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

Assessment Actions Planned for Assessment Year 2026

Residential: We will start the 6-year review for the majority of Sidney, minus the Northside which was completed in 2024.

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

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

Assessment Actions Planned for Assessment Year 2027

Residential: We will finish up the City of Sidney's 6-year review.

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

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

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

- The Assessor's office maintains 10,681 real property parcel cards. Each card is annually updated with new values. Data sheets as well as an explanation as to any changes that took place for that valuation year are no longer put in each card. These are saved electronically to each parcel's data file in an effort to cut down on paper and printing cost. Gworks is continuously updated with split outs and new ownership changes.
- Annually prepare and file Assessor Administrative Reports required by law/regulation.
- **Real Property Abstract-** This is a summary of all the agricultural, residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The real estate abstract is due on or before March 19 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
- **Three-year plan of assessment-** Each year on or before June 15, each Assessor must outline what they are planning to focus on for the following 3 valuation years. This plan of action must be presented before the Board

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of Equalization before July 31st of each year. The Property Assessment Division, receives a copy of this report on or before October 31st of each year.

- **Assessment Survey-** This survey is a report of information regarding each Assessor's office staff, budget, 6-year schedule of assessment, assessment practices etc.
- **Sales information to PAD rosters & annual Assessed Value Update with abstract-** Sales information is reviewed and qualified as either an arm's length sale or a disqualified sale for specific reasons. For commercial, residential and agricultural sales, an attempt to verify purchase prices and what portion of it may pertain to personal property takes place.
- **Change of Value Notices-** On or before June 1st of each year the County Assessor must send out Change of Value Notices to all property owners whose taxable value changed from the previous year's taxable values. These are printed by MIPS on yellow postcards and sent to the Assessor's Office for sorting, posting and mailing.
- **Certification of value to political Subdivision-** By August 20th of each year, current valuations of all personal property, 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 with the treasurer)-** Filed on or before November 30th of each year with the County Treasurer to the Department of Revenue, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35. This revenue is reimbursed to the county by the State of Nebraska.
- **Certificate of Taxes Levied Report-** This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in the county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- **Annual plan of assessment report-** A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- **Personal Property-** Approximately 1,600 personal property schedules are processed each year. Personal property schedules are mailed out the first week of January. Prepare notices for failure to file, penalties, unsigned returns, etc. as required.
- **Permissive Exemptions-** Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
- **Taxable government owned property-** Each year before March 1st the County Assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
- **Homestead Exemptions-** Approximately 550 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutorily required information on February 2nd of each year. Every application is examined by the Deputy Assessor and except for the income requirements, it is determined whether or not such application should be approved or rejected. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed no later than July 31st of each year except in cases of a change in ownership or occupancy from January 1st through August 15th or a late application authorized by the County Board. The Assessor's Office is then notified in October of homestead percentages. The Assessor's Office then must enter the homestead "credits" into the MIPS computer system so as to properly apply the exemptions to the tax rolls.
- **Centrally assessed-** All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been

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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 eleven (11) Tax Increment Financing projects.
- **Tax districts and tax rates-** The Assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. Each taxing entity submits their budget and this is then divided by the assessed value in that political subdivision to calculate the levy.
- **Tax lists-** On or before November 22nd of each year, the County Assessor prepares and certifies the tax list to the County Treasurer for real property, personal property and centrally assessed properties.
- **Tax list corrections-** The County Assessor prepares a tax list correction document for County Board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
- **TERC appeals-** The Assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
- **TERC statewide equalization-** The Assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county 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.

Conclusion

The Assessor's office is diligently working with a team from MIPS on implementing depreciation tables, lot models, neighborhoods, equalization of the misc. codes for all structures and quality and condition. This project is strictly based off of the sales, so we can follow the market trend a lot easier. We look forward to seeing what MIPS has to offer Cheyenne County and I will continue to keep everyone posted on the process as we work through all the steps. We have divided our team into 2 main residential appraisers and 2 main commercial appraisers, I will learn all aspects of residential and commercial that I possibly can by classes given from the Department of Revenue right along side my team. Diving the team out into 2 people per classification will help greater our chances at equalization within our office.

Respectfully submitted,
Jordan Hajek, Cheyenne County Assessor

Signature of the Assessor and seal:

Jordan Hajek



Date submitted:

10-28-24

Signature of County Board:

[Signature]