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DEPARTMENT OF REVENUE

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

CUMING COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Cuming 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 Cuming County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Cherie Kreikemeier, Cuming County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

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

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

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

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

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

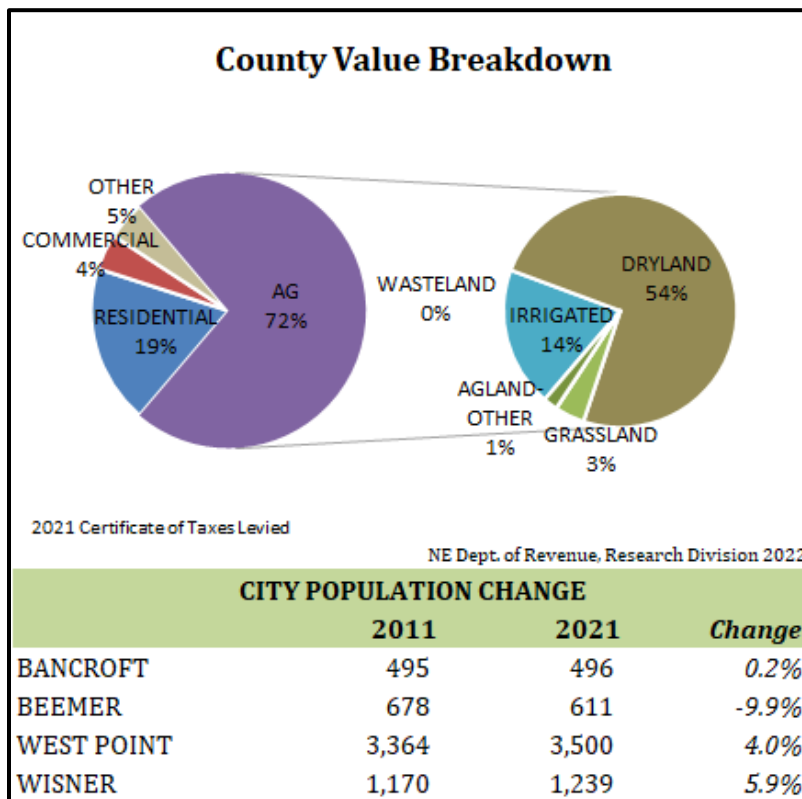
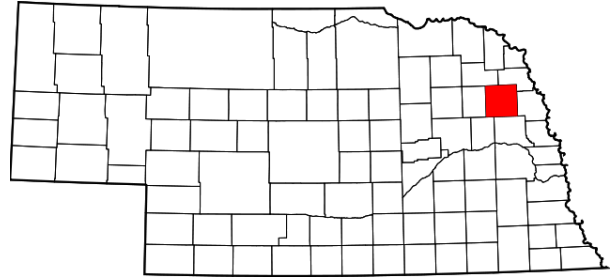
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 square miles, Cuming County has 9,013 residents, per the Census Bureau Quick Facts for 2020, a 1% population decline from the 2010 U.S. Census. Reports indicate that 70% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$123,719 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cuming County are located in and around West Point, the county seat. According to the latest information available from the U.S. Census Bureau, there are the same number of employer establishments, 342, with less total employment of 2,771. This represents a slight increase from 2019.

Agricultural land accounts for the majority of the valuation base in the county with dryland making up the majority of the land in the county. Cuming County is included in the Lower Elkhorn Natural Resources

District (NRD).

When compared against the top crops of the other counties in Nebraska, Cuming County ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming County ranks first in cattle and calves (USDA AgCensus).

2022 Residential Correlation for Cuming County

Assessment Actions

For the residential class, depreciation and costing tables were updated for all residential parcels to 2021. Rural parcels located in the Townships of Blaine, Wisner, Bismark, Lincoln, Grant and Beemer were reinspected. Parcels located in Cottonwood Chimes, Hidden Meadows, Stalps Subdivision and Wisner Yacht Club were also reinspected. An economic adjustment was applied to Bancroft to increase values to reflect recent market activity. Routine maintenance and pick-up work was completed.

Assessment Practice Review

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

Review of sales use practices indicates the county maintains acceptable sales verification and qualification practices and utilizes sales within the statewide average. Both qualified and non-qualified sales rosters have been reviewed and indicate there has been no apparent bias in the qualification determinations by the county assessor.

There are four valuation groups assigned by the county assessor and reviewed to ensure that any economic forces that affect market value are identified. Valuation Group 1 includes the largest community in the county, Valuation Group 20 includes rural parcels, Valuation Group 25 includes small towns and Valuation Group 30 are lakefront and golf course developments.

Depreciation and costing tables were updated in 2021 and lot values for the entire residential class were updated in 2019 through 2021. The county meets the six-year inspection and review requirement and all residential parcels have been physically inspected since 2019.

The county has a written valuation methodology which details the assessment practices.

Description of Analysis

Residential parcels are analyzed utilizing four valuation groups that are based on economically similar assessor locations in the county.

Valuation Group	Description
1	West Point
20	Rural
25	Bancroft, Beemer, Wisner
30	Hidden Lake, Cotton

2022 Residential Correlation for Cuming County

For the residential property class, there were 211 qualified sales representing all valuation groups. Review of overall statistics show that all three measures of central tendency are within acceptable range. The qualitative statistics are slightly elevated within IAAO parameters which is acceptable for rural communities.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Equalization and Quality of Assessment

Review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggests that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Cuming County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	114	97.66	100.19	95.56	14.85	104.85
20	17	97.01	104.27	95.40	24.54	109.30
25	71	97.15	98.21	93.88	16.05	104.61
30	9	93.18	96.91	91.28	17.90	106.17
____ ALL ____	211	97.15	99.72	94.86	16.19	105.12

Level of Value

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

2022 Commercial Correlation for Cuming County

Assessment Actions

For the commercial class, routine maintenance and pick-up work was done.

Assessment Practice Review

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

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of these processes indicates the county assessor utilizes sales equal to the statewide average and continues to maintain acceptable practices.

Valuation Groups were also examined. Valuation Group 1 is the largest community in the county, and is the county seat, and regional market hub for the area. The remaining small towns are in Valuation Group 2, including Bancroft, Beemer, Wisner and remaining Rural areas. Review of the valuation groups is conducted to verify that the unique traits and geographic locations are adequately defined.

The required six-year inspection and review cycle is current for the commercial class. Lot values are reviewed when a reappraisal is done during the inspection process. All commercial properties were last reviewed in 2021. The county assessor utilizes drive-by reviews, physical inspections, interior inspections and aerial imagery to assist in their rural commercial reviews.

The county assessor has a well written valuation methodology on file explaining the assessment practices. The county assessor utilizes depreciation tables developed for each valuation group from their Computer-Assisted Mass Appraisal (CAMA) system and Marshall & Swift costing tables dated 2021.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	West Point
2	Bancroft, Beemer, Wisner, Rural

Review of the overall sample shows 30 qualified sales representing all valuation groups. The measure of central tendency is within range for each valuation group. The COD and PRD slightly above IAAO recommended range and reflect the rural market.

2022 Commercial Correlation for Cuming County

Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and accurately reflect the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

The review of assessment practices in Pierce County supports that commercial property in Pierce County is uniformly established. The quality of assessment complies with generally accepted mass appraisal techniques and are uniformly assessed.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	14	98.48	92.09	84.52	21.58	108.98
2	16	95.90	91.84	89.90	19.20	102.16
____ALL____	30	95.90	91.95	85.53	20.57	107.51

Level of Value

Based on the review of all available information, the level of value for the commercial property in Cuming County is determined to be 96% of market value.

2022 Agricultural Correlation for Cuming County

Assessment Actions

For the agricultural class, the county assessor applied a height multiplier adjustment to all agricultural outbuildings. Farm site additional acres increased \$2,000 per acre. Routine maintenance and pick-up work were completed.

Assessment Practice Review

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

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average rate.

Four market areas are currently identified for the agricultural class. Market Area 1 is described as geo codes 1513, 1515, and 1537, bordered by Thurston County on the north and Burt County on the east. It then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3. Market Area 2 is known as the area west of West Point and south of Beemer which serves as a transition between Market Area 1 and 4. Market Area 3 is the northwest corner of the county with sandier soils and is the Wisner school district. Market Area 4 consists of the Southeast portion of the county near West Point, bordered on the south by Dodge County and on the east by Burt County with some sandy areas.

The county assessor studies the market each year to see if changes to the areas would be needed. The required six-year inspection and review cycle is current for the agricultural class. Aerial imagery, physical inspections and drive by reviews are used to keep parcel land use up to date and to pick up new improvements.

Agricultural homes and rural residential homes carry the same value. Agricultural homes and improvements are valued using the same practices as the rural residential homes. The county assessor utilizes depreciation tables from their Computer-Assisted Mass Appraisal (CAMA) system and Marshall and Swift costing tables, both dated 2019.

The county assessor has a written valuation methodology explaining the assessment practices. The assessor has a written special valuation methodology on file and has assigned special value to parcels in the county.

Description of Analysis

Overall there were 61 sales in the agricultural class with all three measures of central tendency within range as well as the COD. In the dryland subclass, there were 41 sales in all market areas. All sales were within range except for Market Areas 2 and 4. Market area 2 has an insufficient

2022 Agricultural Correlation for Cuming County

sample size to be used for measurement and Market Area 4 has a median outside the range of 80% with 14 sales.

After discussion with the assessor, it was discussed additional analysis was warranted to include sales greater than 30 acres. As it is common in Cuming county to have agricultural sales of 30 acres or more. A sub stat can be found in the appendix with 30-acre or more agricultural sales showing 90 total qualified sales. Of the 29 additional sales, 23 of the sales were dryland sales with the dryland median still within range at 74%. This brings Market Area 4 with a total of 26 sales within range at 71%.

After reviewing both sets of statistics, it is believed that there is not a significant market difference when adding 30-acre sales or more; however, the inclusion of the 30-acre sales provides a larger sample for more of the Majority Land Use (MLU) subclasses; therefore, producing a more reliable result.

The average acre comparison chart displays that the values assigned by the County Assessor are higher than the adjoining counties, but lower than Dodge County. Market area 4, Irrigated land sales are generally like what Dodge County sales are, similar to adjoining counties in Irrigated and Dryland, but lower than Dodge in Market Areas 2 and 4 in Grassland.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Equalization and Quality of Assessment

Review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Cuming County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	60.15	63.87	64.44	15.23	99.12
1	1	62.81	62.81	62.81	00.00	100.00
2	2	53.33	53.33	53.32	06.24	100.02
4	3	71.27	71.24	73.33	12.87	97.15
<u>Dry</u>						
County	41	73.11	72.26	72.08	13.84	100.25
1	11	72.34	73.06	74.41	15.88	98.19
2	5	76.98	75.62	75.62	07.33	100.00
3	11	71.23	67.56	67.15	11.09	100.61
4	14	79.89	74.12	72.26	13.01	102.57
<u>ALL</u>	61	72.34	72.16	69.93	16.42	103.19

2022 Agricultural Correlation for Cuming County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cuming County is 72%.

Special Valuation Level of Value

A review of agricultural land values in Cuming County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 72%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Cuming County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Cuming County is 50%.

Special Valuation Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land values in Cuming County in areas that that are subject to a reduced school bond valuation and that also have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of school bond valuation in Cuming County is 50%.

2022 Opinions of the Property Tax Administrator for Cuming County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2022 Commission Summary for Cuming County

Residential Real Property - Current

Number of Sales	211	Median	97.15
Total Sales Price	\$32,388,665	Mean	99.72
Total Adj. Sales Price	\$32,388,665	Wgt. Mean	94.86
Total Assessed Value	\$30,723,050	Average Assessed Value of the Base	\$117,833
Avg. Adj. Sales Price	\$153,501	Avg. Assessed Value	\$145,607

Confidence Interval - Current

95% Median C.I	93.69 to 99.03
95% Wgt. Mean C.I	92.31 to 97.40
95% Mean C.I	96.67 to 102.77
% of Value of the Class of all Real Property Value in the County	16.24
% of Records Sold in the Study Period	5.67
% of Value Sold in the Study Period	7.01

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	191	95	94.72
2020	169	95	95.27
2019	166	95	94.91
2018	167	94	93.81

2022 Commission Summary for Cuming County

Commercial Real Property - Current

Number of Sales	30	Median	95.90
Total Sales Price	\$7,972,506	Mean	91.95
Total Adj. Sales Price	\$7,972,506	Wgt. Mean	85.53
Total Assessed Value	\$6,818,790	Average Assessed Value of the Base	\$187,032
Avg. Adj. Sales Price	\$265,750	Avg. Assessed Value	\$227,293

Confidence Interval - Current

95% Median C.I	79.58 to 107.02
95% Wgt. Mean C.I	70.37 to 100.69
95% Mean C.I	82.80 to 101.10
% of Value of the Class of all Real Property Value in the County	5.00
% of Records Sold in the Study Period	4.16
% of Value Sold in the Study Period	5.06

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	30	94	93.52
2020	29	96	95.89
2019	30	93	93.29
2018	36	100	94.98

**20 Cuming
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 211
 Total Sales Price : 32,388,665
 Total Adj. Sales Price : 32,388,665
 Total Assessed Value : 30,723,050
 Avg. Adj. Sales Price : 153,501
 Avg. Assessed Value : 145,607

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 100
 COD : 16.19
 PRD : 105.12

COV : 22.69
 STD : 22.63
 Avg. Abs. Dev : 15.73
 MAX Sales Ratio : 207.96
 MIN Sales Ratio : 51.51

95% Median C.I. : 93.69 to 99.03
 95% Wgt. Mean C.I. : 92.31 to 97.40
 95% Mean C.I. : 96.67 to 102.77

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	25	99.05	107.71	101.32	16.53	106.31	77.76	194.82	91.88 to 117.17	152,756	154,780
01-JAN-20 To 31-MAR-20	12	109.75	116.19	107.75	14.91	107.83	85.95	207.96	97.75 to 119.68	116,833	125,884
01-APR-20 To 30-JUN-20	31	95.09	97.90	93.01	14.66	105.26	66.19	149.21	89.92 to 105.54	157,957	146,915
01-JUL-20 To 30-SEP-20	29	104.86	103.40	100.65	12.41	102.73	69.53	159.21	94.76 to 111.20	140,734	141,649
01-OCT-20 To 31-DEC-20	27	97.15	99.71	96.55	15.77	103.27	68.75	206.06	86.71 to 103.82	106,096	102,438
01-JAN-21 To 31-MAR-21	19	107.14	108.54	104.04	13.33	104.33	71.42	165.17	98.03 to 116.99	130,253	135,519
01-APR-21 To 30-JUN-21	27	87.23	90.92	85.13	17.24	106.80	51.51	172.38	79.31 to 96.64	204,044	173,710
01-JUL-21 To 30-SEP-21	41	90.43	90.50	90.58	13.93	99.91	61.25	140.42	82.06 to 94.38	179,054	162,193
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	97	100.93	104.33	98.90	15.21	105.49	66.19	207.96	96.89 to 106.02	146,380	144,766
01-OCT-20 To 30-SEP-21	114	93.11	95.79	91.70	16.63	104.46	51.51	206.06	88.99 to 97.73	159,560	146,323
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	99	99.07	102.22	97.69	15.28	104.64	66.19	207.96	95.51 to 104.86	133,783	130,693
<u>ALL</u>	211	97.15	99.72	94.86	16.19	105.12	51.51	207.96	93.69 to 99.03	153,501	145,607

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	114	97.66	100.19	95.56	14.85	104.85	51.51	206.06	93.76 to 102.44	161,822	154,631
20	17	97.01	104.27	95.40	24.54	109.30	63.20	207.96	77.76 to 118.72	254,736	243,008
25	71	97.15	98.21	93.88	16.05	104.61	61.25	172.38	91.01 to 99.38	103,953	97,587
30	9	93.18	96.91	91.28	17.90	106.17	66.19	136.56	77.11 to 115.29	247,750	226,143
<u>ALL</u>	211	97.15	99.72	94.86	16.19	105.12	51.51	207.96	93.69 to 99.03	153,501	145,607

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	211	97.15	99.72	94.86	16.19	105.12	51.51	207.96	93.69 to 99.03	153,501	145,607
06											
07											
<u>ALL</u>	211	97.15	99.72	94.86	16.19	105.12	51.51	207.96	93.69 to 99.03	153,501	145,607

**20 Cuming
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 211
 Total Sales Price : 32,388,665
 Total Adj. Sales Price : 32,388,665
 Total Assessed Value : 30,723,050
 Avg. Adj. Sales Price : 153,501
 Avg. Assessed Value : 145,607

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 100
 COD : 16.19
 PRD : 105.12

COV : 22.69
 STD : 22.63
 Avg. Abs. Dev : 15.73
 MAX Sales Ratio : 207.96
 MIN Sales Ratio : 51.51

95% Median C.I. : 93.69 to 99.03
 95% Wgt. Mean C.I. : 92.31 to 97.40
 95% Mean C.I. : 96.67 to 102.77

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	207.96	207.96	207.96	00.00	100.00	207.96	207.96	N/A	12,500	25,995
Less Than 30,000	10	108.76	122.62	119.71	25.13	102.43	68.75	207.96	97.53 to 159.21	21,050	25,200
Ranges Excl. Low \$											
Greater Than 4,999	211	97.15	99.72	94.86	16.19	105.12	51.51	207.96	93.69 to 99.03	153,501	145,607
Greater Than 14,999	210	97.08	99.20	94.81	15.74	104.63	51.51	206.06	93.69 to 98.94	154,172	146,176
Greater Than 29,999	201	95.55	98.58	94.69	15.65	104.11	51.51	206.06	93.04 to 98.72	160,090	151,597
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	207.96	207.96	207.96	00.00	100.00	207.96	207.96	N/A	12,500	25,995
15,000 TO 29,999	9	108.59	113.14	114.14	17.80	99.12	68.75	159.21	97.53 to 140.42	22,000	25,112
30,000 TO 59,999	23	106.60	117.66	116.34	18.82	101.13	86.78	206.06	98.72 to 119.46	47,950	55,783
60,000 TO 99,999	42	106.52	106.74	106.16	14.94	100.55	61.25	165.17	99.38 to 112.85	77,856	82,650
100,000 TO 149,999	43	90.43	91.45	90.89	14.38	100.62	51.51	136.56	84.96 to 95.10	125,782	114,318
150,000 TO 249,999	68	94.07	94.24	94.15	11.84	100.10	63.20	123.09	90.43 to 98.63	192,742	181,470
250,000 TO 499,999	20	89.46	91.28	90.94	11.42	100.37	66.19	124.48	83.06 to 95.51	326,763	297,158
500,000 TO 999,999	5	91.88	91.66	91.39	12.43	100.30	69.95	118.72	N/A	551,000	503,580
1,000,000 +											
ALL	211	97.15	99.72	94.86	16.19	105.12	51.51	207.96	93.69 to 99.03	153,501	145,607

20 Cuming
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 30
Total Sales Price : 7,972,506
Total Adj. Sales Price : 7,972,506
Total Assessed Value : 6,818,790
Avg. Adj. Sales Price : 265,750
Avg. Assessed Value : 227,293

MEDIAN : 96
WGT. MEAN : 86
MEAN : 92
COD : 20.57
PRD : 107.51

COV : 26.66
STD : 24.51
Avg. Abs. Dev : 19.73
MAX Sales Ratio : 137.31
MIN Sales Ratio : 38.20

95% Median C.I. : 79.58 to 107.02
95% Wgt. Mean C.I. : 70.37 to 100.69
95% Mean C.I. : 82.80 to 101.10

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	2	101.53	101.53	98.30	06.42	103.29	95.01	108.04	N/A	53,500	52,590
01-JAN-19 To 31-MAR-19	1	107.02	107.02	107.02	00.00	100.00	107.02	107.02	N/A	83,500	89,360
01-APR-19 To 30-JUN-19	2	114.41	114.41	123.06	20.02	92.97	91.50	137.31	N/A	330,250	406,393
01-JUL-19 To 30-SEP-19	5	107.57	100.27	94.18	18.96	106.47	53.13	131.79	N/A	33,200	31,267
01-OCT-19 To 31-DEC-19	3	106.57	89.43	75.50	17.67	118.45	52.62	109.11	N/A	789,609	596,140
01-JAN-20 To 31-MAR-20	2	100.28	100.28	109.16	15.04	91.87	85.20	115.36	N/A	113,300	123,675
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	106.86	106.86	111.57	06.37	95.78	100.05	113.67	N/A	230,500	257,170
01-OCT-20 To 31-DEC-20	5	78.63	82.40	80.76	23.73	102.03	53.17	116.57	N/A	135,816	109,682
01-JAN-21 To 31-MAR-21	3	78.89	82.52	87.74	16.77	94.05	64.49	104.18	N/A	175,000	153,548
01-APR-21 To 30-JUN-21	2	75.32	75.32	76.14	05.66	98.92	71.06	79.58	N/A	898,750	684,300
01-JUL-21 To 30-SEP-21	3	82.19	75.21	81.04	27.19	92.81	38.20	105.24	N/A	299,167	242,455
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	10	107.30	104.02	114.42	15.03	90.91	53.13	137.31	91.50 to 131.79	101,700	116,366
01-OCT-19 To 30-SEP-20	7	106.57	97.51	83.43	13.44	116.88	52.62	115.36	52.62 to 115.36	436,632	364,301
01-OCT-20 To 30-SEP-21	13	78.89	79.68	79.63	20.69	100.06	38.20	116.57	64.49 to 104.18	299,929	238,848
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	11	107.02	100.50	86.83	17.44	115.74	52.62	137.31	53.13 to 131.79	298,075	258,809
01-JAN-20 To 31-DEC-20	9	96.78	91.81	95.86	18.58	95.78	53.17	116.57	66.87 to 115.36	151,853	145,567
<u>ALL</u>	30	95.90	91.95	85.53	20.57	107.51	38.20	137.31	79.58 to 107.02	265,750	227,293

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	14	98.48	92.09	84.52	21.58	108.96	52.62	137.31	64.49 to 113.67	462,816	391,176
2	16	95.90	91.84	89.90	19.20	102.16	38.20	131.79	78.63 to 109.11	93,318	83,896
<u>ALL</u>	30	95.90	91.95	85.53	20.57	107.51	38.20	137.31	79.58 to 107.02	265,750	227,293

**20 Cuming
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 30
 Total Sales Price : 7,972,506
 Total Adj. Sales Price : 7,972,506
 Total Assessed Value : 6,818,790
 Avg. Adj. Sales Price : 265,750
 Avg. Assessed Value : 227,293

MEDIAN : 96
 WGT. MEAN : 86
 MEAN : 92
 COD : 20.57
 PRD : 107.51

COV : 26.66
 STD : 24.51
 Avg. Abs. Dev : 19.73
 MAX Sales Ratio : 137.31
 MIN Sales Ratio : 38.20

95% Median C.I. : 79.58 to 107.02
 95% Wgt. Mean C.I. : 70.37 to 100.69
 95% Mean C.I. : 82.80 to 101.10

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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	1	104.18	104.18	104.18	00.00	100.00	104.18	104.18	N/A	235,000	244,825
03	29	95.01	91.53	84.96	21.16	107.73	38.20	137.31	78.89 to 107.57	266,811	226,688
04											
<u>ALL</u>	<u>30</u>	<u>95.90</u>	<u>91.95</u>	<u>85.53</u>	<u>20.57</u>	<u>107.51</u>	<u>38.20</u>	<u>137.31</u>	<u>79.58 to 107.02</u>	<u>265,750</u>	<u>227,293</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	131.79	131.79	131.79	00.00	100.00	131.79	131.79	N/A	7,000	9,225
Less Than 30,000	4	107.81	100.13	91.13	18.35	109.88	53.13	131.79	N/A	18,750	17,086
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	30	95.90	91.95	85.53	20.57	107.51	38.20	137.31	79.58 to 107.02	265,750	227,293
Greater Than 14,999	29	95.01	90.58	85.49	20.16	105.95	38.20	137.31	78.89 to 107.02	274,673	234,813
Greater Than 29,999	26	93.90	90.70	85.48	19.98	106.11	38.20	137.31	78.89 to 106.57	303,750	259,633
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	131.79	131.79	131.79	00.00	100.00	131.79	131.79	N/A	7,000	9,225
15,000 TO 29,999	3	107.57	89.58	86.94	17.01	103.04	53.13	108.04	N/A	22,667	19,707
30,000 TO 59,999	2	100.63	100.63	98.00	15.33	102.68	85.20	116.06	N/A	39,800	39,003
60,000 TO 99,999	9	95.01	85.59	85.25	17.62	100.40	38.20	109.11	64.49 to 107.02	84,211	71,788
100,000 TO 149,999	1	105.24	105.24	105.24	00.00	100.00	105.24	105.24	N/A	117,500	123,655
150,000 TO 249,999	7	91.50	91.19	90.97	19.58	100.24	53.17	116.57	53.17 to 116.57	190,869	173,624
250,000 TO 499,999	2	125.49	125.49	126.40	09.42	99.28	113.67	137.31	N/A	422,500	534,033
500,000 TO 999,999	3	82.19	86.61	88.16	14.41	98.24	71.06	106.57	N/A	773,883	682,242
1,000,000 TO 1,999,999	2	66.10	66.10	64.45	20.39	102.56	52.62	79.58	N/A	1,219,888	786,268
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>30</u>	<u>95.90</u>	<u>91.95</u>	<u>85.53</u>	<u>20.57</u>	<u>107.51</u>	<u>38.20</u>	<u>137.31</u>	<u>79.58 to 107.02</u>	<u>265,750</u>	<u>227,293</u>

20 Cuming
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 30
 Total Sales Price : 7,972,506
 Total Adj. Sales Price : 7,972,506
 Total Assessed Value : 6,818,790
 Avg. Adj. Sales Price : 265,750
 Avg. Assessed Value : 227,293

MEDIAN : 96
 WGT. MEAN : 86
 MEAN : 92
 COD : 20.57
 PRD : 107.51

COV : 26.66
 STD : 24.51
 Avg. Abs. Dev : 19.73
 MAX Sales Ratio : 137.31
 MIN Sales Ratio : 38.20

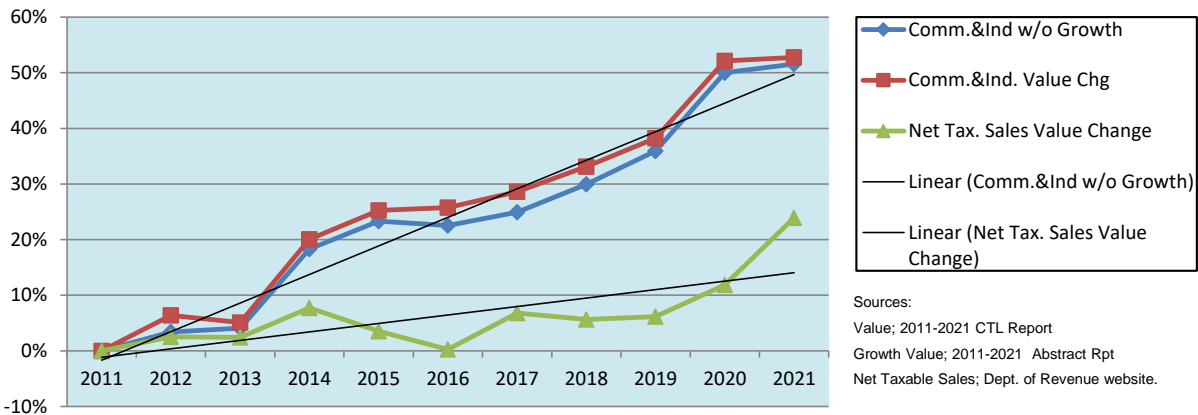
95% Median C.I. : 79.58 to 107.02
 95% Wgt. Mean C.I. : 70.37 to 100.69
 95% Mean C.I. : 82.80 to 101.10

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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
306	1	78.63	78.63	78.63	00.00	100.00	78.63	78.63	N/A	163,080	128,225
319	1	52.62	52.62	52.62	00.00	100.00	52.62	52.62	N/A	1,368,926	720,320
341	1	95.01	95.01	95.01	00.00	100.00	95.01	95.01	N/A	80,000	76,010
343	1	106.57	106.57	106.57	00.00	100.00	106.57	106.57	N/A	900,000	959,100
344	6	111.70	109.01	110.23	06.26	98.89	92.78	116.57	92.78 to 116.57	100,417	110,691
352	5	79.58	83.21	78.39	15.23	106.15	66.87	107.02	N/A	435,300	341,233
434	1	85.20	85.20	85.20	00.00	100.00	85.20	85.20	N/A	46,600	39,705
455	1	113.67	113.67	113.67	00.00	100.00	113.67	113.67	N/A	390,000	443,305
470	6	71.69	73.98	77.31	30.74	95.69	38.20	109.11	38.20 to 109.11	95,317	73,690
483	1	96.78	96.78	96.78	00.00	100.00	96.78	96.78	N/A	73,500	71,130
494	1	82.19	82.19	82.19	00.00	100.00	82.19	82.19	N/A	695,000	571,240
528	1	137.31	137.31	137.31	00.00	100.00	137.31	137.31	N/A	455,000	624,760
549	1	104.18	104.18	104.18	00.00	100.00	104.18	104.18	N/A	235,000	244,825
555	2	119.68	119.68	115.27	10.12	103.83	107.57	131.79	N/A	11,000	12,680
582	1	53.17	53.17	53.17	00.00	100.00	53.17	53.17	N/A	192,500	102,360
<u>ALL</u>	<u>30</u>	95.90	91.95	85.53	20.57	107.51	38.20	137.31	79.58 to 107.02	265,750	227,293

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 72,126,005	\$ 398,170	0.55%	\$ 71,727,835		\$ 71,109,185	
2012	\$ 76,715,335	\$ 2,150,755	2.80%	\$ 74,564,580	3.38%	\$ 72,913,469	2.54%
2013	\$ 75,807,860	\$ 748,610	0.99%	\$ 75,059,250	-2.16%	\$ 72,831,982	-0.11%
2014	\$ 86,586,125	\$ 1,255,500	1.45%	\$ 85,330,625	12.56%	\$ 76,607,905	5.18%
2015	\$ 90,340,505	\$ 1,409,905	1.56%	\$ 88,930,600	2.71%	\$ 73,630,753	-3.89%
2016	\$ 90,701,400	\$ 2,311,325	2.55%	\$ 88,390,075	-2.16%	\$ 71,309,697	-3.15%
2017	\$ 92,759,740	\$ 2,640,455	2.85%	\$ 90,119,285	-0.64%	\$ 75,947,878	6.50%
2018	\$ 96,025,975	\$ 2,300,368	2.40%	\$ 93,725,607	1.04%	\$ 75,140,189	-1.06%
2019	\$ 99,712,790	\$ 1,664,960	1.67%	\$ 98,047,830	2.11%	\$ 75,492,467	0.47%
2020	\$ 109,713,955	\$ 1,532,280	1.40%	\$ 108,181,675	8.49%	\$ 79,533,857	5.35%
2021	\$ 110,172,235	\$ 855,687	0.78%	\$ 109,316,548	-0.36%	\$ 88,124,261	10.80%
Ann %chg	4.33%			Average	2.50%	2.17%	2.26%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	3.38%	6.36%	2.54%
2013	4.07%	5.10%	2.42%
2014	18.31%	20.05%	7.73%
2015	23.30%	25.25%	3.55%
2016	22.55%	25.75%	0.28%
2017	24.95%	28.61%	6.80%
2018	29.95%	33.14%	5.67%
2019	35.94%	38.25%	6.16%
2020	49.99%	52.11%	11.85%
2021	51.56%	52.75%	23.93%

County Number: 20
 County Name: Cuming

20 Cuming
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 61
 Total Sales Price : 48,419,058
 Total Adj. Sales Price : 48,419,058
 Total Assessed Value : 33,859,360
 Avg. Adj. Sales Price : 793,755
 Avg. Assessed Value : 555,071

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 72
 COD : 16.42
 PRD : 103.19

COV : 24.63
 STD : 17.77
 Avg. Abs. Dev : 11.88
 MAX Sales Ratio : 160.80
 MIN Sales Ratio : 34.98

95% Median C.I. : 68.04 to 76.12
 95% Wgt. Mean C.I. : 65.60 to 74.26
 95% Mean C.I. : 67.70 to 76.62

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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-18 To 31-DEC-18	4	72.70	68.66	65.44	14.06	104.92	48.45	80.78	N/A	738,496	483,306
01-JAN-19 To 31-MAR-19	3	76.96	82.23	80.28	11.77	102.43	71.27	98.45	N/A	959,568	770,333
01-APR-19 To 30-JUN-19	5	67.82	68.34	67.31	14.02	101.53	54.75	89.48	N/A	613,272	412,769
01-JUL-19 To 30-SEP-19	1	84.11	84.11	84.11	00.00	100.00	84.11	84.11	N/A	560,000	471,010
01-OCT-19 To 31-DEC-19	11	72.34	69.90	67.76	12.98	103.16	44.96	92.11	57.37 to 79.88	941,811	638,185
01-JAN-20 To 31-MAR-20	6	70.75	73.23	72.55	13.44	100.94	57.48	91.60	57.48 to 91.60	493,997	358,389
01-APR-20 To 30-JUN-20	5	81.38	92.37	86.41	26.69	106.90	61.30	160.80	N/A	603,916	521,848
01-JUL-20 To 30-SEP-20	5	57.07	62.37	63.80	11.20	97.76	55.37	84.98	N/A	793,866	506,461
01-OCT-20 To 31-DEC-20	4	77.38	78.33	79.82	03.98	98.13	74.38	84.17	N/A	661,306	527,838
01-JAN-21 To 31-MAR-21	11	71.45	71.66	70.85	15.82	101.14	50.00	107.34	52.71 to 87.28	978,856	693,550
01-APR-21 To 30-JUN-21	4	65.75	61.53	58.74	18.77	104.75	34.98	79.65	N/A	668,640	392,771
01-JUL-21 To 30-SEP-21	2	62.54	62.54	56.91	16.95	109.89	51.94	73.13	N/A	1,280,000	728,443
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	13	71.27	72.86	71.67	14.86	101.66	48.45	98.45	58.42 to 84.11	727,619	521,468
01-OCT-19 To 30-SEP-20	27	72.34	73.41	70.46	18.32	104.19	44.96	160.80	61.30 to 79.88	752,326	530,071
01-OCT-20 To 30-SEP-21	21	72.96	70.13	68.47	14.86	102.42	34.98	107.34	63.40 to 78.64	887,962	608,017
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	20	71.81	72.07	70.36	14.01	102.43	44.96	98.45	62.81 to 77.73	843,249	593,295
01-JAN-20 To 31-DEC-20	20	74.52	76.32	74.64	18.25	102.25	55.37	160.80	61.30 to 83.16	629,906	470,162
<u>ALL</u>	61	72.34	72.16	69.93	16.42	103.19	34.98	160.80	68.04 to 76.12	793,755	555,071

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	15	72.34	72.28	70.81	16.22	102.08	34.98	107.34	62.81 to 79.65	909,796	644,235
2	10	68.26	68.61	67.93	10.80	101.00	50.00	87.28	56.65 to 77.36	754,770	512,702
3	14	68.43	72.16	68.39	22.20	105.51	44.96	160.80	56.05 to 76.12	666,393	455,765
4	22	77.80	73.70	70.90	13.55	103.95	48.45	98.45	61.75 to 83.16	813,405	576,732
<u>ALL</u>	61	72.34	72.16	69.93	16.42	103.19	34.98	160.80	68.04 to 76.12	793,755	555,071

20 Cuming
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 61
 Total Sales Price : 48,419,058
 Total Adj. Sales Price : 48,419,058
 Total Assessed Value : 33,859,360
 Avg. Adj. Sales Price : 793,755
 Avg. Assessed Value : 555,071

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 72
 COD : 16.42
 PRD : 103.19

COV : 24.63
 STD : 17.77
 Avg. Abs. Dev : 11.88
 MAX Sales Ratio : 160.80
 MIN Sales Ratio : 34.98

95% Median C.I. : 68.04 to 76.12
 95% Wgt. Mean C.I. : 65.60 to 74.26
 95% Mean C.I. : 67.70 to 76.62

Printed:3/28/2022 9:20:04AM

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	35	73.13	73.07	73.33	12.59	99.65	48.45	107.34	68.42 to 79.65	750,335	550,201
1	9	74.65	77.47	79.21	12.78	97.80	58.42	107.34	67.82 to 89.48	831,748	658,863
2	4	72.70	75.18	74.74	09.56	100.59	68.04	87.28	N/A	608,279	454,631
3	10	72.10	67.75	67.23	11.28	100.77	55.37	84.11	56.05 to 76.12	713,843	479,887
4	12	79.89	73.49	72.90	10.88	100.81	48.45	84.17	61.75 to 83.16	767,037	559,156
____ALL____	61	72.34	72.16	69.93	16.42	103.19	34.98	160.80	68.04 to 76.12	793,755	555,071

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	6	60.15	63.87	64.44	15.23	99.12	50.00	84.98	50.00 to 84.98	941,031	606,400
1	1	62.81	62.81	62.81	00.00	100.00	62.81	62.81	N/A	1,220,856	766,835
2	2	53.33	53.33	53.32	06.24	100.02	50.00	56.65	N/A	933,625	497,835
4	3	71.27	71.24	73.33	12.87	97.15	57.48	84.98	N/A	852,693	625,298
____Dry____											
County	41	73.11	72.26	72.08	13.84	100.25	34.98	107.34	68.04 to 77.73	782,275	563,896
1	11	72.34	73.06	74.41	15.88	98.19	34.98	107.34	58.42 to 89.48	854,126	635,592
2	5	76.98	75.62	75.62	07.33	100.00	68.04	87.28	N/A	733,023	554,330
3	11	71.23	67.56	67.15	11.09	100.61	55.37	84.11	56.05 to 76.12	680,403	456,902
4	14	79.89	74.12	72.26	13.01	102.57	48.45	98.45	57.37 to 83.73	823,453	595,045
____ALL____	61	72.34	72.16	69.93	16.42	103.19	34.98	160.80	68.04 to 76.12	793,755	555,071

Cuming County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6,352	n/a	5,969	6,345	4,466	n/a	5,452	4,651	5,916
Thurston	1	6,000	6,000	5,800	5,800	5,600	5,600	4,700	4,290	5,528
Thurston	2	6,000	6,000	5,800	5,800	5,599	n/a	4,700	4,290	5,514
Burt	1	5,365	5,615	5,017	3,919	n/a	3,258	3,860	3,215	4,555
Cuming	2	7,044	n/a	6,642	7,040	4,901	n/a	6,129	5,197	6,629
Colfax	1	6,000	5,800	5,600	5,357	5,300	5,100	4,800	4,408	5,374
Dodge	1	6,200	6,005	5,805	5,610	n/a	5,215	5,455	4,820	5,757
Stanton	1	5,600	5,309	5,576	5,214	4,710	4,960	4,284	3,968	5,054
Cuming	3	6,764	6,757	6,371	6,411	5,558	5,880	5,734	5,043	6,107
Stanton	1	5,600	5,309	5,576	5,214	4,710	4,960	4,284	3,968	5,054
Thurston	1	6,000	6,000	5,800	5,800	5,600	5,600	4,700	4,290	5,528
Wayne	1	6,100	6,050	6,000	5,950	5,750	5,600	5,400	4,700	5,623
Cuming	4	6,919	6,760	6,508	6,825	4,600	n/a	5,901	4,812	6,299
Burt	2	6,535	6,475	5,925	5,682	n/a	5,375	4,350	3,475	5,781
Dodge	1	6,200	6,005	5,805	5,610	n/a	5,215	5,455	4,820	5,757

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	6,019	6,024	5,654	3,500	4,800	5,175	4,310	4,304	5,497
Thurston	1	5,400	5,300	5,000	4,900	4,700	4,600	3,500	3,400	4,630
Thurston	2	4,700	4,700	4,100	4,100	4,000	3,900	3,500	3,400	3,900
Burt	1	5,545	5,400	5,009	n/a	3,715	4,215	3,651	2,886	4,263
Cuming	2	6,724	6,724	6,325	n/a	5,835	5,835	4,895	4,895	6,153
Colfax	1	5,742	5,638	5,397	5,298	4,972	4,877	4,502	4,150	5,126
Dodge	1	5,918	5,725	5,536	n/a	5,150	4,915	5,190	4,980	5,504
Stanton	1	5,355	5,355	5,315	3,622	1,943	4,469	4,173	4,084	4,613
Cuming	3	6,470	6,470	6,057	5,906	4,222	5,530	4,530	4,412	5,852
Stanton	1	5,355	5,355	5,315	3,622	1,943	4,469	4,173	4,084	4,613
Thurston	1	5,400	5,300	5,000	4,900	4,700	4,600	3,500	3,400	4,630
Wayne	1	6,100	6,050	6,000	5,900	5,400	5,090	4,500	4,200	5,411
Cuming	4	6,639	6,635	6,227	6,157	3,582	5,719	4,765	4,527	6,148
Burt	2	6,225	6,150	5,675	n/a	4,407	5,175	4,175	3,200	5,469
Dodge	1	5,918	5,725	5,536	n/a	5,150	4,915	5,190	4,980	5,504

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2,427	2,406	1,999	2,076	n/a	n/a	n/a	n/a	2,328
Thurston	1	1,800	1,800	1,700	1,700	1,600	n/a	1,400	n/a	1,772
Thurston	2	1,800	1,800	1,600	1,500	1,400	n/a	n/a	n/a	1,726
Burt	1	2,562	2,351	2,105	2,080	n/a	1,975	670	1,790	2,325
Cuming	2	2,481	2,369	1,971	2,184	n/a	n/a	n/a	n/a	2,315
Colfax	1	1,987	1,987	1,800	1,800	n/a	1,700	n/a	1,600	1,942
Dodge	1	2,460	2,460	2,355	2,355	n/a	n/a	n/a	2,140	2,427
Stanton	1	1,709	1,790	1,267	1,750	715	n/a	n/a	1,415	1,456

Cuming	3	2,444	2,148	1,755	1,910	n/a	n/a	n/a	n/a	2,107
Stanton	1	1,709	1,790	1,267	1,750	715	n/a	n/a	1,415	1,456
Thurston	1	1,800	1,800	1,700	1,700	1,600	n/a	1,400	n/a	1,772
Wayne	1	2,400	2,290	2,125	2,000	1,800	n/a	n/a	n/a	2,272
Cuming	4	2,348	2,312	1,765	1,997	n/a	n/a	n/a	n/a	2,190
Burt	2	2,524	2,346	2,100	2,080	n/a	n/a	n/a	1,770	2,333
Dodge	1	2,460	2,460	2,355	2,355	n/a	n/a	n/a	2,140	2,427

County	Mkt Area	CRP	TIMBER	WASTE
Cuming	1	4,588	n/a	125
Thurston	1	n/a	n/a	75
Thurston	2	n/a	n/a	75
Burt	1	3,740	n/a	128
Cuming	2	5,126	n/a	125
Colfax	1	3,984	n/a	150
Dodge	1	3,210	n/a	179
Stanton	1	2,728	0	139
Cuming	3	4,290	n/a	229
Stanton	1	2,728	0	139
Thurston	1	n/a	n/a	75
Wayne	1	3,816	n/a	100
Cuming	4	4,668	n/a	259
Burt	2	3,611	n/a	150
Dodge	1	3,210	n/a	179

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Type : Qualified

Number of Sales :	90	Median :	73	COV :	25.52	95% Median C.I. :	68.42 to 75.41
Total Sales Price :	57,129,038	Wgt. Mean :	71	STD :	18.85	95% Wgt. Mean C.I. :	66.89 to 74.40
Total Adj. Sales Price :	57,129,038	Mean :	74	Avg. Abs. Dev :	11.67	95% Mean C.I. :	69.97 to 77.75
Total Assessed Value :	40,359,755						
Avg. Adj. Sales Price :	634,767	COD :	16.00	MAX Sales Ratio :	166.94		
Avg. Assessed Value :	448,442	PRD :	104.54	MIN Sales Ratio :	34.98		

Printed : 03/25/2022

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	7	68.42	68.22	65.95	11.40	103.44	48.45	80.78	48.45 to 80.78	567,528	374,282
01/01/2019 To 03/31/2019	3	76.96	82.23	80.28	11.77	102.43	71.27	98.45	N/A	959,568	770,333
04/01/2019 To 06/30/2019	9	71.23	80.57	71.83	25.83	112.17	54.75	166.94	58.42 to 89.48	451,210	324,094
07/01/2019 To 09/30/2019	3	82.31	77.82	79.02	06.91	98.48	67.04	84.11	N/A	393,333	310,820
10/01/2019 To 12/31/2019	13	72.34	69.03	67.58	13.91	102.15	44.96	92.11	57.37 to 77.94	846,273	571,913
01/01/2020 To 03/31/2020	10	71.23	72.44	72.12	09.20	100.44	57.48	91.60	65.62 to 83.16	433,368	312,526
04/01/2020 To 06/30/2020	6	78.40	89.55	85.42	24.35	104.83	61.30	160.80	61.30 to 160.80	553,264	472,577
07/01/2020 To 09/30/2020	5	57.07	62.37	63.80	11.20	97.76	55.37	84.98	N/A	793,866	506,461
10/01/2020 To 12/31/2020	8	81.41	85.21	82.47	10.72	103.32	74.38	118.06	74.38 to 118.06	457,458	377,251
01/01/2021 To 03/31/2021	12	72.21	72.49	71.14	15.52	101.90	50.00	107.34	56.65 to 81.61	921,451	655,476
04/01/2021 To 06/30/2021	10	68.11	68.33	64.11	13.38	106.58	34.98	81.16	61.85 to 80.72	443,253	284,148
07/01/2021 To 09/30/2021	4	66.76	64.65	59.04	08.16	109.50	51.94	73.13	N/A	815,750	481,598
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	22	72.63	76.49	72.61	17.78	105.34	48.45	166.94	64.51 to 80.78	549,650	399,104
10/01/2019 To 09/30/2020	34	72.17	72.67	70.40	16.20	103.22	44.96	160.80	62.81 to 77.36	665,416	468,468
10/01/2020 To 09/30/2021	34	73.12	73.34	69.83	14.74	105.03	34.98	118.06	67.73 to 79.65	659,194	460,341
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	28	72.61	75.09	71.10	17.53	105.61	44.96	166.94	67.04 to 77.94	682,898	485,542
01/01/2020 To 12/31/2020	29	74.76	77.77	75.32	16.43	103.25	55.37	160.80	68.04 to 83.16	526,974	396,932

Type : Qualified

Number of Sales :	90	Median :	73	COV :	25.52	95% Median C.I. :	68.42 to 75.41
Total Sales Price :	57,129,038	Wgt. Mean :	71	STD :	18.85	95% Wgt. Mean C.I. :	66.89 to 74.40
Total Adj. Sales Price :	57,129,038	Mean :	74	Avg. Abs. Dev :	11.67	95% Mean C.I. :	69.97 to 77.75
Total Assessed Value :	40,359,755						
Avg. Adj. Sales Price :	634,767	COD :	16.00	MAX Sales Ratio :	166.94		
Avg. Assessed Value :	448,442	PRD :	104.54	MIN Sales Ratio :	34.98		

Printed : 03/25/2022

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
DRY	56	73.56	74.66	73.55	13.83	101.51	48.45	166.94	68.42 to 77.73	581,309	427,527
DRY-N/A	18	73.50	74.45	68.54	17.02	108.62	34.98	118.06	65.62 to 78.64	712,367	488,285
GRASS-N/A	3	63.40	60.91	55.88	15.47	109.00	44.96	74.38	N/A	550,581	307,673
IRRGTD-N/A	13	64.30	72.57	66.39	23.78	109.31	50.00	160.80	56.65 to 77.94	777,029	515,852

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
DRY	64	73.56	74.03	72.52	14.18	102.08	34.98	166.94	68.42 to 77.36	608,435	441,239
DRY-N/A	10	73.82	78.33	69.78	17.22	112.25	52.71	118.06	64.51 to 92.11	643,606	449,139
GRASS-N/A	3	63.40	60.91	55.88	15.47	109.00	44.96	74.38	N/A	550,581	307,673
IRRGTD	7	62.81	64.81	64.75	14.23	100.09	50.00	84.98	50.00 to 84.98	849,746	550,175
IRRGTD-N/A	6	68.88	81.62	68.74	32.58	118.74	51.94	160.80	51.94 to 160.80	692,192	475,808

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u> Dry </u>											
County	56	73.56	74.66	73.55	13.83	101.51	48.45	166.94	68.42 to 77.73	581,309	427,527
1	13	74.65	76.53	78.53	11.27	97.45	58.42	107.34	67.82 to 81.16	663,251	520,852
2	8	76.20	86.97	78.85	21.01	110.30	68.04	166.94	68.04 to 166.94	438,015	345,368
3	12	73.04	69.72	68.18	10.77	102.26	55.37	84.11	57.07 to 76.77	644,823	439,640
4	23	68.11	71.90	71.97	14.34	99.90	48.45	87.38	67.01 to 81.38	551,698	397,037
<u> ALL </u>											
10/01/2018 To 09/30/2021	90	72.92	73.86	70.65	16.00	104.54	34.98	166.94	68.42 to 75.41	634,767	448,442

Type : Qualified

Number of Sales :	90	Median :	73	COV :	25.52	95% Median C.I. :	68.42 to 75.41
Total Sales Price :	57,129,038	Wgt. Mean :	71	STD :	18.85	95% Wgt. Mean C.I. :	66.89 to 74.40
Total Adj. Sales Price :	57,129,038	Mean :	74	Avg. Abs. Dev :	11.67	95% Mean C.I. :	69.97 to 77.75
Total Assessed Value :	40,359,755						
Avg. Adj. Sales Price :	634,767	COD :	16.00	MAX Sales Ratio :	166.94		
Avg. Assessed Value :	448,442	PRD :	104.54	MIN Sales Ratio :	34.98		

Printed : 03/25/2022

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	7	62.81	64.81	64.75	14.23	100.09	50.00	84.98	50.00 to 84.98	849,746	550,175
1	1	62.81	62.81	62.81		100.00	62.81	62.81	N/A	1,220,856	766,835
2	2	53.33	53.33	53.32	06.24	100.02	50.00	56.65	N/A	933,625	497,835
4	4	70.87	71.05	73.03	09.99	97.29	57.48	84.98	N/A	715,029	522,180
<u>Dry</u>											
County	64	73.56	74.03	72.52	14.18	102.08	34.98	166.94	68.42 to 77.36	608,435	441,239
1	15	73.98	73.42	74.37	13.65	98.72	34.98	107.34	67.82 to 79.65	702,128	522,188
2	10	77.17	85.07	78.41	16.72	108.49	68.04	166.94	68.42 to 87.28	499,512	391,692
3	13	72.96	69.40	68.07	10.73	101.95	55.37	84.11	57.07 to 76.77	621,836	423,287
4	26	71.11	72.44	71.67	14.70	101.07	48.45	98.45	67.01 to 81.38	589,575	422,569
<u>ALL</u>											
10/01/2018 To 09/30/2021	90	72.92	73.86	70.65	16.00	104.54	34.98	166.94	68.42 to 75.41	634,767	448,442

PAD 2022 School Bond Valuation

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	50	COV :	22.06	95% Median C.I. :	N/A
Total Sales Price :	4,805,647	Wgt. Mean :	54	STD :	11.90	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,805,647	Mean :	54	Avg. Abs. Dev :	08.70	95% Mean C.I. :	39.18 to 68.72
Total Assessed Value :	2,587,458						
Avg. Adj. Sales Price :	961,129	COD :	17.40	MAX Sales Ratio :	71.73		
Avg. Assessed Value :	517,492	PRD :	100.20	MIN Sales Ratio :	42.68		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	1	45.45	45.45	45.45		100.00	45.45	45.45	N/A	596,000	270,904
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019	1	59.90	59.90	59.90		100.00	59.90	59.90	N/A	360,031	215,659
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	1	49.99	49.99	49.99		100.00	49.99	49.99	N/A	568,400	284,139
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	2	57.21	57.21	55.37	25.40	103.32	42.68	71.73	N/A	1,640,608	908,378
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	1	45.45	45.45	45.45		100.00	45.45	45.45	N/A	596,000	270,904
10/01/2019 To 09/30/2020	2	54.95	54.95	53.83	09.03	102.08	49.99	59.90	N/A	464,216	249,899
10/01/2020 To 09/30/2021	2	57.21	57.21	55.37	25.40	103.32	42.68	71.73	N/A	1,640,608	908,378
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	2	52.68	52.68	50.89	13.72	103.52	45.45	59.90	N/A	478,016	243,282
01/01/2020 To 12/31/2020	1	49.99	49.99	49.99		100.00	49.99	49.99	N/A	568,400	284,139

PAD 2022 School Bond Valuation

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	50	COV :	22.06	95% Median C.I. :	N/A
Total Sales Price :	4,805,647	Wgt. Mean :	54	STD :	11.90	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,805,647	Mean :	54	Avg. Abs. Dev :	08.70	95% Mean C.I. :	39.18 to 68.72
Total Assessed Value :	2,587,458						
Avg. Adj. Sales Price :	961,129	COD :	17.40	MAX Sales Ratio :	71.73		
Avg. Assessed Value :	517,492	PRD :	100.20	MIN Sales Ratio :	42.68		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	5	49.99	53.95	53.84	17.40	100.20	42.68	71.73	N/A	961,129	517,492

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
110014											
110020											
190059											
190070											
200001											
200020	5	49.99	53.95	53.84	17.40	100.20	42.68	71.73	N/A	961,129	517,492
200030											
270046											
270062											
270594											
870001											

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Dry _____											
County	3	49.99	55.72	60.94	17.52	91.43	45.45	71.73	N/A	865,788	527,646
1	3	49.99	55.72	60.94	17.52	91.43	45.45	71.73	N/A	865,788	527,646
_____ ALL _____											
10/01/2018 To 09/30/2021	5	49.99	53.95	53.84	17.40	100.20	42.68	71.73	N/A	961,129	517,492

PAD 2022 School Bond Valuation

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	50	COV :	22.06	95% Median C.I. :	N/A
Total Sales Price :	4,805,647	Wgt. Mean :	54	STD :	11.90	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,805,647	Mean :	54	Avg. Abs. Dev :	08.70	95% Mean C.I. :	39.18 to 68.72
Total Assessed Value :	2,587,458						
Avg. Adj. Sales Price :	961,129	COD :	17.40	MAX Sales Ratio :	71.73		
Avg. Assessed Value :	517,492	PRD :	100.20	MIN Sales Ratio :	42.68		

What IF

80%MLU By Market Area

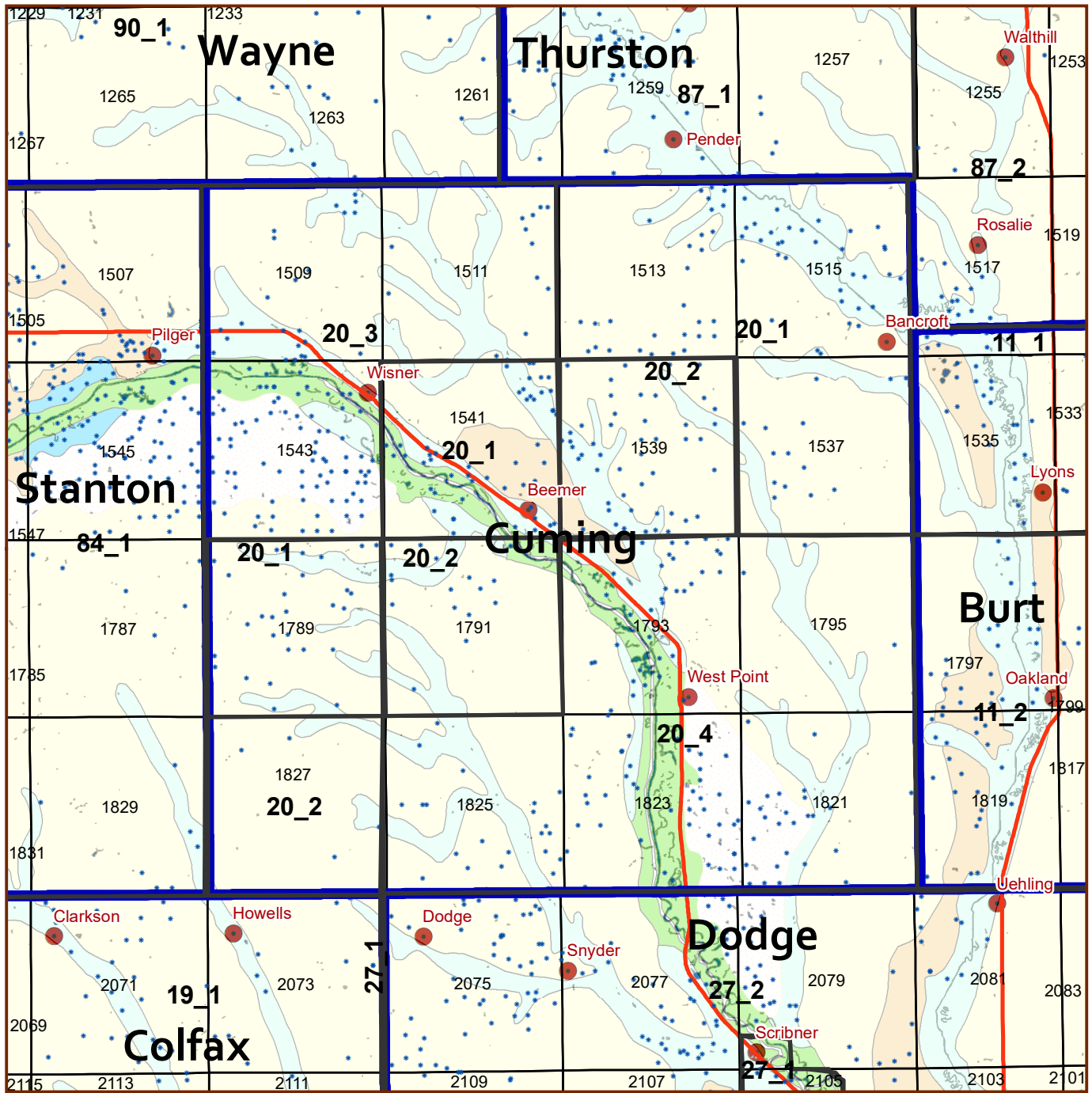
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Dry</u>											
County	3	49.99	55.72	60.94	17.52	91.43	45.45	71.73	N/A	865,788	527,646
1	3	49.99	55.72	60.94	17.52	91.43	45.45	71.73	N/A	865,788	527,646
<u>ALL</u>											
10/01/2018 To 09/30/2021	5	49.99	53.95	53.84	17.40	100.20	42.68	71.73	N/A	961,129	517,492

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
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What IF

CUMING COUNTY



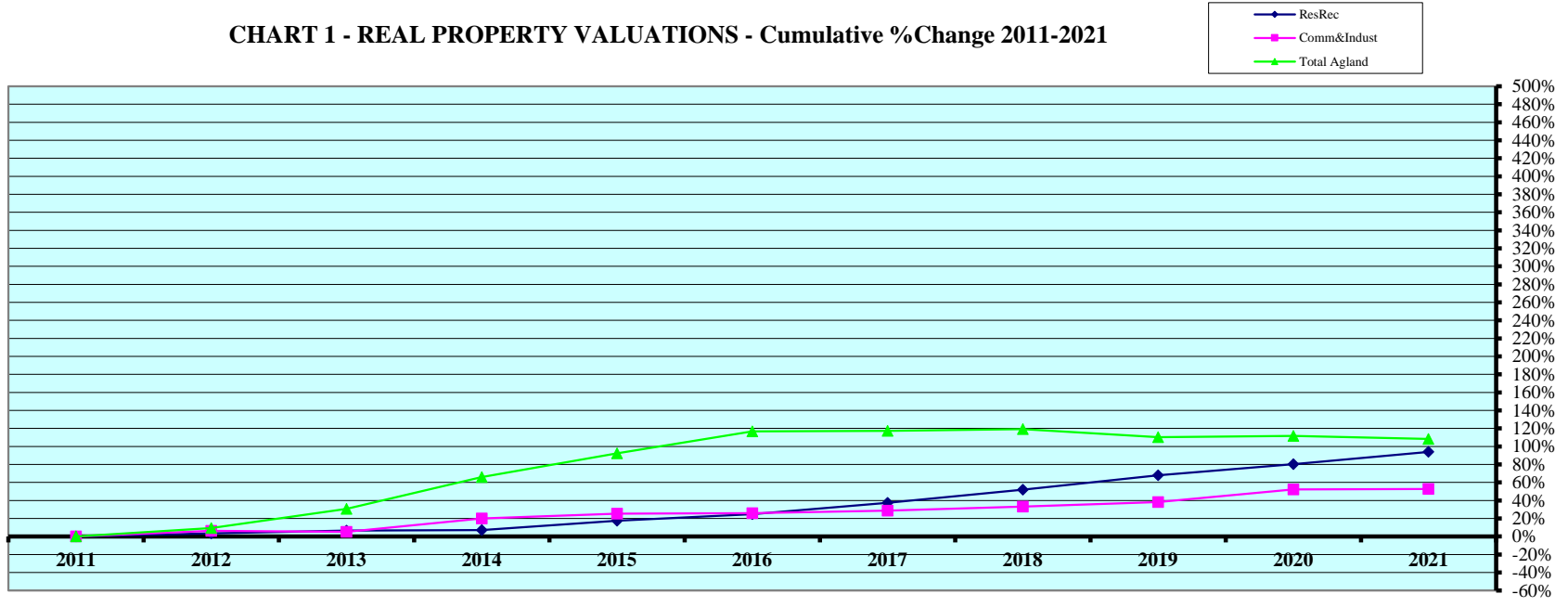
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	204,030,205	-	-	-	72,126,005	-	-	-	906,813,610	-	-	-
2012	210,868,180	6,837,975	3.35%	3.35%	76,715,335	4,589,330	6.36%	6.36%	990,834,990	84,021,380	9.27%	9.27%
2013	217,318,670	6,450,490	3.06%	6.51%	75,807,860	-907,475	-1.18%	5.10%	1,184,869,090	194,034,100	19.58%	30.66%
2014	218,741,650	1,422,980	0.65%	7.21%	86,586,125	10,778,265	14.22%	20.05%	1,506,400,210	321,531,120	27.14%	66.12%
2015	239,936,930	21,195,280	9.69%	17.60%	90,340,505	3,754,380	4.34%	25.25%	1,744,875,475	238,475,265	15.83%	92.42%
2016	254,755,285	14,818,355	6.18%	24.86%	90,701,400	360,895	0.40%	25.75%	1,965,208,125	220,332,650	12.63%	116.72%
2017	280,080,655	25,325,370	9.94%	37.27%	92,759,740	2,058,340	2.27%	28.61%	1,969,405,680	4,197,555	0.21%	117.18%
2018	309,811,300	29,730,645	10.62%	51.85%	96,025,975	3,266,235	3.52%	33.14%	1,987,781,605	18,375,925	0.93%	119.21%
2019	342,571,715	32,760,415	10.57%	67.90%	99,712,790	3,686,815	3.84%	38.25%	1,906,836,150	-80,945,455	-4.07%	110.28%
2020	367,649,733	25,078,018	7.32%	80.19%	109,713,955	10,001,165	10.03%	52.11%	1,918,650,045	11,813,895	0.62%	111.58%
2021	395,643,775	27,994,042	7.61%	93.91%	110,172,235	458,280	0.42%	52.75%	1,887,917,160	-30,732,885	-1.60%	108.19%

Rate Annual %chg: Residential & Recreational **6.85%**

Commercial & Industrial **4.33%**

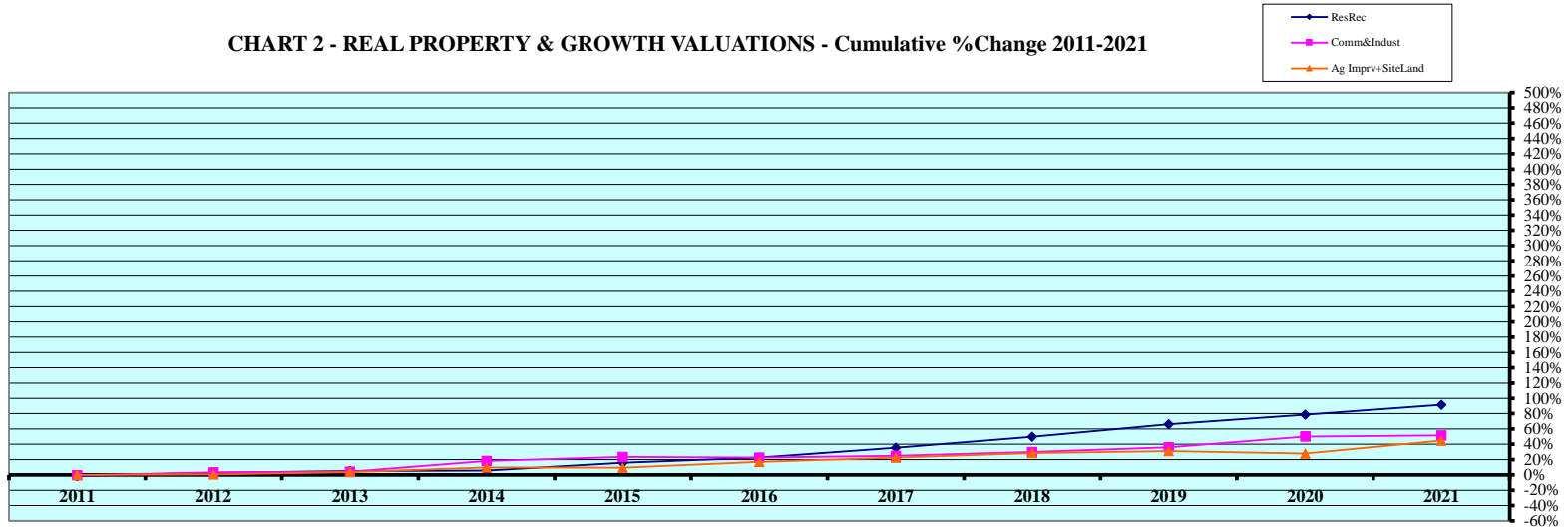
Agricultural Land **7.61%**

Cnty# **20**
County **CUMING**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2011	204,030,205	2,644,505	1.30%	201,385,700	-	-1.30%	72,126,005	398,170	0.55%	71,727,835	-	-0.55%	
2012	210,868,180	1,353,955	0.64%	209,514,225	2.69%	2.69%	76,715,335	2,150,755	2.80%	74,564,580	3.38%	3.38%	
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	5.10%	75,807,860	748,610	0.99%	75,059,250	-2.16%	4.07%	
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	5.52%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	18.31%	
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	15.78%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	23.30%	
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	22.59%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	22.55%	
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	35.37%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	24.95%	
2018	309,811,300	4,048,010	1.31%	305,763,290	9.17%	49.86%	96,025,975	2,300,368	2.40%	93,725,607	1.04%	29.95%	
2019	342,571,715	3,649,836	1.07%	338,921,879	9.40%	66.11%	99,712,790	1,664,960	1.67%	98,047,830	2.11%	35.94%	
2020	367,649,733	3,344,434	0.91%	364,305,299	6.34%	78.55%	109,713,955	1,532,280	1.40%	108,181,675	8.49%	49.99%	
2021	395,643,775	4,612,453	1.17%	391,031,322	6.36%	91.65%	110,172,235	855,687	0.78%	109,316,548	-0.36%	51.56%	
Rate Ann%chg	6.85%			Resid & Recreat w/o growth			4.33%			C & I w/o growth			2.50%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	66,148,705	65,205,935	131,354,640	2,712,855	2.07%	128,641,785	-	-
2012	66,046,140	68,910,145	134,956,285	2,781,410	2.06%	132,174,875	0.62%	0.62%
2013	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745	0.72%	3.48%
2014	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	1.80%	9.65%
2015	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	9.46%
2016	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	17.10%
2017	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	22.66%
2018	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	168,861,688	0.78%	28.55%
2019	76,494,970	100,049,241	176,544,211	4,286,710	2.43%	172,257,501	-0.54%	31.14%
2020	70,421,990	101,613,860	172,035,850	4,089,233	2.38%	167,946,617	-4.87%	27.86%
2021	77,952,905	120,774,710	198,727,615	8,502,445	4.28%	190,225,170	10.57%	44.82%
Rate Ann%chg	1.66%	6.36%	4.23%	Ag Imprv+Site w/o growth			1.05%	

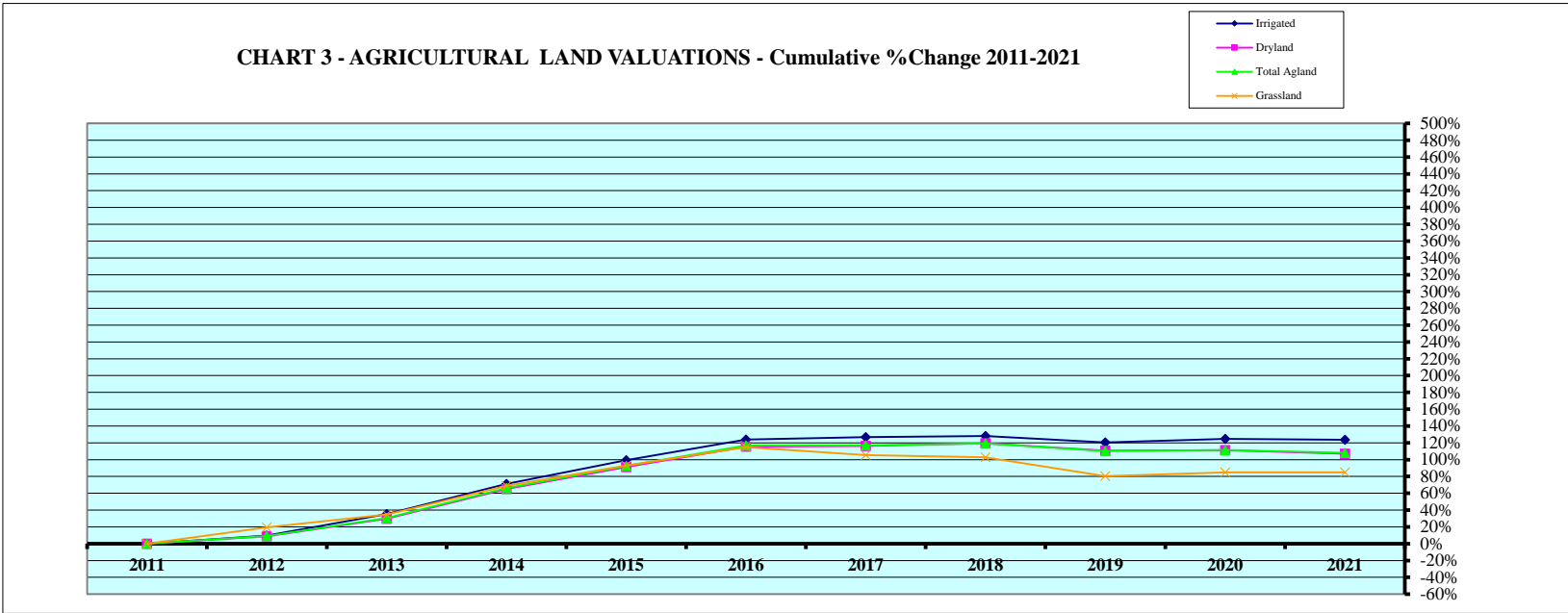
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 20
County CUMING

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	163,920,500	-	-	-	679,220,225	-	-	-	42,020,090	-	-	-
2012	179,836,855	15,916,355	9.71%	9.71%	739,617,575	60,397,350	8.89%	8.89%	50,189,135	8,169,045	19.44%	19.44%
2013	221,626,350	41,789,495	23.24%	35.20%	880,822,595	141,205,020	19.09%	29.68%	56,633,635	6,444,500	12.84%	34.78%
2014	280,662,790	59,036,440	26.64%	71.22%	1,121,166,815	240,344,220	27.29%	65.07%	70,903,360	14,269,725	25.20%	68.74%
2015	326,758,805	46,096,015	16.42%	99.34%	1,298,139,075	176,972,260	15.78%	91.12%	81,094,900	10,191,540	14.37%	92.99%
2016	367,158,455	40,399,650	12.36%	123.99%	1,463,949,045	165,809,970	12.77%	115.53%	90,270,145	9,175,245	11.31%	114.83%
2017	371,733,425	4,574,970	1.25%	126.78%	1,469,003,485	5,054,440	0.35%	116.28%	86,327,020	-3,943,125	-4.37%	105.44%
2018	373,925,095	2,191,670	0.59%	128.11%	1,490,493,685	21,490,200	1.46%	119.44%	85,184,055	-1,142,965	-1.32%	102.72%
2019	361,313,000	-12,612,095	-3.37%	120.42%	1,431,522,155	-58,971,530	-3.96%	110.76%	75,812,265	-9,371,790	-11.00%	80.42%
2020	368,221,415	6,908,415	1.91%	124.63%	1,434,051,495	2,529,340	0.18%	111.13%	77,726,320	1,914,055	2.52%	84.97%
2021	366,587,055	-1,634,360	-0.44%	123.64%	1,406,204,750	-27,846,745	-1.94%	107.03%	77,655,670	-70,650	-0.09%	84.81%

Rate Ann.%chg: Irrigated **8.38%** Dryland **7.55%** Grassland **6.33%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	2,815,445	-	-	-	18,837,350	-	-	-	906,813,610	-	-	-
2012	1,795,480	-1,019,965	-36.23%	-36.23%	19,395,945	558,595	2.97%	2.97%	990,834,990	84,021,380	9.27%	9.27%
2013	2,340,825	545,345	30.37%	-16.86%	23,445,685	4,049,740	20.88%	24.46%	1,184,869,090	194,034,100	19.58%	30.66%
2014	675,940	-1,664,885	-71.12%	-75.99%	32,991,305	9,545,620	40.71%	75.14%	1,506,400,210	321,531,120	27.14%	66.12%
2015	835,390	159,450	23.59%	-70.33%	38,047,305	5,056,000	15.33%	101.98%	1,744,875,475	238,475,265	15.83%	92.42%
2016	435,170	-400,220	-47.91%	-84.54%	43,395,310	5,348,005	14.06%	130.37%	1,965,208,125	220,332,650	12.63%	116.72%
2017	548,850	113,680	26.12%	-80.51%	41,792,900	-1,602,410	-3.69%	121.86%	1,969,405,680	4,197,555	0.21%	117.18%
2018	550,185	1,335	0.24%	-80.46%	37,628,585	-4,164,315	-9.96%	99.76%	1,987,781,605	18,375,925	0.93%	119.21%
2019	731,425	181,240	32.94%	-74.02%	37,457,305	-171,280	-0.46%	98.85%	1,906,836,150	-80,945,455	-4.07%	110.28%
2020	748,840	17,415	2.38%	-73.40%	37,901,975	444,670	1.19%	101.21%	1,918,650,045	11,813,895	0.62%	111.58%
2021	736,935	-11,905	-1.59%	-73.83%	36,732,750	-1,169,225	-3.08%	95.00%	1,887,917,160	-30,732,885	-1.60%	108.19%

Cnty# **20**
County **CUMING**

Rate Ann.%chg: Total Agric Land **7.61%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltvt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltvt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltvt%chg AvgVal/Acre
2011	158,601,255	53,327	2,974			657,405,635	247,005	2,662			81,700,995	133,333	613		
2012	163,386,750	53,836	3,035	2.04%	2.04%	684,797,490	244,773	2,798	5.12%	5.12%	89,688,965	135,300	663	8.18%	9.46%
2013	179,469,435	54,628	3,285	8.25%	10.46%	740,907,085	241,958	3,062	9.45%	15.05%	89,574,800	130,628	686	3.44%	13.24%
2014	221,096,955	55,581	3,978	21.08%	33.75%	880,999,780	241,249	3,652	19.26%	37.21%	97,239,960	127,646	762	11.09%	25.80%
2015	280,201,815	56,090	4,996	25.58%	67.97%	1,121,176,220	240,793	4,656	27.50%	74.94%	128,539,130	127,483	1,008	32.36%	66.50%
2016	325,561,860	56,579	5,754	15.18%	93.47%	1,296,117,995	240,134	5,397	15.92%	102.80%	149,636,865	127,257	1,176	16.62%	94.17%
2017	366,612,520	57,056	6,425	11.67%	116.05%	1,465,201,170	240,355	6,096	12.94%	129.04%	164,929,515	127,713	1,291	9.83%	113.25%
2018	371,295,115	57,400	6,469	0.67%	117.50%	1,468,587,715	239,613	6,129	0.54%	130.28%	174,353,050	127,360	1,369	6.01%	126.06%
2019	373,016,445	57,535	6,483	0.23%	117.99%	1,491,561,895	239,590	6,225	1.57%	133.91%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	362,880,165	58,069	6,249	-3.61%	110.12%	1,435,936,845	238,750	6,014	-3.39%	125.98%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	368,321,175	58,582	6,287	0.61%	111.40%	1,433,810,840	237,758	6,031	0.27%	126.58%	77,573,755	33,738	2,299	78.34%	275.23%

Rate Annual %chg Average Value/Acre: 7.77%

8.52%

14.14%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltvt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltvt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltvt%chg AvgVal/Acre
2011	3,838,705	9,597	400			15,464,470	5,292	2,922			872,369,700	346,236	2,520		
2012	2,884,020	7,150	403	0.84%	0.84%	18,414,345	5,287	3,483	19.18%	19.18%	908,877,555	345,257	2,632	4.48%	4.48%
2013	1,389,280	4,429	314	-22.23%	-21.58%	18,758,310	5,386	3,483	0.00%	19.18%	990,846,690	344,368	2,877	9.30%	14.20%
2014	2,353,110	4,486	525	67.21%	31.13%	22,881,605	5,624	4,069	16.81%	39.22%	990,846,690	344,137	3,441	19.60%	36.58%
2015	678,550	3,581	189	-63.87%	-52.63%	32,976,315	9,910	3,328	-18.21%	13.86%	1,506,161,990	346,211	4,350	26.42%	72.66%
2016	833,730	3,667	227	20.00%	-43.15%	37,872,715	9,782	3,872	16.34%	32.47%	1,742,020,680	345,651	5,040	15.85%	100.03%
2017	861,255	3,567	241	6.19%	-39.63%	43,381,905	9,828	4,414	14.02%	51.04%	1,966,545,720	346,107	5,682	12.74%	125.51%
2018	548,505	3,445	159	-34.06%	-60.19%	42,208,820	9,540	4,425	0.24%	51.40%	1,969,664,660	344,138	5,723	0.73%	127.16%
2019	548,345	3,444	159	0.00%	-60.19%	37,739,510	9,349	4,037	-8.77%	38.13%	1,987,868,870	343,773	5,782	1.03%	129.50%
2020	694,170	3,485	199	25.11%	-50.20%	37,589,930	9,241	4,068	0.77%	39.19%	1,912,827,885	343,474	5,569	-3.69%	121.03%
2021	749,035	3,850	195	-2.33%	-51.36%	37,865,390	9,247	4,095	0.67%	40.12%	1,918,320,195	343,176	5,590	0.37%	121.86%

20
CUMING

Rate Annual %chg Average Value/Acre: 8.29%

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

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,013	CUMING	112,536,958	10,062,660	2,554,481	388,478,035	93,814,995	16,357,240	7,165,740	1,887,917,160	92,680,245	119,249,385	0	2,730,816,899
cnty sectorvalue % of total value:		4.12%	0.37%	0.09%	14.23%	3.44%	0.60%	0.26%	69.13%	3.39%	4.37%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
495	BANCROFT	446,457	416,012	67,319	17,197,645	3,648,560	0	0	0	0	0	0	21,775,993
5.49%	%sector of county sector	0.40%	4.13%	2.64%	4.43%	3.89%							0.80%
	%sector of municipality	2.05%	1.91%	0.31%	78.98%	16.75%							100.00%
678	BEEEMER	982,586	450,473	72,937	22,120,575	5,875,100	0	0	0	0	0	0	29,501,671
7.52%	%sector of county sector	0.87%	4.48%	2.86%	5.69%	6.26%							1.08%
	%sector of municipality	3.33%	1.53%	0.25%	74.98%	19.91%							100.00%
3,368	WEST POINT	14,703,002	1,788,148	539,093	175,845,745	55,101,575	8,692,095	0	0	0	0	0	256,669,658
37.37%	%sector of county sector	13.07%	17.77%	21.10%	45.27%	58.73%	53.14%						9.40%
	%sector of municipality	5.73%	0.70%	0.21%	68.51%	21.47%	3.39%						100.00%
1,170	WISNER	2,604,440	1,114,172	230,857	54,550,685	11,371,565	0	0	0	0	0	0	69,871,719
12.98%	%sector of county sector	2.31%	11.07%	9.04%	14.04%	12.12%							2.56%
	%sector of municipality	3.73%	1.59%	0.33%	78.07%	16.27%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
5,711	Total Municipalities	18,736,485	3,768,805	910,206	269,714,650	75,996,800	8,692,095	0	0	0	0	0	377,819,041
63.36%	%all municip.sectors of cnty	16.65%	37.45%	35.63%	69.43%	81.01%	53.14%						13.84%

20 CUMING

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,021	Value : 2,699,038,510	Growth 15,421,965
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	327	5,393,170	67	5,039,825	380	11,169,285	774	21,602,280	
02. Res Improve Land	2,306	31,243,775	75	1,909,360	401	8,520,115	2,782	41,673,250	
03. Res Improvements	2,341	269,561,690	90	20,238,330	437	77,587,755	2,868	367,387,775	
04. Res Total	2,668	306,198,635	157	27,187,515	817	97,277,155	3,642	430,663,305	4,534,655
% of Res Total	73.26	71.10	4.31	6.31	22.43	22.59	40.37	15.96	29.40
05. Com UnImp Land	108	2,364,060	7	349,485	12	1,361,520	127	4,075,065	
06. Com Improve Land	525	10,042,145	16	1,578,545	24	1,619,545	565	13,240,235	
07. Com Improvements	535	84,179,790	17	8,996,320	32	5,833,665	584	99,009,775	
08. Com Total	643	96,585,995	24	10,924,350	44	8,814,730	711	116,325,075	2,068,360
% of Com Total	90.44	83.03	3.38	9.39	6.19	7.58	7.88	4.31	13.41
09. Ind UnImp Land	1	18,490	0	0	0	0	1	18,490	
10. Ind Improve Land	9	436,185	1	643,660	0	0	10	1,079,845	
11. Ind Improvements	8	9,194,310	1	8,232,650	0	0	9	17,426,960	
12. Ind Total	9	9,648,985	1	8,876,310	0	0	10	18,525,295	0
% of Ind Total	90.00	52.09	10.00	47.91	0.00	0.00	0.11	0.69	0.00
13. Rec UnImp Land	0	0	1	13,310	31	1,549,780	32	1,563,090	
14. Rec Improve Land	0	0	2	144,540	20	3,687,275	22	3,831,815	
15. Rec Improvements	0	0	2	23,115	45	2,375,870	47	2,398,985	
16. Rec Total	0	0	3	180,965	76	7,612,925	79	7,793,890	189,675
% of Rec Total	0.00	0.00	3.80	2.32	96.20	97.68	0.88	0.29	1.23
Res & Rec Total	2,668	306,198,635	160	27,368,480	893	104,890,080	3,721	438,457,195	4,724,330
% of Res & Rec Total	71.70	69.84	4.30	6.24	24.00	23.92	41.25	16.24	30.63
Com & Ind Total	652	106,234,980	25	19,800,660	44	8,814,730	721	134,850,370	2,068,360
% of Com & Ind Total	90.43	78.78	3.47	14.68	6.10	6.54	7.99	5.00	13.41
17. Taxable Total	3,320	412,433,615	185	47,169,140	937	113,704,810	4,442	573,307,565	6,792,690
% of Taxable Total	74.74	71.94	4.16	8.23	21.09	19.83	49.24	21.24	44.05

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	1	5,975	1,335,500	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	1	5,975	1,335,500
21. Other	0	0	0	0	0	0
22. Total Sch II				1	5,975	1,335,500

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	261	0	22	283

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	3	293,935	3,288	1,381,869,135	3,291	1,382,163,070
28. Ag-Improved Land	0	0	3	796,355	1,196	534,080,370	1,199	534,876,725
29. Ag Improvements	0	0	3	413,875	1,285	208,277,275	1,288	208,691,150

30. Ag Total				4,579	2,125,730,945
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.00	33,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	377,415	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	4.13	38,410	
37. FarmSite Improvements	0	0.00	0	3	0.00	36,460	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	2	1.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	18.00	286,250	18	18.00	286,250	
32. HomeSite Improv Land	841	853.92	13,497,085	843	855.92	13,530,085	
33. HomeSite Improvements	844	0.00	96,103,000	846	0.00	96,480,415	1,373,430
34. HomeSite Total				864	873.92	110,296,750	
35. FarmSite UnImp Land	90	129.68	1,165,430	90	129.68	1,165,430	
36. FarmSite Improv Land	1,123	2,915.03	25,994,430	1,126	2,919.16	26,032,840	
37. FarmSite Improvements	1,238	0.00	112,174,275	1,241	0.00	112,210,735	7,255,845
38. FarmSite Total				1,331	3,048.84	139,409,005	
39. Road & Ditches	3,701	7,238.77	0	3,703	7,240.35	0	
40. Other- Non Ag Use	32	1,291.79	1,033,440	32	1,291.79	1,033,440	
41. Total Section VI				2,195	12,454.90	250,739,195	8,629,275

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	3	204.62	287,905	3	204.62	287,905

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	3,449.83	17.60%	21,912,955	18.89%	6,351.89
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	4,849.67	24.73%	28,948,285	24.96%	5,969.12
48. 2A	5,200.15	26.52%	32,995,025	28.45%	6,345.01
49. 3A1	1.89	0.01%	8,440	0.01%	4,465.61
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,654.52	23.74%	25,376,710	21.88%	5,452.06
52. 4A	1,450.76	7.40%	6,747,320	5.82%	4,650.89
53. Total	19,606.82	100.00%	115,988,735	100.00%	5,915.73
Dry					
54. 1D1	8,484.13	10.95%	51,068,360	11.99%	6,019.28
55. 1D	24,231.19	31.28%	145,970,690	34.28%	6,024.08
56. 2D1	9,366.66	12.09%	52,957,280	12.44%	5,653.81
57. 2D	14.44	0.02%	50,540	0.01%	3,500.00
58. 3D1	108.33	0.14%	520,035	0.12%	4,800.47
59. 3D	26,993.51	34.85%	139,690,990	32.80%	5,174.98
60. 4D1	1,456.12	1.88%	6,275,845	1.47%	4,309.98
61. 4D	6,806.96	8.79%	29,298,965	6.88%	4,304.27
62. Total	77,461.34	100.00%	425,832,705	100.00%	5,497.36
Grass					
63. 1G1	4,063.69	52.82%	9,810,995	53.06%	2,414.31
64. 1G	1,631.77	21.21%	4,260,320	23.04%	2,610.86
65. 2G1	1,292.17	16.79%	2,906,875	15.72%	2,249.61
66. 2G	706.18	9.18%	1,511,795	8.18%	2,140.81
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	7,693.81	100.00%	18,489,985	100.00%	2,403.23
Irrigated Total					
Irrigated Total	19,606.82	18.13%	115,988,735	20.33%	5,915.73
Dry Total					
Dry Total	77,461.34	71.64%	425,832,705	74.63%	5,497.36
Grass Total					
Grass Total	7,693.81	7.12%	18,489,985	3.24%	2,403.23
72. Waste	1,158.62	1.07%	145,220	0.03%	125.34
73. Other	2,210.85	2.04%	10,152,040	1.78%	4,591.92
74. Exempt	92.38	0.09%	145,185	0.03%	1,571.61
75. Market Area Total	108,131.44	100.00%	570,608,685	100.00%	5,276.99

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,573.71	15.79%	11,085,935	16.78%	7,044.46
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	1,463.90	14.69%	9,722,515	14.72%	6,641.52
48. 2A	3,363.49	33.76%	23,680,435	35.85%	7,040.44
49. 3A1	3.13	0.03%	15,340	0.02%	4,900.96
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,268.45	32.80%	20,031,715	30.33%	6,128.81
52. 4A	290.91	2.92%	1,511,815	2.29%	5,196.85
53. Total	9,963.59	100.00%	66,047,755	100.00%	6,628.91
Dry					
54. 1D1	5,178.26	10.73%	34,817,205	11.73%	6,723.73
55. 1D	16,595.97	34.39%	111,592,995	37.59%	6,724.10
56. 2D1	3,416.19	7.08%	21,608,125	7.28%	6,325.21
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	57.64	0.12%	336,330	0.11%	5,835.01
59. 3D	16,944.73	35.12%	98,872,485	33.30%	5,835.00
60. 4D1	581.75	1.21%	2,847,655	0.96%	4,894.98
61. 4D	5,478.88	11.35%	26,819,105	9.03%	4,895.00
62. Total	48,253.42	100.00%	296,893,900	100.00%	6,152.81
Grass					
63. 1G1	2,208.44	38.03%	5,508,125	38.26%	2,494.12
64. 1G	1,687.48	29.06%	4,495,495	31.22%	2,664.03
65. 2G1	1,206.30	20.77%	2,842,880	19.75%	2,356.69
66. 2G	704.45	12.13%	1,550,930	10.77%	2,201.62
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	5,806.67	100.00%	14,397,430	100.00%	2,479.46
Irrigated Total					
Irrigated Total	9,963.59	15.19%	66,047,755	17.28%	6,628.91
Dry Total					
Dry Total	48,253.42	73.56%	296,893,900	77.66%	6,152.81
Grass Total					
Grass Total	5,806.67	8.85%	14,397,430	3.77%	2,479.46
72. Waste	507.33	0.77%	63,625	0.02%	125.41
73. Other	1,069.99	1.63%	4,882,235	1.28%	4,562.88
74. Exempt	2.61	0.00%	0	0.00%	0.00
75. Market Area Total	65,601.00	100.00%	382,284,945	100.00%	5,827.43

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	893.68	6.72%	6,044,915	7.44%	6,764.07
46. 1A	465.97	3.50%	3,148,480	3.88%	6,756.83
47. 2A1	1,916.14	14.41%	12,207,595	15.03%	6,370.93
48. 2A	4,539.65	34.14%	29,103,090	35.84%	6,410.87
49. 3A1	2,427.28	18.25%	13,491,945	16.61%	5,558.46
50. 3A	65.73	0.49%	386,490	0.48%	5,879.96
51. 4A1	2,533.76	19.05%	14,529,700	17.89%	5,734.44
52. 4A	455.25	3.42%	2,295,785	2.83%	5,042.91
53. Total	13,297.46	100.00%	81,208,000	100.00%	6,107.03
Dry					
54. 1D1	2,943.78	7.04%	19,046,225	7.78%	6,469.99
55. 1D	11,642.96	27.85%	75,324,445	30.78%	6,469.53
56. 2D1	5,946.91	14.22%	36,017,810	14.72%	6,056.56
57. 2D	1,120.31	2.68%	6,617,090	2.70%	5,906.48
58. 3D1	1,036.02	2.48%	4,374,175	1.79%	4,222.10
59. 3D	16,863.67	40.33%	93,255,550	38.11%	5,529.97
60. 4D1	748.76	1.79%	3,391,895	1.39%	4,530.02
61. 4D	1,509.65	3.61%	6,660,795	2.72%	4,412.15
62. Total	41,812.06	100.00%	244,687,985	100.00%	5,852.09
Grass					
63. 1G1	2,557.15	40.49%	5,805,200	41.47%	2,270.18
64. 1G	1,265.24	20.03%	3,285,175	23.47%	2,596.48
65. 2G1	1,678.20	26.57%	3,480,500	24.86%	2,073.95
66. 2G	815.68	12.91%	1,428,875	10.21%	1,751.76
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	6,316.27	100.00%	13,999,750	100.00%	2,216.46
Irrigated Total					
Irrigated Total	13,297.46	20.66%	81,208,000	23.17%	6,107.03
Dry Total					
Dry Total	41,812.06	64.97%	244,687,985	69.82%	5,852.09
Grass Total					
Grass Total	6,316.27	9.81%	13,999,750	3.99%	2,216.46
72. Waste	726.54	1.13%	166,285	0.05%	228.87
73. Other	2,202.83	3.42%	10,392,990	2.97%	4,718.02
74. Exempt	113.59	0.18%	0	0.00%	0.00
75. Market Area Total	64,355.16	100.00%	350,455,010	100.00%	5,445.64

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,896.98	11.37%	13,126,015	12.49%	6,919.43
46. 1A	223.37	1.34%	1,510,045	1.44%	6,760.29
47. 2A1	2,121.88	12.72%	13,808,410	13.14%	6,507.63
48. 2A	6,585.35	39.48%	44,945,905	42.78%	6,825.14
49. 3A1	1,975.42	11.84%	9,086,765	8.65%	4,599.92
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,618.53	21.69%	21,352,885	20.32%	5,900.98
52. 4A	258.01	1.55%	1,241,545	1.18%	4,812.00
53. Total	16,679.54	100.00%	105,071,570	100.00%	6,299.43
Dry					
54. 1D1	8,142.75	11.80%	54,061,715	12.75%	6,639.25
55. 1D	25,110.87	36.40%	166,608,745	39.28%	6,634.93
56. 2D1	7,779.87	11.28%	48,444,210	11.42%	6,226.87
57. 2D	1,071.53	1.55%	6,597,400	1.56%	6,156.99
58. 3D1	1,308.95	1.90%	4,688,380	1.11%	3,581.79
59. 3D	23,392.77	33.91%	133,781,685	31.54%	5,718.93
60. 4D1	394.39	0.57%	1,879,320	0.44%	4,765.13
61. 4D	1,785.62	2.59%	8,083,175	1.91%	4,526.82
62. Total	68,986.75	100.00%	424,144,630	100.00%	6,148.20
Grass					
63. 1G1	7,217.87	54.13%	17,328,455	57.91%	2,400.77
64. 1G	2,055.43	15.41%	4,989,465	16.67%	2,427.46
65. 2G1	2,348.31	17.61%	4,351,725	14.54%	1,853.13
66. 2G	1,712.45	12.84%	3,253,970	10.87%	1,900.18
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	13,334.06	100.00%	29,923,615	100.00%	2,244.15
Irrigated Total					
Irrigated Total	16,679.54	16.19%	105,071,570	18.38%	6,299.43
Dry Total					
Dry Total	68,986.75	66.97%	424,144,630	74.20%	6,148.20
Grass Total					
Grass Total	13,334.06	12.94%	29,923,615	5.23%	2,244.15
72. Waste	1,396.66	1.36%	361,510	0.06%	258.84
73. Other	2,619.48	2.54%	12,141,785	2.12%	4,635.19
74. Exempt	16.50	0.02%	0	0.00%	0.00
75. Market Area Total	103,016.49	100.00%	571,643,110	100.00%	5,549.04

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	59,547.41	368,316,060	59,547.41	368,316,060
77. Dry Land	0.00	0	162.99	891,265	236,350.58	1,390,667,955	236,513.57	1,391,559,220
78. Grass	0.00	0	64.24	102,405	33,086.57	76,708,375	33,150.81	76,810,780
79. Waste	0.00	0	1.05	130	3,788.10	736,510	3,789.15	736,640
80. Other	0.00	0	6.27	25,080	8,096.88	37,543,970	8,103.15	37,569,050
81. Exempt	61.11	0	0.00	0	163.97	145,185	225.08	145,185
82. Total	0.00	0	234.55	1,018,880	340,869.54	1,873,972,870	341,104.09	1,874,991,750

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	59,547.41	17.46%	368,316,060	19.64%	6,185.26
Dry Land	236,513.57	69.34%	1,391,559,220	74.22%	5,883.63
Grass	33,150.81	9.72%	76,810,780	4.10%	2,317.01
Waste	3,789.15	1.11%	736,640	0.04%	194.41
Other	8,103.15	2.38%	37,569,050	2.00%	4,636.35
Exempt	225.08	0.07%	145,185	0.01%	645.04
Total	341,104.09	100.00%	1,874,991,750	100.00%	5,496.83

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 Bancroft	32	173,355	218	2,026,815	218	13,883,420	250	16,083,590	19,300
83.2 Beemer	30	202,850	257	2,520,295	257	22,364,185	287	25,087,330	63,555
83.3 Cotton/hidden/stalp/par	14	240,915	56	1,937,680	56	9,926,440	70	12,105,035	133,125
83.4 Par Acres	4	82,905	2	44,830	2	800,960	6	928,695	0
83.5 Recreation	31	1,561,965	13	2,194,870	37	1,340,140	68	5,096,975	180,730
83.6 Rural Acreage	408	13,922,280	383	7,603,990	431	75,414,075	839	96,940,345	306,285
83.7 Rural Ag	19	1,953,685	19	1,013,735	23	4,493,515	42	7,460,935	35,285
83.8 Stalp Subdivision	4	14,650	24	1,420,200	24	8,249,875	28	9,684,725	38,580
83.9 West Point	180	4,032,335	1,259	21,723,455	1,292	174,477,740	1,472	200,233,530	1,616,925
83.10 Wisner	84	980,430	573	5,019,195	575	58,836,410	659	64,836,035	2,330,545
84 Residential Total	806	23,165,370	2,804	45,505,065	2,915	369,786,760	3,721	438,457,195	4,724,330

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	1	246,710	1	13,350	1	260,060	0
85.2	Bancroft	12	28,610	61	396,060	62	3,501,395	74	3,926,065	0
85.3	Beemer	18	167,695	60	852,540	64	6,007,780	82	7,028,015	537,480
85.4	Rural Acreage	0	0	1	18,355	1	66,875	1	85,230	0
85.5	Rural Commercial/industri	18	1,694,255	39	3,576,685	49	23,036,305	67	28,307,245	45,045
85.6	West Point	47	1,388,545	306	8,129,290	308	73,614,515	355	83,132,350	1,165,910
85.7	Wisner	33	814,450	107	1,100,440	108	10,196,515	141	12,111,405	319,925
86	Commercial Total	128	4,093,555	575	14,320,080	593	116,436,735	721	134,850,370	2,068,360

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	2,852.20	52.48%	6,923,440	54.72%	2,427.40
88. 1G	1,312.25	24.15%	3,157,360	24.96%	2,406.07
89. 2G1	858.92	15.80%	1,716,855	13.57%	1,998.85
90. 2G	411.38	7.57%	853,875	6.75%	2,075.64
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	5,434.75	100.00%	12,651,530	100.00%	2,327.90
CRP					
96. 1C1	389.15	41.01%	1,950,620	44.80%	5,012.51
97. 1C	191.59	20.19%	939,445	21.57%	4,903.41
98. 2C1	261.79	27.59%	994,155	22.83%	3,797.53
99. 2C	106.50	11.22%	470,225	10.80%	4,415.26
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	949.03	100.00%	4,354,445	100.00%	4,588.31
Timber					
105. 1T1	822.34	62.77%	936,935	63.14%	1,139.35
106. 1T	127.93	9.77%	163,515	11.02%	1,278.16
107. 2T1	171.46	13.09%	195,865	13.20%	1,142.34
108. 2T	188.30	14.37%	187,695	12.65%	996.79
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	1,310.03	100.00%	1,484,010	100.00%	1,132.81
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Grass Total	5,434.75	70.64%	12,651,530	68.42%	2,327.90
CRP Total	949.03	12.33%	4,354,445	23.55%	4,588.31
Timber Total	1,310.03	17.03%	1,484,010	8.03%	1,132.81
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114. Market Area Total	7,693.81	100.00%	18,489,985	100.00%	2,403.23

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,728.24	39.58%	4,287,160	42.41%	2,480.65
88. 1G	1,331.13	30.49%	3,153,105	31.19%	2,368.74
89. 2G1	873.93	20.02%	1,722,195	17.04%	1,970.63
90. 2G	432.90	9.91%	945,550	9.35%	2,184.22
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,366.20	100.00%	10,108,010	100.00%	2,315.06
CRP					
96. 1C1	146.03	22.03%	823,250	24.23%	5,637.54
97. 1C	210.79	31.80%	1,144,770	33.69%	5,430.86
98. 2C1	219.51	33.11%	996,565	29.33%	4,539.95
99. 2C	86.62	13.07%	433,405	12.75%	5,003.52
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	662.95	100.00%	3,397,990	100.00%	5,125.56
Timber					
105. 1T1	334.17	42.98%	397,715	44.62%	1,190.16
106. 1T	145.56	18.72%	197,620	22.17%	1,357.65
107. 2T1	112.86	14.52%	124,120	13.92%	1,099.77
108. 2T	184.93	23.78%	171,975	19.29%	929.95
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	777.52	100.00%	891,430	100.00%	1,146.50
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Grass Total	4,366.20	75.19%	10,108,010	70.21%	2,315.06
CRP Total	662.95	11.42%	3,397,990	23.60%	5,125.56
Timber Total	777.52	13.39%	891,430	6.19%	1,146.50
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114. Market Area Total	5,806.67	100.00%	14,397,430	100.00%	2,479.46

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	1,465.19	37.21%	3,580,755	43.16%	2,443.88
88. 1G	737.26	18.72%	1,583,855	19.09%	2,148.30
89. 2G1	1,180.49	29.98%	2,072,175	24.98%	1,755.35
90. 2G	554.70	14.09%	1,059,295	12.77%	1,909.67
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,937.64	100.00%	8,296,080	100.00%	2,106.87
CRP					
96. 1C1	229.36	23.70%	1,254,345	30.21%	5,468.89
97. 1C	345.71	35.72%	1,493,245	35.97%	4,319.36
98. 2C1	356.00	36.79%	1,256,710	30.27%	3,530.08
99. 2C	36.63	3.79%	147,355	3.55%	4,022.80
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	967.70	100.00%	4,151,655	100.00%	4,290.23
Timber					
105. 1T1	862.60	61.14%	970,100	62.51%	1,124.62
106. 1T	182.27	12.92%	208,075	13.41%	1,141.58
107. 2T1	141.71	10.04%	151,615	9.77%	1,069.90
108. 2T	224.35	15.90%	222,225	14.32%	990.53
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	1,410.93	100.00%	1,552,015	100.00%	1,099.99
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Grass Total	3,937.64	62.34%	8,296,080	59.26%	2,106.87
CRP Total	967.70	15.32%	4,151,655	29.66%	4,290.23
Timber Total	1,410.93	22.34%	1,552,015	11.09%	1,099.99
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114. Market Area Total	6,316.27	100.00%	13,999,750	100.00%	2,216.46

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,850.64	51.95%	11,387,380	55.69%	2,347.60
88. 1G	1,681.52	18.01%	3,888,260	19.01%	2,312.35
89. 2G1	1,842.99	19.74%	3,252,660	15.91%	1,764.88
90. 2G	961.69	10.30%	1,920,845	9.39%	1,997.36
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,336.84	100.00%	20,449,145	100.00%	2,190.16
CRP					
96. 1C1	784.30	55.11%	4,134,300	62.24%	5,271.32
97. 1C	175.28	12.32%	835,935	12.58%	4,769.14
98. 2C1	301.60	21.19%	878,535	13.23%	2,912.91
99. 2C	161.90	11.38%	794,080	11.95%	4,904.76
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	1,423.08	100.00%	6,642,850	100.00%	4,667.94
Timber					
105. 1T1	1,582.93	61.49%	1,806,775	63.81%	1,141.41
106. 1T	198.63	7.72%	265,270	9.37%	1,335.50
107. 2T1	203.72	7.91%	220,530	7.79%	1,082.52
108. 2T	588.86	22.88%	539,045	19.04%	915.40
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	2,574.14	100.00%	2,831,620	100.00%	1,100.03
<hr/>					
Grass Total	9,336.84	70.02%	20,449,145	68.34%	2,190.16
CRP Total	1,423.08	10.67%	6,642,850	22.20%	4,667.94
Timber Total	2,574.14	19.30%	2,831,620	9.46%	1,100.03
<hr/>					
114. Market Area Total	13,334.06	100.00%	29,923,615	100.00%	2,244.15

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

20 Cuming

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	388,478,035	430,663,305	42,185,270	10.86%	4,534,655	9.69%
02. Recreational	7,165,740	7,793,890	628,150	8.77%	189,675	6.12%
03. Ag-Homesite Land, Ag-Res Dwelling	92,680,245	110,296,750	17,616,505	19.01%	1,373,430	17.53%
04. Total Residential (sum lines 1-3)	488,324,020	548,753,945	60,429,925	12.37%	6,097,760	11.13%
05. Commercial	93,814,995	116,325,075	22,510,080	23.99%	2,068,360	21.79%
06. Industrial	16,357,240	18,525,295	2,168,055	13.25%	0	13.25%
07. Total Commercial (sum lines 5-6)	110,172,235	134,850,370	24,678,135	22.40%	2,068,360	20.52%
08. Ag-Farmsite Land, Outbuildings	118,215,945	139,409,005	21,193,060	17.93%	7,255,845	11.79%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,033,440	1,033,440	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	119,249,385	140,442,445	21,193,060	17.77%	7,255,845	11.69%
12. Irrigated	366,587,055	368,316,060	1,729,005	0.47%		
13. Dryland	1,406,204,750	1,391,559,220	-14,645,530	-1.04%		
14. Grassland	77,655,670	76,810,780	-844,890	-1.09%		
15. Wasteland	736,935	736,640	-295	-0.04%		
16. Other Agland	36,732,750	37,569,050	836,300	2.28%		
17. Total Agricultural Land	1,887,917,160	1,874,991,750	-12,925,410	-0.68%		
18. Total Value of all Real Property (Locally Assessed)	2,605,662,800	2,699,038,510	93,375,710	3.58%	15,421,965	2.99%

2022 Assessment Survey for Cuming County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$317,455
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$106,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200
12.	Amount of last year's assessor's budget not used:
	\$30,637

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS (Online filing)
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Office Clerk
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; http://cuming.assessor.gworks.com/#
8.	Who maintains the GIS software and maps?
	gWorks & county Office Clerk updates all map changes
9.	What type of aerial imagery is used in the cyclical review of properties?
	Obliques from gWorks and Google Earth
10.	When was the aerial imagery last updated?
	Last flight in April 2019

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	West Point, Wisner, Beemer, Bancroft
4.	When was zoning implemented?
	2001- Updated in 2015, Updated 2017 and 2019

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Not at this time. We may consult with different appraisers for general information if needed.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2022 Residential Assessment Survey for Cuming County

1.	Valuation data collection done by:														
	Appraiser, Assessor and Office Clerk														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>West Point - estimated population is 3,301; county seat and largest community in the county; located at intersection of Hwy 32 & Hwy 275.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural - zoning requires 10 acres for new construction.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Wisner - Estimated population is 1,257; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses. Bancroft - estimated population is 458; located along Hwy 51; has public school and convenience store. Beemer - Estimated population is 610; located along Hwy 275 near center of the county; no high school or grocery.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Point - estimated population is 3,301; county seat and largest community in the county; located at intersection of Hwy 32 & Hwy 275.	20	Rural - zoning requires 10 acres for new construction.	25	Wisner - Estimated population is 1,257; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses. Bancroft - estimated population is 458; located along Hwy 51; has public school and convenience store. Beemer - Estimated population is 610; located along Hwy 275 near center of the county; no high school or grocery.	30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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AG OB	Agricultural outbuildings														
AG DW	Agricultural dwellings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	<p>Cost approach - Using Cama system with Marshall & Swift Pricing.</p> <p>Comparable Sales approach - Using CAMA system to find acceptable comps.</p> <p>Income approach - Gross income multiplier for rental properties.</p>														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Physical depreciation tables are used from CAMA. The effective age is used to determine individual market values and is developed by using tables of sales. After implementing new costs, the county will make adjustments to economic depreciation for changes in the market.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Economic depreciation and effective age tables are developed for each valuation group.														
6.	Describe the methodology used to determine the residential lot values?														
	The county determines the values from a sales analysis of all residential lot sales broken down by neighborhood. Size of base lot plus excess acres.														
7.	How are rural residential site values developed?														

	Sales analysis is completed and then it is determined if the cost of the amenities need to be added to the vacant land.																																							
8.	Are there form 191 applications on file?																																							
	yes - 3 -4 applications																																							
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																							
	The county utilizes a discounted cash flow to determine values for subdivisions based on the number of sales, anticipated return, current sale prices and the absorption rate.																																							
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AG DW	2021	2021	2021	2021																																				
	The rural reviews typically take 2 years to complete. Bancroft was last inspected in 2019. Beemer lot values increased in 2021.																																							

2022 Commercial Assessment Survey for Cuming County

1.	Valuation data collection done by:				
	Appraiser, Assessor and Office Clerk				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	West Point - County seat and regional market hub for the area. Located at the intersection of Highway 275 and Highway 32. Commercial areas, large employers, hospital, processing facilities and manufacturing.			
	2	Beemer, Wisner, Bancroft, Rural - Located along Highway 275 includes rural located in the Northeast portion the county; limited commercial activity, mostly related to the ag industry.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The county utilizes the cost, income and comparable sales approaches to value. The county uses the three approaches to reconcile the fair market value of the property.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Unique properties are valued using the same methods as other commercial properties in the county. The county also looks for unique property sales from real estate agents, appraisers and the state sales file. These comparable sales are used to determine value by the comp sales approach. The income and cost approach will be used if that information is available as well.				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	The physical depreciation tables are derived from the CAMA tables provided by the vendor from Marshall & Swift based on 50, 30, 20, and 15 year economic life. The effective age is determined by the appraiser from a combination of the actual age and physical depreciation derived from similar commercial properties that have sold. Economic depreciation is determined from the local market.				
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.				
	No, however the county does develop economic depreciation tables for each group.				
6.	Describe the methodology used to determine the commercial lot values.				
	The methodology used to determine commercial lot values is the same as the process used to determine residential lot values.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2021	2021	2021	2021
	2	2021	2021	2021	2021

2021 for all pricing for the 2022 tax year.

2022 Agricultural Assessment Survey for Cuming County

1.	Valuation data collection done by:																
	Appraiser, Assessor and Office Clerk																
2.	List each market area, and describe the location and the specific characteristics that make each unique.																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.</td> <td style="text-align: center;">2018/2022</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.</td> <td style="text-align: center;">2018/2022</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Majority is Wisner school district, northwest corner of county, sandier soils.</td> <td style="text-align: center;">2018/2022</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.</td> <td style="text-align: center;">2018/2022</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.	2018/2022	2	Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.	2018/2022	3	Majority is Wisner school district, northwest corner of county, sandier soils.	2018/2022	4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.	2018/2022
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4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.	2018/2022															
	Ag improvements and outbuildings date of depreciation and costing tables are 2021 based on Marshall and Swift. In 2021, all ag outbuildings received a height multiplier adjustment.																
3.	Describe the process used to determine and monitor market areas.																
	All sales are reviewed with the buyer and seller. All sales data is reviewed to determine if the data is correct (irrigation, crop acres, pasture acres, etc.) and are broken down by land classes. The sales analysis is used to monitor market area trends.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.																
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																
	Farm and urban house sites and site acres are assessed according to the land values in each market area. The difference in the market areas is more significant the last couple of years. The suburban area around West Point is valued higher due to market and proximity to town.																
6.	What separate market analysis has been conducted where intensive use is identified in the county?																
	The county identifies intensive use mainly feedlots. The county conducts a market analysis to confirm the values.																
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																
	The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.																

7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	35
8b.	What process was used to determine if non-agricultural influences exist in the county?
	There are no non-agricultural influences in the county at this time.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Residential and Commercial development, as well as very limited recreational influence.
8d.	Where is the influenced area located within the county?
	Around the county seat of West Point
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Spreadsheet analysis along with sales verification.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, NE 68788
(402) 372-6000 Fax (402) 372-6013
www.co.cuming.ne.us

Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 9,139 (2010 Census Bureau). Our 2021 abstract reports 3,935 parcels of Residential property, 78 parcels of Recreational property, 692 parcels as Commercial property, 10 parcels as Industrial property, and 4,424 parcels as Agricultural property. Cuming County also has 284 exempt parcels, 23 TIF parcels, and 1 Nebraska Games & Parks parcel.

Cuming County has approximately 1625 Personal Property Schedules filed each year. We also have approximately 325 Homestead Exemption applications filed each year.

The Assessor's Office has 5 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 2 full time office clerks and 2 part time office clerks who are the all-around helpers. In addition to the all-around office work, Jenny Landholm is also the Personal Property clerk and Vicki Meirgerd is the GIS and Homestead Exemption clerk, Hannah Neimeyer works with the appraiser and keeps the records in order. September 21, 2020, we hired Wendy Rexroad to help our office to continue to reach the States time requirements. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

Education

The Assessor and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or webinars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is an early 1970's or so aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

Property Record Cards

The Rural Property Record Cards are kept up as changes of owner ship and/or address changes on a daily basis.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 19 –

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PAD

Certificate of Taxes Levied – Due December 1

Generate Tax Roll – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

Filling Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by June 30th.

Apply 25% penalty if filed on or after July 1st

Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process, we work with the Clerk's office.

Real Property

In 2016 MIPS upgraded to the 3.0 version of CAMA 2000. We are currently using the 2019 pricing for house values in the version 3.0+ MIPS program. In the summer of 2021, we purchased a second surface pro – to take our pictures, they give us the ability to digitally take our property record

cards with us during the pickup and review process. The surface pro allows us to attach our pictures to the record card on site and with the second surface pro, we are also able to update our outbuilding excel spread sheet while on the property. We would like to check into purchasing Pictometry Imagery.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 are currently manually priced using the 2019 Marshall & Swift pricing manual. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the appropriate properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/re-measuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire (door hanger) for the property owner to fill out and return to our office or they may call our office with the information. If there continues to be questions, we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work is started in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the property owner to schedule the appointments around their schedules. If the the owner doesn't schedule an appointment, we inspect the property as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests. We review the properties in question a second time and spend lots of valuable time on these extra issues. The Assessor reports any tax corrections and over, under and/or omitted property to the County Board of Equalization.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2021-2025 March to March

Rural Residential

During the revaluation process we send out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential included, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the land owner to verify that we have the correct information about their property. The resulting data collected is inputted and corrected for the homes, outbuildings, and land. The sketches will be checked, and the photos will be attached to the record file. During this process we are also asking the property owner to verify CRP acres. We currently are using the FSA 2020 aerial flight for updates and splits.

In March 2019 Nebraska was devastated with major flooding thru out the whole state. The Nebraska State Senators implemented address damages from a natural disaster before July 1 of the current year, Form 425. We had an aerial flight taken April 14, 2019 (2 miles on each side of the Elkhorn) to help us in assessing the major changes along the Elkhorn River. There were 113 qualified applications (must be over 20% damage to qualify). The flood has taken lots of valuable time away from our other assessment projects and will need some special attention for at least the 2020-2021 assessment years. We reviewed the flood damaged areas for the 2021 assessment.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall & Swift 2019 pricing for 2020 assessment and will use the 2021 Marshall & Swift for the 2022 assessment. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the year 1994, 2000, 2006 and 2012 and 2018. The rural homes continue to require market adjustments. We are currently in the process of the 6-year review: 2020 Townships Cleveland, Bancroft, Neligh, Garfield, Cuming: 2021 Townships- Blaine, Wisner, Bismark, Lincoln, Grant, Beemer, Logan: 2023-Townships Elkhorn, Monterey, Sherman and St. Charles. The rural reappraisal includes adjusting depreciation for age of outbuildings. 2018 oblique aerial photos were used to review ag improved parcels for 2019.

Urban Residential

We updated the Marshall & Swift pricing on all residential properties for the 2020 assessment to the 2019 pricing and the 2022 assessment to the 2021 pricing. We continue to monitor the issue of the newer one-story style homes selling higher and the older run-down homes selling lower than what our assessed values are. We have been working with this issue at the time of each reappraisal. We will determine if any adjustments are necessary at that time.

Beemer's last inspection, and pictures were taken summer of 2017 and reappraisal was implemented for the 2018 tax year. Next inspection and reappraisal planned for 2023. We implemented 2019 Marshal & Swift pricing for 2020 and 2021 assessment. The Marshal & Swift 2021 pricing will be implemented for the 2022 assessment. Residential lot sales indicated a market adjustment for the 2021 assessment. 2021-market adjustment.

Wisner's last inspection and digital pictures in 2018. Next inspection and reappraisal planned for summer 2024. 2020 implemented 2019 Marshal & Swift pricing. 2022-implement 2021 Marshal & Swift pricing. Lot sales did not indicate a change of value. Sales in Wisner indicated that we remove the functional depreciation from 1 ½ and 2 story homes. The newer subdivision in Wisner have begun building and will be added to the 2022 and beyond assessment. 2022 will monitor the lots of the new addition of Grand View. 2021-market adjustment. Wisner will start development in their new Grand View addition in 2022.

West Point's last inspection and digital pictures in 2016 for appraisal in 2017. Next inspection and reappraisal planned for summer of 2022. There was a major hail storm in West Point in 2017 – lots of homes are being reroofed, sided and adding new windows. 2020 implemented 2019 Marshal & Swift pricing and will use 2021 Marshal & Swift pricing for the 2022 assessment. 2021 market adjustment.

Bancroft's last digital photos in 2019 for 2020 assessment year reappraisal. Next inspection and reappraisal planned for 2025. Bancroft homes were raised approximately 20 to 25% due to sales ratio for 2019 assessment. 2020 implemented 2019 Marshal & Swift pricing and will implement 2021 Marshal & Swift pricing for the 2022 assessment.

Continue to monitor lots sales in all urban areas.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios.

Commercial Property

West Point's commercial properties next inspection and reappraisal planned 2022-2023.

Wisner's pictures were taken in 2018 and information sheets sent out. Next inspection and reappraisal planned 2024-2025.

Beemer's last pictures taken in 2018 and information sheets sent out and reappraisal finished in 2019.. Next inspection and reappraisal planned 2023-2024.

Bancroft digital pictures and review sheets in 2019. Next inspection and reappraisal planned for 2024-2026.

Rural commercial reappraisal will be implemented at the same time as the rural home reappraisal. The 2018 oblique photos were reviewed in 2019. Review letters sent out to Range 7 and Cleveland in 2020, to Range 4 and Grant, Beemer and Logan Townships in 2021, Elkhorn, Monterey, Sherman and St. Charles in 2022.

All commercial properties will be assessed with 2019 Marshal & Swift pricing for 2020 assessment. Plan to update pricing to 2021 for the 2022 or 2023 assessment year.

. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information).

Agricultural Property

We have received our 2018 oblique photos from g-works. Previous GIS aerial flights were in 1994, 2000 and 2006, 2012, 2018. The proposed cost was \$23,000 for the 2018 flight. This cost was divided into two equal payments. We feel this is an important tool for equalization of properties (adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help comply with the 6-year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program)

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). GIS is used to determine intensive use areas (feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is a custom to coming in and being able to see their property lines with the area flight and parcel layer. The GIS has cleared up quite a few difficult situations for a number of people. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) continue to be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue).

In March 2019 Nebraska was devastated with major flooding thru out the whole state. The Nebraska State Senators implemented "Report of Destroyed Real Property" Form 425 to address damages from a natural disaster before July 1 of the current year, Form 425. To assist with flood damage, we had an aerial flight taken April 14, 2019 (2 miles on each side of the Elkhorn) to help us in assessing the major changes along the Elkhorn River. There were 113 qualified applications that the met the over 20% of damage. The flooding issue has taken time away from our 6-year review of land use. We reviewed the flood damaged area with the 2021 assessment utilizing the 2020 FSA aerial flight. Started up the 6-year land use review with Bancroft, Neligh, Garfield, Cuming, Cleveland for the 2022 assessment. Will move on to Range 4, then 5, then 6, for the 2023 and 2024 assessment years.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e., irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units). To continue to obtain a fair depreciation due to wear and tear we adjusted depreciation for out buildings for tax year 2018 Lynette used the 2018 oblique rural photos to update our outbuilding records for all 16 townships and we updated the Marshal & Swift pricing to 2019 pricing for the 2020 assessment year. We are implementing the 2021 Marshal & Swift pricing for the 2022 assessment of outbuildings and homes. The newer hog-confinement barns were revalued for 2019 and 2020 due to a few current sales, they went up quite a bit. Cosco chicken barns are fairly new to Nebraska – the Pad has had input as to how they want them assessed. We will continue to monitor them and watch for a Nebraska sale to assist in a fair and equitable value. The cattle confinement buildings are also a newer building type to watch for a fair and equitable value.

LCG Conversion-LB372 -Neb. Rev. Statute 77-1363 to require that Land Capability Groups (LCG) be based on Natural Resources Conservation Service (NRCS) data specific to each land use became effective August 2019; therefore, we will be making adjustments for assessment year 2020. Will review the information from the Department for the 2021 assessment for equalization in value. (In 2010 we implemented the new Soil Conversion and symbols, in 2017 the State of Nebraska Soil Survey was implemented). With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our sales file. The unique property characteristics that we are monitoring include: sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with inaccessible areas. These characteristics are being monitored to determine if any market adjustment is necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible. If

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. The land sales 2019 thru 2022 are still indicating a steady market for land but acreage sales continue to rise. This indicates a continual need to monitor the assessed values on an annual basis. There haven't been as much irrigated acres added the last couple of years due to the NRD restrictions but are starting to lift some of the restrictions in 2021-2022. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

Assessment Software & Hardware 2021-2025

MIPS are continuing to upgrade their software. They have added the ability to use a surface pro or computer to take pictures on the field and attach them to the record while out in the field. We are hoping this will save time with the pickup work and reappraisals. They are still working on the comparable sale program. We replaced Vicki's (GIS) computer, Jenny's and Hannah's computers in summer of 2019 and Wendy's in 2021. Everyone is utilizing 2 screens (Hannah used 3 monitors) with their computers May want to replace Scott & Cherie' computers in 2023. It may be time to look into purchasing Pictometry Imagery of the county, to help with 6-year reviews and possible eliminating the need to have 2 employees to be taking photos on every property.

Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would like to also stress that **this is a plan and may need to be changed at any time to address priority issues.**

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time-consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees. Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross train employees to be able to complete co-workers duties in case of emergencies. The staff is doing a very good job and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier
Cuming County Assessor's Office

Date: June 23rd, 2021
Updated: October 26th, 2021

CUMING COUNTY ASSESSOR'S OFFICE

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February 22, 2022

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Cherie J. Kreikemeier
Cuming County Assessor