

**NEBRASKA**

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**2023 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**CUMING COUNTY**

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 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,

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

cc: Cherie Kreikemeier, Cuming County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of Assessment Practices:**

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

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

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

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

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

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

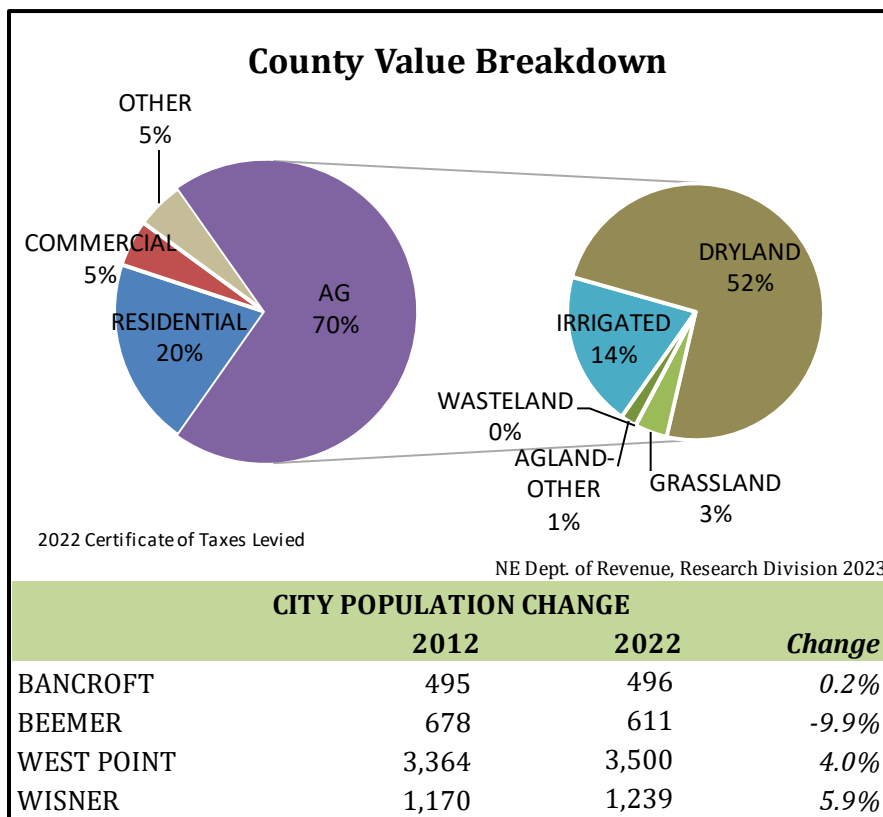
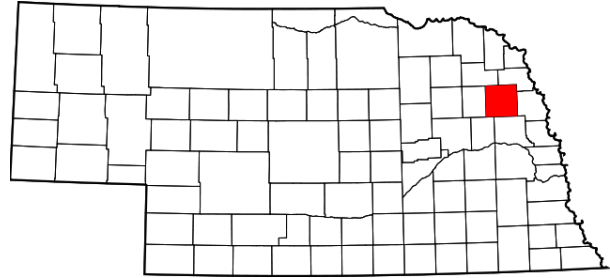
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

*\*Further information may be found in Exhibit 94*



## County Overview

With a total area of 571 square miles, Cuming County has 8,984 residents, per the Census Bureau Quick Facts for 2021, a slight population decline from the 2020 U.S. Census. Reports indicate that 69% 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 \$140,203 (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, 332, with less total employment of 2,731. This represents a slight decrease 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).

## 2023 Residential Correlation for Cuming County

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### *Assessment Actions*

The residential class of property was updated with 2022 costing and depreciation tables. The rural parcels in the townships of Elkhorn, Monterey, Sherman North, Sherman South, St. Charles North, and St. Charles South were reviewed. The rural area of Par Acres was also reviewed. Economic adjustments were also applied to the various valuation groups. The residential class of property increased approximately 16%. 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.

Review of sales qualifications practices indicates the county assessor utilizes sales near the statewide average. Both qualified and non-qualified sales rosters have been reviewed and indicate there is no apparent bias in the qualification determinations by the county assessor.

There are six valuation groups assigned by the county assessor and reviewed to ensure that any economic forces that affect market value are identified. Valuation Group 1 is the largest city in the county and the county seat. Valuation Group 5 is a small village located on Highway 16, Valuation Group 10 located on Highway 275 and has no school and Valuation Group 25 is a little larger and also located on Highway 275, which has a school, and the population is large enough to be considered a city and not a village. Valuation Group 20 includes rural parcels and Valuation Group 30 are lake front and golf course developments.

Depreciation and costing tables were updated in 2022 and lot values for the residential class were updated in 2022 with the exception of Valuation Group 10. The county assessor is behind in the six-year inspection and review requirement. The inspection and review of the rural properties took an extra year to complete and is delaying the inspection of West Point. The oldest inspection is West Point, dated 2016, followed by Beemer for 2017 and Wisner in 2018. The county assessor has reported that the inspections will begin in West Point and hope to continue on with Beemer during the summer of 2023. The Property Assessment Division will work with the county assessor to develop and monitor a plan to bring the inspection and review cycle into compliance.

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

# 2023 Residential Correlation for Cuming County

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## *Description of Analysis*

The residential parcels are analyzed utilizing six valuation groups that mirror the county assessor locations in the county.

<b>Valuation Group</b>	<b>Description</b>
1	West Point
5	Bancroft
10	Beemer
20	Rural
25	Wisner
30	Lake Front and Golf Course Developments

The statistical profile for the residential class of property includes 233 qualified sales representing all valuation groups. The overall measures of central tendency are within the acceptable range. The COD and PRD are slightly high.

The qualitative statistics are highest in Valuation Groups 1, 5, and 25. Valuation Group 1 does show a slightly regressive pattern and is scheduled to be reviewed and revalued for 2024. Valuation Group 5 with only 11 sales, looks clearly regressive when examining the sale price substrata, however, further review of the sales shows that the four sales in the oldest time period have a median of 118% while the median of 7 newer sales is at 60%. This is an example of how extreme variation in assessment ratios can provide a false indicator of regressivity. Valuation Group 25 contains two extreme low dollars that are impacting the PRD. A substat of each Valuation Group 1, 5, and 25 can be found in the appendix of this report.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 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 equalized. The quality of assessment of the residential property in Cuming County complies with generally accepted mass appraisal techniques.

## 2023 Residential Correlation for Cuming County

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VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	116	98.69	104.13	98.44	22.15	105.78
5	11	92.51	85.84	73.09	26.57	117.44
10	20	93.47	90.65	88.71	13.99	102.19
20	26	92.00	96.34	97.59	14.21	98.72
25	52	93.31	101.35	92.86	28.45	109.14
30	8	97.24	94.79	93.27	08.16	101.63
<u>    </u> ALL <u>    </u>	<u>233</u>	94.80	100.30	95.85	22.16	104.64

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Cuming County is 95%.

## 2023 Commercial Correlation for Cuming County

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### *Assessment Actions*

For the commercial class, the costing was updated to 2022. Lot values were studied and repriced in part of Valuation Group 1 and 25 and all of Valuation Group 20. 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 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. Valuation Group 20 is the rural parcels, Valuation Group 5, 10, and 25 are small communities that are differentiated because of location, highway influences, and local amenities.

The required six-year inspection and review cycle is reported as follows: Valuation Group 1 was last inspected in 2016, Valuation Group 10 in 2017, Valuation Group 25 in 2018 and Valuation Group 4 in 2019. Valuation group 20 has been inspected between 2015 and 2020. The inspection and review of the rural properties took an extra year to complete and is delaying the inspection cycle. The oldest inspection dated 2016 is West Point followed by Beemer in 2017. The county assessor has reported that the inspections will begin in West Point and continue on with Beemer during the summer of 2023. The Property Assessment Division will work with the county assessor to develop and monitor a plan to bring the inspection and review cycle into compliance. Lot values are reviewed when a reappraisal is done during the inspection process. The county assessor utilizes drive-by reviews, physical inspections, interior inspections and aerial imagery to assist in their rural commercial reviews.

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 2022.

## 2023 Commercial Correlation for Cuming County

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### *Description of Analysis*

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

<b>Valuation Group</b>	<b>Description</b>
1	West Point
5	Bancroft
10	Beemer
20	Rural
25	Wisner

Review of the statistical sample shows 40 qualified sales representing all valuation groups. The measures of central tendency are within the acceptable range. All valuation groups have medians in the acceptable range, except Valuation Group 20, which only has one sale. The overall COD and PRD are within the acceptable range, only Valuation Group 1 has a sufficient sample of sales and also displays measures of central tendency and qualitative statistics in the acceptable range.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 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*

A review of the statistics with sufficient sales and the assessment practices suggests the assessments within the county are valued within the acceptable range, and are therefore equalized. The quality of assessment of the commercial property in Cuming County complies with generally accepted mass appraisal techniques.

<b>VALUATION GROUP</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT.MEAN</b>	<b>COD</b>	<b>PRD</b>
1	21	96.75	99.31	99.45	17.93	99.86
5	4	95.39	113.81	106.32	37.43	107.04
10	5	94.59	85.23	98.19	35.49	86.80
20	1	110.64	110.64	110.64	00.00	100.00
25	9	92.48	93.77	93.57	25.36	100.21
<u>    </u> <b>ALL</b> <u>    </u>	<u>    </u> 40	95.84	98.03	99.10	23.64	98.92

## 2023 Commercial Correlation for Cuming County

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### *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.

## 2023 Agricultural Correlation for Cuming County

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### *Assessment Actions*

The townships of Elkhorn, Monterey, Sherman North, St. Charles North, Sherman South and St. Charles South were part of the inspection and review cycle completed in 2022 for the 2023 assessment year. For the agricultural class, 2022 costing was applied to all agricultural improvements. A market analysis was completed for the agricultural land which resulted in each market area being adjusted. Market area 1 irrigated increased 7%, dryland increased 5%, grassland increased 20% and Conservation Reserve Program (CRP) increased 11%. Market Area 2 irrigated increased 9%, dryland increased 6%, grassland increased 20% and CRP increased 13%. Market Area 3 irrigated increased 7%, dryland increased 2%, grassland increased 35% and CRP increased 10%. Market Area 4 was adjusted for grassland with an increase of 20%.

### *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 sales qualification and verification processes used by the county assessor are evaluated to determine if all arm's-length sales are made available for measurement purposes. 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 Areas 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 Areas 1 and 4. Market Area 3 is the northwest corner of the county with sandier soils. 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 market areas would be needed. The required six-year inspection and review cycle is current for the agricultural class with six townships inspected and reviewed during 2022 for the 2023 assessment year. 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 dwellings and rural residential dwellings carry the same value. Agricultural dwellings and improvements are valued using the same practices as the rural residential dwellings. The county assessor utilizes depreciation tables from the Computer-Assisted Mass Appraisal (CAMA) system and Marshall and Swift costing tables, both dated 2022.

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



## 2023 Agricultural Correlation for Cuming County

### *Description of Analysis*

Overall, there were 75 sales in the agricultural class. All three measures of central tendency are within the acceptable range as well as the COD and PRD. Each of the market areas statistics are within the acceptable ranges. However, further review of the 80% MLU (Majority Land Use) by market area indicates that the overall irrigated land is below the acceptable range. Each market area is represented with a small sample. The dryland in Market Area 4 indicates a high median ratio. Further analysis of the statistics indicated that there are six sales in the oldest timeframe that are influencing the median. If those sales are hypothetically removed the median drops to 68% indicating the market is trending up. The average acre value comparison chart displays that the values assigned by the county assessor are higher than adjoining counties.

Comparison of the 2023 County Abstract of Assessment for the Real Property, Form 45 Compared with the 2022 Certificate Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the county assessor.

The Lyons-Decatur School District lies partially in Cuming County and has a school bond subject to a reduced valuation under LB2. There were two qualified sales in the school district for Cuming County; review of the parcel data provided by the county confirms that the county reduced valuations for purposes of the school bond requirement.

### *Equalization and Quality of Assessment*

Agricultural dwellings and outbuildings have been valued using the same valuation process as the rural residential improvements. Agricultural improvements are equalized and assessed at a statutorily required level. Agricultural land values are equalized and meet generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	10	64.55	68.78	68.93	11.96	99.78
1	2	74.65	74.65	72.38	07.57	103.14
2	2	58.37	58.37	58.36	06.39	100.02
3	2	72.15	72.15	74.44	11.23	96.92
4	4	64.20	69.37	69.28	11.07	100.13
<u>Dry</u>						
County	51	71.54	74.87	72.59	15.14	103.14
1	16	69.03	72.18	70.58	16.88	102.27
2	8	70.38	73.56	73.17	08.58	100.53
3	12	70.79	71.56	71.90	07.78	99.53
4	15	79.88	81.08	75.99	19.04	106.70
<u>Grass</u>						
County	2	66.02	66.02	66.56	12.00	99.19
1	1	73.94	73.94	73.94	00.00	100.00
4	1	58.10	58.10	58.10	00.00	100.00
<u>ALL</u>	75	71.54	75.17	73.52	16.37	102.24

## 2023 Agricultural Correlation for Cuming County

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### *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*

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*

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%.

## 2023 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
<b>Residential Real Property</b>	95	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	72	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	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, 2023.




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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary for Cuming County

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### Residential Real Property - Current

Number of Sales	233	Median	94.80
Total Sales Price	\$39,363,956	Mean	100.30
Total Adj. Sales Price	\$39,363,956	Wgt. Mean	95.85
Total Assessed Value	\$37,731,115	Average Assessed Value of the Base	\$134,108
Avg. Adj. Sales Price	\$168,944	Avg. Assessed Value	\$161,936

### Confidence Interval - Current

95% Median C.I	92.57 to 99.95
95% Wgt. Mean C.I	92.97 to 98.73
95% Mean C.I	96.22 to 104.38
% of Value of the Class of all Real Property Value in the County	16.82
% of Records Sold in the Study Period	6.36
% of Value Sold in the Study Period	7.68

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	211	97	97.15
2021	191	95	94.72
2020	169	95	95.27
2019	166	95	94.91

## 2023 Commission Summary for Cuming County

### Commercial Real Property - Current

Number of Sales	40	Median	95.84
Total Sales Price	\$7,899,080	Mean	98.03
Total Adj. Sales Price	\$7,899,080	Wgt. Mean	99.10
Total Assessed Value	\$7,827,820	Average Assessed Value of the Base	\$219,077
Avg. Adj. Sales Price	\$197,477	Avg. Assessed Value	\$195,696

### Confidence Interval - Current

95% Median C.I	83.34 to 109.60
95% Wgt. Mean C.I	91.10 to 107.10
95% Mean C.I	88.82 to 107.24
% of Value of the Class of all Real Property Value in the County	5.41
% of Records Sold in the Study Period	5.55
% of Value Sold in the Study Period	4.96

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	30	96	95.90
2021	30	94	93.52
2020	29	96	95.89
2019	30	93	93.29

**20 Cuming  
RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 233  
 Total Sales Price : 39,363,956  
 Total Adj. Sales Price : 39,363,956  
 Total Assessed Value : 37,731,115  
 Avg. Adj. Sales Price : 168,944  
 Avg. Assessed Value : 161,936

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 100  
 COD : 22.16  
 PRD : 104.64

COV : 31.67  
 STD : 31.76  
 Avg. Abs. Dev : 21.01  
 MAX Sales Ratio : 268.88  
 MIN Sales Ratio : 43.21

95% Median C.I. : 92.57 to 99.95  
 95% Wgt. Mean C.I. : 92.97 to 98.73  
 95% Mean C.I. : 96.22 to 104.38

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	27	105.92	112.45	108.79	17.61	103.36	71.94	221.68	96.49 to 121.20	106,035	115,352	
01-JAN-21 To 31-MAR-21	18	117.11	113.35	109.95	13.19	103.09	58.04	148.52	106.61 to 123.74	138,100	151,848	
01-APR-21 To 30-JUN-21	28	101.46	108.02	98.02	20.01	110.20	56.02	216.22	89.98 to 107.56	197,114	193,214	
01-JUL-21 To 30-SEP-21	46	99.22	102.65	101.84	16.86	100.80	62.01	174.99	91.92 to 108.00	180,353	183,675	
01-OCT-21 To 31-DEC-21	28	92.68	102.63	93.08	23.87	110.26	47.64	268.88	86.82 to 101.43	175,007	162,891	
01-JAN-22 To 31-MAR-22	26	94.00	96.19	95.60	19.64	100.62	52.99	178.39	85.13 to 105.38	173,899	166,253	
01-APR-22 To 30-JUN-22	30	83.97	87.68	84.91	28.94	103.26	43.21	207.18	67.19 to 93.70	177,990	151,132	
01-JUL-22 To 30-SEP-22	30	80.20	84.73	84.71	18.33	100.02	47.34	136.67	75.82 to 87.44	181,283	153,561	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	119	103.52	107.76	102.83	18.13	104.79	56.02	221.68	99.03 to 108.89	161,043	165,603	
01-OCT-21 To 30-SEP-22	114	88.50	92.52	89.23	23.36	103.69	43.21	268.88	84.73 to 92.57	177,191	158,108	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	120	100.26	105.51	99.77	19.92	105.75	47.64	268.88	94.52 to 103.56	176,679	176,277	
<u>ALL</u>	233	94.80	100.30	95.85	22.16	104.64	43.21	268.88	92.57 to 99.95	168,944	161,936	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	116	98.69	104.13	98.44	22.15	105.78	46.20	221.68	92.89 to 105.92	168,172	165,549	
5	11	92.51	85.84	73.09	26.57	117.44	47.34	137.05	52.99 to 122.57	87,273	63,790	
10	20	93.47	90.65	88.71	13.99	102.19	46.96	116.92	86.86 to 103.17	120,272	106,693	
20	26	92.00	96.34	97.59	14.21	98.72	73.62	136.13	84.34 to 106.08	299,235	292,011	
25	52	93.31	101.35	92.86	28.45	109.14	43.21	268.88	83.87 to 103.19	115,731	107,467	
30	8	97.24	94.79	93.27	08.16	101.63	68.07	110.61	68.07 to 110.61	336,563	313,914	
<u>ALL</u>	233	94.80	100.30	95.85	22.16	104.64	43.21	268.88	92.57 to 99.95	168,944	161,936	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	233	94.80	100.30	95.85	22.16	104.64	43.21	268.88	92.57 to 99.95	168,944	161,936	
06												
07												
<u>ALL</u>	233	94.80	100.30	95.85	22.16	104.64	43.21	268.88	92.57 to 99.95	168,944	161,936	

**20 Cuming  
RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 233  
 Total Sales Price : 39,363,956  
 Total Adj. Sales Price : 39,363,956  
 Total Assessed Value : 37,731,115  
 Avg. Adj. Sales Price : 168,944  
 Avg. Assessed Value : 161,936

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 100  
 COD : 22.16  
 PRD : 104.64

COV : 31.67  
 STD : 31.76  
 Avg. Abs. Dev : 21.01  
 MAX Sales Ratio : 268.88  
 MIN Sales Ratio : 43.21

95% Median C.I. : 92.57 to 99.95  
 95% Wgt. Mean C.I. : 92.97 to 98.73  
 95% Mean C.I. : 96.22 to 104.38

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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
<b>Low \$ Ranges</b>											
Less Than 5,000	1	216.22	216.22	216.22	00.00	100.00	216.22	216.22	N/A	4,500	9,730
Less Than 15,000	2	230.11	230.11	233.58	06.04	98.51	216.22	244.00	N/A	6,000	14,015
Less Than 30,000	7	163.84	155.77	137.63	30.57	113.18	71.94	244.00	71.94 to 244.00	19,000	26,149
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	232	94.77	99.80	95.84	21.72	104.13	43.21	268.88	92.51 to 99.95	169,653	162,592
Greater Than 14,999	231	94.74	99.18	95.81	21.13	103.52	43.21	268.88	92.51 to 99.03	170,355	163,217
Greater Than 29,999	226	94.61	98.58	95.71	20.68	103.00	43.21	268.88	91.92 to 98.96	173,588	166,142
<b>Incremental Ranges</b>											
0 TO 4,999	1	216.22	216.22	216.22	00.00	100.00	216.22	216.22	N/A	4,500	9,730
5,000 TO 14,999	1	244.00	244.00	244.00	00.00	100.00	244.00	244.00	N/A	7,500	18,300
15,000 TO 29,999	5	112.84	126.04	128.11	29.62	98.38	71.94	178.39	N/A	24,200	31,003
30,000 TO 59,999	27	114.56	121.55	120.45	33.67	100.91	46.96	268.88	94.52 to 137.05	44,030	53,033
60,000 TO 99,999	38	101.02	100.06	99.30	19.50	100.77	43.21	150.90	87.77 to 113.11	77,353	76,811
100,000 TO 149,999	46	92.53	93.59	92.75	21.87	100.91	46.20	191.34	83.87 to 102.58	124,846	115,796
150,000 TO 249,999	76	93.68	94.46	94.46	16.03	100.00	47.34	154.48	87.40 to 98.96	191,195	180,600
250,000 TO 499,999	30	91.92	94.03	93.91	09.99	100.13	68.07	122.73	88.56 to 97.97	321,633	302,050
500,000 TO 999,999	9	93.89	98.98	98.14	14.92	100.86	75.82	136.13	81.48 to 117.96	575,556	564,847
1,000,000 +											
<b>ALL</b>	<b>233</b>	<b>94.80</b>	<b>100.30</b>	<b>95.85</b>	<b>22.16</b>	<b>104.64</b>	<b>43.21</b>	<b>268.88</b>	<b>92.57 to 99.95</b>	<b>168,944</b>	<b>161,936</b>



RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	116	Median :	99	COV :	29.36	95% Median C.I. :	92.89 to 105.92
Total Sales Price :	19,507,900	Wgt. Mean :	98	STD :	30.57	95% Wgt. Mean C.I. :	94.66 to 102.22
Total Adj. Sales Price :	19,507,900	Mean :	104	Avg. Abs. Dev :	21.86	95% Mean C.I. :	98.57 to 109.69
Total Assessed Value :	19,203,715						
Avg. Adj. Sales Price :	168,172	COD :	22.15	MAX Sales Ratio :	221.68		
Avg. Assessed Value :	165,549	PRD :	105.78	MIN Sales Ratio :	46.20		

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>											
10/01/2020 To 12/31/2020	15	111.81	123.69	115.30	18.33	107.28	92.89	221.68	103.82 to 124.64	108,567	125,179
01/01/2021 To 03/31/2021	15	117.30	111.48	108.32	14.36	102.92	58.04	148.52	97.97 to 123.74	148,380	160,719
04/01/2021 To 06/30/2021	15	101.36	101.94	99.65	14.28	102.30	56.02	191.34	88.83 to 106.69	222,747	221,970
07/01/2021 To 09/30/2021	20	97.05	106.23	100.37	23.25	105.84	62.01	174.99	86.18 to 123.47	180,911	181,589
10/01/2021 To 12/31/2021	16	91.06	93.78	93.06	09.74	100.77	73.99	122.65	86.42 to 101.43	209,338	194,816
01/01/2022 To 03/31/2022	12	100.61	104.74	97.91	23.53	106.98	56.54	178.39	77.48 to 116.18	117,657	115,198
04/01/2022 To 06/30/2022	13	88.56	101.03	90.92	35.91	111.12	46.20	207.18	66.83 to 153.61	157,846	143,510
07/01/2022 To 09/30/2022	10	77.95	82.77	84.47	17.27	97.99	55.14	131.79	67.59 to 94.74	188,100	158,886
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	65	106.61	110.48	104.03	19.24	106.20	56.02	221.68	99.03 to 111.19	166,363	173,074
10/01/2021 To 09/30/2022	51	88.60	96.05	91.48	22.89	105.00	46.20	207.18	86.42 to 94.74	170,476	155,959
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	66	99.00	103.43	99.64	18.08	103.80	56.02	191.34	91.91 to 106.69	189,917	189,230

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	116	98.69	104.13	98.44	22.15	105.78	46.20	221.68	92.89 to 105.92	168,172	165,549

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	116	Median :	99	COV :	29.36	95% Median C.I. :	92.89 to 105.92
Total Sales Price :	19,507,900	Wgt. Mean :	98	STD :	30.57	95% Wgt. Mean C.I. :	94.66 to 102.22
Total Adj. Sales Price :	19,507,900	Mean :	104	Avg. Abs. Dev :	21.86	95% Mean C.I. :	98.57 to 109.69
Total Assessed Value :	19,203,715						
Avg. Adj. Sales Price :	168,172	COD :	22.15	MAX Sales Ratio :	221.68		
Avg. Assessed Value :	165,549	PRD :	105.78	MIN Sales Ratio :	46.20		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	116	98.69	104.13	98.44	22.15	105.78	46.20	221.68	92.89 to 105.92	168,172	165,549
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	171.12	171.12	170.81	04.25	100.18	163.84	178.39	N/A	24,000	40,995
__ Ranges Excl. Low \$ __											
Greater Than 4,999	116	98.69	104.13	98.44	22.15	105.78	46.20	221.68	92.89 to 105.92	168,172	165,549
Greater Than 15,000	116	98.69	104.13	98.44	22.15	105.78	46.20	221.68	92.89 to 105.92	168,172	165,549
Greater Than 30,000	114	98.21	102.96	98.26	21.34	104.78	46.20	221.68	92.89 to 103.56	170,701	167,734
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	171.12	171.12	170.81	04.25	100.18	163.84	178.39	N/A	24,000	40,995
30,000 TO 59,999	16	120.12	127.13	126.25	26.50	100.70	55.14	221.68	105.92 to 153.61	47,639	60,146
60,000 TO 99,999	17	111.01	108.42	108.28	19.16	100.13	69.50	150.90	86.18 to 124.64	74,181	80,322
100,000 TO 149,999	20	102.91	98.64	97.79	26.18	100.87	46.20	191.34	73.99 to 110.57	122,820	120,105
150,000 TO 249,999	40	93.30	97.45	97.53	16.58	99.92	59.45	154.48	87.40 to 100.27	187,443	182,818
250,000 TO 499,999	18	92.62	94.99	95.16	08.77	99.82	80.16	122.73	88.26 to 101.43	320,417	304,906
500,000 TO 999,999	3	90.39	93.15	92.76	05.03	100.42	87.71	101.36	N/A	571,667	530,263
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	93	COV :	35.31	95% Median C.I. :	52.99 to 122.57
Total Sales Price :	962,000	Wgt. Mean :	73	STD :	30.31	95% Wgt. Mean C.I. :	53.42 to 92.77
Total Adj. Sales Price :	960,000	Mean :	86	Avg. Abs. Dev :	24.58	95% Mean C.I. :	65.48 to 106.20
Total Assessed Value :	701,690						
Avg. Adj. Sales Price :	87,273	COD :	26.57	MAX Sales Ratio :	137.05		
Avg. Assessed Value :	63,790	PRD :	117.44	MIN Sales Ratio :	47.34		

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>											
10/01/2020 To 12/31/2020	2	117.71	117.71	120.26	04.14	97.88	112.84	122.57	N/A	59,000	70,953
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	2	115.79	115.79	115.15	18.37	100.56	94.52	137.05	N/A	42,250	48,653
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	3	60.43	68.64	61.24	21.79	112.08	52.99	92.51	N/A	104,000	63,687
04/01/2022 To 06/30/2022	1	54.44	54.44	54.44		100.00	54.44	54.44	N/A	149,000	81,120
07/01/2022 To 09/30/2022	3	75.47	72.30	64.18	20.64	112.65	47.34	94.09	N/A	98,833	63,433
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	4	117.71	116.75	118.13	11.10	98.83	94.52	137.05	N/A	50,625	59,803
10/01/2021 To 09/30/2022	7	60.43	68.18	61.05	25.37	111.68	47.34	94.09	47.34 to 94.09	108,214	66,069
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	2	115.79	115.79	115.15	18.37	100.56	94.52	137.05	N/A	42,250	48,653

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	11	92.51	85.84	73.09	26.57	117.44	47.34	137.05	52.99 to 122.57	87,273	63,790

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	93	COV :	35.31	95% Median C.I. :	52.99 to 122.57
Total Sales Price :	962,000	Wgt. Mean :	73	STD :	30.31	95% Wgt. Mean C.I. :	53.42 to 92.77
Total Adj. Sales Price :	960,000	Mean :	86	Avg. Abs. Dev :	24.58	95% Mean C.I. :	65.48 to 106.20
Total Assessed Value :	701,690						
Avg. Adj. Sales Price :	87,273	COD :	26.57	MAX Sales Ratio :	137.05		
Avg. Assessed Value :	63,790	PRD :	117.44	MIN Sales Ratio :	47.34		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	11	92.51	85.84	73.09	26.57	117.44	47.34	137.05	52.99 to 122.57	87,273	63,790
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	112.84	112.84	112.84		100.00	112.84	112.84	N/A	28,000	31,595
__ Ranges Excl. Low \$ __											
Greater Than 4,999	11	92.51	85.84	73.09	26.57	117.44	47.34	137.05	52.99 to 122.57	87,273	63,790
Greater Than 15,000	11	92.51	85.84	73.09	26.57	117.44	47.34	137.05	52.99 to 122.57	87,273	63,790
Greater Than 30,000	10	83.99	83.14	71.90	29.78	115.63	47.34	137.05	52.99 to 122.57	93,200	67,010
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	112.84	112.84	112.84		100.00	112.84	112.84	N/A	28,000	31,595
30,000 TO 59,999	3	94.52	108.03	108.52	15.71	99.55	92.51	137.05	N/A	39,833	43,228
60,000 TO 99,999	3	94.09	97.38	99.28	16.69	98.09	75.47	122.57	N/A	75,500	74,957
100,000 TO 149,999	2	53.72	53.72	53.80	01.36	99.85	52.99	54.44	N/A	133,000	71,560
150,000 TO 249,999	2	53.89	53.89	53.88	12.15	100.02	47.34	60.43	N/A	160,000	86,210
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	52	Median :	93	COV :	42.93	95% Median C.I. :	83.87 to 103.19
Total Sales Price :	6,018,011	Wgt. Mean :	93	STD :	43.51	95% Wgt. Mean C.I. :	86.57 to 99.15
Total Adj. Sales Price :	6,018,011	Mean :	101	Avg. Abs. Dev :	26.55	95% Mean C.I. :	89.52 to 113.18
Total Assessed Value :	5,588,265						
Avg. Adj. Sales Price :	115,731	COD :	28.45	MAX Sales Ratio :	268.88		
Avg. Assessed Value :	107,467	PRD :	109.14	MIN Sales Ratio :	43.21		

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>											
10/01/2020 To 12/31/2020	7	87.77	89.25	92.36	10.32	96.63	71.94	102.58	71.94 to 102.58	102,530	94,697
01/01/2021 To 03/31/2021	2	125.59	125.59	126.80	09.94	99.05	113.11	138.07	N/A	93,000	117,920
04/01/2021 To 06/30/2021	6	116.12	137.11	108.44	34.23	126.44	89.29	216.22	89.29 to 216.22	76,750	83,227
07/01/2021 To 09/30/2021	11	101.10	97.27	99.19	10.68	98.06	68.19	116.99	80.49 to 109.64	143,045	141,889
10/01/2021 To 12/31/2021	6	92.19	135.16	95.47	77.39	141.57	47.64	268.88	47.64 to 268.88	59,300	56,613
01/01/2022 To 03/31/2022	3	91.03	88.58	80.24	13.19	110.39	69.34	105.38	N/A	137,500	110,328
04/01/2022 To 06/30/2022	7	67.19	77.14	82.01	31.08	94.06	43.21	109.50	43.21 to 109.50	139,286	114,230
07/01/2022 To 09/30/2022	10	79.07	88.51	86.70	19.81	102.09	69.06	136.67	69.51 to 115.98	133,700	115,914
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	26	101.11	106.48	100.72	19.48	105.72	68.19	216.22	89.29 to 109.64	112,989	113,802
10/01/2021 To 09/30/2022	26	79.27	96.22	85.36	38.36	112.72	43.21	268.88	69.34 to 105.27	118,473	101,131
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	25	105.11	118.19	102.32	32.19	115.51	47.64	268.88	91.74 to 113.11	103,032	105,426

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
25	52	93.31	101.35	92.86	28.45	109.14	43.21	268.88	83.87 to 103.19	115,731	107,467

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	52	Median :	93	COV :	42.93	95% Median C.I. :	83.87 to 103.19
Total Sales Price :	6,018,011	Wgt. Mean :	93	STD :	43.51	95% Wgt. Mean C.I. :	86.57 to 99.15
Total Adj. Sales Price :	6,018,011	Mean :	101	Avg. Abs. Dev :	26.55	95% Mean C.I. :	89.52 to 113.18
Total Assessed Value :	5,588,265						
Avg. Adj. Sales Price :	115,731	COD :	28.45	MAX Sales Ratio :	268.88		
Avg. Assessed Value :	107,467	PRD :	109.14	MIN Sales Ratio :	43.21		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	52	93.31	101.35	92.86	28.45	109.14	43.21	268.88	83.87 to 103.19	115,731	107,467
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	216.22	216.22	216.22		100.00	216.22	216.22	N/A	4,500	9,730
Less Than 15,000	2	230.11	230.11	233.58	06.04	98.51	216.22	244.00	N/A	6,000	14,015
Less Than 30,000	3	216.22	177.39	141.21	26.52	125.62	71.94	244.00	N/A	9,333	13,180
__ Ranges Excl. Low \$ __											
Greater Than 4,999	51	91.92	99.10	92.77	26.80	106.82	43.21	268.88	83.87 to 102.58	117,912	109,383
Greater Than 15,000	50	91.83	96.20	92.58	24.04	103.91	43.21	268.88	80.82 to 102.58	120,120	111,205
Greater Than 30,000	49	91.92	96.70	92.63	24.08	104.39	43.21	268.88	83.87 to 102.58	122,245	113,239
__ Incremental Ranges __											
0 TO 4,999	1	216.22	216.22	216.22		100.00	216.22	216.22	N/A	4,500	9,730
5,000 TO 14,999	1	244.00	244.00	244.00		100.00	244.00	244.00	N/A	7,500	18,300
15,000 TO 29,999	1	71.94	71.94	71.94		100.00	71.94	71.94	N/A	16,000	11,510
30,000 TO 59,999	6	110.68	131.17	129.25	55.57	101.49	47.64	268.88	47.64 to 268.88	35,250	45,560
60,000 TO 99,999	14	84.13	88.38	87.60	21.29	100.89	43.21	121.17	69.06 to 111.06	81,786	71,644
100,000 TO 149,999	16	90.52	93.37	92.81	16.18	100.60	66.06	138.07	80.56 to 108.89	126,532	117,433
150,000 TO 249,999	11	100.54	96.22	94.49	14.26	101.83	64.17	136.67	69.34 to 109.64	189,455	179,010
250,000 TO 499,999	2	80.72	80.72	80.82	13.89	99.88	69.51	91.92	N/A	262,500	212,163
500,000 TO 999,999											
1,000,000 +											



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	25	Total	Increase	0%

What IF

**20 Cuming  
COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 40  
 Total Sales Price : 7,899,080  
 Total Adj. Sales Price : 7,899,080  
 Total Assessed Value : 7,827,820  
 Avg. Adj. Sales Price : 197,477  
 Avg. Assessed Value : 195,696

MEDIAN : 96  
 WGT. MEAN : 99  
 MEAN : 98  
 COD : 23.64  
 PRD : 98.92

COV : 30.32  
 STD : 29.72  
 Avg. Abs. Dev : 22.66  
 MAX Sales Ratio : 189.40  
 MIN Sales Ratio : 36.78

95% Median C.I. : 83.34 to 109.60  
 95% Wgt. Mean C.I. : 91.10 to 107.10  
 95% Mean C.I. : 88.82 to 107.24

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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	2	130.94	130.94	118.07	12.29	110.90	114.85	147.03	N/A	499,950	590,280
01-JAN-20 To 31-MAR-20	1	92.48	92.48	92.48	00.00	100.00	92.48	92.48	N/A	46,600	43,095
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	118.08	118.08	123.95	07.18	95.26	109.60	126.56	N/A	230,500	285,698
01-OCT-20 To 31-DEC-20	3	103.45	106.61	107.11	16.02	99.53	83.34	133.05	N/A	132,693	142,127
01-JAN-21 To 31-MAR-21	4	103.91	106.50	107.18	21.67	99.37	73.38	144.81	N/A	158,750	170,145
01-APR-21 To 30-JUN-21	3	93.90	98.09	91.37	13.90	107.35	80.61	119.76	N/A	659,167	602,270
01-JUL-21 To 30-SEP-21	3	101.43	91.36	99.51	27.11	91.81	45.07	127.57	N/A	299,167	297,712
01-OCT-21 To 31-DEC-21	4	101.62	98.12	88.80	16.99	110.50	67.21	122.02	N/A	104,000	92,349
01-JAN-22 To 31-MAR-22	6	79.31	81.66	93.40	33.45	87.43	36.78	122.13	36.78 to 122.13	97,250	90,830
01-APR-22 To 30-JUN-22	5	99.90	90.07	86.77	19.09	103.80	58.30	120.02	N/A	142,000	123,211
01-JUL-22 To 30-SEP-22	7	81.18	97.70	89.85	28.06	108.74	72.45	189.40	72.45 to 189.40	110,571	99,348
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	5	114.85	118.10	119.07	12.45	99.19	92.48	147.03	N/A	301,500	359,010
01-OCT-20 To 30-SEP-21	13	101.43	101.09	97.41	20.55	103.78	45.07	144.81	80.61 to 127.57	300,622	292,839
01-OCT-21 To 30-SEP-22	22	93.14	91.67	89.63	24.75	102.28	36.78	189.40	69.27 to 108.75	112,886	101,176
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	6	106.53	108.08	114.93	14.07	94.04	83.34	133.05	83.34 to 133.05	150,947	173,478
01-JAN-21 To 31-DEC-21	14	98.01	99.06	95.52	21.01	103.71	45.07	144.81	73.38 to 122.02	280,429	267,851
<u>ALL</u>	40	95.84	98.03	99.10	23.64	98.92	36.78	189.40	83.34 to 109.60	197,477	195,696

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	21	96.75	99.31	99.45	17.93	99.86	67.21	144.81	80.61 to 114.85	300,262	298,609
5	4	95.39	113.81	106.32	37.43	107.04	75.04	189.40	N/A	43,000	45,718
10	5	94.59	85.23	98.19	35.49	86.80	36.78	127.57	N/A	127,500	125,195
20	1	110.64	110.64	110.64	00.00	100.00	110.64	110.64	N/A	85,000	94,045
25	9	92.48	93.77	93.57	25.36	100.21	58.30	147.03	61.78 to 122.02	77,676	72,682
<u>ALL</u>	40	95.84	98.03	99.10	23.64	98.92	36.78	189.40	83.34 to 109.60	197,477	195,696

**20 Cuming  
COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 40  
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 95% Wgt. Mean C.I. : 91.10 to 107.10  
 95% Mean C.I. : 88.82 to 107.24

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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	3	113.22	109.91	108.36	06.77	101.43	96.75	119.76	N/A	230,000	249,232
03	37	94.59	97.07	98.21	24.60	98.84	36.78	189.40	81.18 to 108.75	194,840	191,355
04											
<u>ALL</u>	<u>40</u>	<u>95.84</u>	<u>98.03</u>	<u>99.10</u>	<u>23.64</u>	<u>98.92</u>	<u>36.78</u>	<u>189.40</u>	<u>83.34 to 109.60</u>	<u>197,477</u>	<u>195,696</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	81.18	81.18	81.18	00.00	100.00	81.18	81.18	N/A	11,000	8,930
Less Than 30,000	3	122.02	130.87	143.69	29.56	91.08	81.18	189.40	N/A	19,000	27,302
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	40	95.84	98.03	99.10	23.64	98.92	36.78	189.40	83.34 to 109.60	197,477	195,696
Greater Than 14,999	39	96.75	98.47	99.12	23.61	99.34	36.78	189.40	83.34 to 110.64	202,258	200,484
Greater Than 29,999	37	94.93	95.37	98.77	21.95	96.56	36.78	147.03	83.34 to 108.75	211,948	209,349
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	81.18	81.18	81.18	00.00	100.00	81.18	81.18	N/A	11,000	8,930
15,000 TO 29,999	2	155.71	155.71	158.64	21.64	98.15	122.02	189.40	N/A	23,000	36,488
30,000 TO 59,999	3	92.48	77.38	78.45	23.82	98.64	36.78	102.88	N/A	47,200	37,028
60,000 TO 99,999	12	74.21	86.03	88.06	31.07	97.69	45.07	147.03	61.78 to 109.60	79,158	69,703
100,000 TO 149,999	5	120.02	115.83	114.28	14.27	101.36	91.80	144.81	N/A	121,000	138,277
150,000 TO 249,999	10	97.25	100.18	101.21	17.92	98.98	67.21	133.05	74.15 to 122.13	178,808	180,971
250,000 TO 499,999	3	96.75	97.53	100.25	19.74	97.29	69.27	126.56	N/A	321,667	322,482
500,000 TO 999,999	3	101.43	98.96	100.12	11.25	98.84	80.61	114.85	N/A	773,883	774,783
1,000,000 TO 1,999,999	1	93.90	93.90	93.90	00.00	100.00	93.90	93.90	N/A	1,070,850	1,005,505
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>40</u>	<u>95.84</u>	<u>98.03</u>	<u>99.10</u>	<u>23.64</u>	<u>98.92</u>	<u>36.78</u>	<u>189.40</u>	<u>83.34 to 109.60</u>	<u>197,477</u>	<u>195,696</u>

**20 Cuming**  
**COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 40  
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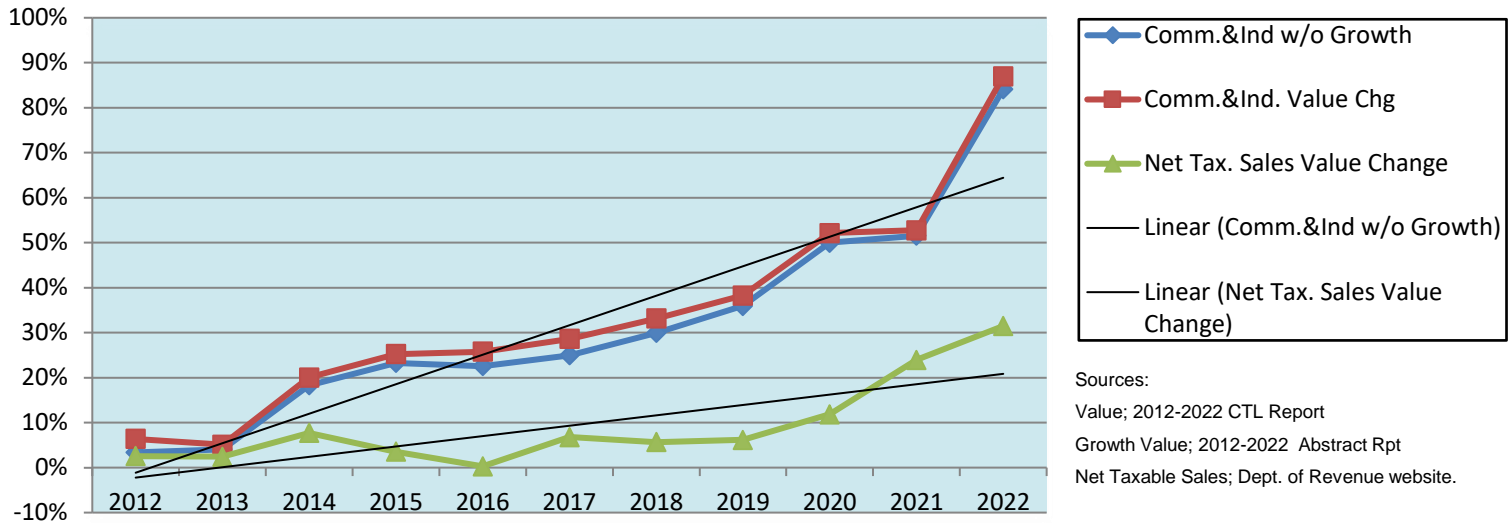
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 95% Wgt. Mean C.I. : 91.10 to 107.10  
 95% Mean C.I. : 88.82 to 107.24

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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	83.34	83.34	83.34	00.00	100.00	83.34	83.34	N/A	163,080	135,910
343	1	114.85	114.85	114.85	00.00	100.00	114.85	114.85	N/A	900,000	1,033,675
344	4	98.42	97.92	94.62	32.91	103.49	61.78	133.05	N/A	162,750	153,995
352	4	87.26	92.33	90.85	16.62	101.63	75.04	119.76	N/A	510,625	463,896
353	4	98.09	114.51	86.77	42.01	131.97	72.45	189.40	N/A	74,125	64,318
384	1	91.80	91.80	91.80	00.00	100.00	91.80	91.80	N/A	120,000	110,155
386	1	110.64	110.64	110.64	00.00	100.00	110.64	110.64	N/A	85,000	94,045
401	1	144.81	144.81	144.81	00.00	100.00	144.81	144.81	N/A	110,000	159,295
419	1	122.13	122.13	122.13	00.00	100.00	122.13	122.13	N/A	190,000	232,050
434	1	92.48	92.48	92.48	00.00	100.00	92.48	92.48	N/A	46,600	43,095
435	1	94.93	94.93	94.93	00.00	100.00	94.93	94.93	N/A	147,500	140,020
442	2	94.97	94.97	105.75	14.52	89.81	81.18	108.75	N/A	50,500	53,403
455	1	126.56	126.56	126.56	00.00	100.00	126.56	126.56	N/A	390,000	493,580
470	7	73.38	81.90	87.99	39.44	93.08	36.78	147.03	36.78 to 147.03	94,414	83,079
472	2	80.85	80.85	80.62	16.87	100.29	67.21	94.48	N/A	152,500	122,948
477	1	58.30	58.30	58.30	00.00	100.00	58.30	58.30	N/A	60,000	34,980
483	1	103.45	103.45	103.45	00.00	100.00	103.45	103.45	N/A	75,000	77,585
494	1	101.43	101.43	101.43	00.00	100.00	101.43	101.43	N/A	695,000	704,935
511	1	120.02	120.02	120.02	00.00	100.00	120.02	120.02	N/A	110,000	132,025
528	1	99.90	99.90	99.90	00.00	100.00	99.90	99.90	N/A	190,000	189,810
549	2	104.99	104.99	104.34	07.85	100.62	96.75	113.22	N/A	255,000	266,065
557	1	102.88	102.88	102.88	00.00	100.00	102.88	102.88	N/A	50,000	51,440
<u>ALL</u>	<u>40</u>	95.84	98.03	99.10	23.64	98.92	36.78	189.40	83.34 to 109.60	197,477	195,696

### 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%
2022	\$ 134,850,370	\$ 2,068,360	1.53%	\$ 132,782,010	20.52%	\$ 93,493,607	6.09%
<b>Ann %chg</b>	<b>5.80%</b>			<b>Average</b>	<b>4.14%</b>	2.52%	<b>2.61%</b>

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%
2022	84.10%	86.96%	31.48%

County Number: 20  
 County Name: Cuming

**20 Cuming**  
**AGRICULTURAL LAND**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 75  
Total Sales Price : 63,547,775  
Total Adj. Sales Price : 63,547,775  
Total Assessed Value : 46,722,725  
Avg. Adj. Sales Price : 847,304  
Avg. Assessed Value : 622,970

MEDIAN : 72  
WGT. MEAN : 74  
MEAN : 75  
COD : 16.37  
PRD : 102.24

COV : 25.44  
STD : 19.12  
Avg. Abs. Dev : 11.71  
MAX Sales Ratio : 168.37  
MIN Sales Ratio : 50.56

95% Median C.I. : 68.34 to 75.46  
95% Wgt. Mean C.I. : 69.02 to 78.02  
95% Mean C.I. : 70.84 to 79.50

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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	9	78.05	76.86	73.22	08.71	104.97	57.65	97.58	69.00 to 81.67	886,677	649,216
01-JAN-20 To 31-MAR-20	6	73.38	75.76	75.35	11.19	100.54	63.35	93.79	63.35 to 93.79	487,330	367,220
01-APR-20 To 30-JUN-20	5	81.56	96.34	90.26	25.53	106.74	69.55	168.37	N/A	589,916	532,449
01-JUL-20 To 30-SEP-20	5	70.03	73.32	74.90	06.38	97.89	67.88	87.92	N/A	693,332	519,300
01-OCT-20 To 31-DEC-20	7	77.62	76.36	79.76	17.88	95.74	57.71	112.31	57.71 to 112.31	645,318	514,676
01-JAN-21 To 31-MAR-21	12	75.12	76.73	75.17	15.93	102.08	54.64	112.69	62.09 to 88.84	938,118	705,203
01-APR-21 To 30-JUN-21	2	73.05	73.05	73.94	03.93	98.80	70.18	75.91	N/A	715,666	529,165
01-JUL-21 To 30-SEP-21	2	64.27	64.27	58.58	16.66	109.71	53.56	74.97	N/A	1,280,000	749,780
01-OCT-21 To 31-DEC-21	14	64.96	67.95	67.63	08.48	100.47	56.02	83.99	62.19 to 75.25	969,565	655,732
01-JAN-22 To 31-MAR-22	9	65.29	67.87	75.65	12.97	89.72	50.56	95.08	57.44 to 80.29	1,092,785	826,732
01-APR-22 To 30-JUN-22	4	70.38	87.79	71.21	37.13	123.28	53.03	157.37	N/A	763,130	543,456
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	25	76.38	79.78	76.82	13.98	103.85	57.65	168.37	70.03 to 81.56	692,813	532,200
01-OCT-20 To 30-SEP-21	23	74.97	75.21	73.98	15.69	101.66	53.56	112.69	64.07 to 80.57	859,390	635,785
01-OCT-21 To 30-SEP-22	27	65.29	70.86	71.03	15.22	99.76	50.56	157.37	64.05 to 70.47	980,055	696,098
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	23	74.87	79.89	79.85	17.48	100.05	57.71	168.37	69.21 to 83.23	602,497	481,078
01-JAN-21 To 31-DEC-21	30	69.26	71.55	70.09	13.75	102.08	53.56	112.69	64.38 to 75.25	960,755	673,352
<u>ALL</u>	75	71.54	75.17	73.52	16.37	102.24	50.56	168.37	68.34 to 75.46	847,304	622,970

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	20	73.56	72.82	71.09	13.84	102.43	53.03	112.69	64.36 to 78.32	1,041,698	740,572
2	13	70.29	71.89	70.78	09.94	101.57	54.64	92.04	64.09 to 83.26	663,288	469,452
3	17	71.54	78.59	80.80	16.83	97.26	57.71	168.37	67.42 to 80.25	851,320	687,902
4	25	74.87	76.43	71.94	19.73	106.24	50.56	157.37	65.05 to 81.56	784,745	564,562
<u>ALL</u>	75	71.54	75.17	73.52	16.37	102.24	50.56	168.37	68.34 to 75.46	847,304	622,970

**20 Cuming**  
**AGRICULTURAL LAND**

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 Avg. Adj. Sales Price : 847,304  
 Avg. Assessed Value : 622,970

MEDIAN : 72  
 WGT. MEAN : 74  
 MEAN : 75  
 COD : 16.37  
 PRD : 102.24

COV : 25.44  
 STD : 19.12  
 Avg. Abs. Dev : 11.71  
 MAX Sales Ratio : 168.37  
 MIN Sales Ratio : 50.56

95% Median C.I. : 68.34 to 75.46  
 95% Wgt. Mean C.I. : 69.02 to 78.02  
 95% Mean C.I. : 70.84 to 79.50

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	3	65.05	68.84	66.01	09.79	104.29	61.17	80.29	N/A	956,018	631,058
1	1	80.29	80.29	80.29	00.00	100.00	80.29	80.29	N/A	522,855	419,820
4	2	63.11	63.11	62.82	03.07	100.46	61.17	65.05	N/A	1,172,600	736,678
<b>Dry</b>											
County	38	71.01	72.91	72.49	10.67	100.58	55.37	112.69	67.34 to 75.25	844,252	612,034
1	12	64.63	71.04	71.10	15.44	99.92	55.37	112.69	62.19 to 78.46	1,213,052	862,524
2	7	70.29	72.07	71.60	07.04	100.66	64.09	92.04	64.09 to 92.04	591,452	423,506
3	9	71.54	71.64	71.80	04.79	99.78	64.07	77.62	67.88 to 74.97	689,084	494,732
4	10	79.89	76.89	76.43	07.05	100.60	65.29	84.17	66.04 to 83.75	718,303	548,989
<b>Grass</b>											
County	1	58.10	58.10	58.10	00.00	100.00	58.10	58.10	N/A	304,603	176,965
4	1	58.10	58.10	58.10	00.00	100.00	58.10	58.10	N/A	304,603	176,965
<b>ALL</b>	<b>75</b>	<b>71.54</b>	<b>75.17</b>	<b>73.52</b>	<b>16.37</b>	<b>102.24</b>	<b>50.56</b>	<b>168.37</b>	<b>68.34 to 75.46</b>	<b>847,304</b>	<b>622,970</b>

**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
<b>Irrigated</b>											
County	10	64.55	68.78	68.93	11.96	99.78	54.64	87.92	61.17 to 80.29	974,219	671,495
1	2	74.65	74.65	72.38	07.57	103.14	69.00	80.29	N/A	871,856	631,093
2	2	58.37	58.37	58.36	06.39	100.02	54.64	62.09	N/A	933,625	544,908
3	2	72.15	72.15	74.44	11.23	96.92	64.05	80.25	N/A	1,115,325	830,263
4	4	64.20	69.37	69.28	11.07	100.13	61.17	87.92	N/A	975,144	675,606
<b>Dry</b>											
County	51	71.54	74.87	72.59	15.14	103.14	50.56	157.37	67.88 to 75.46	811,465	589,015
1	16	69.03	72.18	70.58	16.88	102.27	53.03	112.69	62.19 to 78.46	1,119,939	790,449
2	8	70.38	73.56	73.17	08.58	100.53	64.09	92.04	64.09 to 92.04	592,521	433,561
3	12	70.79	71.56	71.90	07.78	99.53	57.71	88.84	67.42 to 74.97	622,480	447,542
4	15	79.88	81.08	75.99	19.04	106.70	50.56	157.37	66.04 to 83.75	750,385	570,240
<b>Grass</b>											
County	2	66.02	66.02	66.56	12.00	99.19	58.10	73.94	N/A	326,702	217,440
1	1	73.94	73.94	73.94	00.00	100.00	73.94	73.94	N/A	348,800	257,915
4	1	58.10	58.10	58.10	00.00	100.00	58.10	58.10	N/A	304,603	176,965
<b>ALL</b>	<b>75</b>	<b>71.54</b>	<b>75.17</b>	<b>73.52</b>	<b>16.37</b>	<b>102.24</b>	<b>50.56</b>	<b>168.37</b>	<b>68.34 to 75.46</b>	<b>847,304</b>	<b>622,970</b>

## Cuming County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6,979	n/a	6,563	6,956	4,749	n/a	6,062	5,185	<b>6,516</b>
Thurston	1	6,060	6,060	5,850	5,850	5,650	5,650	4,750	4,350	<b>5,577</b>
Thurston	2	6,060	6,060	5,850	5,850	5,650	n/a	4,750	4,350	<b>5,567</b>
Burt	1	6,500	6,150	5,125	4,823	n/a	4,300	3,860	3,215	<b>5,205</b>
Cuming	2	7,683	n/a	7,239	7,670	5,219	n/a	6,850	5,785	<b>7,291</b>
Colfax	1	6,600	6,380	6,160	5,892	5,830	5,610	5,279	4,849	<b>5,911</b>
Dodge	1	6,193	6,005	5,821	5,621	2,140	5,180	5,449	4,820	<b>5,766</b>
Stanton	1	5,600	5,017	5,552	4,830	4,190	4,960	4,366	4,310	<b>4,897</b>
Cuming	3	7,162	7,161	6,814	6,880	5,525	6,360	6,150	5,205	<b>6,454</b>
Stanton	1	5,600	5,017	5,552	4,830	4,190	4,960	4,366	4,310	<b>4,897</b>
Thurston	1	6,060	6,060	5,850	5,850	5,650	5,650	4,750	4,350	<b>5,577</b>
Wayne	1	7,000	7,000	6,840	6,610	6,200	6,000	5,670	5,400	<b>6,125</b>
Cuming	4	7,201	7,098	6,818	7,127	4,747	n/a	6,187	5,056	<b>6,581</b>
Burt	2	6,600	6,300	5,925	5,682	n/a	5,375	4,350	3,475	<b>5,792</b>
Dodge	1	6,193	6,005	5,821	5,621	2,140	5,180	5,449	4,820	<b>5,766</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	6,304	6,309	5,931	3,700	5,059	5,450	4,520	4,514	<b>5,770</b>
Thurston	1	5,550	5,450	5,150	5,050	4,850	4,750	3,600	3,500	<b>4,766</b>
Thurston	2	5,550	5,550	4,825	4,825	4,700	4,700	4,275	4,275	<b>4,727</b>
Burt	1	6,500	6,150	6,000	n/a	5,657	5,500	5,300	5,000	<b>5,613</b>
Cuming	2	7,039	7,039	6,605	n/a	6,240	6,240	5,190	5,189	<b>6,491</b>
Colfax	1	6,427	6,316	6,046	5,937	5,564	5,461	5,042	4,649	<b>5,741</b>
Dodge	1	5,707	5,275	5,279	n/a	4,972	4,521	4,832	4,623	<b>5,152</b>
Stanton	1	5,560	5,560	5,560	3,884	2,842	4,705	4,385	4,449	<b>4,888</b>
Cuming	3	6,575	6,575	6,177	6,021	4,228	5,660	4,710	4,568	<b>5,970</b>
Stanton	1	5,560	5,560	5,560	3,884	2,842	4,705	4,385	4,449	<b>4,888</b>
Thurston	1	5,550	5,450	5,150	5,050	4,850	4,750	3,600	3,500	<b>4,766</b>
Wayne	1	7,000	7,000	6,840	6,610	6,200	5,900	5,300	5,000	<b>6,263</b>
Cuming	4	6,640	6,635	6,244	6,156	3,576	5,719	4,769	4,509	<b>6,149</b>
Burt	2	6,600	6,300	5,675	n/a	4,568	5,300	4,175	3,799	<b>5,636</b>
Dodge	1	5,707	5,275	5,279	n/a	4,972	4,521	4,832	4,623	<b>5,152</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2,923	2,908	2,466	2,551	n/a	n/a	n/a	n/a	<b>2,819</b>
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	<b>1,872</b>
Thurston	2	1,950	1,950	1,800	1,700	1,550	n/a	n/a	n/a	<b>1,890</b>
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	1,600	1,500	<b>2,088</b>
Cuming	2	2,987	2,873	2,432	2,661	n/a	n/a	n/a	n/a	<b>2,808</b>
Colfax	1	2,086	2,086	1,890	1,890	n/a	1,785	n/a	1,680	<b>2,039</b>
Dodge	1	2,547	2,555	2,450	2,450	n/a	n/a	n/a	2,225	<b>2,524</b>
Stanton	1	2,098	2,218	1,737	2,170	1,500	n/a	n/a	1,755	<b>1,947</b>



Cuming	3	2,938	2,621	2,210	2,359	n/a	n/a	n/a	n/a	<b>2,579</b>
Stanton	1	2,098	2,218	1,737	2,170	1,500	n/a	n/a	1,755	<b>1,947</b>
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	<b>1,872</b>
Wayne	1	2,615	2,495	2,315	2,180	1,965	n/a	n/a	n/a	<b>2,475</b>
Cuming	4	2,825	2,813	2,216	2,464	n/a	n/a	n/a	n/a	<b>2,665</b>
Burt	2	2,750	2,350	2,100	2,080	n/a	n/a	n/a	1,770	<b>2,432</b>
Dodge	1	2,547	2,555	2,450	2,450	n/a	n/a	n/a	2,225	<b>2,524</b>

County	Mkt Area	CRP	TIMBER	WASTE
Cuming	1	5,110	1,262	125
Thurston	1	n/a	500	85
Thurston	2	n/a	525	85
Burt	1	3,872	n/a	263
Cuming	2	5,724	1,275	125
Colfax	1	4,385	1,680	150
Dodge	1	3,210	n/a	152
Stanton	1	2,967	190	142
Cuming	3	4,603	1,233	241
Stanton	1	2,967	190	142
Thurston	1	n/a	500	85
Wayne	1	4,161	n/a	100
Cuming	4	4,691	1,241	276
Burt	2	3,596	n/a	275
Dodge	1	3,210	n/a	152

Source: 2023 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	2	Median :	22	COV :	02.52	95% Median C.I. :	N/A
Total Sales Price :	2,197,052	Wgt. Mean :	22	STD :	00.56	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,197,052	Mean :	22	Avg.Abs.Dev :	00.40	95% Mean C.I. :	17.16 to 27.22
Total Assessed Value :	493,340						
Avg. Adj. Sales Price :	1,098,526	COD :	01.80	MAX Sales Ratio :	22.58		
Avg. Assessed Value :	246,670	PRD :	98.84	MIN Sales Ratio :	21.79		

Printed : 03/31/2023

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	1,848,252	417,350
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	1	21.79	21.79	21.79		100.00	21.79	21.79	N/A	348,800	75,990
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020											
10/01/2020 To 09/30/2021	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	1,848,252	417,350
10/01/2021 To 09/30/2022	1	21.79	21.79	21.79		100.00	21.79	21.79	N/A	348,800	75,990
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020											
01/01/2021 To 12/31/2021	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670
<u>ALL</u>											
10/01/2019 To 09/30/2022	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	2	Median :	22	COV :	02.52	95% Median C.I. :	N/A
Total Sales Price :	2,197,052	Wgt. Mean :	22	STD :	00.56	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,197,052	Mean :	22	Avg.Abs.Dev :	00.40	95% Mean C.I. :	17.16 to 27.22
Total Assessed Value :	493,340						
Avg. Adj. Sales Price :	1,098,526	COD :	01.80	MAX Sales Ratio :	22.58		
Avg. Assessed Value :	246,670	PRD :	98.84	MIN Sales Ratio :	21.79		

Printed : 03/31/2023

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670
_____ALL_____											
10/01/2019 To 09/30/2022	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110014											
110020											
190059											
190070											
200001											
200020	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670
200030											
270046											
270062											
270594											
870001											
_____ALL_____											
10/01/2019 To 09/30/2022	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	2	Median :	22	COV :	02.52	95% Median C.I. :	N/A
Total Sales Price :	2,197,052	Wgt. Mean :	22	STD :	00.56	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,197,052	Mean :	22	Avg.Abs.Dev :	00.40	95% Mean C.I. :	17.16 to 27.22
Total Assessed Value :	493,340						
Avg. Adj. Sales Price :	1,098,526	COD :	01.80	MAX Sales Ratio :	22.58		
Avg. Assessed Value :	246,670	PRD :	98.84	MIN Sales Ratio :	21.79		

Printed : 03/31/2023

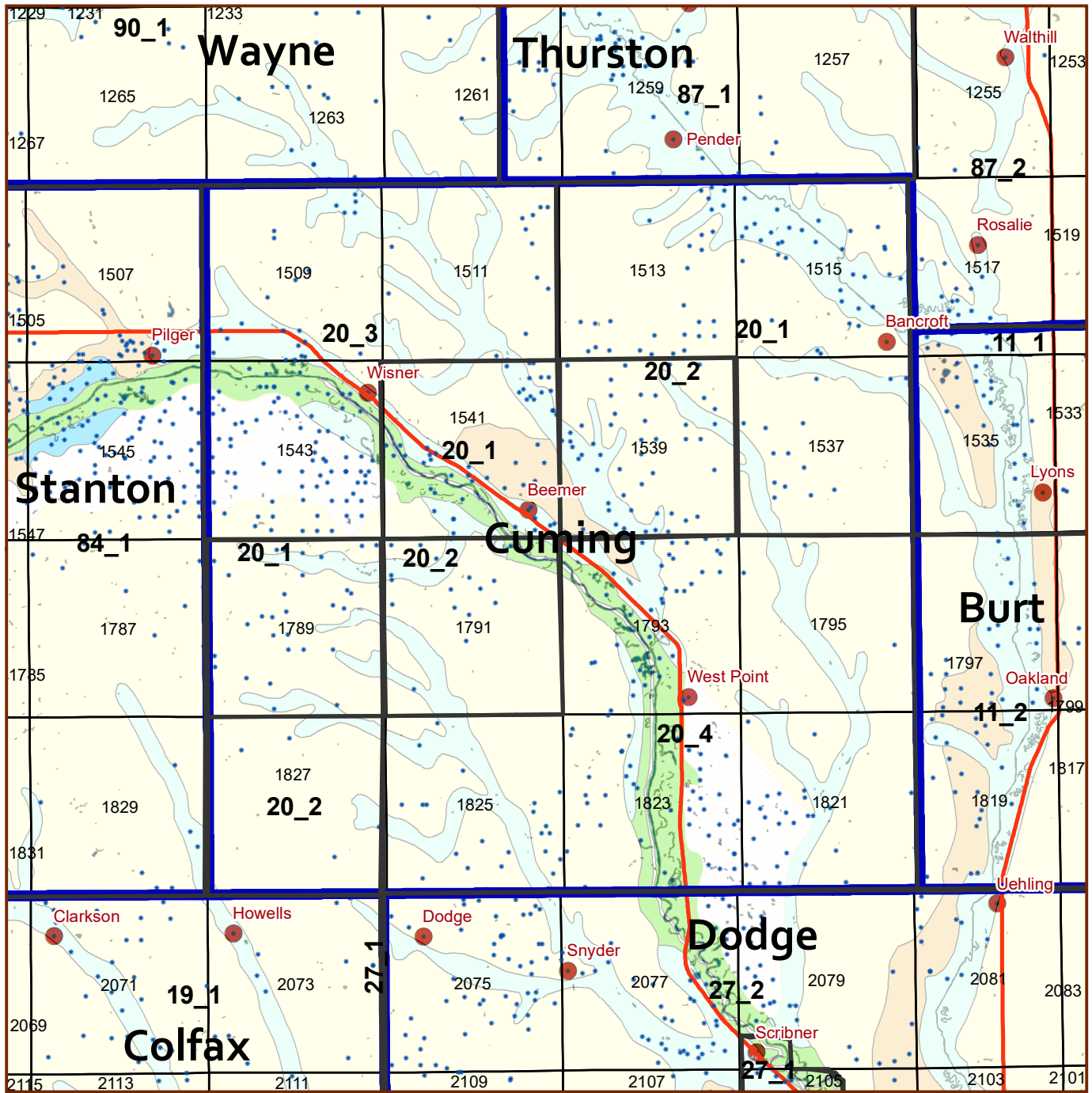
**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	1,848,252	417,350
1	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	1,848,252	417,350
_____ALL_____											
10/01/2019 To 09/30/2022	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670






**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	1,848,252	417,350
1	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	1,848,252	417,350
_____Grass_____											
County	1	21.79	21.79	21.79		100.00	21.79	21.79	N/A	348,800	75,990
1	1	21.79	21.79	21.79		100.00	21.79	21.79	N/A	348,800	75,990
_____ALL_____											
10/01/2019 To 09/30/2022	2	22.19	22.19	22.45	01.80	98.84	21.79	22.58	N/A	1,098,526	246,670










# CUMING COUNTY



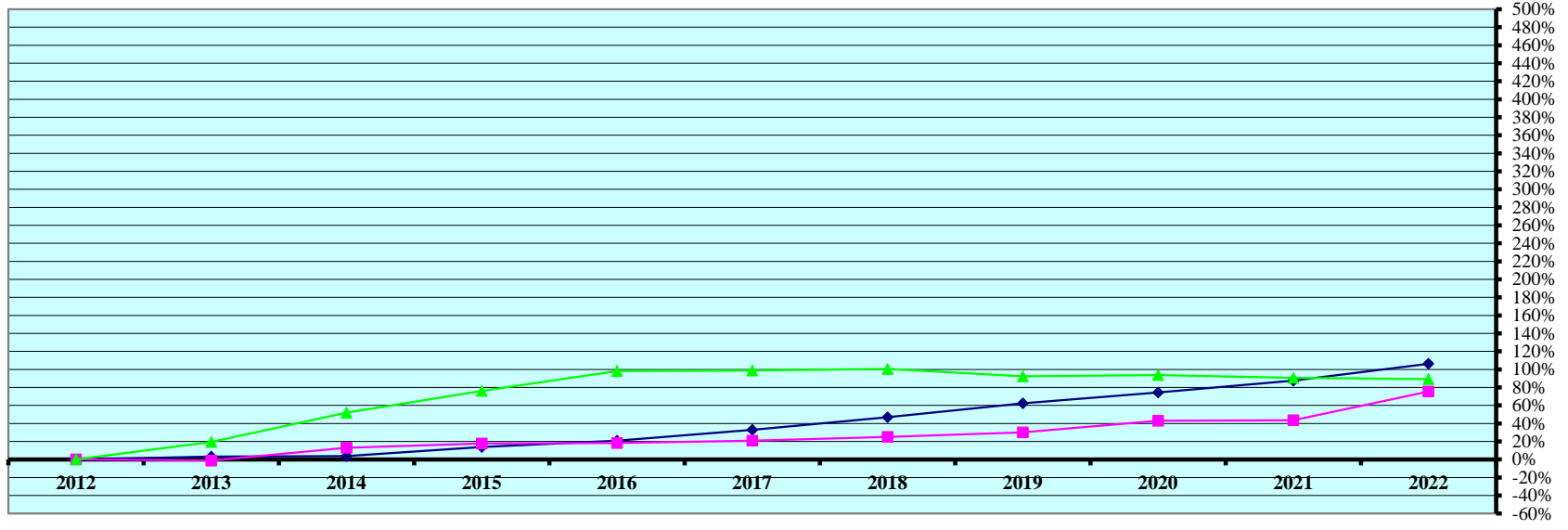
**Legend**

-  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 2012 - 2022**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	210,868,180	-	-	-	76,715,335	-	-	-	990,834,990	-	-	-
2013	217,318,670	6,450,490	3.06%	3.06%	75,807,860	-907,475	-1.18%	-1.18%	1,184,869,090	194,034,100	19.58%	19.58%
2014	218,741,650	1,422,980	0.65%	3.73%	86,586,125	10,778,265	14.22%	12.87%	1,506,400,210	321,531,120	27.14%	52.03%
2015	239,936,930	21,195,280	9.69%	13.79%	90,340,505	3,754,380	4.34%	17.76%	1,744,875,475	238,475,265	15.83%	76.10%
2016	254,755,285	14,818,355	6.18%	20.81%	90,701,400	360,895	0.40%	18.23%	1,965,208,125	220,332,650	12.63%	98.34%
2017	280,080,655	25,325,370	9.94%	32.82%	92,759,740	2,058,340	2.27%	20.91%	1,969,405,680	4,197,555	0.21%	98.76%
2018	309,811,300	29,730,645	10.62%	46.92%	96,025,975	3,266,235	3.52%	25.17%	1,987,781,605	18,375,925	0.93%	100.62%
2019	342,571,715	32,760,415	10.57%	62.46%	99,712,790	3,686,815	3.84%	29.98%	1,906,836,150	-80,945,455	-4.07%	92.45%
2020	367,649,733	25,078,018	7.32%	74.35%	109,713,955	10,001,165	10.03%	43.01%	1,918,650,045	11,813,895	0.62%	93.64%
2021	395,643,775	27,994,042	7.61%	87.63%	110,172,235	458,280	0.42%	43.61%	1,887,917,160	-30,732,885	-1.60%	90.54%
2022	434,938,296	39,294,521	9.93%	106.26%	134,605,895	24,433,660	22.18%	75.46%	1,875,714,695	-12,202,465	-0.65%	89.31%

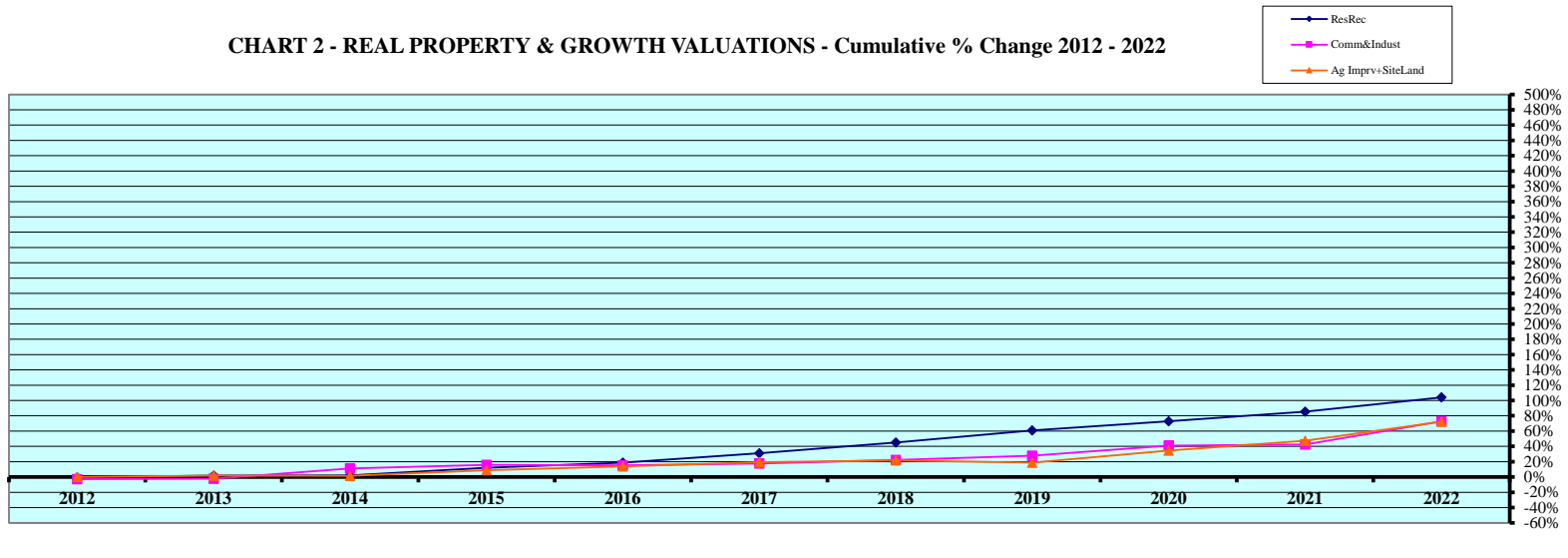
Rate Annual %chg: Residential & Recreational **7.51%** Commercial & Industrial **5.78%** Agricultural Land **6.59%**

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 2012 - 2022



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	
2012	210,868,180	1,353,955	0.64%	209,514,225	-	-0.64%	76,715,335	2,150,755	2.80%	74,564,580	-	-2.80%	
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	1.69%	75,807,860	748,610	0.99%	75,059,250	-2.16%	-2.16%	
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	2.10%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	11.23%	
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	12.02%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	15.92%	
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	18.62%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	15.22%	
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	30.98%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	17.47%	
2018	309,811,300	4,048,010	1.31%	305,763,290	9.17%	45.00%	96,025,975	2,300,368	2.40%	93,725,607	1.04%	22.17%	
2019	342,571,715	3,649,836	1.07%	338,921,879	9.40%	60.73%	99,712,790	1,664,960	1.67%	98,047,830	2.11%	27.81%	
2020	367,649,733	3,344,434	0.91%	364,305,299	6.34%	72.76%	109,713,955	1,532,280	1.40%	108,181,675	8.49%	41.02%	
2021	395,643,775	4,612,453	1.17%	391,031,322	6.36%	85.44%	110,172,235	855,687	0.78%	109,316,548	-0.36%	42.50%	
2022	434,938,296	4,724,330	1.09%	430,213,966	8.74%	104.02%	134,605,895	2,068,360	1.54%	132,537,535	20.30%	72.77%	
Rate Ann%chg	7.51%			Resid & Recreat w/o growth			5.78%			C & I w/o growth			4.19%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745	-	-
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	1.80%	1.80%
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	1.62%
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	8.71%
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	13.88%
2017	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	168,861,688	0.78%	19.35%
2018	76,494,970	100,049,241	176,544,211	4,286,710	2.43%	172,257,501	-0.54%	21.75%
2019	70,421,990	101,613,860	172,035,850	4,089,233	2.38%	167,946,617	-4.87%	18.70%
2020	77,952,905	120,774,710	198,727,615	8,502,445	4.28%	190,225,170	10.57%	34.45%
2021	92,680,245	119,249,385	211,929,630	3,212,432	1.52%	208,717,198	5.03%	47.52%
2022	112,697,495	139,733,715	252,431,210	8,629,275	3.42%	243,801,935	15.04%	72.31%
Rate Ann%chg	5.50%	6.35%	5.96%	Ag Imprv+Site w/o growth			2.93%	

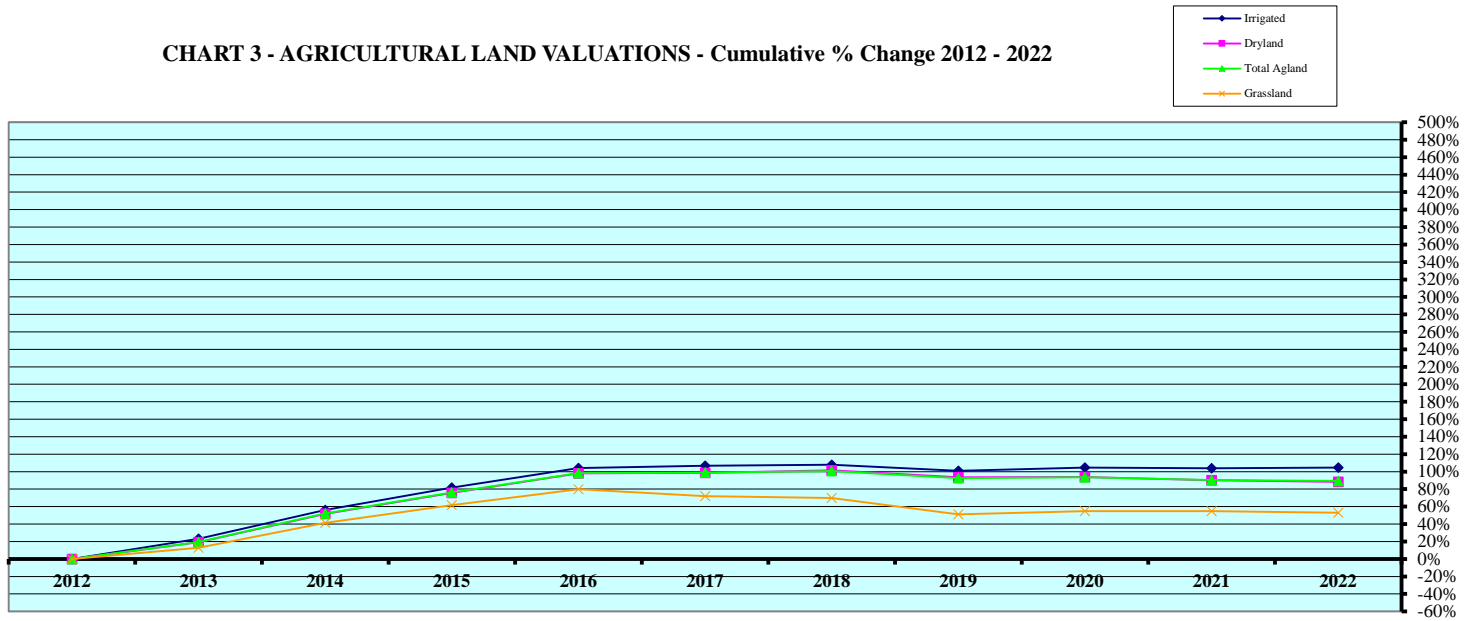
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 20  
County CUMING

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	179,836,855	-	-	-	739,617,575	-	-	-	50,189,135	-	-	-
2013	221,626,350	41,789,495	23.24%	23.24%	880,822,595	141,205,020	19.09%	19.09%	56,633,635	6,444,500	12.84%	12.84%
2014	280,662,790	59,036,440	26.64%	56.07%	1,121,166,815	240,344,220	27.29%	51.59%	70,903,360	14,269,725	25.20%	41.27%
2015	326,758,805	46,096,015	16.42%	81.70%	1,298,139,075	176,972,260	15.78%	75.51%	81,094,900	10,191,540	14.37%	61.58%
2016	367,158,455	40,399,650	12.36%	104.16%	1,463,949,045	165,809,970	12.77%	97.93%	90,270,145	9,175,245	11.31%	79.86%
2017	371,733,425	4,574,970	1.25%	106.71%	1,469,003,485	5,054,440	0.35%	98.62%	86,327,020	-3,943,125	-4.37%	72.00%
2018	373,925,095	2,191,670	0.59%	107.92%	1,490,493,685	21,490,200	1.46%	101.52%	85,184,055	-1,142,965	-1.32%	69.73%
2019	361,313,000	-12,612,095	-3.37%	100.91%	1,431,522,155	-58,971,530	-3.96%	93.55%	75,812,265	-9,371,790	-11.00%	51.05%
2020	368,221,415	6,908,415	1.91%	104.75%	1,434,051,495	2,529,340	0.18%	93.89%	77,726,320	1,914,055	2.52%	54.87%
2021	366,587,055	-1,634,360	-0.44%	103.84%	1,406,204,750	-27,846,745	-1.94%	90.13%	77,655,670	-70,650	-0.09%	54.73%
2022	367,991,220	1,404,165	0.38%	104.63%	1,392,765,610	-13,439,140	-0.96%	88.31%	76,785,675	-869,995	-1.12%	52.99%

Rate Ann.%chg: Irrigated **7.42%** Dryland **6.53%** Grassland **4.34%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	1,795,480	-	-	-	19,395,945	-	-	-	990,834,990	-	-	-
2013	2,340,825	545,345	30.37%	30.37%	23,445,685	4,049,740	20.88%	20.88%	1,184,869,090	194,034,100	19.58%	19.58%
2014	675,940	-1,664,885	-71.12%	-62.35%	32,991,305	9,545,620	40.71%	70.09%	1,506,400,210	321,531,120	27.14%	52.03%
2015	835,390	159,450	23.59%	-53.47%	38,047,305	5,056,000	15.33%	96.16%	1,744,875,475	238,475,265	15.83%	76.10%
2016	435,170	-400,220	-47.91%	-75.76%	43,395,310	-5,348,005	-14.06%	123.73%	1,965,208,125	220,332,650	12.63%	98.34%
2017	548,850	113,680	26.12%	-69.43%	41,792,900	-1,602,410	-3.69%	115.47%	1,969,405,680	4,197,555	0.21%	98.76%
2018	550,185	1,335	0.24%	-69.36%	37,628,585	-4,164,315	-9.96%	94.00%	1,987,781,605	18,375,925	0.93%	100.62%
2019	731,425	181,240	32.94%	-59.26%	37,457,305	-171,280	-0.46%	93.12%	1,906,836,150	-80,945,455	-4.07%	92.45%
2020	748,840	17,415	2.38%	-58.29%	37,901,975	444,670	1.19%	95.41%	1,918,650,045	11,813,895	0.62%	93.64%
2021	736,935	-11,905	-1.59%	-58.96%	36,732,750	-1,169,225	-3.08%	89.38%	1,887,917,160	-30,732,885	-1.60%	90.54%
2022	736,690	-245	-0.03%	-58.97%	37,435,500	702,750	1.91%	93.01%	1,875,714,695	-12,202,465	-0.65%	89.31%

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

Rate Ann.%chg: Total Agric Land **6.59%**



CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	179,469,435	54,628	3,285			740,907,085	241,958	3,062			50,322,580	37,967	1,325		
2013	221,096,955	55,581	3,978	21.08%	21.08%	880,999,780	241,249	3,652	19.26%	19.26%	56,931,945	37,196	1,531	15.48%	15.48%
2014	280,201,815	56,090	4,996	25.58%	52.06%	1,121,176,220	240,793	4,656	27.50%	52.06%	71,129,090	35,837	1,985	29.68%	49.75%
2015	325,561,860	56,579	5,754	15.18%	75.15%	1,296,117,995	240,134	5,397	15.92%	76.27%	81,634,380	35,488	2,300	15.90%	73.55%
2016	366,612,520	57,056	6,425	11.67%	95.58%	1,465,201,170	240,355	6,096	12.94%	99.08%	90,488,870	35,301	2,563	11.43%	93.40%
2017	371,295,115	57,400	6,469	0.67%	96.90%	1,468,587,715	239,613	6,129	0.54%	100.15%	87,024,505	34,141	2,549	-0.56%	92.32%
2018	373,016,445	57,535	6,483	0.23%	97.34%	1,491,561,895	239,590	6,225	1.57%	103.31%	85,002,675	33,855	2,511	-1.50%	89.43%
2019	362,880,165	58,069	6,249	-3.61%	90.22%	1,435,936,845	238,750	6,014	-3.39%	96.41%	75,726,775	33,930	2,232	-11.11%	68.39%
2020	368,321,175	58,582	6,287	0.61%	91.38%	1,433,810,840	237,758	6,031	0.27%	96.94%	77,573,755	33,738	2,299	3.02%	73.47%
2021	367,989,805	59,186	6,218	-1.11%	89.25%	1,404,993,680	236,980	5,929	-1.69%	93.61%	77,250,270	33,203	2,327	1.19%	75.54%
2022	368,316,060	59,547	6,185	-0.52%	88.27%	1,391,559,220	236,514	5,884	-0.76%	92.14%	76,810,780	33,151	2,317	-0.41%	74.81%

Rate Annual %chg Average Value/Acre: 6.53%

6.75%

5.74%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	1,389,280	4,429	314			18,758,310	5,386	3,483			990,846,690	344,368	2,877		
2013	2,353,110	4,486	525	67.21%	67.21%	22,881,605	5,624	4,069	16.81%	16.81%	1,184,263,395	344,137	3,441	19.60%	19.60%
2014	678,550	3,581	189	-63.87%	-39.59%	32,976,315	9,910	3,328	-18.21%	-4.46%	1,506,161,990	346,211	4,350	26.42%	51.20%
2015	833,730	3,667	227	20.00%	-27.51%	37,872,715	9,782	3,872	16.34%	11.15%	1,742,020,680	345,651	5,040	15.85%	75.16%
2016	861,255	3,567	241	6.19%	-23.02%	43,381,905	9,828	4,414	14.02%	26.73%	1,966,545,720	346,107	5,682	12.74%	97.47%
2017	548,505	3,445	159	-34.06%	-49.24%	42,208,820	9,540	4,425	0.24%	27.03%	1,969,664,660	344,138	5,723	0.73%	98.92%
2018	548,345	3,444	159	0.00%	-49.24%	37,739,510	9,349	4,037	-8.77%	15.90%	1,987,868,870	343,773	5,782	1.03%	100.97%
2019	694,170	3,485	199	25.11%	-36.49%	37,589,930	9,241	4,068	0.77%	16.79%	1,912,827,885	343,474	5,569	-3.69%	93.55%
2020	749,035	3,850	195	-2.33%	-37.97%	37,865,390	9,247	4,095	0.67%	17.57%	1,918,320,195	343,176	5,590	0.37%	94.28%
2021	862,935	3,823	226	16.01%	-28.04%	35,822,955	7,704	4,650	13.56%	33.51%	1,886,919,645	340,895	5,535	-0.98%	92.38%
2022	736,640	3,789	194	-13.87%	-38.03%	37,569,050	8,103	4,636	-0.30%	33.11%	1,874,991,750	341,104	5,497	-0.69%	91.04%

20  
**CUMING**

Rate Annual %chg Average Value/Acre: 6.69%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,017</b>	<b>Value : 2,919,763,140</b>	<b>Growth 14,588,035</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	335	6,047,880	66	5,783,295	343	10,944,540	744	22,775,715	
<b>02. Res Improve Land</b>	2,308	35,036,495	76	2,647,590	365	13,454,535	2,749	51,138,620	
<b>03. Res Improvements</b>	2,341	299,254,525	91	23,682,500	399	83,977,125	2,831	406,914,150	
<b>04. Res Total</b>	2,676	340,338,900	157	32,113,385	742	108,376,200	3,575	480,828,485	3,241,360
<b>% of Res Total</b>	74.85	70.78	4.39	6.68	20.76	22.54	39.65	16.47	22.22
<b>05. Com UnImp Land</b>	107	3,205,790	5	118,600	10	1,387,405	122	4,711,795	
<b>06. Com Improve Land</b>	529	11,976,545	18	2,143,110	25	1,867,275	572	15,986,930	
<b>07. Com Improvements</b>	537	99,513,885	19	9,658,150	33	6,760,225	589	115,932,260	
<b>08. Com Total</b>	644	114,696,220	24	11,919,860	43	10,014,905	711	136,630,985	1,413,715
<b>% of Com Total</b>	90.58	83.95	3.38	8.72	6.05	7.33	7.89	4.68	9.69
<b>09. Ind UnImp Land</b>	1	27,490	0	0	0	0	1	27,490	
<b>10. Ind Improve Land</b>	9	602,795	1	730,780	0	0	10	1,333,575	
<b>11. Ind Improvements</b>	8	10,114,330	1	9,848,425	0	0	9	19,962,755	
<b>12. Ind Total</b>	9	10,744,615	1	10,579,205	0	0	10	21,323,820	605,905
<b>% of Ind Total</b>	90.00	50.39	10.00	49.61	0.00	0.00	0.11	0.73	4.15
<b>13. Rec UnImp Land</b>	0	0	1	17,490	35	2,065,330	36	2,082,820	
<b>14. Rec Improve Land</b>	0	0	2	166,165	23	4,833,530	25	4,999,695	
<b>15. Rec Improvements</b>	0	0	2	32,905	49	3,160,200	51	3,193,105	
<b>16. Rec Total</b>	0	0	3	216,560	84	10,059,060	87	10,275,620	83,435
<b>% of Rec Total</b>	0.00	0.00	3.45	2.11	96.55	97.89	0.96	0.35	0.57
<b>Res &amp; Rec Total</b>	2,676	340,338,900	160	32,329,945	826	118,435,260	3,662	491,104,105	3,324,795
<b>% of Res &amp; Rec Total</b>	73.07	69.30	4.37	6.58	22.56	24.12	40.61	16.82	22.79
<b>Com &amp; Ind Total</b>	653	125,440,835	25	22,499,065	43	10,014,905	721	157,954,805	2,019,620
<b>% of Com &amp; Ind Total</b>	90.57	79.42	3.47	14.24	5.96	6.34	8.00	5.41	13.84
<b>17. Taxable Total</b>	3,329	465,779,735	185	54,829,010	869	128,450,165	4,383	649,058,910	5,344,415
<b>% of Taxable Total</b>	75.95	71.76	4.22	8.45	19.83	19.79	48.61	22.23	36.64

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	1	59,755	1,917,550	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	1	59,755	1,917,550
20. Industrial	0	0	0	1	5,975	1,335,500
21. Other	0	0	0	0	0	0
22. Total Sch II				2	65,730	3,253,050

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	260	0	20	280

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	4	317,050	3,312	1,448,035,145	3,316	1,448,352,195
28. Ag-Improved Land	0	0	3	842,390	1,228	571,364,125	1,231	572,206,515
29. Ag Improvements	0	0	3	509,865	1,315	249,635,655	1,318	250,145,520

30. Ag Total				4,634	2,270,704,230
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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	56,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	471,395	
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	41,300	
37. FarmSite Improvements	0	0.00	0	3	0.00	38,470	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	3	2.19	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	17	17.00	476,000	17	17.00	476,000	
32. HomeSite Improv Land	871	884.92	24,554,760	873	886.92	24,610,760	
33. HomeSite Improvements	875	0.00	126,885,195	877	0.00	127,356,590	2,876,570
34. HomeSite Total				<b>894</b>	<b>903.92</b>	<b>152,443,350</b>	
35. FarmSite UnImp Land	106	147.55	1,421,280	106	147.55	1,421,280	
36. FarmSite Improv Land	1,149	2,992.00	28,566,740	1,152	2,996.13	28,608,040	
37. FarmSite Improvements	1,267	0.00	122,750,460	1,270	0.00	122,788,930	6,367,050
38. FarmSite Total				<b>1,376</b>	<b>3,143.68</b>	<b>152,818,250</b>	
39. Road & Ditches	3,736	7,248.72	0	3,739	7,250.91	0	
40. Other- Non Ag Use	32	1,291.79	1,033,440	32	1,291.79	1,033,440	
41. Total Section VI				<b>2,270</b>	<b>12,590.30</b>	<b>306,295,040</b>	<b>9,243,620</b>

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	365,570	3	204.62	365,570

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	35	1,507.00	6,041,570	35	1,507.00	6,041,570
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	3,457.73	17.42%	24,132,215	18.65%	6,979.21
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	4,831.25	24.33%	31,708,015	24.51%	6,563.11
48. 2A	5,286.71	26.63%	36,775,915	28.43%	6,956.30
49. 3A1	1.89	0.01%	8,975	0.01%	4,748.68
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,788.05	24.12%	29,026,910	22.44%	6,062.37
52. 4A	1,487.47	7.49%	7,712,440	5.96%	5,184.94
53. Total	19,853.10	100.00%	129,364,470	100.00%	6,516.08
<b>Dry</b>					
54. 1D1	8,459.76	10.95%	53,330,495	11.96%	6,304.02
55. 1D	24,174.35	31.29%	152,524,865	34.21%	6,309.37
56. 2D1	9,382.07	12.14%	55,649,680	12.48%	5,931.49
57. 2D	14.44	0.02%	53,430	0.01%	3,700.14
58. 3D1	108.33	0.14%	548,005	0.12%	5,058.66
59. 3D	26,858.58	34.76%	146,379,260	32.83%	5,450.00
60. 4D1	1,456.14	1.88%	6,581,755	1.48%	4,520.00
61. 4D	6,809.83	8.81%	30,740,490	6.90%	4,514.13
62. Total	77,263.50	100.00%	445,807,980	100.00%	5,769.97
<b>Grass</b>					
63. 1G1	4,055.08	53.10%	11,517,800	53.28%	2,840.34
64. 1G	1,606.76	21.04%	4,956,425	22.93%	3,084.73
65. 2G1	1,268.67	16.61%	3,358,870	15.54%	2,647.55
66. 2G	705.87	9.24%	1,785,860	8.26%	2,530.01
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	7,636.38	100.00%	21,618,955	100.00%	2,831.05
<b>Irrigated Total</b>					
Irrigated Total	19,853.10	18.37%	129,364,470	21.28%	6,516.08
<b>Dry Total</b>					
Dry Total	77,263.50	71.50%	445,807,980	73.32%	5,769.97
<b>Grass Total</b>					
Grass Total	7,636.38	7.07%	21,618,955	3.56%	2,831.05
72. Waste	1,159.82	1.07%	145,370	0.02%	125.34
73. Other	2,148.17	1.99%	11,066,190	1.82%	5,151.45
74. Exempt	92.38	0.09%	153,455	0.03%	1,661.13
75. Market Area Total	108,060.97	100.00%	608,002,965	100.00%	5,626.48

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,719.19	16.77%	13,209,285	17.67%	7,683.44
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	1,484.89	14.48%	10,749,405	14.38%	7,239.19
48. 2A	3,458.22	33.72%	26,522,845	35.47%	7,669.51
49. 3A1	3.13	0.03%	16,335	0.02%	5,218.85
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,294.34	32.13%	22,566,400	30.18%	6,850.05
52. 4A	294.50	2.87%	1,703,780	2.28%	5,785.33
53. Total	10,254.27	100.00%	74,768,050	100.00%	7,291.41
<b>Dry</b>					
54. 1D1	5,034.57	10.47%	35,436,420	11.35%	7,038.62
55. 1D	16,545.08	34.41%	116,461,550	37.31%	7,039.04
56. 2D1	3,406.84	7.08%	22,501,325	7.21%	6,604.75
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	57.64	0.12%	359,675	0.12%	6,240.02
59. 3D	16,954.13	35.26%	105,792,005	33.89%	6,239.90
60. 4D1	581.75	1.21%	3,019,320	0.97%	5,190.06
61. 4D	5,509.02	11.46%	28,588,720	9.16%	5,189.44
62. Total	48,089.03	100.00%	312,159,015	100.00%	6,491.27
<b>Grass</b>					
63. 1G1	2,163.96	38.04%	6,364,210	38.24%	2,941.00
64. 1G	1,644.22	28.91%	5,171,495	31.07%	3,145.26
65. 2G1	1,169.67	20.56%	3,259,015	19.58%	2,786.27
66. 2G	710.33	12.49%	1,847,660	11.10%	2,601.13
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	5,688.18	100.00%	16,642,380	100.00%	2,925.78
<b>Irrigated Total</b>					
Irrigated Total	10,254.27	15.62%	74,768,050	18.27%	7,291.41
<b>Dry Total</b>					
Dry Total	48,089.03	73.26%	312,159,015	76.28%	6,491.27
<b>Grass Total</b>					
Grass Total	5,688.18	8.67%	16,642,380	4.07%	2,925.78
72. Waste	508.71	0.78%	63,800	0.02%	125.42
73. Other	1,098.37	1.67%	5,618,805	1.37%	5,115.58
74. Exempt	2.61	0.00%	0	0.00%	0.00
75. Market Area Total	65,638.56	100.00%	409,252,050	100.00%	6,234.93



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	888.96	6.65%	6,366,295	7.38%	7,161.51
46. 1A	465.97	3.49%	3,336,960	3.87%	7,161.32
47. 2A1	1,972.23	14.76%	13,438,590	15.59%	6,813.91
48. 2A	4,545.87	34.03%	31,275,035	36.27%	6,879.88
49. 3A1	2,431.91	18.20%	13,435,730	15.58%	5,524.76
50. 3A	65.73	0.49%	418,045	0.48%	6,360.03
51. 4A1	2,532.81	18.96%	15,577,875	18.07%	6,150.43
52. 4A	455.44	3.41%	2,370,600	2.75%	5,205.08
53. Total	13,358.92	100.00%	86,219,130	100.00%	6,454.05
<b>Dry</b>					
54. 1D1	2,948.51	7.05%	19,386,455	7.76%	6,575.00
55. 1D	11,644.16	27.83%	76,554,780	30.65%	6,574.52
56. 2D1	5,950.23	14.22%	36,751,615	14.71%	6,176.50
57. 2D	1,120.32	2.68%	6,745,265	2.70%	6,020.84
58. 3D1	1,040.48	2.49%	4,398,885	1.76%	4,227.75
59. 3D	16,870.20	40.31%	95,484,610	38.22%	5,659.96
60. 4D1	748.76	1.79%	3,526,660	1.41%	4,710.00
61. 4D	1,524.05	3.64%	6,962,125	2.79%	4,568.17
62. Total	41,846.71	100.00%	249,810,395	100.00%	5,969.65
<b>Grass</b>					
63. 1G1	2,528.92	40.29%	6,676,370	41.06%	2,640.01
64. 1G	1,262.46	20.11%	3,752,630	23.08%	2,972.47
65. 2G1	1,670.97	26.62%	4,112,320	25.29%	2,461.04
66. 2G	814.08	12.97%	1,719,340	10.57%	2,112.00
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	6,276.43	100.00%	16,260,660	100.00%	2,590.75
<b>Irrigated Total</b>					
Irrigated Total	13,358.92	20.75%	86,219,130	23.68%	6,454.05
<b>Dry Total</b>					
Dry Total	41,846.71	64.99%	249,810,395	68.61%	5,969.65
<b>Grass Total</b>					
Grass Total	6,276.43	9.75%	16,260,660	4.47%	2,590.75
72. Waste	714.18	1.11%	172,470	0.05%	241.49
73. Other	2,196.11	3.41%	11,635,675	3.20%	5,298.31
74. Exempt	40.81	0.06%	0	0.00%	0.00
75. Market Area Total	64,392.35	100.00%	364,098,330	100.00%	5,654.37

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,952.84	11.51%	14,063,035	12.59%	7,201.32
46. 1A	223.37	1.32%	1,585,570	1.42%	7,098.40
47. 2A1	2,087.73	12.30%	14,234,515	12.75%	6,818.18
48. 2A	6,729.74	39.66%	47,965,220	42.95%	7,127.35
49. 3A1	1,978.84	11.66%	9,394,245	8.41%	4,747.35
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,738.80	22.03%	23,133,210	20.71%	6,187.34
52. 4A	257.04	1.51%	1,299,490	1.16%	5,055.59
<b>53. Total</b>	<b>16,968.36</b>	<b>100.00%</b>	<b>111,675,285</b>	<b>100.00%</b>	<b>6,581.38</b>
<b>Dry</b>					
54. 1D1	8,098.75	11.79%	53,775,625	12.73%	6,639.99
55. 1D	24,964.23	36.34%	165,646,815	39.22%	6,635.37
56. 2D1	7,765.27	11.30%	48,482,710	11.48%	6,243.53
57. 2D	1,066.34	1.55%	6,564,885	1.55%	6,156.47
58. 3D1	1,296.26	1.89%	4,635,300	1.10%	3,575.90
59. 3D	23,272.53	33.88%	133,094,180	31.51%	5,718.94
60. 4D1	453.60	0.66%	2,163,230	0.51%	4,769.03
61. 4D	1,778.86	2.59%	8,020,535	1.90%	4,508.81
<b>62. Total</b>	<b>68,695.84</b>	<b>100.00%</b>	<b>422,383,280</b>	<b>100.00%</b>	<b>6,148.60</b>
<b>Grass</b>					
63. 1G1	7,150.64	53.89%	19,800,235	56.88%	2,769.02
64. 1G	2,082.67	15.70%	5,969,480	17.15%	2,866.26
65. 2G1	2,378.00	17.92%	5,303,170	15.23%	2,230.10
66. 2G	1,656.99	12.49%	3,736,605	10.73%	2,255.06
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
<b>71. Total</b>	<b>13,268.30</b>	<b>100.00%</b>	<b>34,809,490</b>	<b>100.00%</b>	<b>2,623.51</b>
<b>Irrigated Total</b>					
	16,968.36	16.48%	111,675,285	19.15%	6,581.38
<b>Dry Total</b>					
	68,695.84	66.73%	422,383,280	72.44%	6,148.60
<b>Grass Total</b>					
	13,268.30	12.89%	34,809,490	5.97%	2,623.51
72. Waste	1,365.79	1.33%	376,730	0.06%	275.83
73. Other	2,655.01	2.58%	13,811,060	2.37%	5,201.89
74. Exempt	16.50	0.02%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>102,953.30</b>	<b>100.00%</b>	<b>583,055,845</b>	<b>100.00%</b>	<b>5,663.30</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	60,434.65	402,026,935	60,434.65	402,026,935
<b>77. Dry Land</b>	0.00	0	163.41	893,860	235,731.67	1,429,266,810	235,895.08	1,430,160,670
<b>78. Grass</b>	0.00	0	71.81	139,935	32,797.48	89,191,550	32,869.29	89,331,485
<b>79. Waste</b>	0.00	0	1.05	130	3,747.45	758,240	3,748.50	758,370
<b>80. Other</b>	0.00	0	6.27	28,215	8,091.39	42,103,515	8,097.66	42,131,730
<b>81. Exempt</b>	61.11	0	0.00	0	91.19	153,455	152.30	153,455
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>242.54</b>	<b>1,062,140</b>	<b>340,802.64</b>	<b>1,963,347,050</b>	<b>341,045.18</b>	<b>1,964,409,190</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	60,434.65	17.72%	402,026,935	20.47%	6,652.26
<b>Dry Land</b>	235,895.08	69.17%	1,430,160,670	72.80%	6,062.70
<b>Grass</b>	32,869.29	9.64%	89,331,485	4.55%	2,717.78
<b>Waste</b>	3,748.50	1.10%	758,370	0.04%	202.31
<b>Other</b>	8,097.66	2.37%	42,131,730	2.14%	5,202.95
<b>Exempt</b>	152.30	0.04%	153,455	0.01%	1,007.58
<b>Total</b>	<b>341,045.18</b>	<b>100.00%</b>	<b>1,964,409,190</b>	<b>100.00%</b>	<b>5,759.97</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	2	43,030	0	0	1	8,090	3	51,120	0
83.2 Bancroft	34	204,965	217	2,286,335	217	14,802,245	251	17,293,545	124,155
83.3 Beemer	28	202,865	258	2,567,185	259	24,709,855	287	27,479,905	132,165
83.4 Cotton/hidden/stalp/par	15	390,960	56	2,816,145	56	11,158,570	71	14,365,675	87,515
83.5 Par Acres	3	66,995	3	60,740	3	997,975	6	1,125,710	21,390
83.6 Recreation	32	1,994,355	16	3,218,870	41	1,964,475	73	7,177,700	35,235
83.7 Rural Acreage	380	14,713,540	356	11,243,760	401	82,915,395	781	108,872,695	556,000
83.8 Rural Ag	10	1,597,910	10	1,017,450	14	3,433,405	24	6,048,765	0
83.9 Stalp Subdivision	4	8,365	24	2,696,340	24	10,374,735	28	13,079,440	36,935
83.10 West Point	186	4,575,565	1,262	24,918,960	1,293	194,982,010	1,479	224,476,535	1,882,290
83.11 Wisner	86	1,059,985	572	5,312,530	573	64,760,500	659	71,133,015	449,110
84 Residential Total	780	24,858,535	2,774	56,138,315	2,882	410,107,255	3,662	491,104,105	3,324,795

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	Bancroft	12	32,010	61	395,290	62	3,714,220	74	4,141,520	0
85.2	Beemer	16	146,745	62	894,900	66	7,475,900	82	8,517,545	217,295
85.3	Rural Acreage	0	0	1	22,050	1	63,090	1	85,140	0
85.4	Rural Commercial/industri	14	1,457,825	43	4,719,115	53	26,261,450	67	32,438,390	707,390
85.5	West Point	48	2,119,270	306	9,795,665	307	86,930,380	355	98,845,315	1,094,935
85.6	Wisner	33	983,435	109	1,493,485	109	11,449,975	142	13,926,895	0
86	Commercial Total	123	4,739,285	582	17,320,505	598	135,895,015	721	157,954,805	2,019,620

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	2,844.02	52.68%	8,313,395	54.62%	2,923.11
88. 1G	1,290.95	23.91%	3,753,860	24.66%	2,907.83
89. 2G1	853.04	15.80%	2,103,895	13.82%	2,466.35
90. 2G	411.07	7.61%	1,048,475	6.89%	2,550.60
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	5,399.08	100.00%	15,219,625	100.00%	2,818.93
<b>CRP</b>					
96. 1C1	388.80	41.84%	2,162,840	45.55%	5,562.86
97. 1C	188.25	20.26%	1,024,360	21.57%	5,441.49
98. 2C1	245.69	26.44%	1,038,475	21.87%	4,226.77
99. 2C	106.50	11.46%	522,355	11.00%	4,904.74
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	929.24	100.00%	4,748,030	100.00%	5,109.58
<b>Timber</b>					
105. 1T1	822.26	62.86%	1,041,565	63.08%	1,266.71
106. 1T	127.56	9.75%	178,205	10.79%	1,397.03
107. 2T1	169.94	12.99%	216,500	13.11%	1,273.98
108. 2T	188.30	14.40%	215,030	13.02%	1,141.95
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	1,308.06	100.00%	1,651,300	100.00%	1,262.40
<hr/>					
Grass Total	5,399.08	70.70%	15,219,625	70.40%	2,818.93
CRP Total	929.24	12.17%	4,748,030	21.96%	5,109.58
Timber Total	1,308.06	17.13%	1,651,300	7.64%	1,262.40
<hr/>					
114. Market Area Total	7,636.38	100.00%	21,618,955	100.00%	2,831.05

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	1,691.34	39.42%	5,052,240	41.93%	2,987.12
88. 1G	1,303.57	30.38%	3,745,710	31.09%	2,873.42
89. 2G1	855.47	19.94%	2,080,490	17.27%	2,431.98
90. 2G	440.02	10.26%	1,171,040	9.72%	2,661.33
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	4,290.40	100.00%	12,049,480	100.00%	2,808.47
<b>CRP</b>					
96. 1C1	138.94	21.99%	873,295	24.15%	6,285.41
97. 1C	201.80	31.94%	1,220,925	33.76%	6,050.17
98. 2C1	205.20	32.48%	1,044,455	28.88%	5,089.94
99. 2C	85.84	13.59%	477,525	13.21%	5,562.97
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	631.78	100.00%	3,616,200	100.00%	5,723.83
<b>Timber</b>					
105. 1T1	333.68	43.56%	438,675	44.91%	1,314.66
106. 1T	138.85	18.13%	204,860	20.97%	1,475.41
107. 2T1	109.00	14.23%	134,070	13.73%	1,230.00
108. 2T	184.47	24.08%	199,095	20.38%	1,079.28
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	766.00	100.00%	976,700	100.00%	1,275.07
<hr/>					
Grass Total	4,290.40	75.43%	12,049,480	72.40%	2,808.47
CRP Total	631.78	11.11%	3,616,200	21.73%	5,723.83
Timber Total	766.00	13.47%	976,700	5.87%	1,275.07
<hr/>					
114. Market Area Total	5,688.18	100.00%	16,642,380	100.00%	2,925.78

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	1,460.71	37.21%	4,292,295	42.39%	2,938.50
88. 1G	734.49	18.71%	1,925,270	19.02%	2,621.23
89. 2G1	1,176.54	29.97%	2,600,595	25.69%	2,210.38
90. 2G	553.83	14.11%	1,306,690	12.91%	2,359.37
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	3,925.57	100.00%	10,124,850	100.00%	2,579.21
<b>CRP</b>					
96. 1C1	225.51	23.47%	1,327,455	30.02%	5,886.46
97. 1C	345.71	35.99%	1,595,855	36.09%	4,616.17
98. 2C1	352.85	36.73%	1,340,480	30.31%	3,799.01
99. 2C	36.63	3.81%	158,250	3.58%	4,320.23
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	960.70	100.00%	4,422,040	100.00%	4,602.94
<b>Timber</b>					
105. 1T1	842.70	60.62%	1,056,620	61.65%	1,253.85
106. 1T	182.26	13.11%	231,505	13.51%	1,270.19
107. 2T1	141.58	10.18%	171,245	9.99%	1,209.53
108. 2T	223.62	16.09%	254,400	14.84%	1,137.64
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	1,390.16	100.00%	1,713,770	100.00%	1,232.79
<hr/>					
Grass Total	3,925.57	62.54%	10,124,850	62.27%	2,579.21
CRP Total	960.70	15.31%	4,422,040	27.19%	4,602.94
Timber Total	1,390.16	22.15%	1,713,770	10.54%	1,232.79
<hr/>					
114. Market Area Total	6,276.43	100.00%	16,260,660	100.00%	2,590.75



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	4,893.33	51.89%	13,823,225	55.01%	2,824.91
88. 1G	1,695.04	17.97%	4,768,825	18.98%	2,813.40
89. 2G1	1,884.30	19.98%	4,175,895	16.62%	2,216.15
90. 2G	957.75	10.16%	2,359,780	9.39%	2,463.88
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	9,430.42	100.00%	25,127,725	100.00%	2,664.54
<b>CRP</b>					
96. 1C1	777.53	54.53%	4,094,555	61.22%	5,266.11
97. 1C	189.04	13.26%	912,980	13.65%	4,829.56
98. 2C1	297.52	20.87%	887,225	13.27%	2,982.07
99. 2C	161.77	11.35%	793,550	11.86%	4,905.42
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	1,425.86	100.00%	6,688,310	100.00%	4,690.72
<b>Timber</b>					
105. 1T1	1,479.78	61.35%	1,882,455	62.89%	1,272.12
106. 1T	198.59	8.23%	287,675	9.61%	1,448.59
107. 2T1	196.18	8.13%	240,050	8.02%	1,223.62
108. 2T	537.47	22.28%	583,275	19.49%	1,085.22
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	2,412.02	100.00%	2,993,455	100.00%	1,241.06
<hr/>					
Grass Total	9,430.42	71.07%	25,127,725	72.19%	2,664.54
CRP Total	1,425.86	10.75%	6,688,310	19.21%	4,690.72
Timber Total	2,412.02	18.18%	2,993,455	8.60%	1,241.06
<hr/>					
114. Market Area Total	13,268.30	100.00%	34,809,490	100.00%	2,623.51

**2023 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

20 Cuming

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	427,086,781	480,828,485	53,741,704	12.58%	3,241,360	11.82%
02. Recreational	7,851,515	10,275,620	2,424,105	30.87%	83,435	29.81%
03. Ag-Homesite Land, Ag-Res Dwelling	112,697,495	152,443,350	39,745,855	35.27%	2,876,570	32.72%
<b>04. Total Residential (sum lines 1-3)</b>	<b>547,635,791</b>	<b>643,547,455</b>	<b>95,911,664</b>	<b>17.51%</b>	<b>6,201,365</b>	<b>16.38%</b>
05. Commercial	116,100,835	136,630,985	20,530,150	17.68%	1,413,715	16.47%
06. Industrial	18,505,060	21,323,820	2,818,760	15.23%	605,905	11.96%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>134,605,895</b>	<b>157,954,805</b>	<b>23,348,910</b>	<b>17.35%</b>	<b>2,019,620</b>	<b>15.85%</b>
08. Ag-Farmsite Land, Outbuildings	138,700,275	152,818,250	14,117,975	10.18%	6,367,050	5.59%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,033,440	1,033,440	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>139,733,715</b>	<b>153,851,690</b>	<b>14,117,975</b>	<b>10.10%</b>	<b>6,367,050</b>	<b>5.55%</b>
12. Irrigated	367,991,220	402,026,935	34,035,715	9.25%		
13. Dryland	1,392,765,610	1,430,160,670	37,395,060	2.68%		
14. Grassland	76,785,675	89,331,485	12,545,810	16.34%		
15. Wasteland	736,690	758,370	21,680	2.94%		
16. Other Agland	37,435,500	42,131,730	4,696,230	12.54%		
<b>17. Total Agricultural Land</b>	<b>1,875,714,695</b>	<b>1,964,409,190</b>	<b>88,694,495</b>	<b>4.73%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,697,690,096</b>	<b>2,919,763,140</b>	<b>222,073,044</b>	<b>8.23%</b>	<b>14,588,035</b>	<b>7.69%</b>

## 2023 Assessment Survey for Cuming County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	2
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$354,742
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$131,020
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	N/A- Out of General Fund
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,200
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$15,491.26

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	West Point, Wisner, Beemer, Bancroft
<b>4.</b>	<b>When was zoning implemented?</b>
	Original 2001, Last update 2/2020

#### **D. Contracted Services**

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

#### **E. Appraisal /Listing Services**

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

## 2023 Residential Assessment Survey for Cuming County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Appraiser, Assessor and Office Clerk																		
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																		
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AG DW	AG DW																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	<p>Cost approach - Using Cama system with Marshall &amp; 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>																		
<b>4.</b>	<b>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?</b>																		
	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.																		
<b>5.</b>	<b>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.</b>																		
	Economic depreciation and effective age tables are developed for each valuation group.																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		

	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.																																																	
<b>7.</b>	<b>How are rural residential site values developed?</b>																																																	
	Sales analysis is completed and then it is determined if the cost of the amenities need to be added to the vacant land.																																																	
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																																	
	yes - 3 -4 applications																																																	
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																	
	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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	The rural reviews typically take 2 years to complete. Bancroft was last inspected in 2019. Beemer lot values increased in 2021.																																																	

## 2023 Commercial Assessment Survey for Cuming County

<b>1.</b>	<b>Valuation data collection done by:</b>												
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>												
	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.												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>												
	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.												
<b>4.</b>	<b>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?</b>												
	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.												
<b>5.</b>	<b>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.</b>												
	No, however the county does develop economic depreciation tables for each group.												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>												
	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 Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2022	2022	2022	2016
	5	2022	2022	2023	2019
	10	2022	2022	2021	2017
	20	2022	2022	2023	2015-2020
	25	2022	2022	2023	2018

2022 for all pricing for the 2023 tax year.

## 2023 Agricultural Assessment Survey for Cuming County

<b>1.</b>	<b>Valuation data collection done by:</b>																	
	Appraiser, Assessor and Office Clerk																	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>																	
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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 2022 based on Marshall and Swift. In 2022, all ag outbuildings received a height multiplier adjustment.																	
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>																	
	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.																	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>																	
	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.																	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>																	
	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.																	
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>																	
	The county identifies intensive use mainly feedlots. The county conducts a market analysis to confirm the values.																	
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>																	

	The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	35
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	There are no non-agricultural influences in the county at this time.
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Residential and Commercial development, as well as very limited recreational influence.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	Around the county seat of West Point
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	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 ext. #5 Fax (402) 372-6013**

**[www.co.cuming.ne.us](http://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 2022 abstract reports 3,642 parcels of Residential property, 79 parcels of Recreational property, 711 parcels as Commercial property, 10 parcels as Industrial property, and 4,579 parcels as Agricultural property. Cuming County also has 283 exempt parcels, 23 TIF parcels, and 2 Nebraska Games & Parks parcels.

Cuming County has approximately 1625 Personal Property Schedules filed each year. We also have approximately 325 -350 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 1 part time office clerks who are the all-around helpers and 1 summer seasonal office clerk. 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 (became the Assessor Deputy in September, 2022) works with the appraiser and keeps the records in order. October 17, 2022, Judy Faketty will join the Assessor family full time. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

### **Education**

The Assessor, Deputy 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 30<sup>th</sup>.

Apply 25% penalty if filed on or after July 1<sup>st</sup>

### **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 2021-2022 (may update every year while process are changing so fast) 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/remeasuring, 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 2022-2026 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 From 425 Report of Destroyed Real Property-to adress damages from a natural disaster before July 1 of the current year. 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). We reviewed the flood damaged areas for the 2021 assessment and adjusted the values to current use and condition.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall & Swift. Used the 2021 Marshal & Swift for the 2022 assessment and will update the 2023 with 2022 pricing. 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: 2022-Townships Elkhorn, Monterey, Sherman and St. Charles. The rural reappraisal includes adjusting depreciation for age of outbuildings.

### **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 and 2023 assessment will use the 2022 updated pricing.

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 2024. The Marshal & Swift 2021 pricing will be implemented for the 2022 assessment and 2022 pricing for the 2023 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 2023 -2024. 2022-implement 2021 and 2023-implement 2022 Marshal & Swift pricing. 2019-2021 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. 2022-2025 will monitor the lots of the new addition of Grand View. 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. 2022 implemented 2021 Marshal & Swift pricing and will use 2022 Marshal & Swift pricing for the 2023 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 and lowered in 2022 due to ratio and number of upper end homes selling in Bancroft, anticipate raising values in 2023 due to the sales ratio. 2022 implemented 2021 Marshal & Swift pricing and will implement 2022 Marshal & Swift pricing for the 2023 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. The current markets have been rising significantly the last few years, (except in Bancroft) therefore we have been updating our Marshal & Swift pricing every year to try and stay current on the pricing.

## **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 2023-2025.

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 2021 Marshal & Swift pricing for 2022 assessment. Plan to update pricing to 2022 for the 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 obliques 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 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 2021 pricing for the 2022 assessment year. We are implementing the 2022 Marshal & Swift pricing for the 2023 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 made adjustments for assessment year 2020. Will review the information from the Department for the 2021 thru 2023 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.

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 they 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 2022-2026**

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 Front desk computer 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 possibly save some valuable time searching for changes that have been made since last inspection. Would like to start the Pictometry informative process for the County Board winter 2022-spring of 2023.

## **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  
Cumming County Assessor's Office

Date: June 28th, 2022  
Updated: October 13<sup>th</sup>, 2022

## CUMING COUNTY ASSESSOR'S OFFICE

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February 23, 2023

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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