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DEPARTMENT OF REVENUE

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

DUNDY 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 Dundy 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 Dundy County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Tish Burrell, Dundy County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

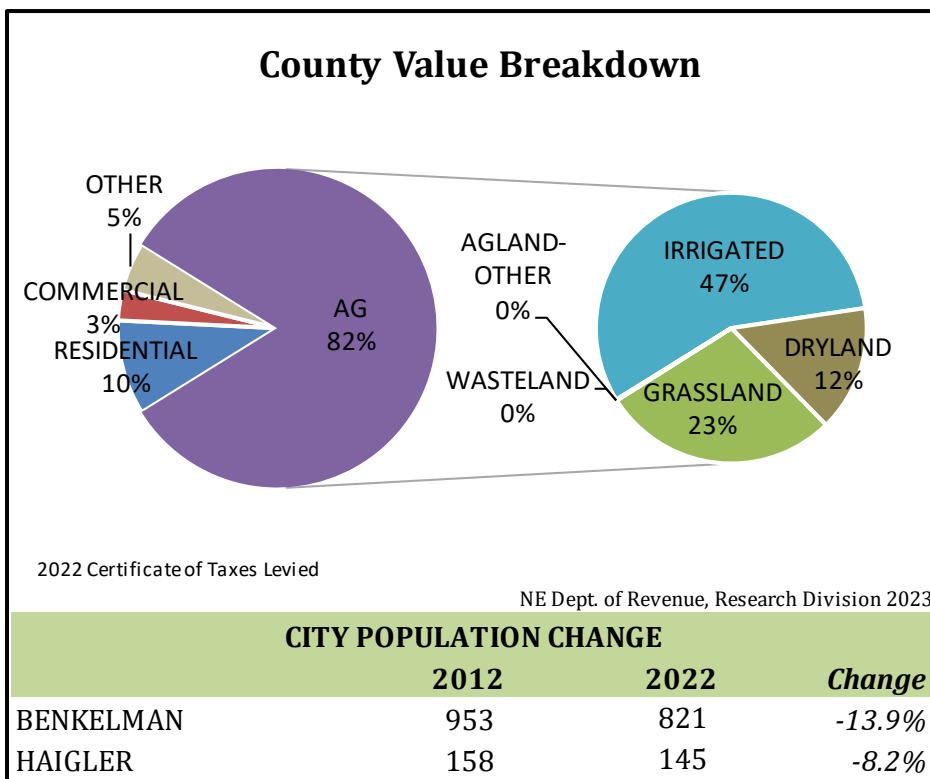
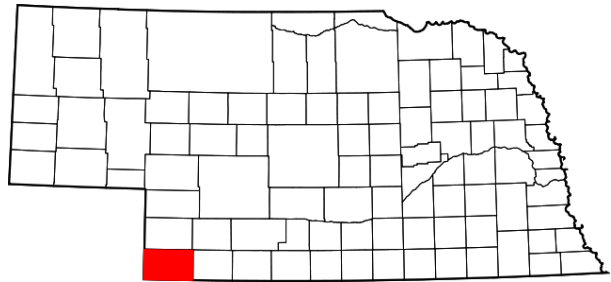
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 920 square miles, Dundy County has 1,635 residents, per the Census Bureau Quick Facts for 2021, reflecting an overall population decline from the 2020 U.S. Census of 1%. Reports indicate that 78% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$71,988 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dundy County are located in and around the county seat of Benkelman. According to the latest information available from the U.S. Census Bureau, there are 54 employer establishments with total employment of 341, a 2% decrease 2019.

Agricultural land is largest contributor to the valuation base of

Dundy County. Grassland and irrigated land make up a majority of the land in the county. Dundy County is included in the Upper Republican Natural Resources District (NRD).

2023 Residential Correlation for Dundy County

Assessment Actions

All residential properties were reviewed for quality and condition, residential cost tables were updated to June 2022, depreciation tables were updated using sales in the study period. The first 7,000 square feet of all lots were increased by \$2,100 and the first acre for rural residential was increased to \$20,000. All exempt properties were reviewed in 2022 and are now valued using the Computer-Assisted Mass Appraisal (CAMA) System.

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 assessor qualifies approximately half of the sales to be used for measurement, which is in line with the state average for residential sales. Review of both qualified and non-qualified sales rosters indicated there was no apparent bias in the qualification determination by the county assessor.

Residential property in Dundy County is divided into three valuation groups based on economic differences. Benkelman is the county seat and has the most economic activity. Haigler is a small village and Max, and Parks are unincorporated; this valuation group uses the Benkelman depreciation table with a 20% economic to account for the lower market demand. Rural residential properties have a strong market throughout Nebraska.

The depreciation tables for the entire residential class were updated in 2023, with all stick-built homes on the same depreciation table and another table for manufactured homes. New costing was applied as well. Land values for the entire class were also adjusted. The county meets the six-year inspection requirement; all residential properties have been physically inspected since 2019. The Dundy County Assessor has a written Valuation Methodology, which has been provided to the Property Assessment Division (Division).

Description of Analysis

The county assessor has identified three valuation groups for residential properties in Dundy County.

Valuation Group	Description
1	Benkelman
2	Haigler, Max and Parks
3	Rural Residential

Two of the measures of central tendency are within the acceptable range. The COD and PRD are both above the IAAO recommended range. Further analysis reveals that both the COD and the

2023 Residential Correlation for Dundy County

PRD greatly improve with the hypothetical removal of a low dollar sale. However, the sale price substratum range indicates that there is not an organized regressive pattern of assessment. When stratified by valuation group, the majority of sales occur in the Valuation Group 1 and both the median and the weighted mean are within the acceptable range.

Valuation Groups 2 and 3 each have few sales, so the statistics cannot be used to determine equalization of the properties in those areas. Valuation Group 3, although there were few sales had a land valuation increase this year to bring properties to market value.

Valuation Group 2 has low measures of central tendency. This valuation group has increased consistently with Valuation Group 1 over time and received an increase to residential lot values this year. A substat of Valuation Groups 2 is included in this report. Sales from Valuation Group 2 has a wide dispersion of sales ratios. When stratified by sales price, over half of the sales fall into the \$30,000-\$59,999 range with those sales in the acceptable range, suggesting that a further adjustment to this small statistical sample would not improve assessment uniformity.

The statistical sample and 2023 County Abstract of Assessment, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicate that all residential properties changed in a similar manner to the sales. Changes to residential properties reflect the stated assessment actions.

Equalization and Quality of Assessment

Although not every valuation group has enough sales in the study period for statistical analysis, all residential property in Dundy County is subject to the same appraisal techniques as the valuation group which is able to be measured at an acceptable level of value. Thus, all residential property in the county is considered to be equalized. The quality of assessment of residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	36	99.50	111.50	97.52	24.57	114.34
2	7	76.19	83.13	75.96	27.46	109.44
3	3	98.46	87.52	88.18	12.24	99.25
____ALL____	46	98.83	105.62	94.30	24.22	112.00

Level of Value

Based on analysis of all available information, the level of value for the residential property in Dundy County is 99%.

2023 Commercial Correlation for Dundy County

Assessment Actions

All exempt improved properties were reviewed in 2022. Records were reviewed and updated with correct measurements, style, and condition, which was entered in the Computer-Assisted Mass Appraisal (CAMA) system for valuation. Also, routine maintenance and pick-up work were completed for any new additions or building permits.

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 assessor qualifies a typical percentage of sales for the commercial class of property and the review of sales qualification procedures indicates that a sales bias is not present. All commercial properties in the county are placed in the same valuation group, which is reflective of the limited local commercial market.

The county assessor meets the six-year inspection and review requirement. Commercial properties were physically reviewed and reappraised in 2021. Lot values, depreciation and costing were all updated at the time of review.

Description of Analysis

With few sales and a recent appraisal, both the median and mean are within the acceptable range for the commercial statistical sample. The COD meets IAAO recommendations, while the PRD is high. One high-dollar sale is significantly impacting the PRD, when removed the PRD drops by 18 points to 104% and the weighted mean would move into the acceptable range at 93%.

Although the sample is small, this class of property was reappraised last year, and both the measures of central tendency and the qualitative statistics support that appraisal uniformity was achieved. The median can be used as the point estimate of the level of values.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45, Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows minimal valuation changes for both sold properties and the general commercial class of property in Dundy County.

Equalization and Quality of Assessment

Review of the statistics and assessment practices demonstrate that they are uniform and equalized. The quality of assessment for the commercial class of real property in Dundy County complies with generally accepted mass appraisal techniques.

2023 Commercial Correlation for Dundy County

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Dundy County is 93%.

2023 Agricultural Correlation for Dundy County

Assessment Actions

The county assessor conducted market analysis of agricultural land sales and grassland values were increased 4%. The assessor reviewed and updated irrigated classifications based on the irrigation status with the local NRD. The agricultural home site acre was increased to \$20,000 this year. Depreciation and costing were updated for agricultural homes.

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.

Agricultural land sales in Dundy County are qualified at a rate similar to the state average. Examination of the sales qualification process revealed no apparent bias in the qualification determination. All arm's-length sales have been included in the state sales file for measurement of agricultural land property in the county. Only one market area is used as there are no discernable land differences throughout the county.

Agricultural homes are valued the same as rural residential homes, using the updated 2023 depreciation table; costing and home site values were updated this year as well. The county meets the six-year inspection requirement as all agricultural homes and outbuildings were physically inspected in 2020 and land use for the entire county was reviewed using aerial imagery in 2020.

Conservation Resource Program (CRP) acres are valued like grassland. The assessor sent letters to owners who had previously had CRP acres. Owners gave permission for the assessor to request records from the Farm Service Agency (FSA). Conservation Reserve Enhancement Program (CREP) acres are valued like irrigated land. The assessor reviewed NRD records to match acres with the NRD records. There are a couple of Wetland Reserve Program (WRP) parcels, which are valued at 100% of grassland value.

Description of Analysis

The agricultural class of land in Dundy County is within the acceptable range for all three measures of central tendency for the three-year study period. The COD is within the acceptable range, also. When sales are analyzed by 80% Majority Land Use (MLU), all three classes have a median within the acceptable range.

A comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) shows the general agricultural population and the sales changed at a similar rate supporting the changes made to grassland values and the irrigated parcel review.

2023 Agricultural Correlation for Dundy County

Equalization and Quality of Assessment

Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable. The quality of assessment of the agricultural land in Dundy County complies with generally accepted mass appraisal techniques.

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. Farm home sites and rural residential home sites are valued the same. Agricultural improvements are equalized at the statutorily required level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	12	72.63	72.96	68.55	16.04	106.43
1	12	72.63	72.96	68.55	16.04	106.43
<u> Dry </u>						
County	9	74.06	75.29	71.53	11.63	105.26
1	9	74.06	75.29	71.53	11.63	105.26
<u> Grass </u>						
County	16	74.09	73.55	71.90	14.31	102.29
1	16	74.09	73.55	71.90	14.31	102.29
<u> ALL </u>						
	54	74.03	73.69	70.02	15.83	105.24

Level of Value

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

2023 Opinions of the Property Tax Administrator for Dundy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary

for Dundy County

Residential Real Property - Current

Number of Sales	46	Median	98.83
Total Sales Price	\$5,150,895	Mean	105.62
Total Adj. Sales Price	\$5,150,895	Wgt. Mean	94.30
Total Assessed Value	\$4,857,059	Average Assessed Value of the Base	\$65,918
Avg. Adj. Sales Price	\$111,976	Avg. Assessed Value	\$105,588

Confidence Interval - Current

95% Median C.I	92.38 to 106.89
95% Wgt. Mean C.I	87.99 to 100.60
95% Mean C.I	94.87 to 116.37
% of Value of the Class of all Real Property Value in the County	7.49
% of Records Sold in the Study Period	4.76
% of Value Sold in the Study Period	7.62

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	60	98	98.12
2021	54	92	91.89
2020	39	93	92.63
2019	49	93	93.49

2023 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	15	Median	92.69
Total Sales Price	\$1,085,750	Mean	94.79
Total Adj. Sales Price	\$1,085,750	Wgt. Mean	79.25
Total Assessed Value	\$860,459	Average Assessed Value of the Base	\$128,867
Avg. Adj. Sales Price	\$72,383	Avg. Assessed Value	\$57,364

Confidence Interval - Current

95% Median C.I	82.77 to 110.68
95% Wgt. Mean C.I	59.92 to 98.59
95% Mean C.I	79.94 to 109.64
% of Value of the Class of all Real Property Value in the County	2.97
% of Records Sold in the Study Period	7.65
% of Value Sold in the Study Period	3.41

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	11	100	92.69
2021	11	100	97.87
2020	7	100	79.55
2019	8	100	76.83

29 Dundy
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 : 46
 Total Sales Price : 5,150,895
 Total Adj. Sales Price : 5,150,895
 Total Assessed Value : 4,857,059
 Avg. Adj. Sales Price : 111,976
 Avg. Assessed Value : 105,588

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 106
 COD : 24.22
 PRD : 112.00

COV : 35.23
 STD : 37.21
 Avg. Abs. Dev : 23.94
 MAX Sales Ratio : 208.53
 MIN Sales Ratio : 50.80

95% Median C.I. : 92.38 to 106.89
 95% Wgt. Mean C.I. : 87.99 to 100.60
 95% Mean C.I. : 94.87 to 116.37

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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	4	123.17	131.23	109.21	23.06	120.16	97.68	180.91	N/A	138,750	151,529	
01-JAN-21 To 31-MAR-21	3	99.01	116.64	99.83	25.98	116.84	86.87	164.03	N/A	83,500	83,360	
01-APR-21 To 30-JUN-21	10	103.79	111.91	102.31	18.76	109.38	81.71	207.86	82.89 to 124.37	90,450	92,542	
01-JUL-21 To 30-SEP-21	3	98.46	98.37	97.74	05.80	100.64	89.75	106.89	N/A	132,500	129,504	
01-OCT-21 To 31-DEC-21	7	99.98	115.24	101.67	29.66	113.35	76.19	205.04	76.19 to 205.04	102,557	104,267	
01-JAN-22 To 31-MAR-22	9	101.16	107.65	88.43	27.74	121.73	63.98	208.53	72.05 to 118.66	115,889	102,482	
01-APR-22 To 30-JUN-22	3	92.38	83.97	87.96	13.80	95.46	60.64	98.90	N/A	194,167	170,787	
01-JUL-22 To 30-SEP-22	7	71.37	77.41	74.62	23.71	103.74	50.80	107.60	50.80 to 107.60	99,999	74,624	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	20	103.79	114.45	102.97	20.28	111.15	81.71	207.86	98.16 to 110.63	105,375	108,506	
01-OCT-21 To 30-SEP-22	26	95.68	98.82	88.29	26.91	111.93	50.80	208.53	72.78 to 101.16	117,054	103,344	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	23	99.98	111.77	101.03	21.78	110.63	76.19	207.86	95.76 to 107.34	98,713	99,734	
<u>ALL</u>	46	98.83	105.62	94.30	24.22	112.00	50.80	208.53	92.38 to 106.89	111,976	105,588	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	36	99.50	111.50	97.52	24.57	114.34	60.64	208.53	95.76 to 107.60	109,594	106,878	
2	7	76.19	83.13	75.96	27.46	109.44	50.80	118.66	50.80 to 118.66	62,571	47,528	
3	3	98.46	87.52	88.18	12.24	99.25	63.98	100.12	N/A	255,833	225,590	
<u>ALL</u>	46	98.83	105.62	94.30	24.22	112.00	50.80	208.53	92.38 to 106.89	111,976	105,588	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	46	98.83	105.62	94.30	24.22	112.00	50.80	208.53	92.38 to 106.89	111,976	105,588	
06												
07												
<u>ALL</u>	46	98.83	105.62	94.30	24.22	112.00	50.80	208.53	92.38 to 106.89	111,976	105,588	

29 Dundy
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 : 46
 Total Sales Price : 5,150,895
 Total Adj. Sales Price : 5,150,895
 Total Assessed Value : 4,857,059
 Avg. Adj. Sales Price : 111,976
 Avg. Assessed Value : 105,588

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 106
 COD : 24.22
 PRD : 112.00

COV : 35.23
 STD : 37.21
 Avg. Abs. Dev : 23.94
 MAX Sales Ratio : 208.53
 MIN Sales Ratio : 50.80

95% Median C.I. : 92.38 to 106.89
 95% Wgt. Mean C.I. : 87.99 to 100.60
 95% Mean C.I. : 94.87 to 116.37

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	207.86	207.86	207.86	00.00	100.00	207.86	207.86	N/A	7,000	14,550
Less Than 30,000	5	205.04	178.56	167.88	14.14	106.36	107.34	208.53	N/A	21,600	36,263
Ranges Excl. Low \$											
Greater Than 4,999	46	98.83	105.62	94.30	24.22	112.00	50.80	208.53	92.38 to 106.89	111,976	105,588
Greater Than 14,999	45	98.75	103.34	94.14	22.33	109.77	50.80	208.53	92.38 to 106.66	114,309	107,611
Greater Than 29,999	41	98.46	96.72	92.72	17.38	104.31	50.80	180.91	89.75 to 100.91	122,997	114,043
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	207.86	207.86	207.86	00.00	100.00	207.86	207.86	N/A	7,000	14,550
15,000 TO 29,999	4	184.54	171.24	165.11	19.26	103.71	107.34	208.53	N/A	25,250	41,691
30,000 TO 59,999	11	107.60	115.44	113.55	21.10	101.66	71.37	180.91	76.19 to 151.97	40,500	45,987
60,000 TO 99,999	7	91.28	86.32	87.38	14.13	98.79	50.80	106.89	50.80 to 106.89	76,986	67,271
100,000 TO 149,999	9	95.60	92.87	92.77	11.89	100.11	60.64	124.37	81.71 to 99.98	126,778	117,616
150,000 TO 249,999	11	92.38	87.17	86.90	19.52	100.31	57.48	116.79	63.98 to 110.63	186,136	161,762
250,000 TO 499,999	3	98.90	98.90	98.97	00.82	99.93	97.68	100.12	N/A	290,000	287,025
500,000 TO 999,999											
1,000,000 +											
ALL	46	98.83	105.62	94.30	24.22	112.00	50.80	208.53	92.38 to 106.89	111,976	105,588

PAD 2023 R&O Statistics 2023 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	76	COV :	32.23	95% Median C.I. :	50.80 to 118.66
Total Sales Price :	437,995	Wgt. Mean :	76	STD :	26.79	95% Wgt. Mean C.I. :	50.86 to 101.06
Total Adj. Sales Price :	437,995	Mean :	83	Avg. Abs. Dev :	20.92	95% Mean C.I. :	58.35 to 107.91
Total Assessed Value :	332,695						
Avg. Adj. Sales Price :	62,571	COD :	27.46	MAX Sales Ratio :	118.66		
Avg. Assessed Value :	47,528	PRD :	109.44	MIN Sales Ratio :	50.80		

What IF

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>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	1	76.19	76.19	76.19		100.00	76.19	76.19	N/A	40,000	30,477
01/01/2022 To 03/31/2022	2	117.39	117.39	117.65	01.08	99.78	116.12	118.66	N/A	41,500	48,825
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	4	64.43	67.73	64.94	21.09	104.30	50.80	91.28	N/A	78,749	51,142
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021											
10/01/2021 To 09/30/2022	7	76.19	83.13	75.96	27.46	109.44	50.80	118.66	50.80 to 118.66	62,571	47,528
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	1	76.19	76.19	76.19		100.00	76.19	76.19	N/A	40,000	30,477

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	7	76.19	83.13	75.96	27.46	109.44	50.80	118.66	50.80 to 118.66	62,571	47,528

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	76	COV :	32.23	95% Median C.I. :	50.80 to 118.66
Total Sales Price :	437,995	Wgt. Mean :	76	STD :	26.79	95% Wgt. Mean C.I. :	50.86 to 101.06
Total Adj. Sales Price :	437,995	Mean :	83	Avg. Abs. Dev :	20.92	95% Mean C.I. :	58.35 to 107.91
Total Assessed Value :	332,695						
Avg. Adj. Sales Price :	62,571	COD :	27.46	MAX Sales Ratio :	118.66		
Avg. Assessed Value :	47,528	PRD :	109.44	MIN Sales Ratio :	50.80		

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	7	76.19	83.13	75.96	27.46	109.44	50.80	118.66	50.80 to 118.66	62,571	47,528
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											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	7	76.19	83.13	75.96	27.46	109.44	50.80	118.66	50.80 to 118.66	62,571	47,528
Greater Than 15,000	7	76.19	83.13	75.96	27.46	109.44	50.80	118.66	50.80 to 118.66	62,571	47,528
Greater Than 30,000	7	76.19	83.13	75.96	27.46	109.44	50.80	118.66	50.80 to 118.66	62,571	47,528
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	96.16	95.59	96.12	22.68	99.45	71.37	118.66	N/A	40,749	39,168
60,000 TO 99,999	2	71.04	71.04	71.85	28.49	98.87	50.80	91.28	N/A	62,500	44,904
100,000 TO 149,999											
150,000 TO 249,999	1	57.48	57.48	57.48		100.00	57.48	57.48	N/A	150,000	86,218
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	2	Total	Increase	0%

What IF

29 Dundy
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 : 15
Total Sales Price : 1,085,750
Total Adj. Sales Price : 1,085,750
Total Assessed Value : 860,459
Avg. Adj. Sales Price : 72,383
Avg. Assessed Value : 57,364

MEDIAN : 93
WGT. MEAN : 79
MEAN : 95
COD : 19.78
PRD : 119.61

COV : 28.29
STD : 26.82
Avg. Abs. Dev : 18.33
MAX Sales Ratio : 163.68
MIN Sales Ratio : 48.10

95% Median C.I. : 82.77 to 110.68
95% Wgt. Mean C.I. : 59.92 to 98.59
95% Mean C.I. : 79.94 to 109.64

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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											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	93.23	93.23	93.47	00.58	99.74	92.69	93.76	N/A	36,500	34,116
01-OCT-20 To 31-DEC-20	1	110.28	110.28	110.28	00.00	100.00	110.28	110.28	N/A	50,000	55,140
01-JAN-21 To 31-MAR-21	3	95.06	97.17	95.11	10.84	102.17	82.77	113.68	N/A	54,000	51,361
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	3	67.88	75.55	86.62	30.73	87.22	48.10	110.68	N/A	21,083	18,262
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	2	126.42	126.42	107.79	29.47	117.28	89.16	163.68	N/A	40,000	43,115
01-APR-22 To 30-JUN-22	1	86.24	86.24	86.24	00.00	100.00	86.24	86.24	N/A	14,500	12,505
01-JUL-22 To 30-SEP-22	3	87.48	89.30	66.79	18.84	133.70	65.49	114.94	N/A	214,333	143,161
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	2	93.23	93.23	93.47	00.58	99.74	92.69	93.76	N/A	36,500	34,116
01-OCT-20 To 30-SEP-21	7	95.06	89.78	95.92	20.42	93.60	48.10	113.68	48.10 to 113.68	39,321	37,715
01-OCT-21 To 30-SEP-22	6	88.32	101.17	71.62	24.26	141.26	65.49	163.68	65.49 to 163.68	122,917	88,037
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	3	93.76	98.91	100.30	06.25	98.61	92.69	110.28	N/A	41,000	41,124
01-JAN-21 To 31-DEC-21	6	88.92	86.36	92.73	22.62	93.13	48.10	113.68	48.10 to 113.68	37,542	34,811
<u>ALL</u>	15	92.69	94.79	79.25	19.78	119.61	48.10	163.68	82.77 to 110.68	72,383	57,364

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	15	92.69	94.79	79.25	19.78	119.61	48.10	163.68	82.77 to 110.68	72,383	57,364
<u>ALL</u>	15	92.69	94.79	79.25	19.78	119.61	48.10	163.68	82.77 to 110.68	72,383	57,364

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	2	90.22	90.22	66.13	27.41	136.43	65.49	114.94	N/A	311,500	205,995
03	13	92.69	95.50	96.91	18.72	98.55	48.10	163.68	82.77 to 110.68	35,596	34,498
04											
<u>ALL</u>	15	92.69	94.79	79.25	19.78	119.61	48.10	163.68	82.77 to 110.68	72,383	57,364

29 Dundy
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 : 15
Total Sales Price : 1,085,750
Total Adj. Sales Price : 1,085,750
Total Assessed Value : 860,459
Avg. Adj. Sales Price : 72,383
Avg. Assessed Value : 57,364

MEDIAN : 93
WGT. MEAN : 79
MEAN : 95
COD : 19.78
PRD : 119.61

COV : 28.29
STD : 26.82
Avg. Abs. Dev : 18.33
MAX Sales Ratio : 163.68
MIN Sales Ratio : 48.10

95% Median C.I. : 82.77 to 110.68
95% Wgt. Mean C.I. : 59.92 to 98.59
95% Mean C.I. : 79.94 to 109.64

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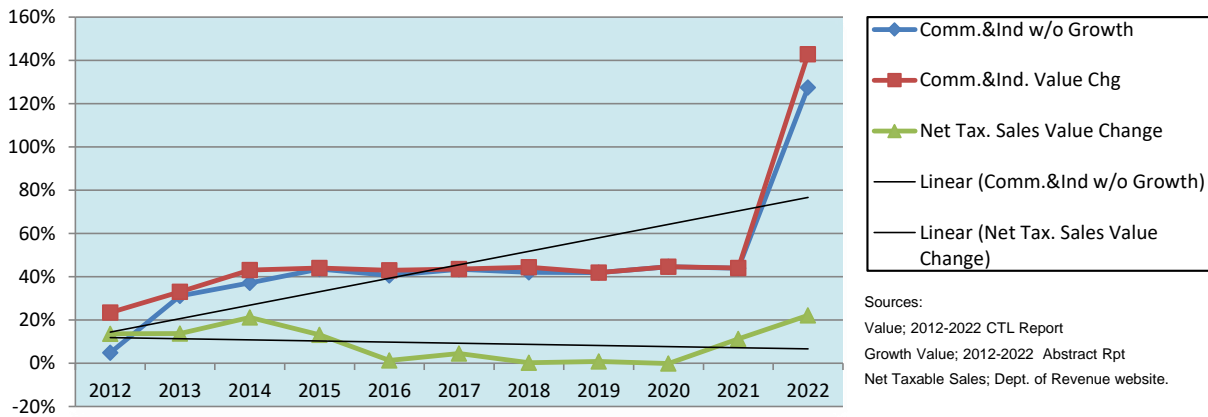
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	4	99.96	90.74	95.09	23.58	95.43	48.10	114.94	N/A	9,625	9,153
Less Than 30,000	9	87.48	95.27	96.53	25.40	98.69	48.10	163.68	67.88 to 114.94	15,861	15,311
Ranges Excl. Low \$											
Greater Than 4,999	15	92.69	94.79	79.25	19.78	119.61	48.10	163.68	82.77 to 110.68	72,383	57,364
Greater Than 14,999	11	92.69	96.27	78.67	17.73	122.37	65.49	163.68	67.88 to 110.68	95,205	74,895
Greater Than 29,999	6	94.41	94.07	76.63	11.94	122.76	65.49	110.68	65.49 to 110.68	157,167	120,444
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	4	99.96	90.74	95.09	23.58	95.43	48.10	114.94	N/A	9,625	9,153
15,000 TO 29,999	5	87.48	98.90	97.06	24.17	101.90	67.88	163.68	N/A	20,850	20,237
30,000 TO 59,999	3	110.28	104.91	103.79	05.11	101.08	93.76	110.68	N/A	44,333	46,013
60,000 TO 99,999	1	89.16	89.16	89.16	00.00	100.00	89.16	89.16	N/A	60,000	53,495
100,000 TO 149,999	1	95.06	95.06	95.06	00.00	100.00	95.06	95.06	N/A	135,000	128,335
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999	1	65.49	65.49	65.49	00.00	100.00	65.49	65.49	N/A	615,000	402,794
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	15	92.69	94.79	79.25	19.78	119.61	48.10	163.68	82.77 to 110.68	72,383	57,364

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	95.06	95.06	95.06	00.00	100.00	95.06	95.06	N/A	135,000	128,335
349	1	110.68	110.68	110.68	00.00	100.00	110.68	110.68	N/A	30,000	33,205
352	1	65.49	65.49	65.49	00.00	100.00	65.49	65.49	N/A	615,000	402,794
353	3	110.28	122.22	118.24	21.45	103.37	92.69	163.68	N/A	30,000	35,471
406	7	86.24	85.87	84.21	19.43	101.97	48.10	114.94	48.10 to 114.94	14,679	12,360
442	1	93.76	93.76	93.76	00.00	100.00	93.76	93.76	N/A	53,000	49,695
470	1	89.16	89.16	89.16	00.00	100.00	89.16	89.16	N/A	60,000	53,495
ALL	15	92.69	94.79	79.25	19.78	119.61	48.10	163.68	82.77 to 110.68	72,383	57,364

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	\$ 5,792,723	\$ 401,844	6.94%	\$ 5,390,879		\$ 10,226,610	
2012	\$ 7,150,312	\$ 1,077,467	15.07%	\$ 6,072,845	4.84%	\$ 11,621,266	13.64%
2013	\$ 7,704,029	\$ 108,672	1.41%	\$ 7,595,357	6.22%	\$ 11,636,115	0.13%
2014	\$ 8,284,947	\$ 339,712	4.10%	\$ 7,945,235	3.13%	\$ 12,388,865	6.47%
2015	\$ 8,345,081	\$ 29,759	0.36%	\$ 8,315,322	0.37%	\$ 11,566,262	-6.64%
2016	\$ 8,277,883	\$ 130,943	1.58%	\$ 8,146,940	-2.37%	\$ 10,359,670	-10.43%
2017	\$ 8,311,975	\$ 4,192	0.05%	\$ 8,307,783	0.36%	\$ 10,685,388	3.14%
2018	\$ 8,363,394	\$ 137,167	1.64%	\$ 8,226,227	-1.03%	\$ 10,246,460	-4.11%
2019	\$ 8,216,549	\$ -	0.00%	\$ 8,216,549	-1.76%	\$ 10,307,856	0.60%
2020	\$ 8,380,297	\$ -	0.00%	\$ 8,380,297	1.99%	\$ 10,212,874	-0.92%
2021	\$ 8,343,626	\$ 5,415	0.06%	\$ 8,338,211	-0.50%	\$ 11,376,156	11.39%
2022	\$ 14,065,162	\$ 888,000	6.31%	\$ 13,177,162	57.93%	\$ 12,488,613	9.78%
Ann %chg	7.00%			Average	6.29%	0.72%	2.10%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	4.84%	23.44%	13.64%
2013	31.12%	32.99%	13.78%
2014	37.16%	43.02%	21.14%
2015	43.55%	44.06%	13.10%
2016	40.64%	42.90%	1.30%
2017	43.42%	43.49%	4.49%
2018	42.01%	44.38%	0.19%
2019	41.84%	41.84%	0.79%
2020	44.67%	44.67%	-0.13%
2021	43.94%	44.04%	11.24%
2022	127.48%	142.81%	22.12%

County Number	29
County Name	Dundy

29 Dundy
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 : 54
Total Sales Price : 32,929,342
Total Adj. Sales Price : 32,929,342
Total Assessed Value : 23,057,591
Avg. Adj. Sales Price : 609,803
Avg. Assessed Value : 426,992

MEDIAN : 74
WGT. MEAN : 70
MEAN : 74
COD : 15.83
PRD : 105.24

COV : 22.31
STD : 16.44
Avg. Abs. Dev : 11.72
MAX Sales Ratio : 112.07
MIN Sales Ratio : 26.11

95% Median C.I. : 69.06 to 77.32
95% Wgt. Mean C.I. : 65.52 to 74.52
95% Mean C.I. : 69.31 to 78.07

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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	4	80.48	78.83	75.77	08.03	104.04	65.10	89.27	N/A	312,900	237,093
01-JAN-20 To 31-MAR-20	3	59.74	65.19	68.66	09.19	94.95	59.68	76.16	N/A	704,983	484,050
01-APR-20 To 30-JUN-20	3	76.59	72.69	71.14	05.73	102.18	64.16	77.32	N/A	300,458	213,740
01-JUL-20 To 30-SEP-20	5	68.83	68.16	68.09	11.68	100.10	47.35	81.91	N/A	711,662	484,563
01-OCT-20 To 31-DEC-20	8	74.53	82.51	73.01	17.04	113.01	64.95	108.12	64.95 to 108.12	552,198	403,144
01-JAN-21 To 31-MAR-21	11	68.46	66.29	66.18	14.87	100.17	26.11	86.50	58.04 to 84.15	784,432	519,145
01-APR-21 To 30-JUN-21	7	69.06	64.63	65.96	16.78	97.98	26.39	83.40	26.39 to 83.40	779,660	514,242
01-JUL-21 To 30-SEP-21	4	82.29	85.84	86.37	08.08	99.39	77.52	101.28	N/A	589,631	509,291
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	4	70.21	69.85	66.64	19.10	104.82	47.61	91.37	N/A	760,625	506,871
01-APR-22 To 30-JUN-22	4	81.15	83.23	80.59	11.03	103.28	74.00	96.62	N/A	277,781	223,863
01-JUL-22 To 30-SEP-22	1	112.07	112.07	112.07	00.00	100.00	112.07	112.07	N/A	87,000	97,500
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	15	74.18	71.32	69.82	11.58	102.15	47.35	89.27	64.16 to 79.65	521,749	364,304
01-OCT-20 To 30-SEP-21	30	71.46	72.84	69.85	17.27	104.28	26.11	108.12	68.46 to 79.72	695,416	485,753
01-OCT-21 To 30-SEP-22	9	75.14	80.49	71.23	18.69	113.00	47.61	112.07	65.27 to 96.62	471,180	335,604
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	19	74.06	74.45	70.43	13.76	105.71	47.35	108.12	64.95 to 77.32	578,538	407,439
01-JAN-21 To 31-DEC-21	22	69.61	69.32	69.00	17.02	100.46	26.11	101.28	64.48 to 80.86	747,495	515,793
<u>ALL</u>	54	74.03	73.69	70.02	15.83	105.24	26.11	112.07	69.06 to 77.32	609,803	426,992

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	54	74.03	73.69	70.02	15.83	105.24	26.11	112.07	69.06 to 77.32	609,803	426,992
<u>ALL</u>	54	74.03	73.69	70.02	15.83	105.24	26.11	112.07	69.06 to 77.32	609,803	426,992

29 Dundy
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 : 54
 Total Sales Price : 32,929,342
 Total Adj. Sales Price : 32,929,342
 Total Assessed Value : 23,057,591
 Avg. Adj. Sales Price : 609,803
 Avg. Assessed Value : 426,992

MEDIAN : 74
 WGT. MEAN : 70
 MEAN : 74
 COD : 15.83
 PRD : 105.24

COV : 22.31
 STD : 16.44
 Avg. Abs. Dev : 11.72
 MAX Sales Ratio : 112.07
 MIN Sales Ratio : 26.11

95% Median C.I. : 69.06 to 77.32
 95% Wgt. Mean C.I. : 65.52 to 74.52
 95% Mean C.I. : 69.31 to 78.07

Printed:3/20/2023 4:37:17PM

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
Irrigated											
County	2	78.18	78.18	69.36	23.59	112.72	59.74	96.62	N/A	431,250	299,126
1	2	78.18	78.18	69.36	23.59	112.72	59.74	96.62	N/A	431,250	299,126
Dry											
County	9	74.06	75.29	71.53	11.63	105.26	59.68	100.00	64.87 to 81.91	251,294	179,759
1	9	74.06	75.29	71.53	11.63	105.26	59.68	100.00	64.87 to 81.91	251,294	179,759
Grass											
County	15	74.00	70.98	71.41	11.85	99.40	26.11	89.27	65.27 to 77.52	477,074	340,677
1	15	74.00	70.98	71.41	11.85	99.40	26.11	89.27	65.27 to 77.52	477,074	340,677
ALL	54	74.03	73.69	70.02	15.83	105.24	26.11	112.07	69.06 to 77.32	609,803	426,992

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	12	72.63	72.96	68.55	16.04	106.43	47.61	96.62	59.74 to 84.15	1,023,073	701,344
1	12	72.63	72.96	68.55	16.04	106.43	47.61	96.62	59.74 to 84.15	1,023,073	701,344
Dry											
County	9	74.06	75.29	71.53	11.63	105.26	59.68	100.00	64.87 to 81.91	251,294	179,759
1	9	74.06	75.29	71.53	11.63	105.26	59.68	100.00	64.87 to 81.91	251,294	179,759
Grass											
County	16	74.09	73.55	71.90	14.31	102.29	26.11	112.07	65.27 to 80.86	452,694	325,479
1	16	74.09	73.55	71.90	14.31	102.29	26.11	112.07	65.27 to 80.86	452,694	325,479
ALL	54	74.03	73.69	70.02	15.83	105.24	26.11	112.07	69.06 to 77.32	609,803	426,992

Dundy County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	3,175	3,004	1,280	3,173	3,151	2,642	3,161	2,311	3,131
Chase	1	3,724	3,725	3,625	3,625	3,520	3,520	3,520	3,506	3,641
Hayes	1	2,930	2,930	2,825	2,825	2,720	2,720	2,625	2,625	2,832
Hitchcock	1	2,900	2,900	2,760	2,760	2,670	2,670	2,575	2,575	2,864

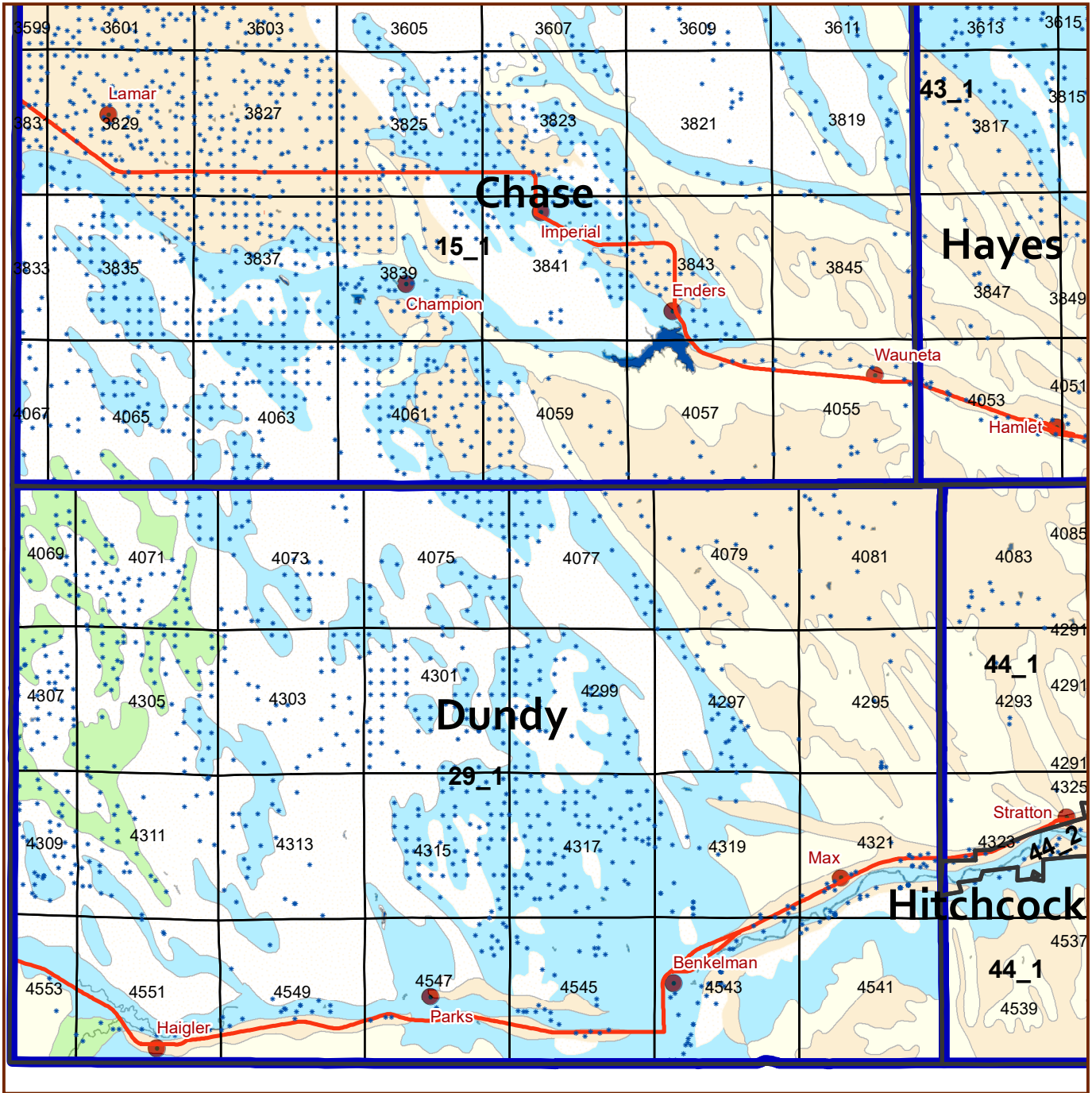
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dundy	1	n/a	1,280	n/a	855	855	n/a	855	855	1,092
Chase	1	n/a	1,345	1,180	1,180	1,045	n/a	995	995	1,260
Hayes	1	n/a	955	860	860	835	835	790	790	921
Hitchcock	1	1,185	1,185	1,110	1,110	1,035	1,035	920	920	1,152

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	555	n/a	n/a	555	n/a	555	555	555	555
Chase	1	754	n/a	936	762	630	666	654	659	665
Hayes	1	540	540	n/a	540	540	540	540	540	540
Hitchcock	1	585	585	585	585	n/a	585	585	585	585






County	Mkt Area	CRP	TIMBER	WASTE
Dundy	1	555	n/a	50
Chase	1	737	n/a	20
Hayes	1	698	n/a	25
Hitchcock	1	1,250	n/a	n/a

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.

DUNDY COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










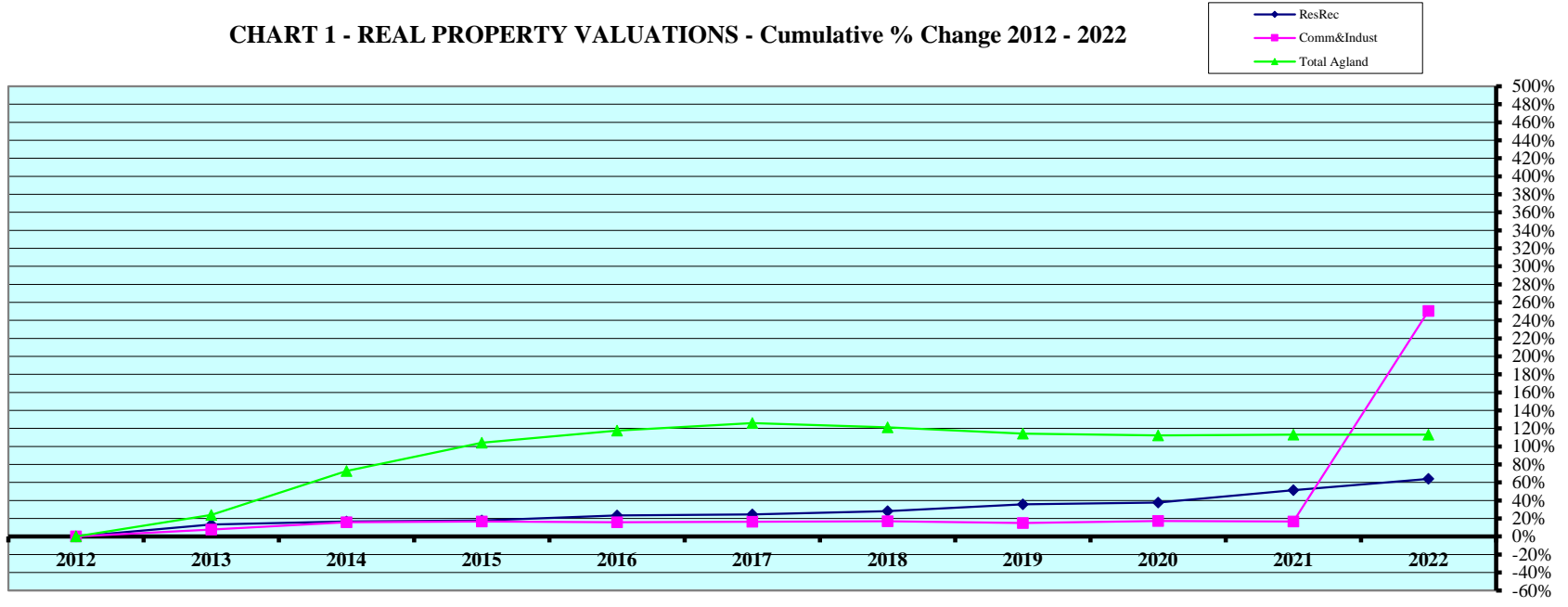
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	28,085,099	-	-	-	7,150,312	-	-	-	314,743,108	-	-	-
2013	31,806,284	3,721,185	13.25%	13.25%	7,704,029	553,717	7.74%	7.74%	389,767,699	75,024,591	23.84%	23.84%
2014	32,731,197	924,913	2.91%	16.54%	8,284,947	580,918	7.54%	15.87%	543,560,230	153,792,531	39.46%	72.70%
2015	33,065,405	334,208	1.02%	17.73%	8,345,081	60,134	0.73%	16.71%	642,282,687	98,722,457	18.16%	104.07%
2016	34,617,669	1,552,264	4.69%	23.26%	8,277,883	-67,198	-0.81%	15.77%	684,894,624	42,611,937	6.63%	117.60%
2017	34,981,465	363,796	1.05%	24.56%	8,311,975	34,092	0.41%	16.25%	711,083,026	26,188,402	3.82%	125.92%
2018	35,996,913	1,015,448	2.90%	28.17%	8,363,394	51,419	0.62%	16.97%	696,059,925	-15,023,101	-2.11%	121.15%
2019	38,097,611	2,100,698	5.84%	35.65%	8,216,549	-146,845	-1.76%	14.91%	674,489,574	-21,570,351	-3.10%	114.30%
2020	38,642,794	545,183	1.43%	37.59%	8,380,297	163,748	1.99%	17.20%	668,182,395	-6,307,179	-0.94%	112.29%
2021	42,502,902	3,860,108	9.99%	51.34%	8,343,626	-36,671	-0.44%	16.69%	670,899,900	2,717,505	0.41%	113.16%
2022	46,044,486	3,541,584	8.33%	63.95%	25,068,737	16,725,111	200.45%	250.60%	670,831,362	-68,538	-0.01%	113.14%

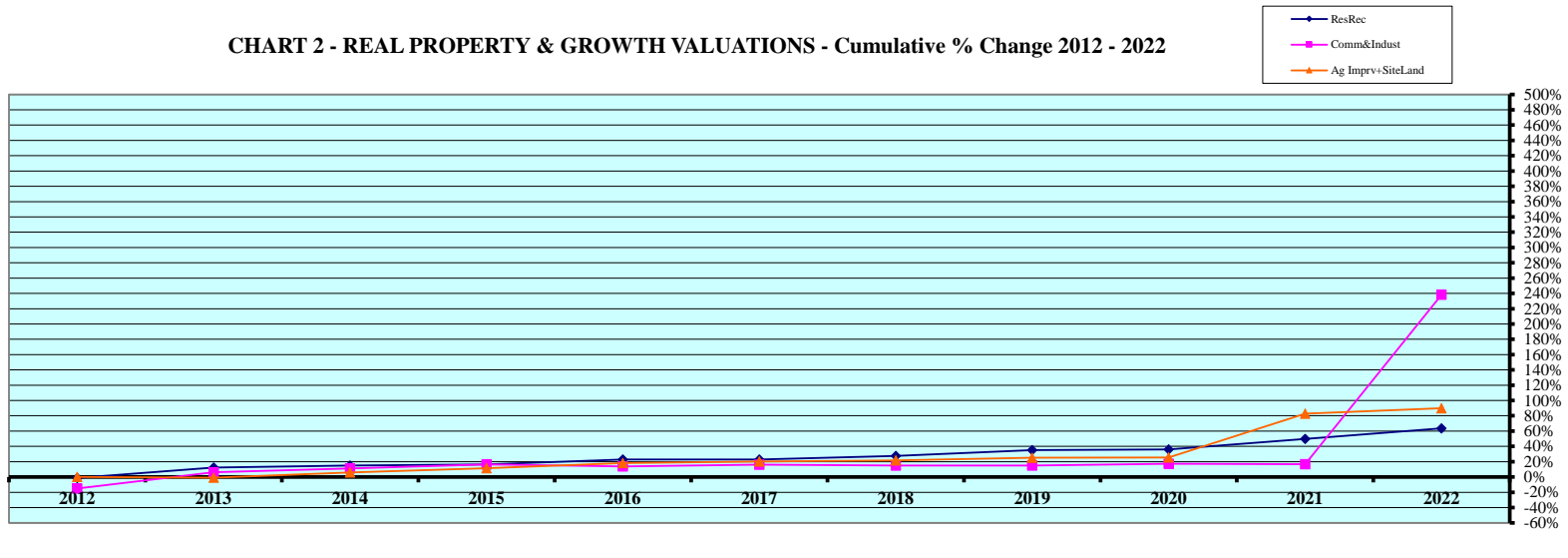
Rate Annual %chg: Residential & Recreational **5.07%** Commercial & Industrial **13.37%** Agricultural Land **7.86%**

Cnty# **29**
County **DUNDY**

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	28,085,099	355,540	1.27%	27,729,559	-	-1.27%	7,150,312	1,077,467	15.07%	6,072,845	-	-15.07%						
2013	31,806,284	250,644	0.79%	31,555,640	12.36%	12.36%	7,704,029	108,672	1.41%	7,595,357	6.22%	6.22%						
2014	32,731,197	477,486	1.46%	32,253,711	1.41%	14.84%	8,284,947	339,712	4.10%	7,945,235	3.13%	11.12%						
2015	33,065,405	356,919	1.08%	32,708,486	-0.07%	16.46%	8,345,081	29,759	0.36%	8,315,322	0.37%	16.29%						
2016	34,617,669	116,545	0.34%	34,501,124	4.34%	22.84%	8,277,883	130,943	1.58%	8,146,940	-2.37%	13.94%						
2017	34,981,465	450,607	1.29%	34,530,858	-0.25%	22.95%	8,311,975	4,192	0.05%	8,307,783	0.36%	16.19%						
2018	35,996,913	193,520	0.54%	35,803,393	2.35%	27.48%	8,363,394	137,167	1.64%	8,226,227	-1.03%	15.05%						
2019	38,097,611	151,480	0.40%	37,946,131	5.41%	35.11%	8,216,549	0	0.00%	8,216,549	-1.76%	14.91%						
2020	38,642,794	441,210	1.14%	38,201,584	0.27%	36.02%	8,380,297	0	0.00%	8,380,297	1.99%	17.20%						
2021	42,502,902	466,025	1.10%	42,036,877	8.78%	49.68%	8,343,626	5,415	0.06%	8,338,211	-0.50%	16.61%						
2022	46,044,486	99,125	0.22%	45,945,361	8.10%	63.59%	25,068,737	888,000	3.54%	24,180,737	189.81%	238.18%						
Rate Ann%chg	5.07%			Resid & Recreat w/o growth			4.27%			13.37%			C & I w/o growth			19.62%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	16,574,407	11,784,552	28,358,959	1,255,462	4.43%	27,103,497	-	-		
2013	16,963,297	12,394,376	29,357,673	1,259,034	4.29%	28,098,639	-0.92%	-0.92%		
2014	17,625,671	13,053,672	30,679,343	625,475	2.04%	30,053,868	2.37%	5.98%		
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	31,570,888	2.91%	11.33%		
2016	21,458,309	12,847,152	34,305,461	811,246	2.36%	33,494,215	4.62%	18.11%		
2017	21,665,530	13,001,668	34,667,198	614,022	1.77%	34,053,176	-0.74%	20.08%		
2018	22,239,652	12,989,337	35,228,989	728,980	2.07%	34,500,009	-0.48%	21.65%		
2019	22,409,442	13,239,122	35,648,564	138,305	0.39%	35,510,259	0.80%	25.22%		
2020	22,423,599	13,539,831	35,963,430	341,750	0.95%	35,621,680	-0.08%	25.61%		
2021	30,269,445	21,907,070	52,176,515	333,050	0.64%	51,843,465	44.16%	82.81%		
2022	32,433,700	22,562,799	54,996,499	1,143,720	2.08%	53,852,779	3.21%	89.90%		
Rate Ann%chg	6.94%		6.71%		6.85%		Ag Imprv+Site w/o growth		5.59%	

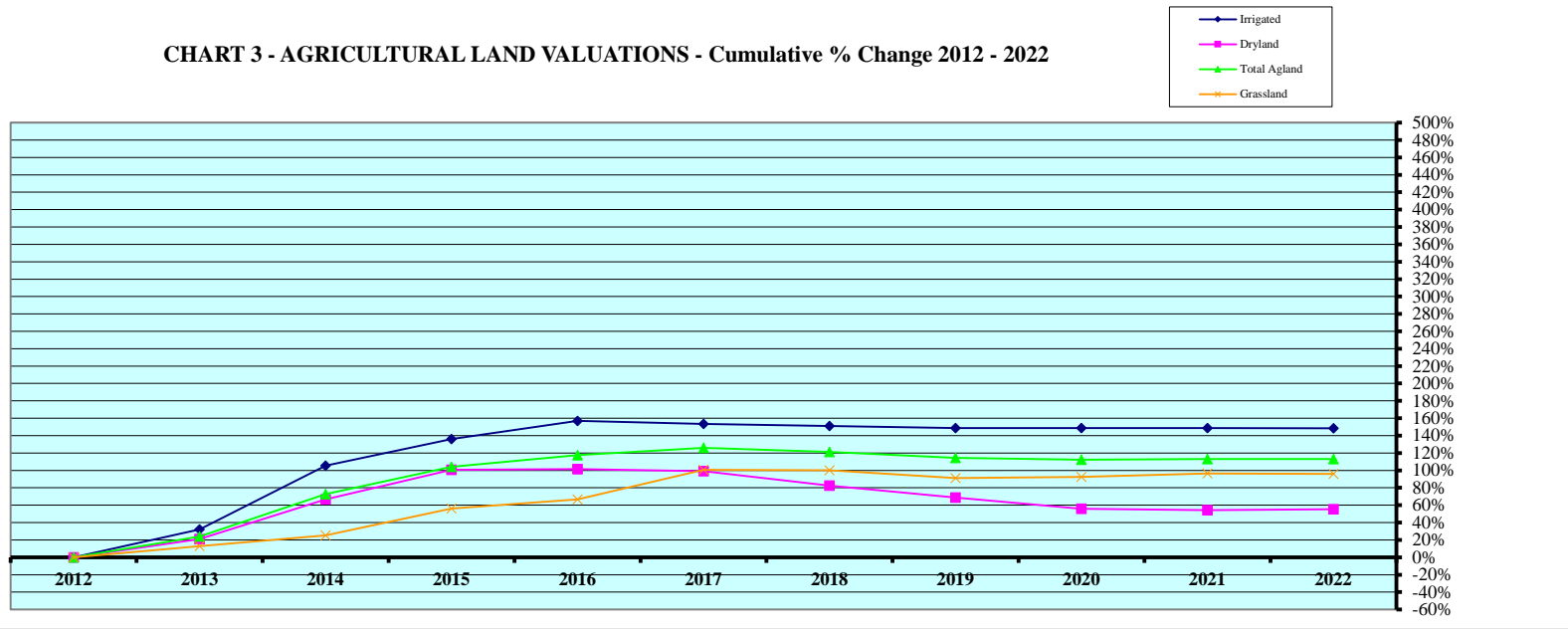
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 29
County DUNDY

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	152,431,659	-	-	-	64,985,513	-	-	-	97,138,116	-	-	-
2013	201,419,315	48,987,656	32.14%	32.14%	78,594,182	13,608,669	20.94%	20.94%	109,557,886	12,419,770	12.79%	12.79%
2014	313,237,978	111,818,663	55.52%	105.49%	108,281,959	29,687,777	37.77%	66.62%	121,787,433	12,229,547	11.16%	25.38%
2015	359,830,001	46,592,023	14.87%	136.06%	130,400,753	22,118,794	20.43%	100.66%	151,770,177	29,982,744	24.62%	56.24%
2016	391,738,922	31,908,921	8.87%	156.99%	130,956,085	555,332	0.43%	101.52%	161,905,477	10,135,300	6.68%	66.68%
2017	386,470,783	-5,268,139	-1.34%	153.54%	129,369,859	-1,586,226	-1.21%	99.07%	194,917,284	33,011,807	20.39%	100.66%
2018	382,646,529	-3,824,254	-0.99%	151.03%	118,630,998	-10,738,861	-8.30%	82.55%	194,457,298	-459,986	-0.24%	100.19%
2019	379,053,166	-3,593,363	-0.94%	148.67%	109,758,076	-8,872,922	-7.48%	68.90%	185,626,084	-8,831,214	-4.54%	91.10%
2020	379,245,603	192,437	0.05%	148.80%	101,271,041	-8,487,035	-7.73%	55.84%	187,049,747	1,423,663	0.77%	92.56%
2021	379,252,930	7,327	0.00%	148.80%	100,237,617	-1,033,424	-1.02%	54.25%	190,773,997	3,724,250	1.99%	96.39%
2022	378,773,666	-479,264	-0.13%	148.49%	101,009,427	771,810	0.77%	55.43%	190,341,141	-432,856	-0.23%	95.95%

Rate Ann.%chg: Irrigated **9.53%** Dryland **4.51%** Grassland **6.96%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	0	-	-	-	187,820	-	-	-	314,743,108	-	-	-
2013	0	0	-	-	196,316	8,496	4.52%	4.52%	389,767,699	75,024,591	23.84%	23.84%
2014	0	0	-	-	252,860	56,544	28.80%	34.63%	543,560,230	153,792,531	39.46%	72.70%
2015	0	0	-	-	281,756	28,896	11.43%	50.01%	642,282,687	98,722,457	18.16%	104.07%
2016	0	0	-	-	294,140	12,384	4.40%	56.61%	684,894,624	42,611,937	6.63%	117.60%
2017	0	0	-	-	325,100	30,960	10.53%	73.09%	711,083,026	26,188,402	3.82%	125.92%
2018	0	0	-	-	325,100	0	0.00%	73.09%	696,059,925	-15,023,101	-2.11%	121.15%
2019	0	0	-	-	52,248	-272,852	-83.93%	-72.18%	674,489,574	-21,570,351	-3.10%	114.30%
2020	13,756	13,756	-	-	602,248	550,000	1052.67%	220.65%	668,182,395	-6,307,179	-0.94%	112.29%
2021	15,956	2,200	15.99%	-	619,400	17,152	2.85%	229.78%	670,899,900	2,717,505	0.41%	113.16%
2022	16,088	132	0.83%	-	691,040	71,640	11.57%	267.93%	670,831,362	-68,538	-0.01%	113.14%

Cnty# **29**
County **DUNDY**

Rate Ann.%chg: Total Agric Land **7.86%**

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	152,415,994	127,091	1,199			64,813,737	107,196	605			97,079,045	342,118	284		
2013	201,550,746	126,954	1,588	32.38%	32.38%	78,551,720	107,302	732	21.08%	21.08%	109,526,080	342,046	320	12.85%	12.85%
2014	313,586,274	121,741	2,576	62.25%	114.79%	108,379,438	107,066	1,012	38.28%	67.42%	121,678,738	347,413	350	9.38%	23.43%
2015	361,243,944	121,217	2,980	15.70%	148.50%	130,401,420	97,195	1,342	32.54%	121.90%	150,347,195	357,790	420	19.98%	48.09%
2016	392,747,097	120,991	3,246	8.92%	170.67%	130,443,833	97,026	1,344	0.21%	122.35%	161,723,276	357,982	452	7.51%	59.21%
2017	387,236,124	119,308	3,246	-0.01%	170.64%	129,369,859	95,877	1,349	0.37%	123.17%	194,037,549	360,823	538	19.04%	89.51%
2018	383,474,744	118,197	3,244	-0.04%	170.53%	118,223,858	95,115	1,243	-7.88%	105.57%	197,925,578	362,673	546	1.48%	92.33%
2019	371,169,735	118,022	3,145	-3.07%	162.24%	109,440,259	95,407	1,147	-7.71%	89.72%	194,190,971	356,081	545	-0.07%	92.19%
2020	379,245,603	120,566	3,146	0.02%	162.29%	101,271,040	92,831	1,091	-4.90%	80.43%	187,049,747	356,285	525	-3.73%	85.02%
2021	379,252,930	121,074	3,132	-0.42%	161.19%	100,260,657	91,709	1,093	0.21%	80.81%	190,764,367	356,569	535	1.90%	88.54%
2022	378,773,664	120,923	3,132	0.00%	161.19%	101,010,067	92,549	1,091	-0.17%	80.51%	190,338,444	355,773	535	0.00%	88.54%

Rate Annual %chg Average Value/Acre: 10.08%

6.08%

6.55%

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	0	0				182,220	485	376			314,490,996	576,890	545		
2013	0	0				196,316	485	405	7.74%	7.74%	389,824,862	576,787	676	23.98%	23.98%
2014	0	0				252,860	521	485	19.91%	29.18%	543,897,310	576,742	943	39.53%	72.99%
2015	0	0				281,756	521	541	11.43%	43.94%	642,274,315	576,723	1,114	18.09%	104.29%
2016	0	0				294,140	521	564	4.40%	50.27%	685,208,346	576,520	1,189	6.72%	118.02%
2017	0	0				325,100	521	624	10.53%	66.09%	710,968,632	576,530	1,233	3.76%	126.21%
2018	0	0				325,100	521	624	0.00%	66.09%	699,949,280	576,507	1,214	-1.55%	122.71%
2019	0	0				326,675	524	623	-0.09%	65.94%	675,127,640	570,034	1,184	-2.45%	117.26%
2020	13,756	275	50			52,248	100	525	-15.76%	39.79%	667,632,394	570,056	1,171	-1.11%	114.83%
2021	15,956	319	50	0.00%		619,400	622	996	89.68%	165.15%	670,913,310	570,293	1,176	0.45%	115.80%
2022	16,088	322	50	0.00%		691,040	722	958	-3.82%	155.02%	670,829,303	570,288	1,176	-0.01%	115.78%

29
DUNDY

Rate Annual %chg Average Value/Acre: 7.99%

(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

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,654	DUNDY	29,135,852	38,675,782	33,622,772	45,724,882	25,068,737	0	319,604	670,831,362	32,433,700	22,562,799	18,087,286	916,462,776
cnty sectorvalue % of total value:		3.18%	4.22%	3.67%	4.99%	2.74%		0.03%	73.20%	3.54%	2.46%	1.97%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
953	BENKELMAN	1,957,130	1,892,709	958,636	28,293,359	19,659,629	0	0	0	0	0	0	52,761,463
57.62%	%sector of county sector	6.72%	4.89%	2.85%	61.88%	78.42%							5.76%
	%sector of municipality	3.71%	3.59%	1.82%	53.63%	37.26%							100.00%
158	HAIGLER	40,565	409,948	734,647	3,303,066	654,675	0	0	0	0	0	0	5,142,901
9.55%	%sector of county sector	0.14%	1.06%	2.18%	7.22%	2.61%							0.56%
	%sector of municipality	0.79%	7.97%	14.28%	64.23%	12.73%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
1,112	Total Municipalities	1,997,695	2,302,657	1,693,283	31,596,427	20,314,305	0	0	0	0	0	0	57,904,366
67.21%	%all municip.sectors of cnty	6.86%	5.95%	5.04%	69.10%	81.03%							6.32%

29	DUNDY
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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,068	Value : 851,532,614	Growth 3,632,549	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	121	690,605	0	0	54	214,465	175	905,070	
02. Res Improve Land	621	3,422,437	0	0	151	3,050,968	772	6,473,405	
03. Res Improvements	622	39,393,820	0	0	164	16,527,100	786	55,920,920	
04. Res Total	743	43,506,862	0	0	218	19,792,533	961	63,299,395	412,805
% of Res Total	77.32	68.73	0.00	0.00	22.68	31.27	23.62	7.43	11.36
05. Com UnImp Land	34	84,312	0	0	17	164,573	51	248,885	
06. Com Improve Land	109	754,291	0	0	30	509,051	139	1,263,342	
07. Com Improvements	113	19,338,180	0	0	32	4,407,500	145	23,745,680	
08. Com Total	147	20,176,783	0	0	49	5,081,124	196	25,257,907	138,180
% of Com Total	75.00	79.88	0.00	0.00	25.00	20.12	4.82	2.97	3.80
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	6	234,292	6	234,292	
15. Rec Improvements	0	0	0	0	6	208,690	6	208,690	
16. Rec Total	0	0	0	0	6	442,982	6	442,982	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.05	0.00
Res & Rec Total	743	43,506,862	0	0	224	20,235,515	967	63,742,377	412,805
% of Res & Rec Total	76.84	68.25	0.00	0.00	23.16	31.75	23.77	7.49	11.36
Com & Ind Total	147	20,176,783	0	0	49	5,081,124	196	25,257,907	138,180
% of Com & Ind Total	75.00	79.88	0.00	0.00	25.00	20.12	4.82	2.97	3.80
17. Taxable Total	890	63,683,645	0	0	273	25,316,639	1,163	89,000,284	550,985
% of Taxable Total	76.53	71.55	0.00	0.00	23.47	28.45	28.59	10.45	15.17

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	14,864	929,226	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	14,864	929,226
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	14,864	929,226

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	236	21,752,590	236	21,752,590	2,841,630
24. Non-Producing	0	0	0	0	191	198,546	191	198,546	0
25. Total	0	0	0	0	427	21,951,136	427	21,951,136	2,841,630

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	79	0	115	194

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,869	474,578,378	1,869	474,578,378
28. Ag-Improved Land	0	0	0	0	575	209,624,516	575	209,624,516
29. Ag Improvements	0	0	0	0	609	56,378,300	609	56,378,300

30. Ag Total				2,478	740,581,194
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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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	25	25.00	500,000	25	25.00	500,000	
32. HomeSite Improv Land	285	320.00	5,965,000	285	320.00	5,965,000	
33. HomeSite Improvements	296	0.00	34,749,330	296	0.00	34,749,330	159,695
34. HomeSite Total				321	345.00	41,214,330	
35. FarmSite UnImp Land	27	52.19	60,138	27	52.19	60,138	
36. FarmSite Improv Land	293	680.62	833,492	293	680.62	833,492	
37. FarmSite Improvements	596	0.00	21,628,970	596	0.00	21,628,970	80,239
38. FarmSite Total				623	732.81	22,522,600	
39. Road & Ditches	1,227	4,634.06	0	1,227	4,634.06	0	
40. Other- Non Ag Use	19	858.65	96,166	19	858.65	96,166	
41. Total Section VI				944	6,570.52	63,833,096	239,934

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,420.80	6.38%	23,561,048	6.47%	3,175.00
46. 1A	7,395.90	6.36%	22,214,994	6.10%	3,003.69
47. 2A1	141.00	0.12%	180,480	0.05%	1,280.00
48. 2A	16,458.28	14.16%	52,215,258	14.35%	3,172.58
49. 3A1	41,623.23	35.80%	131,165,479	36.04%	3,151.26
50. 3A	2,775.82	2.39%	7,332,840	2.01%	2,641.68
51. 4A1	39,839.91	34.27%	125,914,946	34.60%	3,160.52
52. 4A	598.62	0.51%	1,383,259	0.38%	2,310.75
53. Total	116,253.56	100.00%	363,968,304	100.00%	3,130.81
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51,639.19	55.70%	66,098,163	65.30%	1,280.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	8,078.63	8.71%	6,907,233	6.82%	855.00
58. 3D1	18,680.50	20.15%	15,971,838	15.78%	855.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,168.60	2.34%	1,854,153	1.83%	855.00
61. 4D	12,144.22	13.10%	10,383,318	10.26%	855.00
62. Total	92,711.14	100.00%	101,214,705	100.00%	1,091.72
Grass					
63. 1G1	6,529.13	1.84%	3,623,671	1.84%	555.00
64. 1G	20.80	0.01%	11,545	0.01%	555.05
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	4,357.75	1.22%	2,418,550	1.22%	555.00
67. 3G1	1,514.40	0.43%	840,493	0.43%	555.00
68. 3G	229,952.21	64.64%	127,623,537	64.64%	555.00
69. 4G1	109,185.71	30.69%	60,598,134	30.69%	555.00
70. 4G	4,195.88	1.18%	2,328,717	1.18%	555.00
71. Total	355,755.88	100.00%	197,444,647	100.00%	555.00
Irrigated Total					
Irrigated Total	116,253.56	20.38%	363,968,304	53.78%	3,130.81
Dry Total					
Dry Total	92,711.14	16.25%	101,214,705	14.96%	1,091.72
Grass Total					
Grass Total	355,755.88	62.37%	197,444,647	29.18%	555.00
72. Waste	321.74	0.06%	16,088	0.00%	50.00
73. Other	5,370.68	0.94%	14,104,354	2.08%	2,626.18
74. Exempt	6,941.64	1.22%	3,862,452	0.57%	556.42
75. Market Area Total	570,413.00	100.00%	676,748,098	100.00%	1,186.42

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	116,253.56	363,968,304	116,253.56	363,968,304
77. Dry Land	0.00	0	0.00	0	92,711.14	101,214,705	92,711.14	101,214,705
78. Grass	0.00	0	0.00	0	355,755.88	197,444,647	355,755.88	197,444,647
79. Waste	0.00	0	0.00	0	321.74	16,088	321.74	16,088
80. Other	0.00	0	0.00	0	5,370.68	14,104,354	5,370.68	14,104,354
81. Exempt	3.15	24,944	0.00	0	6,938.49	3,837,508	6,941.64	3,862,452
82. Total	0.00	0	0.00	0	570,413.00	676,748,098	570,413.00	676,748,098

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	116,253.56	20.38%	363,968,304	53.78%	3,130.81
Dry Land	92,711.14	16.25%	101,214,705	14.96%	1,091.72
Grass	355,755.88	62.37%	197,444,647	29.18%	555.00
Waste	321.74	0.06%	16,088	0.00%	50.00
Other	5,370.68	0.94%	14,104,354	2.08%	2,626.18
Exempt	6,941.64	1.22%	3,862,452	0.57%	556.42
Total	570,413.00	100.00%	676,748,098	100.00%	1,186.42

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	7	14,198	8	164,556	9	1,094,865	16	1,273,619	0
83.2 Benkelman-res (1505)	79	537,499	495	2,933,533	495	35,055,360	574	38,526,392	153,405
83.3 Haigler-res (1555)	46	174,919	127	494,144	128	4,338,515	174	5,007,578	18,710
83.4 Max-res (1515)	14	51,709	44	173,271	44	1,365,155	58	1,590,135	0
83.5 Parks-res (1510)	19	70,992	21	94,989	21	693,910	40	859,891	0
83.6 Recreational-rural (7585)	0	0	5	195,490	5	167,405	5	362,895	0
83.7 Rural Home Site (1585)	10	55,753	77	2,612,912	89	13,373,115	99	16,041,780	240,690
83.8 Rural-commercial (2585)	0	0	1	38,802	1	41,285	1	80,087	0
84 Residential Total	175	905,070	778	6,707,697	792	56,129,610	967	63,742,377	412,805

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Benkelman-com (2505)	18	62,709	100	824,113	102	19,207,845	120	20,094,667	130,685
85.2 Haigler-com (2555)	16	21,603	14	33,727	16	613,520	32	668,850	7,495
85.3 Max-com (2515)	2	1,097	6	9,970	7	120,670	9	131,737	0
85.4 Parks-com (2510)	3	25,451	4	8,835	5	21,020	8	55,306	0
85.5 Rural-ca (8585)	0	0	1	0	1	16,425	1	16,425	0
85.6 Rural-commercial (2585)	12	138,025	14	386,697	14	3,766,200	26	4,290,922	0
86 Commercial Total	51	248,885	139	1,263,342	145	23,745,680	196	25,257,907	138,180

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	6,529.13	1.92%	3,623,671	1.92%	555.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	4,333.75	1.27%	2,405,230	1.27%	555.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	218,631.42	64.22%	121,340,495	64.22%	555.00
93. 4G1	106,830.00	31.38%	59,290,712	31.38%	555.00
94. 4G	4,123.28	1.21%	2,288,423	1.21%	555.00
95. Total	340,447.58	100.00%	188,948,531	100.00%	555.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	20.80	0.14%	11,545	0.14%	555.05
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	24.00	0.16%	13,320	0.16%	555.00
100. 3C1	1,514.40	9.89%	840,493	9.89%	555.00
101. 3C	11,320.79	73.95%	6,283,042	73.95%	555.00
102. 4C1	2,355.71	15.39%	1,307,422	15.39%	555.00
103. 4C	72.60	0.47%	40,294	0.47%	555.01
104. Total	15,308.30	100.00%	8,496,116	100.00%	555.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	340,447.58	95.70%	188,948,531	95.70%	555.00
CRP Total	15,308.30	4.30%	8,496,116	4.30%	555.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	355,755.88	100.00%	197,444,647	100.00%	555.00

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

29 Dundy

	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	45,724,882	63,299,395	17,574,513	38.44%	412,805	37.53%
02. Recreational	319,604	442,982	123,378	38.60%	0	38.60%
03. Ag-Homesite Land, Ag-Res Dwelling	32,433,700	41,214,330	8,780,630	27.07%	159,695	26.58%
04. Total Residential (sum lines 1-3)	78,478,186	104,956,707	26,478,521	33.74%	572,500	33.01%
05. Commercial	25,068,737	25,257,907	189,170	0.75%	138,180	0.20%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	25,068,737	25,257,907	189,170	0.75%	138,180	0.20%
08. Ag-Farmsite Land, Outbuildings	22,562,799	22,522,600	-40,199	-0.18%	80,239	-0.53%
09. Minerals	18,087,286	21,951,136	3,863,850	21.36	2,841,630	5.65%
10. Non Ag Use Land	0	96,166	96,166			
11. Total Non-Agland (sum lines 8-10)	40,650,085	44,569,902	3,919,817	9.64%	2,921,869	2.45%
12. Irrigated	378,773,666	363,968,304	-14,805,362	-3.91%		
13. Dryland	101,009,427	101,214,705	205,278	0.20%		
14. Grassland	190,341,141	197,444,647	7,103,506	3.73%		
15. Wasteland	16,088	16,088	0	0.00%		
16. Other Agland	691,040	14,104,354	13,413,314	1,941.03%		
17. Total Agricultural Land	670,831,362	676,748,098	5,916,736	0.88%		
18. Total Value of all Real Property (Locally Assessed)	815,028,370	851,532,614	36,504,244	4.48%	3,632,549	4.03%

2023 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$138,836
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,500 - Operating Minerals Only
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,000 MIPS \$11,000 GIS maintenance/support \$2,000 computer/IT support
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$6536

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS program and online thru MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, dundy.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Benkelman is zoned.
4.	When was zoning implemented?
	2004 - County, Unknown - Benkelman

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Inc. - Operating Minerals
2.	GIS Services:
	gWorks
3.	Other services:
	none

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes - Operating Minerals Only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Appraisal service is recognized as national experts in the field.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Operating Minerals: Appraisal service sets values.

2023 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:												
	The county assessor and deputy assessor collect the listing data												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Benkelman</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Haigler Village, Unincorporated villages of Max & Parks</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential Parcels</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Benkelman	2	Haigler Village, Unincorporated villages of Max & Parks	4	Rural Residential Parcels	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Benkelman												
2	Haigler Village, Unincorporated villages of Max & Parks												
4	Rural Residential Parcels												
AG OB	Agricultural outbuildings												
AG DW	Agricultural dwellings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Cost and Sales Comparison (Little or no rental information for Income.) Approaches are used to estimate the market value of residential property.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	The assessor uses the local market to derive depreciation models.												
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.												
	No, the same depreciation table is used. Valuation Group 2 is given a 20% economic from the Benkelman depreciation table.												
6.	Describe the methodology used to determine the residential lot values?												
	Vacant land sales within the village of Benkelman were studied for the 2020 assessment year and land tables were developed.												
7.	How are rural residential site values developed?												
	Rural home site 1st acre and farm home site 1st acre are now the same value, \$20,000. Estimates for well drilling, septic and electricity were obtained to establish this value.												
8.	Are there form 191 applications on file?												
	No												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												

All lots are valued using the square foot method.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2023	2022	2023	2019
2	2023	2022	2023	2019
4	2023	2022	2023	2020
AG OB	2020	2022		2020
AG DW	2023	2022	2023	2020

Exempt properties were measured, reviewed and valued for the 2023 Assessment Year.

2023 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:													
	Assessor and Deputy Assessor.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial within Dundy County.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All commercial within Dundy County.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	All commercial within Dundy County.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Cost and Sales Approach													
3a.	Describe the process used to determine the value of unique commercial properties.													
	There are few commercial sales in the county. The cost and sales approach are used to value commercial properties. Bryan Hill, certified appraiser, provided assistance with reviewing unique commercial properties in 2021, as well as helped with creating depreciation tables.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Assessor develops a straight line depreciation model based on a limited number of sales.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	No - all commercial properties are treated alike using the same depreciation table													
6.	Describe the methodology used to determine the commercial lot values.													
	Commercial lot values were updated in 2021 based on the recently updated residential lot values. Square foot model is used for downtown. Rural commercial properties are valued similarly to rural residential sites, first acre at \$15,000.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>				<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	2021	2021	2021	2021
<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	2021	2021	2021	2021										

2023 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:						
	Assessor and Deputy Assessor						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total County</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Total County	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Total County	2020					
3.	Describe the process used to determine and monitor market areas.						
	Sales analysis						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Land use review was conducted in 2020 and physical inspections were done if needed.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Farm home sites and rural residential home sites are valued the same, \$20,000.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Assessor researched available information for intensive use including using feed lot information from another county. Land associated with the feed yard is valued at \$1,250 per acre and agland is valued as such. Corrals are valued at \$950 an acre. Buildings are costed out and depreciated the same as all other buildings in the county.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	WRP values are calculated based on 100% market value of grass.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	Canal irrigation, CREP, CRP						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						

8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2022 DUNDY COUNTY PLAN OF ASSESSMENT

Assessment Years 2023, 2024, 2025

Date: June 15, 2022

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements: All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344

Office Staff

Dundy County Assessor’s office staff consist of the assessor and deputy assessor. The Assessor and Deputy Assessor presently hold their State of Nebraska Assessor’s certificate and both have attended the mandatory educational classes to maintain their certificate. All certificate holders must obtain 60 hours of approved continuing education within each four year period.

Software/Mapping

Dundy County Assessor’s office utilizes the CAMA system provided by MIPS. The Marshall & Swift costing manuals are used to estimate the replacement costs of the residential, commercial and agricultural improvements during the reappraisal process. Dundy County has also implemented a GIS mapping program in 2019.

Assessor's Duties and Responsibilities

- ❖ **Record Maintenance, Mapping, & Ownership Changes** - Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year. Record maintenance is performed via on-site parcel reviews, GIS and building permits.

Mapping is kept current electronically via GIS. GIS assists with splits and legal description identification.

- ❖ **Administrative Reports**

- Aircraft Information Report
- County Abstract of Assessment
- Annual Assessed Value Update
- Assessor Survey
- Sales information to PAD; rosters and annual Assessed Value Update w/Abstract and assessment actions
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Educational Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report

- ❖ **Personal Property**

- ❖ **Permissive Exemptions**

- ❖ **Taxable Government Owned Property**

- ❖ **Homestead Exemptions**

- ❖ **Centrally Assessed Properties**

- ❖ **Tax Increment Financing**

- ❖ **Tax Districts and Tax Rates**

- ❖ **Tax Lists/Corrections**

- ❖ **County Board of Equalization (CBOE)**

- ❖ **Tax Equalization and Review Commission (TERC) Appeals**

- ❖ **Tax Equalization and Review Commission (TERC) State wide Equalization**

Assessment Actions Planned for Assessment Year 2023

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1. Properties will be reviewed for quality/condition accuracy and working to bring down the PRD Ratio as TERC is focusing on this more.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
 - Working on a CRP/CREP inventory to track contracts
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2024

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Farm sites will be measured and valued by the acre as measured using GIS and physical review when necessary. Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
 - Continue on Working on a CRP/CREP inventory to track contracts
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2025

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Farm sites will be measured and valued by the acre as measured using GIS and physical review when necessary. Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Respectfully submitted:

_____ June 15, 2022
Tish Burrell
Dundy County Assessor