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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

FRONTIER COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Frontier 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 Frontier 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Regina Andrijeski, Frontier 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.

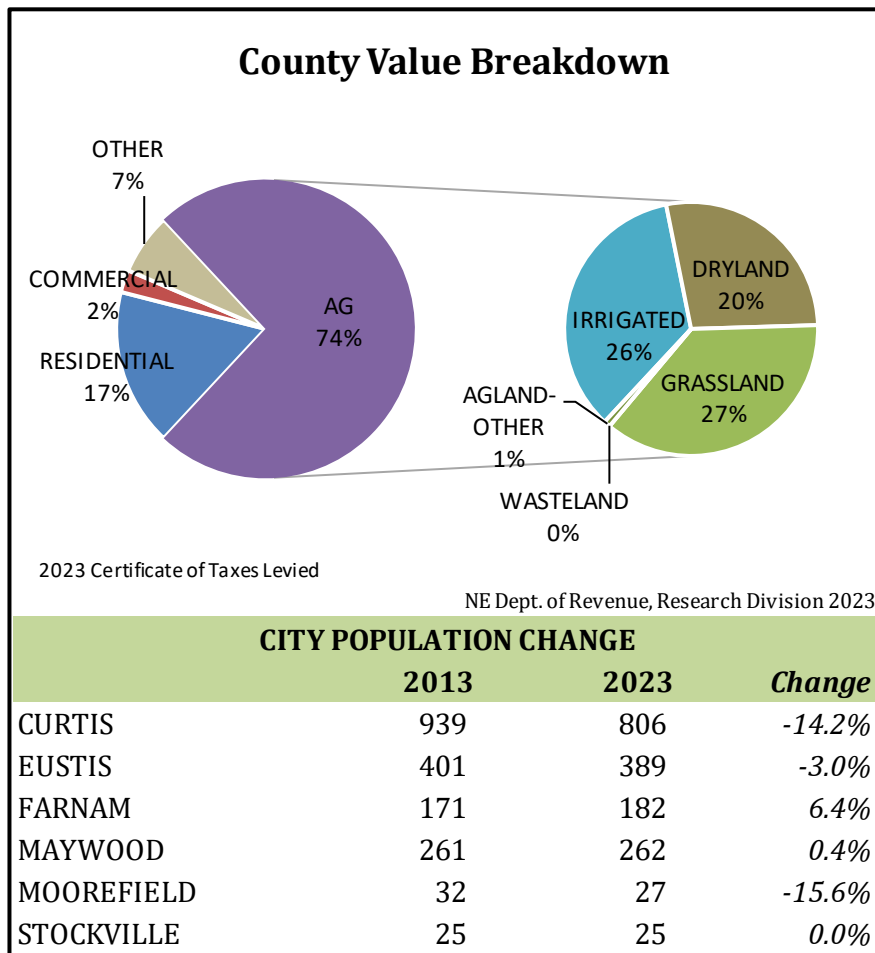
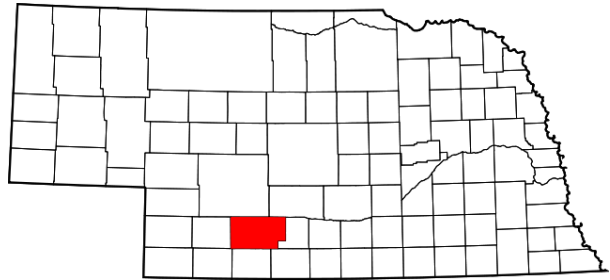
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 975 square miles, Frontier County has 2,633 residents, per the Census Bureau Quick Facts for 2024, reflecting a 5% overall population increase from the 2023 U.S. Census. Reports indicate that 67% 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 \$120,560 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Frontier County are located in and around Curtis, the largest town in the county. According to information available from the U.S. Census Bureau, there are 64 employer establishments with total employment of 367, a 12% decrease.

Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. Grassland and irrigated land make up a majority of the land in the county. Frontier is included in the Middle Republican Natural Resources District.

2024 Residential Correlation for Frontier County

Assessment Actions

The county assessor completed a physical review and complete revaluation on all the towns and the lake properties. The county assessor also updated depreciation tables and costing for towns and lake properties, introduced new lot values in towns, and new leasehold values for Cambridge Lake.

The same depreciation table is used for all residential properties. An economic depreciation of 15% has been applied to Stockville and Moorefield. Mobile homes at Red Willow Lake have a 30% economic depreciation due to uncertainty of the future of the improvements, which are on federally leased land. The sale of any mobile home at Red Willow Lake is prohibited at this time until the issue with the Bureau is resolved. Homes built in the 1950's within Valuation Groups 1 through 3 have a 5% economic depreciation, and homes over 2000 square feet in the same valuation grouping also have a functional depreciation of 5%. Also, routine maintenance and pick-up work was completed.

Assessment Practice Review

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

The usability rate of qualified sales in Frontier County is similar to the state average range. Review of sales rosters show that determination of qualified and non-qualified sales are made without bias. The county assessor sends out questionnaires to all buyers and sellers to all actual sales (where money exchanges hands) that take place in the county.

Residential property in Frontier County is divided into five valuation groups. Curtis is the largest community and includes the Nebraska College of Technical Agriculture. Eustis is within commuting distance to nearby larger towns in Dawson County and has some demand for housing but not as strong as Curtis. The small villages have a more sporadic market and less access to amenities. Lake properties are residential and recreational parcels at Medicine Creek Reservoir and Hugh Butler Lake with a recreational influence not found anywhere else in the county. Rural residential housing has a strong demand in the county.

Frontier County meets the six-year inspection requirement; all residential properties have been inspected since 2022. Depreciation tables are dated 2024 for all towns and lake properties, which were physically reviewed this year. Rural residential depreciation tables are dated 2022. Costing was updated to the 2020 Vanguard manual this year for all towns and lake properties. Rural residential costing is the 2008 manual, updated in 2023. Land values are reviewed at the time of inspection. Frontier County has the highest home site value in the region, reflective of the high demand for rural residential property in the county.

2024 Residential Correlation for Frontier County

The Frontier 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 five valuation groups for residential properties in Frontier County.

Valuation Group	Description
1	Curtis
2	Eustis
3	Maywood, Stockville, Moorefield
4	Lake Properties
5	Rural Residential

All three measures of central tendency are within range. The COD and PRD are within the IAAO recommended range.

When stratified by valuation group, the majority of sales occur in Valuation Groups 1 and 2 and all three measures of central tendency are within range for both groups. The COD and PRD for each group meets IAAO standards.

With few sales and a less organized market in the villages, the sales in Valuation Group 3 are slightly over the acceptable range. The COD is at the top of the acceptable range and the PRD is low. These properties were physically reviewed this year, have updated depreciation tables and new land values.

Valuation Group 5 has low measures of central tendency. With a small number of sales, the COD is within the acceptable range and the PRD is slightly high. The spread around the median is wide and the sample is too small to be statistically reliable. The county assessor made significant changes to this valuation group last year and currently has the highest regional home site value. Based on all available evidence, Valuation Groups 3 and 5 are assessed within the acceptable range.

The statistical sample and the 2024 County Abstract of Assessment, Form 45, Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicate the population changed in a similar manner to the sales. Changes to the population and the sales within the towns and lake properties reflect the recent review and reappraisal.

Equalization and Quality of Assessment

Although not every valuation group has enough sales in the study period for statistical analysis, all residential property in Frontier County is subject to the same appraisal techniques. Thus, all

2024 Residential Correlation for Frontier County

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	34	98.77	98.82	99.01	07.38	99.81
2	12	96.36	96.57	96.88	04.52	99.68
3	6	101.10	100.68	110.95	20.08	90.74
5	5	89.00	88.80	85.44	14.12	103.93
<u> </u> ALL <u> </u>	57	97.98	97.67	96.89	09.00	100.81

Level of Value

Based on analysis of all available information, the level of value for the residential property in Frontier County is 98%.

2024 Commercial Correlation for Frontier County

Assessment Actions

The assessor implemented the new 2020 Vanguard costing manual for commercial properties, with a 10% economic factor. The depreciation table was also updated. Also, routine maintenance and pick-up work was completed.

Assessment Practice Review

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

Review of both qualified and non-qualified sales in Frontier County revealed that the county assessor qualifies sales at a rate that is consistently near the statewide average rate. No bias has been detected in the qualification process.

There is one valuation group for the commercial class; there are too few commercial properties in the county and fewer sales in a study period to warrant stratifying them by location. All commercial properties were physically inspected in 2021 as part of a rotating inspection cycle. Lot values were updated at that time. The Vanguard costing manual was updated to 2020 this year, as well as the depreciation table for commercial properties.

Description of Analysis

Review of the ratio study indicates that the median is within the acceptable range while the mean is high, and the weighted mean is low. Both the COD and PRD are higher than the IAAO recommended range. The varied measures of central tendency and high COD show the dispersion of the sample, which is common in rural counties with limited commercial activity.

. Approximately, 35% of the qualified sales in the study period are low dollar sales, which has an upward impact on the median. The remaining sales are low; however, the sample is small and the scheduled reappraisal for next year is needed. Based on the qualitative statistics, the median will not be used as a level of value.

The statistical sample and the 2024 County Abstract of Assessment, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicate that the population and sales changed similarly. There were valuation changes to both the sample and the population, reflective of the new costing and depreciation.

Equalization and Quality of Assessment

The statistical sample is not reliable for measurement purposes; thus, the review of assessment practices is relied upon to determine that the assessment of commercial property is uniform and

2024 Commercial Correlation for Frontier County

equalized. The quality of assessment in Frontier County complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Frontier County is determined to be at the statutory level of 100% of market value.

2024 Agricultural Correlation for Frontier County

Assessment Actions

The Frontier County Assessor conducted market analysis and raised irrigated land valued by 15%. Dryland values were increased by 10% and grassland values by 7%.

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.

Usability rates show that the Frontier County Assessor qualifies a typical percentage of agricultural sales when compared to the state average. Non-qualified sales have sufficient documentation to explain the reason for disqualification. Only one market area is used for agricultural land as there are no large differences in agricultural land throughout the county.

Agricultural homes and outbuildings were physically reviewed in 2022. Depreciation tables are dated 2022 and costed is dated 2008 with the most recent costing update in 2023. Land values were updated in 2022. Land use was reviewed in 2022 through aerial imagery.

Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) acres are kept on a list by the assessor and letters are sent to owners of parcels that expired in the last year. Wetland Reserve Program (WRP) parcels are assessed at the grassland rate at full market value. Feed lots, hog farms and corrals are identified as intensive use in the county.

Description of Analysis

For the overall agricultural class, the median and mean are within the acceptable range; the weighted mean is slightly low. The COD is within the IAAO recommended range. Review of the statistics by 80% Majority Land Use (MLU) reveals that the median is within the acceptable range for dryland and grassland. There were only two qualified sales in the study period with 80% irrigated MLU. Study of the agricultural land values using the Average Acre Value Comparison chart in this report shows that agricultural land values in Frontier County are comparable to those of neighboring counties.

The changes made to agricultural land values are demonstrated in the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL).

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued the same as rural residential parcels in Frontier County. Agricultural improvements are equalized at the statutorily required level.

Agricultural land values are equalized uniformly. The quality of assessment of agricultural land in Frontier County complies with generally accepted mass appraisal techniques.

2024 Agricultural Correlation for Frontier County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	64.07	64.07	62.01	08.65	103.32
1	2	64.07	64.07	62.01	08.65	103.32
<u>Dry</u>						
County	7	73.51	65.72	60.05	22.01	109.44
1	7	73.51	65.72	60.05	22.01	109.44
<u>Grass</u>						
County	12	74.12	72.53	71.62	11.09	101.27
1	12	74.12	72.53	71.62	11.09	101.27
<u>ALL</u>						
	55	73.51	71.87	68.02	18.53	105.66

Level of Value

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

2024 Opinions of the Property Tax Administrator for Frontier 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	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	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 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Frontier County

Residential Real Property - Current

Number of Sales	57	Median	97.98
Total Sales Price	\$7,732,285	Mean	97.67
Total Adj. Sales Price	\$7,732,285	Wgt. Mean	96.89
Total Assessed Value	\$7,491,981	Average Assessed Value of the Base	\$107,266
Avg. Adj. Sales Price	\$135,654	Avg. Assessed Value	\$131,438

Confidence Interval - Current

95% Median C.I	94.70 to 99.23
95% Wgt. Mean C.I	93.08 to 100.71
95% Mean C.I	94.32 to 101.02
% of Value of the Class of all Real Property Value in the County	11.14
% of Records Sold in the Study Period	5.33
% of Value Sold in the Study Period	6.53

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	65	97	96.92
2022	69	97	96.71
2021	64	99	98.96
2020	60	96	96.13

2024 Commission Summary for Frontier County

Commercial Real Property - Current

Number of Sales	17	Median	96.96
Total Sales Price	\$1,762,000	Mean	102.79
Total Adj. Sales Price	\$1,762,000	Wgt. Mean	83.79
Total Assessed Value	\$1,476,324	Average Assessed Value of the Base	\$130,364
Avg. Adj. Sales Price	\$103,647	Avg. Assessed Value	\$86,843

Confidence Interval - Current

95% Median C.I	72.45 to 114.40
95% Wgt. Mean C.I	66.20 to 101.37
95% Mean C.I	79.05 to 126.53
% of Value of the Class of all Real Property Value in the County	2.42
% of Records Sold in the Study Period	8.90
% of Value Sold in the Study Period	5.93

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	21	100	96.84
2022	18	100	98.42
2021	15	100	96.84
2020	8	100	99.08

**32 Frontier
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 57
 Total Sales Price : 7,732,285
 Total Adj. Sales Price : 7,732,285
 Total Assessed Value : 7,491,981
 Avg. Adj. Sales Price : 135,654
 Avg. Assessed Value : 131,438

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 98
 COD : 09.00
 PRD : 100.81

COV : 13.23
 STD : 12.92
 Avg. Abs. Dev : 08.82
 MAX Sales Ratio : 136.27
 MIN Sales Ratio : 62.78

95% Median C.I. : 94.70 to 99.23
 95% Wgt. Mean C.I. : 93.08 to 100.71
 95% Mean C.I. : 94.32 to 101.02

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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-21 To 31-DEC-21	6	111.36	111.05	110.45	09.94	100.54	92.92	136.27	92.92 to 136.27	92,083	101,710	
01-JAN-22 To 31-MAR-22	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	130,000	124,356	
01-APR-22 To 30-JUN-22	10	95.08	96.26	96.51	08.14	99.74	71.18	117.35	89.00 to 106.00	148,400	143,216	
01-JUL-22 To 30-SEP-22	12	99.16	93.77	92.97	11.90	100.86	62.78	115.30	75.42 to 107.59	131,115	121,895	
01-OCT-22 To 31-DEC-22	8	99.16	99.94	98.60	06.64	101.36	81.78	113.26	81.78 to 113.26	146,500	144,446	
01-JAN-23 To 31-MAR-23	6	96.20	96.96	99.51	08.04	97.44	82.49	116.82	82.49 to 116.82	111,500	110,949	
01-APR-23 To 30-JUN-23	7	93.95	94.96	93.73	07.66	101.31	82.53	116.30	82.53 to 116.30	185,486	173,864	
01-JUL-23 To 30-SEP-23	7	96.42	95.88	96.62	03.07	99.23	87.55	100.15	87.55 to 100.15	121,857	117,736	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	29	99.10	98.27	97.05	11.11	101.26	62.78	136.27	94.14 to 106.00	128,962	125,156	
01-OCT-22 To 30-SEP-23	28	97.20	97.04	96.75	06.70	100.30	81.78	116.82	93.95 to 99.00	142,586	137,945	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	31	98.96	96.23	95.77	09.20	100.48	62.78	117.35	94.14 to 101.23	140,625	134,672	
<u>ALL</u>	57	97.98	97.67	96.89	09.00	100.81	62.78	136.27	94.70 to 99.23	135,654	131,438	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	34	98.77	98.82	99.01	07.38	99.81	71.18	118.12	95.45 to 101.23	132,997	131,680	
2	12	96.36	96.57	96.88	04.52	99.68	82.49	111.96	93.97 to 99.35	117,750	114,074	
3	6	101.10	100.68	110.95	20.08	90.74	62.78	136.27	62.78 to 136.27	72,064	79,953	
5	5	89.00	88.80	85.44	14.12	103.93	63.56	113.26	N/A	273,000	233,251	
<u>ALL</u>	57	97.98	97.67	96.89	09.00	100.81	62.78	136.27	94.70 to 99.23	135,654	131,438	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	55	98.02	98.07	97.00	08.91	101.10	62.78	136.27	95.45 to 99.35	138,714	134,555	
06												
07	2	86.65	86.65	88.79	04.80	97.59	82.49	90.81	N/A	51,500	45,727	
<u>ALL</u>	57	97.98	97.67	96.89	09.00	100.81	62.78	136.27	94.70 to 99.23	135,654	131,438	

**32 Frontier
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 57
 Total Sales Price : 7,732,285
 Total Adj. Sales Price : 7,732,285
 Total Assessed Value : 7,491,981
 Avg. Adj. Sales Price : 135,654
 Avg. Assessed Value : 131,438

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 98
 COD : 09.00
 PRD : 100.81

COV : 13.23
 STD : 12.92
 Avg. Abs. Dev : 08.82
 MAX Sales Ratio : 136.27
 MIN Sales Ratio : 62.78

95% Median C.I. : 94.70 to 99.23
 95% Wgt. Mean C.I. : 93.08 to 100.71
 95% Mean C.I. : 94.32 to 101.02

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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	62.78	62.78	62.78	00.00	100.00	62.78	62.78	N/A	9,385	5,892
Less Than 30,000	3	82.49	77.61	81.51	10.01	95.22	62.78	87.55	N/A	19,795	16,134
Ranges Excl. Low \$											
Greater Than 4,999	57	97.98	97.67	96.89	09.00	100.81	62.78	136.27	94.70 to 99.23	135,654	131,438
Greater Than 14,999	56	98.00	98.29	96.93	08.52	101.40	63.56	136.27	95.45 to 99.23	137,909	133,680
Greater Than 29,999	54	98.30	98.78	97.01	08.32	101.82	63.56	136.27	95.66 to 99.35	142,091	137,844
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	62.78	62.78	62.78	00.00	100.00	62.78	62.78	N/A	9,385	5,892
15,000 TO 29,999	2	85.02	85.02	85.02	02.98	100.00	82.49	87.55	N/A	25,000	21,255
30,000 TO 59,999	2	100.69	100.69	100.64	00.54	100.05	100.15	101.23	N/A	46,000	46,295
60,000 TO 99,999	12	102.48	102.22	102.56	12.39	99.67	71.18	136.27	90.81 to 111.96	79,583	81,620
100,000 TO 149,999	20	98.59	99.11	99.25	06.51	99.86	75.42	118.12	94.14 to 102.10	123,375	122,454
150,000 TO 249,999	17	97.98	99.34	99.25	05.61	100.09	81.78	117.35	94.70 to 99.86	180,788	179,438
250,000 TO 499,999	3	82.53	78.36	80.37	10.28	97.50	63.56	89.00	N/A	361,667	290,672
500,000 TO 999,999											
1,000,000 +											
ALL	57	97.98	97.67	96.89	09.00	100.81	62.78	136.27	94.70 to 99.23	135,654	131,438

**32 Frontier
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 17
 Total Sales Price : 1,762,000
 Total Adj. Sales Price : 1,762,000
 Total Assessed Value : 1,476,324
 Avg. Adj. Sales Price : 103,647
 Avg. Assessed Value : 86,843

MEDIAN : 97
 WGT. MEAN : 84
 MEAN : 103
 COD : 29.94
 PRD : 122.68

COV : 44.93
 STD : 46.18
 Avg. Abs. Dev : 29.03
 MAX Sales Ratio : 247.64
 MIN Sales Ratio : 46.99

95% Median C.I. : 72.45 to 114.40
 95% Wgt. Mean C.I. : 66.20 to 101.37
 95% Mean C.I. : 79.05 to 126.53

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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-20 To 31-DEC-20	3	74.00	82.78	80.96	13.26	102.25	72.45	101.88	N/A	54,667	44,257
01-JAN-21 To 31-MAR-21	1	154.75	154.75	154.75	00.00	100.00	154.75	154.75	N/A	17,000	26,307
01-APR-21 To 30-JUN-21	1	114.40	114.40	114.40	00.00	100.00	114.40	114.40	N/A	120,000	137,277
01-JUL-21 To 30-SEP-21	3	100.69	113.28	99.96	14.98	113.33	96.96	142.20	N/A	47,333	47,316
01-OCT-21 To 31-DEC-21	3	101.27	144.65	103.01	53.52	140.42	85.03	247.64	N/A	140,000	144,214
01-JAN-22 To 31-MAR-22	2	78.96	78.96	74.37	14.53	106.17	67.49	90.42	N/A	250,000	185,933
01-APR-22 To 30-JUN-22	1	109.10	109.10	109.10	00.00	100.00	109.10	109.10	N/A	32,000	34,911
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	2	71.05	71.05	73.95	09.20	96.08	64.51	77.59	N/A	48,500	35,866
01-APR-23 To 30-JUN-23	1	46.99	46.99	46.99	00.00	100.00	46.99	46.99	N/A	270,000	126,870
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	8	101.29	107.17	98.94	20.87	108.32	72.45	154.75	72.45 to 154.75	55,375	54,788
01-OCT-21 To 30-SEP-22	6	95.85	116.83	88.17	37.40	132.51	67.49	247.64	67.49 to 247.64	158,667	139,903
01-OCT-22 To 30-SEP-23	3	64.51	63.03	54.11	15.81	116.48	46.99	77.59	N/A	122,333	66,200
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	8	107.84	130.37	105.60	31.88	123.46	85.03	247.64	85.03 to 247.64	87,375	92,272
01-JAN-22 To 31-DEC-22	3	90.42	89.00	76.46	15.34	116.40	67.49	109.10	N/A	177,333	135,592
<u>ALL</u>	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843
<u>ALL</u>	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843
04											
<u>ALL</u>	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843

**32 Frontier
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 Total Assessed Value : 1,476,324
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 Avg. Assessed Value : 86,843

MEDIAN : 97
 WGT. MEAN : 84
 MEAN : 103
 COD : 29.94
 PRD : 122.68

COV : 44.93
 STD : 46.18
 Avg. Abs. Dev : 29.03
 MAX Sales Ratio : 247.64
 MIN Sales Ratio : 46.99

95% Median C.I. : 72.45 to 114.40
 95% Wgt. Mean C.I. : 66.20 to 101.37
 95% Mean C.I. : 79.05 to 126.53

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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	2	194.92	194.92	194.92	27.05	100.00	142.20	247.64	N/A	7,000	13,645
Less Than 30,000	6	121.45	132.47	109.97	40.40	120.46	64.51	247.64	64.51 to 247.64	17,583	19,337
Ranges Excl. Low \$											
Greater Than 4,999	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843
Greater Than 14,999	15	90.42	90.50	82.90	21.46	109.17	46.99	154.75	72.45 to 101.88	116,533	96,602
Greater Than 29,999	11	90.42	86.60	82.12	18.61	105.46	46.99	114.40	67.49 to 109.10	150,591	123,664
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	194.92	194.92	194.92	27.05	100.00	142.20	247.64	N/A	7,000	13,645
15,000 TO 29,999	4	92.86	101.25	96.98	28.52	104.40	64.51	154.75	N/A	22,875	22,183
30,000 TO 59,999	3	101.88	94.48	91.29	11.99	103.49	72.45	109.10	N/A	43,667	39,861
60,000 TO 99,999	2	75.80	75.80	75.86	02.37	99.92	74.00	77.59	N/A	67,500	51,206
100,000 TO 149,999	2	105.68	105.68	106.24	08.25	99.47	96.96	114.40	N/A	112,750	119,784
150,000 TO 249,999	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	150,000	135,634
250,000 TO 499,999	3	67.49	71.92	75.18	26.80	95.66	46.99	101.27	N/A	338,333	254,368
500,000 TO 999,999											
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	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843

**32 Frontier
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 COD : 29.94
 PRD : 122.68

COV : 44.93
 STD : 46.18
 Avg. Abs. Dev : 29.03
 MAX Sales Ratio : 247.64
 MIN Sales Ratio : 46.99

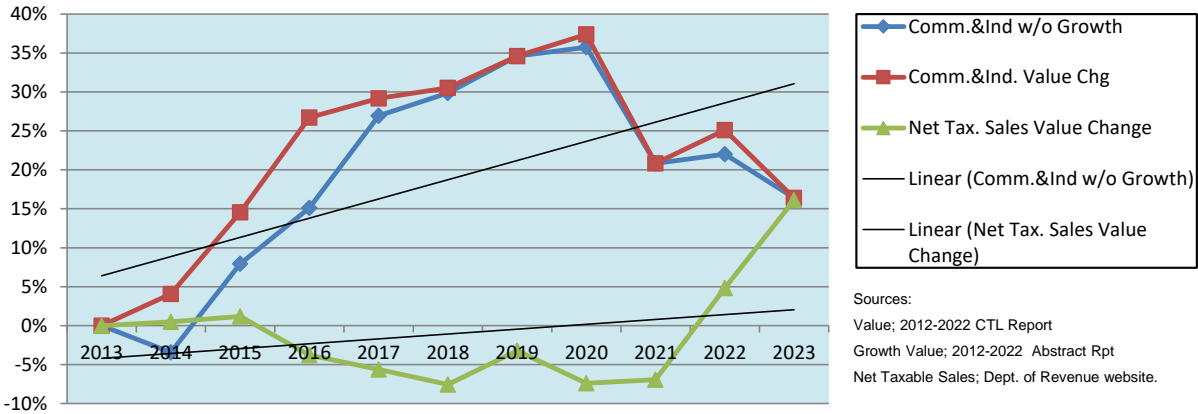
95% Median C.I. : 72.45 to 114.40
 95% Wgt. Mean C.I. : 66.20 to 101.37
 95% Mean C.I. : 79.05 to 126.53

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
186	2	107.84	107.84	104.33	06.09	103.36	101.27	114.40	N/A	257,500	268,640
297	1	154.75	154.75	154.75	00.00	100.00	154.75	154.75	N/A	17,000	26,307
344	1	64.51	64.51	64.51	00.00	100.00	64.51	64.51	N/A	27,000	17,418
352	1	46.99	46.99	46.99	00.00	100.00	46.99	46.99	N/A	270,000	126,870
353	4	125.65	145.99	121.10	38.94	120.55	85.03	247.64	N/A	16,000	19,376
406	6	75.80	80.44	75.58	12.04	106.43	67.49	100.69	67.49 to 100.69	119,917	90,638
426	1	101.88	101.88	101.88	00.00	100.00	101.88	101.88	N/A	44,000	44,828
528	1	96.96	96.96	96.96	00.00	100.00	96.96	96.96	N/A	105,500	102,291
<u>ALL</u>	17	96.96	102.79	83.79	29.94	122.68	46.99	247.64	72.45 to 114.40	103,647	86,843

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
2012	\$ 17,310,824	\$ 282,322	1.63%	\$ 17,028,502		\$ 10,734,744	
2013	\$ 18,016,208	\$ 1,299,623	7.21%	\$ 16,716,585	-3.43%	\$ 10,787,995	0.50%
2014	\$ 19,833,229	\$ 1,144,598	5.77%	\$ 18,688,631	3.73%	\$ 10,862,702	0.69%
2015	\$ 21,934,456	\$ 2,007,909	9.15%	\$ 19,926,547	0.47%	\$ 10,329,262	-4.91%
2016	\$ 22,362,106	\$ 387,869	1.73%	\$ 21,974,237	0.18%	\$ 10,131,869	-1.91%
2017	\$ 22,594,307	\$ 111,891	0.50%	\$ 22,482,416	0.54%	\$ 9,923,837	-2.05%
2018	\$ 23,303,443	\$ -	0.00%	\$ 23,303,443	3.14%	\$ 10,387,565	4.67%
2019	\$ 23,785,014	\$ 286,436	1.20%	\$ 23,498,578	0.84%	\$ 9,940,578	-4.30%
2020	\$ 20,914,984	\$ -	0.00%	\$ 20,914,984	-12.07%	\$ 9,990,552	0.50%
2021	\$ 21,658,817	\$ 538,226	2.49%	\$ 21,120,591	0.98%	\$ 11,251,089	12.62%
2022	\$ 20,148,434	\$ -	0.00%	\$ 20,148,434	-6.97%	\$ 12,465,481	10.79%
2023	\$ 22,299,924	\$ 2,114,868	9.48%	\$ 20,185,056	0.18%	\$ 12,560,405	0.76%
Ann %chg	2.16%			Average	-1.13%	1.53%	1.58%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-3.43%	4.07%	0.50%
2014	7.96%	14.57%	1.19%
2015	15.11%	26.71%	-3.78%
2016	26.94%	29.18%	-5.62%
2017	29.87%	30.52%	-7.55%
2018	34.62%	34.62%	-3.23%
2019	35.74%	37.40%	-7.40%
2020	20.82%	20.82%	-6.93%
2021	22.01%	25.12%	4.81%
2022	16.39%	16.39%	16.12%
2023	16.60%	28.82%	17.01%

County Number	32
County Name	Frontier

32 Frontier
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 55
Total Sales Price : 35,667,473
Total Adj. Sales Price : 35,667,473
Total Assessed Value : 24,259,256
Avg. Adj. Sales Price : 648,500
Avg. Assessed Value : 441,077

MEDIAN : 74
WGT. MEAN : 68
MEAN : 72
COD : 18.53
PRD : 105.66

COV : 23.74
STD : 17.06
Avg. Abs. Dev : 13.62
MAX Sales Ratio : 115.20
MIN Sales Ratio : 36.45

95% Median C.I. : 65.47 to 79.29
95% Wgt. Mean C.I. : 60.03 to 76.00
95% Mean C.I. : 67.36 to 76.38

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	3	114.19	102.10	97.13	11.18	105.12	76.90	115.20	N/A	436,000	423,489
01-JAN-21 To 31-MAR-21	4	85.21	86.56	86.50	06.49	100.07	79.56	96.26	N/A	296,900	256,828
01-APR-21 To 30-JUN-21	7	77.64	80.01	81.90	07.78	97.69	69.61	90.99	69.61 to 90.99	641,800	525,646
01-JUL-21 To 30-SEP-21	1	79.26	79.26	79.26	00.00	100.00	79.26	79.26	N/A	250,000	198,162
01-OCT-21 To 31-DEC-21	12	70.73	68.95	67.96	15.85	101.46	36.45	86.11	55.76 to 82.02	556,167	377,982
01-JAN-22 To 31-MAR-22	3	82.76	78.69	88.27	26.11	89.15	44.24	109.06	N/A	733,333	647,300
01-APR-22 To 30-JUN-22	7	68.89	68.85	70.15	13.08	98.15	49.09	83.19	49.09 to 83.19	457,021	320,585
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	74.15	74.15	74.15	00.00	100.00	74.15	74.15	N/A	286,224	212,229
01-JAN-23 To 31-MAR-23	6	56.54	56.42	55.92	09.67	100.89	46.72	65.47	46.72 to 65.47	1,346,667	753,023
01-APR-23 To 30-JUN-23	6	58.01	62.89	58.53	12.67	107.45	52.66	86.05	52.66 to 86.05	912,500	534,078
01-JUL-23 To 30-SEP-23	5	58.98	65.11	56.75	22.47	114.73	49.97	87.13	N/A	502,980	285,435
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	15	81.13	86.12	85.32	11.82	100.94	69.61	115.20	76.94 to 90.99	482,547	411,698
01-OCT-21 To 30-SEP-22	22	70.73	70.25	72.24	17.76	97.25	36.45	109.06	57.09 to 82.02	548,780	396,445
01-OCT-22 To 30-SEP-23	18	58.63	61.98	57.24	15.09	108.28	46.72	87.13	52.66 to 65.97	908,674	520,112
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	24	78.45	75.54	74.90	12.12	100.85	36.45	96.26	69.61 to 82.49	525,175	393,366
01-JAN-22 To 31-DEC-22	11	73.77	72.02	77.36	17.51	93.10	44.24	109.06	49.09 to 83.19	516,852	399,838
<u>ALL</u>	55	73.51	71.87	68.02	18.53	105.66	36.45	115.20	65.47 to 79.29	648,500	441,077

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	55	73.51	71.87	68.02	18.53	105.66	36.45	115.20	65.47 to 79.29	648,500	441,077
<u>ALL</u>	55	73.51	71.87	68.02	18.53	105.66	36.45	115.20	65.47 to 79.29	648,500	441,077

32 Frontier
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 Total Assessed Value : 24,259,256
 Avg. Adj. Sales Price : 648,500
 Avg. Assessed Value : 441,077

MEDIAN : 74
 WGT. MEAN : 68
 MEAN : 72
 COD : 18.53
 PRD : 105.66

COV : 23.74
 STD : 17.06
 Avg. Abs. Dev : 13.62
 MAX Sales Ratio : 115.20
 MIN Sales Ratio : 36.45

95% Median C.I. : 65.47 to 79.29
 95% Wgt. Mean C.I. : 60.03 to 76.00
 95% Mean C.I. : 67.36 to 76.38

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Dry____											
County	4	50.09	52.53	52.84	18.61	99.41	36.45	73.51	N/A	677,250	357,877
1	4	50.09	52.53	52.84	18.61	99.41	36.45	73.51	N/A	677,250	357,877
____Grass____											
County	5	79.29	75.75	74.09	09.48	102.24	58.98	86.05	N/A	310,100	229,738
1	5	79.29	75.75	74.09	09.48	102.24	58.98	86.05	N/A	310,100	229,738
____ALL____	55	73.51	71.87	68.02	18.53	105.66	36.45	115.20	65.47 to 79.29	648,500	441,077

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	2	64.07	64.07	62.01	08.65	103.32	58.53	69.61	N/A	1,312,500	813,930
1	2	64.07	64.07	62.01	08.65	103.32	58.53	69.61	N/A	1,312,500	813,930
____Dry____											
County	7	73.51	65.72	60.05	22.01	109.44	36.45	87.13	36.45 to 87.13	512,842	307,967
1	7	73.51	65.72	60.05	22.01	109.44	36.45	87.13	36.45 to 87.13	512,842	307,967
____Grass____											
County	12	74.12	72.53	71.62	11.09	101.27	57.09	86.05	63.46 to 82.49	493,230	353,275
1	12	74.12	72.53	71.62	11.09	101.27	57.09	86.05	63.46 to 82.49	493,230	353,275
____ALL____	55	73.51	71.87	68.02	18.53	105.66	36.45	115.20	65.47 to 79.29	648,500	441,077

Frontier County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Frontier	1	3,649	3,573	3,573	3,603	3,555	3,555	3,500	3,443	3,623
Dawson	2	3,779	3,779	3,779	3,271	n/a	1,879	1,730	1,695	3,562
Furnas	1	4,075	3,300	3,300	3,105	n/a	2,280	2,185	2,185	3,661
Gosper	1	5,637	4,645	4,645	3,739	n/a	3,512	3,286	3,116	5,355
Gosper	4	4,985	4,234	4,234	3,561	n/a	n/a	3,044	2,848	4,227
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	3,123
Hitchcock	1	3,190	3,040	3,040	3,040	2,940	2,940	2,835	2,835	3,150
Lincoln	4	3,000	2,978	2,484	2,912	3,000	2,950	2,661	2,768	2,906
Red Willow	1	3,330	3,149	3,149	3,090	2,960	1,953	2,523	2,500	3,245

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Frontier	1	1,400	1,400	1,350	1,350	1,300	n/a	1,250	1,250	1,377
Dawson	2	n/a	1,566	1,565	1,397	1,397	1,217	1,036	855	1,321
Furnas	1	2,330	2,330	1,600	1,600	1,600	n/a	1,460	1,460	2,045
Gosper	1	n/a	1,875	1,782	1,684	1,545	1,318	1,251	1,251	1,766
Gosper	4	n/a	1,831	1,707	1,601	n/a	1,236	1,214	1,214	1,693
Hayes	1	n/a	1,145	1,030	1,030	1,000	1,000	950	950	1,105
Hitchcock	1	1,305	1,305	1,220	1,220	1,140	1,140	1,010	1,010	1,269
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Red Willow	1	1,495	1,495	1,440	1,440	1,330	1,330	1,245	1,245	1,461

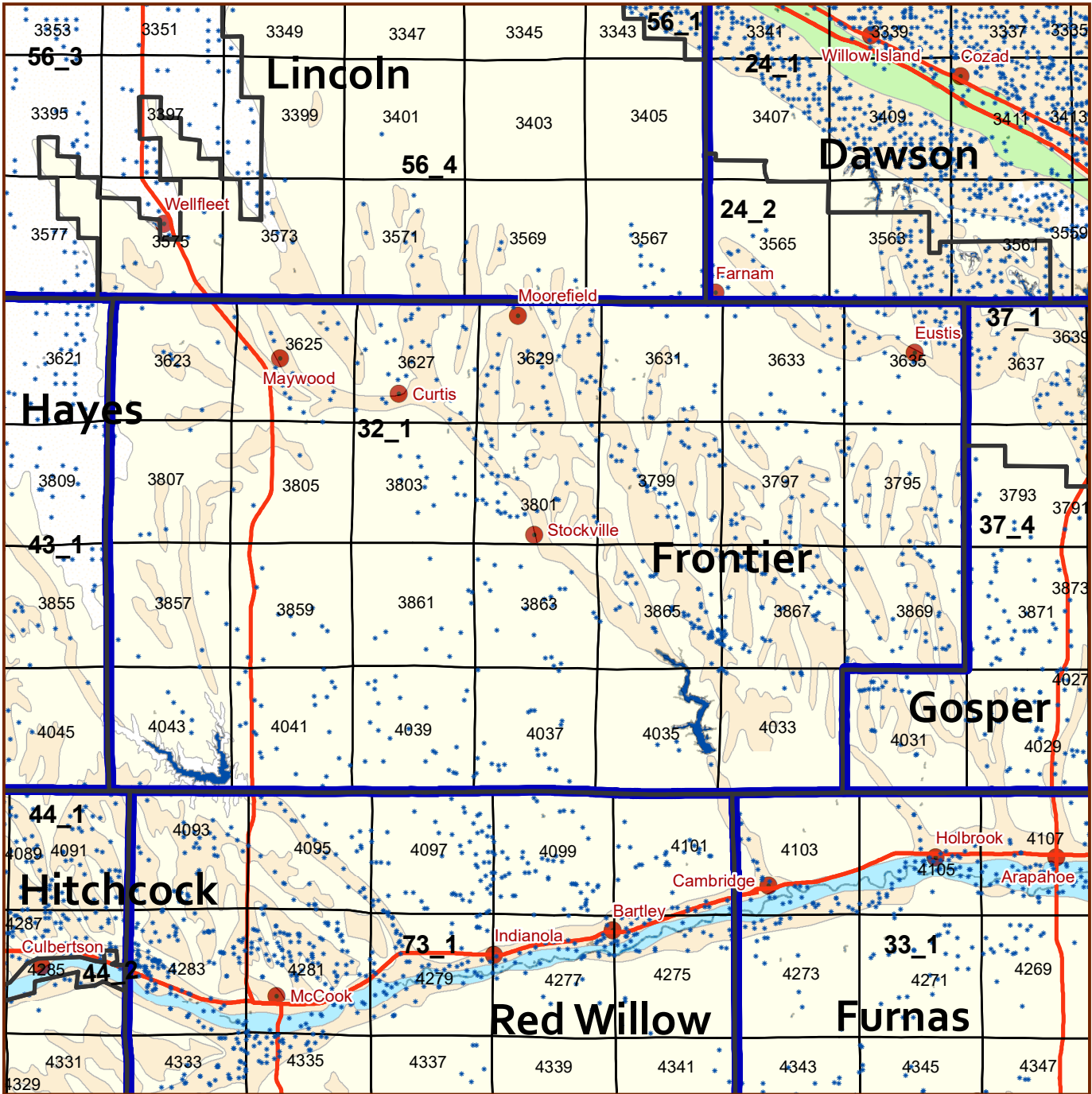
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Frontier	1	730	730	730	n/a	730	730	730	730	730
Dawson	2	780	780	626	626	626	n/a	626	n/a	640
Furnas	1	974	975	975	975	975	n/a	975	n/a	975
Gosper	1	976	983	975	975	1,302	n/a	975	1,374	977
Gosper	4	974	975	974	1,136	1,340	n/a	975	1,340	975
Hayes	1	585	585	n/a	585	585	585	585	585	585
Hitchcock	1	600	600	600	600	n/a	600	600	600	600
Lincoln	4	800	800	800	800	800	725	725	725	795
Red Willow	1	1,162	1,077	849	839	835	843	847	961	885

County	Mkt Area	CRP	TIMBER	WASTE
Frontier	1	1,305	n/a	n/a
Dawson	2		n/a	50
Furnas	1	975	975	75
Gosper	1		n/a	100
Gosper	4	1,406	n/a	100
Hayes	1	739	n/a	25
Hitchcock	1	1,297	n/a	n/a
Lincoln	4	#N/A	#N/A	373
Red Willow	1	1,444	835	100

Source: 2024 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.

FRONTIER COUNTY



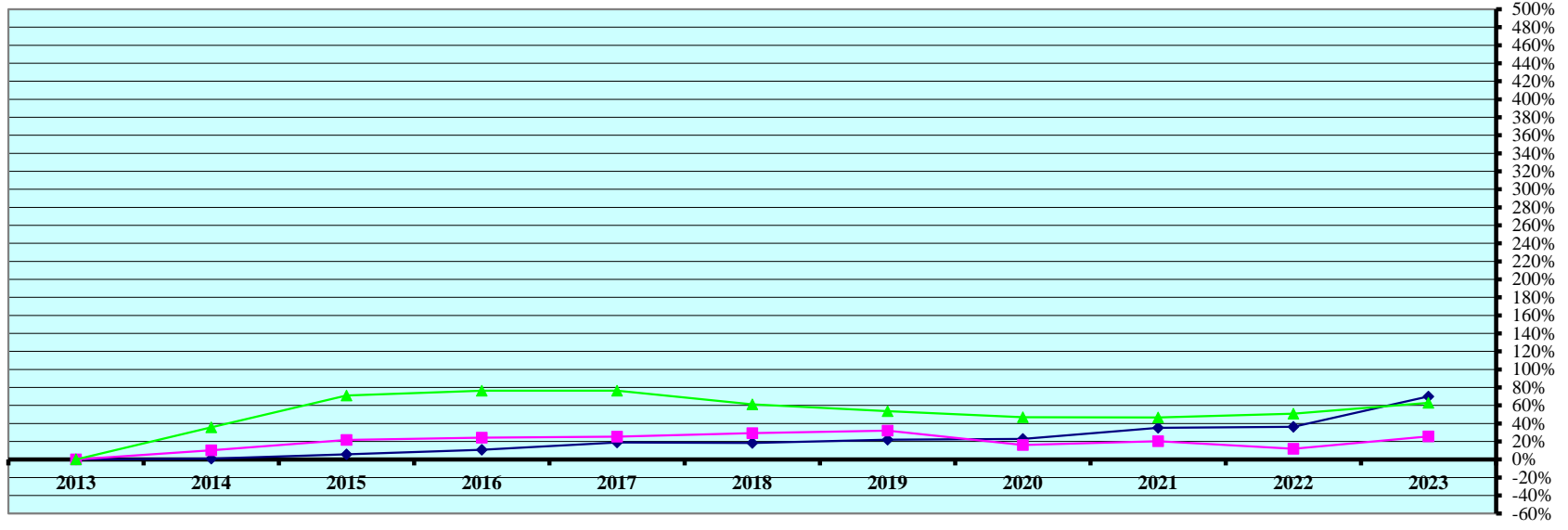
Legend

- 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 2013 - 2023



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
2013	56,695,775	-	-	-	18,016,208	-	-	-	423,642,816	-	-	-
2014	57,265,187	569,412	1.00%	1.00%	19,833,229	1,817,021	10.09%	10.09%	574,950,032	151,307,216	35.72%	35.72%
2015	59,992,811	2,727,624	4.76%	5.82%	21,934,456	2,101,227	10.59%	21.75%	724,821,727	149,871,695	26.07%	71.09%
2016	62,752,118	2,759,307	4.60%	10.68%	22,362,106	427,650	1.95%	24.12%	747,320,413	22,498,686	3.10%	76.40%
2017	67,391,438	4,639,320	7.39%	18.87%	22,594,307	232,201	1.04%	25.41%	747,374,509	54,096	0.01%	76.42%
2018	67,069,482	-321,956	-0.48%	18.30%	23,303,443	709,136	3.14%	29.35%	682,428,280	-64,946,229	-8.69%	61.09%
2019	69,154,352	2,084,870	3.11%	21.97%	23,785,014	481,571	2.07%	32.02%	650,748,108	-31,680,172	-4.64%	53.61%
2020	69,667,709	513,357	0.74%	22.88%	20,914,984	-2,870,030	-12.07%	16.09%	621,890,958	-28,857,150	-4.43%	46.80%
2021	76,664,422	6,996,713	10.04%	35.22%	21,658,817	743,833	3.56%	20.22%	621,503,340	-387,618	-0.06%	46.70%
2022	77,306,143	641,721	0.84%	36.35%	20,148,434	-1,510,383	-6.97%	11.84%	639,354,824	17,851,484	2.87%	50.92%
2023	96,403,698	19,097,555	24.70%	70.04%	22,648,641	2,500,207	12.41%	25.71%	690,567,039	51,212,215	8.01%	63.01%

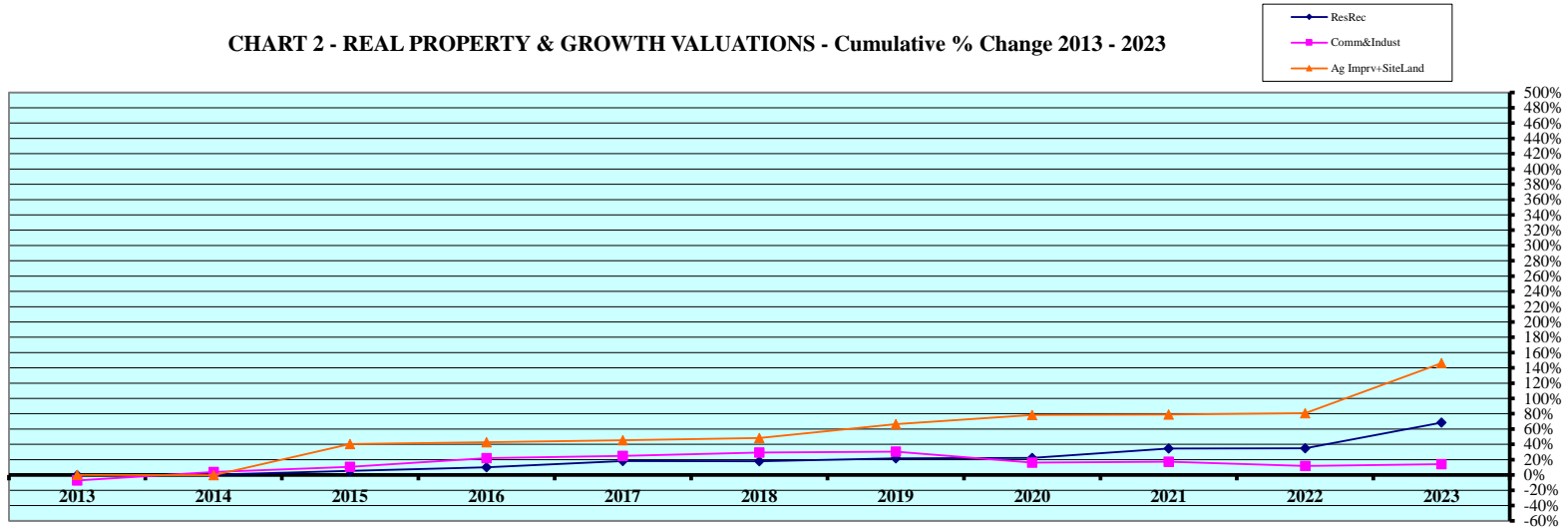
Rate Annual %chg: Residential & Recreational **5.45%** Commercial & Industrial **2.31%** Agricultural Land **5.01%**

Cnty# **32**
County **FRONTIER**

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 2013 - 2023



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
2013	56,695,775	104,119	0.18%	56,591,656	-	-0.18%	18,016,208	1,299,623	7.21%	16,716,585	-	-7.21%
2014	57,265,187	422,223	0.74%	56,842,964	0.26%	0.26%	19,833,229	1,144,598	5.77%	18,688,631	3.73%	3.73%
2015	59,992,811	271,146	0.45%	59,721,665	4.29%	5.34%	21,934,456	2,007,909	9.15%	19,926,547	0.47%	10.60%
2016	62,752,118	379,610	0.60%	62,372,508	3.97%	10.01%	22,362,106	387,869	1.73%	21,974,237	0.18%	21.97%
2017	67,391,438	332,899	0.49%	67,058,539	6.86%	18.28%	22,594,307	111,891	0.50%	22,482,416	0.54%	24.79%
2018	67,069,482	156,503	0.23%	66,912,979	-0.71%	18.02%	23,303,443	0	0.00%	23,303,443	3.14%	29.35%
2019	69,154,352	186,068	0.27%	68,968,284	2.83%	21.65%	23,785,014	286,436	1.20%	23,498,578	0.84%	30.43%
2020	69,667,709	395,639	0.57%	69,272,070	0.17%	22.18%	20,914,984	0	0.00%	20,914,984	-12.07%	16.09%
2021	76,664,422	327,582	0.43%	76,336,840	9.57%	34.64%	21,658,817	538,226	2.49%	21,120,591	0.98%	17.23%
2022	77,306,143	777,642	1.01%	76,528,501	-0.18%	34.98%	20,148,434	0	0.00%	20,148,434	-6.97%	11.84%
2023	96,403,698	919,754	0.95%	95,483,944	23.51%	68.41%	22,648,641	2,114,868	9.34%	20,533,773	1.91%	13.97%
Rate Ann%chg	5.45%			Resid & Recreat w/o growth 5.06%			2.31%			C & I w/o growth -0.72%		

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
2013	26,962,052	22,396,000	49,358,052	1,754,035	3.55%	47,604,017	-	-
2014	27,218,575	22,894,876	50,113,451	923,250	1.84%	49,190,201	-0.34%	-0.34%
2015	36,065,239	34,165,608	70,230,847	882,806	1.26%	69,348,041	38.38%	40.50%
2016	36,741,183	35,193,180	71,934,363	1,474,544	2.05%	70,459,819	0.33%	42.75%
2017	36,865,049	36,164,082	73,029,131	1,218,171	1.67%	71,810,960	-0.17%	45.49%
2018	37,490,019	36,495,795	73,985,814	750,579	1.01%	73,235,235	0.28%	48.38%
2019	43,428,791	39,146,374	82,575,165	419,034	0.51%	82,156,131	11.04%	66.45%
2020	43,685,860	44,944,515	88,630,375	595,633	0.67%	88,034,742	6.61%	78.36%
2021	43,914,035	45,248,498	89,162,533	872,472	0.98%	88,290,061	-0.38%	78.88%
2022	44,388,922	46,228,751	90,617,673	1,380,600	1.52%	89,237,073	0.08%	80.80%
2023	62,985,703	61,187,111	124,172,814	2,712,071	2.18%	121,460,743	34.04%	146.08%
Rate Ann%chg	8.86%	10.57%	9.66%	Ag Imprv+Site w/o growth			8.99%	

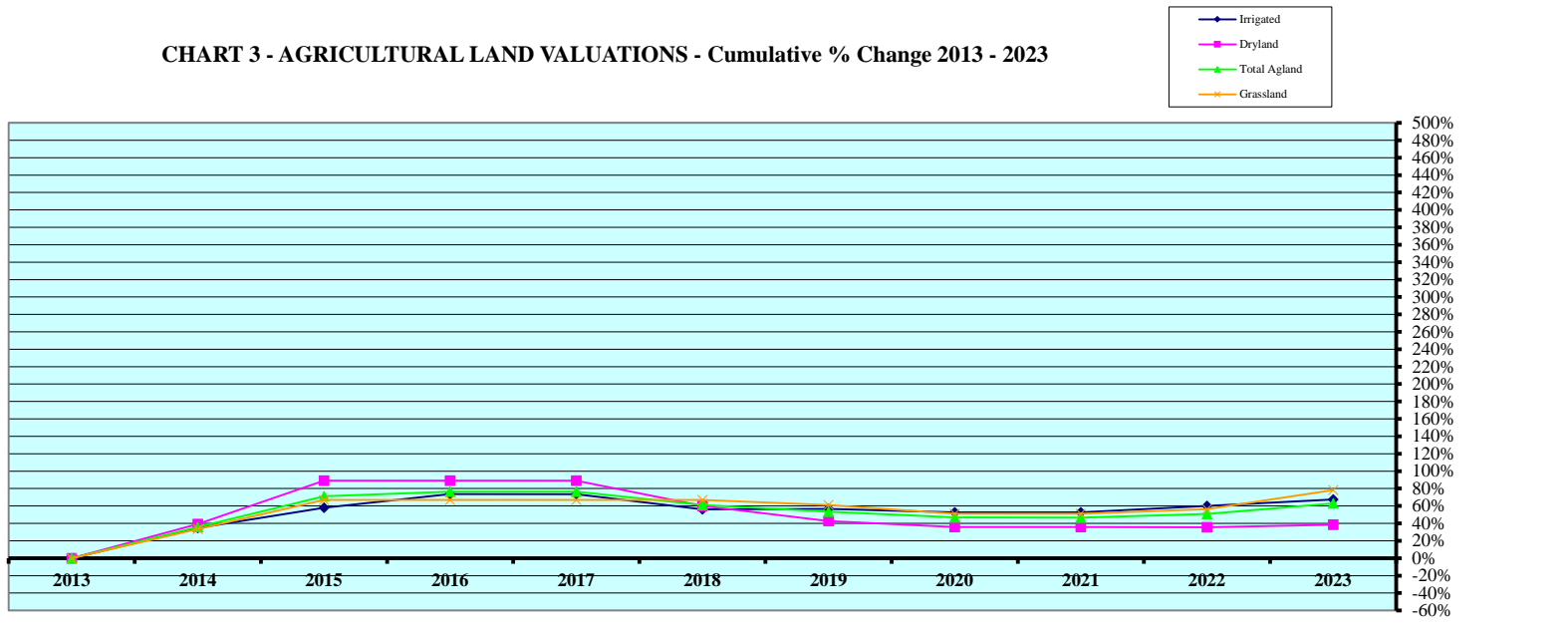
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 32
County FRONTIER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	143,824,512	-	-	-	137,985,058	-	-	-	141,833,246	-	-	-
2014	193,782,968	49,958,456	34.74%	34.74%	192,026,028	54,040,970	39.16%	39.16%	189,141,036	47,307,790	33.35%	33.35%
2015	227,371,967	33,588,999	17.33%	58.09%	260,760,046	68,734,018	35.79%	88.98%	236,689,714	47,548,678	25.14%	66.88%
2016	249,800,253	22,428,286	9.86%	73.68%	260,808,004	47,958	0.02%	89.01%	236,712,156	22,442	0.01%	66.89%
2017	249,646,195	-154,058	-0.06%	73.58%	260,857,009	49,005	0.02%	89.05%	236,871,305	159,149	0.07%	67.01%
2018	224,718,978	-24,927,217	-9.99%	56.25%	221,025,754	-39,831,255	-15.27%	60.18%	236,683,548	-187,757	-0.08%	66.87%
2019	225,138,215	419,237	0.19%	56.54%	196,901,790	-24,123,964	-10.91%	42.70%	228,708,103	-7,975,445	-3.37%	61.25%
2020	219,715,772	-5,422,443	-2.41%	52.77%	187,558,042	-9,343,748	-4.75%	35.93%	214,396,418	-14,311,685	-6.26%	51.16%
2021	219,564,265	-151,507	-0.07%	52.66%	187,444,145	-113,897	-0.06%	35.84%	214,274,193	-122,225	-0.06%	51.07%
2022	230,141,011	10,576,746	4.82%	60.02%	187,209,125	-235,020	-0.13%	35.67%	221,784,030	7,509,837	3.50%	56.37%
2023	241,013,089	10,872,078	4.72%	67.57%	191,175,670	3,966,545	2.12%	38.55%	252,758,498	30,974,468	13.97%	78.21%

Rate Ann.%chg: Irrigated Dryland Grassland

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
2013	0	-	-	-	0	-	-	-	423,642,816	-	-	-
2014	0	0	-	-	0	0	-	-	574,950,032	151,307,216	35.72%	35.72%
2015	0	0	-	-	0	0	-	-	724,821,727	149,871,695	26.07%	71.09%
2016	0	0	-	-	0	0	-	-	747,320,413	22,498,686	3.10%	76.40%
2017	0	0	-	-	0	0	-	-	747,374,509	54,096	0.01%	76.42%
2018	0	0	-	-	0	0	-	-	682,428,280	-64,946,229	-8.69%	61.09%
2019	0	0	-	-	0	0	-	-	650,748,108	-31,680,172	-4.64%	53.61%
2020	0	0	-	-	220,726	220,726	-	-	621,890,958	-28,857,150	-4.43%	46.80%
2021	0	0	-	-	220,737	11	0.00%	-	621,503,340	-387,618	-0.06%	46.70%
2022	0	0	-	-	220,658	-79	-0.04%	-	639,354,824	17,851,484	2.87%	50.92%
2023	0	0	-	-	5,619,782	5,399,124	2446.83%	-	690,567,039	51,212,215	8.01%	63.01%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	143,824,512	75,417	1,907			137,985,084	157,559	876			141,835,285	363,679	390		
2014	193,782,307	75,527	2,566	34.54%	34.54%	192,033,009	157,398	1,220	39.31%	39.31%	189,137,795	363,726	520	33.33%	33.33%
2015	227,400,649	76,624	2,968	15.67%	55.62%	260,768,361	156,133	1,670	36.89%	90.71%	236,685,277	364,127	650	25.00%	66.67%
2016	249,782,976	76,466	3,267	10.07%	71.29%	260,779,569	156,133	1,670	0.00%	90.72%	236,710,004	364,165	650	0.00%	66.67%
2017	249,786,444	76,425	3,268	0.06%	71.39%	260,857,129	156,178	1,670	0.00%	90.72%	236,723,282	364,185	650	0.00%	66.67%
2018	224,718,978	76,478	2,938	-10.10%	54.08%	221,025,751	156,170	1,415	-15.26%	61.61%	236,683,559	364,124	650	0.00%	66.67%
2019	225,138,602	76,625	2,938	0.00%	54.07%	196,904,708	154,987	1,270	-10.23%	45.07%	228,620,010	364,880	627	-3.61%	60.66%
2020	219,727,926	76,944	2,856	-2.81%	49.74%	187,420,850	154,669	1,212	-4.62%	38.36%	214,272,129	365,026	587	-6.31%	50.51%
2021	219,564,263	76,879	2,856	0.01%	49.76%	187,507,277	154,741	1,212	0.00%	38.36%	214,212,291	364,991	587	-0.02%	50.49%
2022	230,140,981	76,830	2,995	4.88%	57.07%	187,223,701	154,510	1,212	0.00%	38.36%	221,791,845	365,127	607	3.50%	55.75%
2023	241,013,183	76,633	3,145	4.99%	64.92%	191,171,269	152,692	1,252	3.32%	42.96%	252,771,142	366,908	689	13.41%	76.65%

Rate Annual %chg Average Value/Acre: 5.13%

3.64%

5.85%

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
2013	0	0				0	0				423,644,881	596,656	710		
2014	0	0				0	0				574,953,111	596,651	964	35.72%	35.72%
2015	0	0				0	0				724,854,287	596,883	1,214	26.02%	71.03%
2016	0	0				0	0				747,272,549	596,764	1,252	3.11%	76.36%
2017	0	0				0	0				747,366,855	596,789	1,252	0.01%	76.37%
2018	0	0				0	0				682,428,288	596,772	1,144	-8.69%	61.05%
2019	0	0				0	0				650,663,320	596,493	1,091	-4.61%	53.63%
2020	0	0				220,726	196	1,125			621,641,631	596,835	1,042	-4.52%	46.69%
2021	0	0				220,726	196	1,125	0.00%		621,504,557	596,808	1,041	-0.02%	46.67%
2022	0	0				220,658	196	1,125	0.00%		639,377,185	596,663	1,072	2.90%	50.92%
2023	0	0				5,619,782	1,067	5,265	368.04%		690,575,376	597,300	1,156	7.89%	62.83%

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FRONTIER

Rate Annual %chg Average Value/Acre: 5.00%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 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
2,519	FRONTIER	46,355,622	16,426,373	3,126,511	84,141,530	22,648,641	0	12,262,168	690,567,039	62,985,703	61,187,111	1,031,400	1,000,732,098
cnty sectorvalue % of total value:		4.63%	1.64%	0.31%	8.41%	2.26%		1.23%	69.01%	6.29%	6.11%	0.10%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
806	CURTIS	1,493,995	1,187,893	109,206	29,148,529	5,946,044	0	0	70,792	0	0	0	37,956,459
32.00%	%sector of county sector	3.22%	7.23%	3.49%	34.64%	26.25%			0.01%				3.79%
	%sector of municipality	3.94%	3.13%	0.29%	76.79%	15.67%			0.19%				100.00%
389	EUSTIS	640,852	387,214	45,119	20,678,486	4,012,165	0	0	23,770	81,399	16,272	0	25,885,277
15.44%	%sector of county sector	1.38%	2.36%	1.44%	24.58%	17.71%			0.00%	0.13%	0.03%		2.59%
	%sector of municipality	2.48%	1.50%	0.17%	79.89%	15.50%			0.09%	0.31%	0.06%		100.00%
182	FARNAM	0	0	0	0	2,323,554	0	0	0	0	0	0	2,323,554
7.23%	%sector of county sector					10.26%							0.23%
	%sector of municipality					100.00%							100.00%
262	MAYWOOD	216,424	321,133	50,212	9,212,870	5,868,902	0	0	83,236	397,797	97,082	0	16,247,656
10.40%	%sector of county sector	0.47%	1.95%	1.61%	10.95%	25.91%			0.01%	0.63%	0.16%		1.62%
	%sector of municipality	1.33%	1.98%	0.31%	56.70%	36.12%			0.51%	2.45%	0.60%		100.00%
27	MOOREFIELD	115,662	32,032	22,736	959,886	618,618	0	0	44,103	0	0	0	1,793,037
1.07%	%sector of county sector	0.25%	0.20%	0.73%	1.14%	2.73%			0.01%				0.18%
	%sector of municipality	6.45%	1.79%	1.27%	53.53%	34.50%			2.46%				100.00%
25	STOCKVILLE	51,054	112,919	778	972,060	174,350	0	0	34,866	0	0	0	1,346,027
0.99%	%sector of county sector	0.11%	0.69%	0.02%	1.16%	0.77%			0.01%				0.13%
	%sector of municipality	3.79%	8.39%	0.06%	72.22%	12.95%			2.59%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
1,692	Total Municipalities	2,517,987	2,041,191	228,051	60,971,835	18,943,636	0	0	256,767	479,196	113,354	0	85,552,016
67.16%	%all municip.sectors of cnty	5.43%	12.43%	7.29%	72.46%	83.64%			0.04%	0.76%	0.19%		8.55%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,001	Value : 1,029,713,219	Growth 2,683,411	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	80	1,098,338	7	233,478	10	103,855	97	1,435,671	
02. Res Improve Land	701	13,304,790	34	2,200,091	77	8,495,622	812	24,000,503	
03. Res Improvements	706	60,160,908	34	4,074,057	83	8,330,374	823	72,565,339	
04. Res Total	786	74,564,036	41	6,507,626	93	16,929,851	920	98,001,513	741,238
% of Res Total	85.43	76.08	4.46	6.64	10.11	17.28	22.99	9.52	27.62
05. Com UnImp Land	17	51,368	1	10,000	5	227,650	23	289,018	
06. Com Improve Land	124	894,090	2	0	17	470,855	143	1,364,945	
07. Com Improvements	132	18,083,084	2	58,162	34	5,104,353	168	23,245,599	
08. Com Total	149	19,028,542	3	68,162	39	5,802,858	191	24,899,562	416,144
% of Com Total	78.01	76.42	1.57	0.27	20.42	23.31	4.77	2.42	15.51
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	3	160,573	3	160,573	
14. Rec Improve Land	0	0	0	0	10	1,261,215	10	1,261,215	
15. Rec Improvements	0	0	0	0	146	15,243,827	146	15,243,827	
16. Rec Total	0	0	0	0	149	16,665,615	149	16,665,615	102,574
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.72	1.62	3.82
Res & Rec Total	786	74,564,036	41	6,507,626	242	33,595,466	1,069	114,667,128	843,812
% of Res & Rec Total	73.53	65.03	3.84	5.68	22.64	29.30	26.72	11.14	31.45
Com & Ind Total	149	19,028,542	3	68,162	39	5,802,858	191	24,899,562	416,144
% of Com & Ind Total	78.01	76.42	1.57	0.27	20.42	23.31	4.77	2.42	15.51
17. Taxable Total	935	93,592,578	44	6,575,788	281	39,398,324	1,260	139,566,690	1,259,956
% of Taxable Total	74.21	67.06	3.49	4.71	22.30	28.23	31.49	13.55	46.95

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	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	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
22. Total Sch II				0	0	0

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	12	752,320	12	752,320	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	12	752,320	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	105	1	267	373

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	16	284,023	0	0	2,068	530,657,613	2,084	530,941,636
28. Ag-Improved Land	4	306,571	3	630,950	617	277,244,890	624	278,182,411
29. Ag Improvements	4	383,729	3	500,577	638	79,385,856	645	80,270,162

30. Ag Total				2,729	889,394,209
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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	4	4.00	180,000	3	3.00	135,000	
33. HomeSite Improvements	4	0.00	299,350	3	0.00	491,558	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	4	4.80	52,800	3	5.31	58,410	
37. FarmSite Improvements	4	0.00	84,379	3	0.00	9,019	
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	2	2.00	90,000	2	2.00	90,000	
32. HomeSite Improv Land	382	401.00	18,045,000	389	408.00	18,360,000	
33. HomeSite Improvements	387	0.00	44,861,868	394	0.00	45,652,776	557,286
34. HomeSite Total				396	410.00	64,102,776	
35. FarmSite UnImp Land	62	118.35	1,260,650	62	118.35	1,260,650	
36. FarmSite Improv Land	593	2,630.06	26,059,955	600	2,640.17	26,171,165	
37. FarmSite Improvements	618	0.00	34,523,988	625	0.00	34,617,386	866,169
38. FarmSite Total				687	2,758.52	62,049,201	
39. Road & Ditches	0	5,643.13	0	0	5,643.13	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,083	8,811.65	126,151,977	1,423,455

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	11,446.36	14.91%	41,836,441	15.04%	3,655.00
46. 1A	48,293.06	62.92%	176,240,052	63.37%	3,649.39
47. 2A1	1,560.68	2.03%	5,576,146	2.00%	3,572.90
48. 2A	7,117.55	9.27%	25,642,592	9.22%	3,602.73
49. 3A1	9.56	0.01%	33,986	0.01%	3,555.02
50. 3A	141.96	0.18%	504,669	0.18%	3,555.01
51. 4A1	1,654.37	2.16%	5,789,471	2.08%	3,499.50
52. 4A	6,533.84	8.51%	22,498,758	8.09%	3,443.42
53. Total	76,757.38	100.00%	278,122,115	100.00%	3,623.39
Dry					
54. 1D1	770.88	0.50%	1,079,232	0.51%	1,400.00
55. 1D	111,517.89	73.05%	156,125,046	74.28%	1,400.00
56. 2D1	2,239.30	1.47%	3,023,094	1.44%	1,350.02
57. 2D	23,029.36	15.09%	31,089,953	14.79%	1,350.01
58. 3D1	126.69	0.08%	164,697	0.08%	1,300.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	4,399.13	2.88%	5,499,112	2.62%	1,250.05
61. 4D	10,569.01	6.92%	13,211,863	6.29%	1,250.06
62. Total	152,652.26	100.00%	210,192,997	100.00%	1,376.94
Grass					
63. 1G1	10,038.26	2.74%	7,405,068	2.75%	737.68
64. 1G	64,233.08	17.52%	48,083,168	17.85%	748.57
65. 2G1	554.90	0.15%	413,989	0.15%	746.06
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	265,705.29	72.46%	194,201,597	72.11%	730.89
68. 3G	24,990.49	6.82%	18,361,692	6.82%	734.75
69. 4G1	595.69	0.16%	434,904	0.16%	730.08
70. 4G	556.81	0.15%	406,480	0.15%	730.02
71. Total	366,674.52	100.00%	269,306,898	100.00%	734.46
Irrigated Total					
	76,757.38	12.85%	278,122,115	36.44%	3,623.39
Dry Total					
	152,652.26	25.56%	210,192,997	27.54%	1,376.94
Grass Total					
	366,674.52	61.40%	269,306,898	35.28%	734.46
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,067.37	0.18%	5,620,222	0.74%	5,265.49
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	597,151.53	100.00%	763,242,232	100.00%	1,278.14

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	7.89	28,678	0.00	0	76,749.49	278,093,437	76,757.38	278,122,115
77. Dry Land	192.75	265,940	151.19	210,222	152,308.32	209,716,835	152,652.26	210,192,997
78. Grass	86.54	63,176	309.21	225,723	366,278.77	269,017,999	366,674.52	269,306,898
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.29	1,595	1,067.08	5,618,627	1,067.37	5,620,222
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	287.18	357,794	460.69	437,540	596,403.66	762,446,898	597,151.53	763,242,232

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	76,757.38	12.85%	278,122,115	36.44%	3,623.39
Dry Land	152,652.26	25.56%	210,192,997	27.54%	1,376.94
Grass	366,674.52	61.40%	269,306,898	35.28%	734.46
Waste	0.00	0.00%	0	0.00%	0.00
Other	1,067.37	0.18%	5,620,222	0.74%	5,265.49
Exempt	0.00	0.00%	0	0.00%	0.00
Total	597,151.53	100.00%	763,242,232	100.00%	1,278.14

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 Curtis	19	317,733	332	6,288,544	332	29,483,307	351	36,089,584	196,303
83.2 Eustis	19	368,990	193	3,676,185	195	20,359,607	214	24,404,782	238,238
83.3 Lake	1	42,000	10	1,261,215	146	15,243,827	147	16,547,042	102,574
83.4 Maywood	18	396,440	137	3,094,184	138	9,257,565	156	12,748,189	62,861
83.5 Moorefield	9	39,197	23	221,677	23	1,146,066	32	1,406,940	100,884
83.6 Rural Com	1	8,960	0	0	0	0	1	8,960	0
83.7 Rural Res	14	335,828	93	9,953,062	99	9,996,278	113	20,285,168	130,951
83.8 Stockville	18	73,723	24	209,631	26	981,797	44	1,265,151	12,001
83.9 Suburban	1	13,373	10	557,220	10	1,340,719	11	1,911,312	0
84 Residential Total	100	1,596,244	822	25,261,718	969	87,809,166	1,069	114,667,128	843,812

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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	Curtis	4	17,378	54	398,852	54	6,468,192	58	6,884,422	416,144
85.2	Eustis	2	15,138	41	206,496	44	4,220,242	46	4,441,876	0
85.3	Maywood	6	23,833	24	283,800	27	6,597,103	33	6,904,736	0
85.4	Moorefield	1	700	4	36,692	5	578,081	6	615,473	0
85.5	Rural Com	5	227,650	17	436,305	35	5,213,376	40	5,877,331	0
85.6	Stockville	5	4,319	3	2,800	3	168,605	8	175,724	0
86	Commercial Total	23	289,018	143	1,364,945	168	23,245,599	191	24,899,562	416,144

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	9,923.18	2.73%	7,243,956	2.73%	730.00
88. 1G	62,405.22	17.15%	45,556,096	17.15%	730.00
89. 2G1	540.54	0.15%	394,601	0.15%	730.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	265,026.92	72.84%	193,469,837	72.84%	730.00
92. 3G	24,782.40	6.81%	18,091,175	6.81%	730.00
93. 4G1	595.60	0.16%	434,791	0.16%	730.01
94. 4G	556.81	0.15%	406,480	0.15%	730.02
95. Total	363,830.67	100.00%	265,596,936	100.00%	730.00
CRP					
96. 1C1	115.08	4.05%	161,112	4.34%	1,400.00
97. 1C	1,827.86	64.27%	2,527,072	68.12%	1,382.53
98. 2C1	14.36	0.50%	19,388	0.52%	1,350.14
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	678.37	23.85%	731,760	19.72%	1,078.70
101. 3C	208.09	7.32%	270,517	7.29%	1,300.00
102. 4C1	0.09	0.00%	113	0.00%	1,255.56
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,843.85	100.00%	3,709,962	100.00%	1,304.56
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	363,830.67	99.22%	265,596,936	98.62%	730.00
CRP Total					
CRP Total	2,843.85	0.78%	3,709,962	1.38%	1,304.56
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	366,674.52	100.00%	269,306,898	100.00%	734.46

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

32 Frontier

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	84,141,530	98,001,513	13,859,983	16.47%	741,238	15.59%
02. Recreational	12,262,168	16,665,615	4,403,447	35.91%	102,574	35.07%
03. Ag-Homesite Land, Ag-Res Dwelling	62,985,703	64,102,776	1,117,073	1.77%	557,286	0.89%
04. Total Residential (sum lines 1-3)	159,389,401	178,769,904	19,380,503	12.16%	1,401,098	11.28%
05. Commercial	22,648,641	24,899,562	2,250,921	9.94%	416,144	8.10%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	22,648,641	24,899,562	2,250,921	9.94%	416,144	8.10%
08. Ag-Farmsite Land, Outbuildings	61,187,111	62,049,201	862,090	1.41%	866,169	-0.01%
09. Minerals	1,031,400	752,320	-279,080	-27.06	0	-27.06%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	62,218,511	62,801,521	583,010	0.94%	866,169	-0.46%
12. Irrigated	241,013,089	278,122,115	37,109,026	15.40%		
13. Dryland	191,175,670	210,192,997	19,017,327	9.95%		
14. Grassland	252,758,498	269,306,898	16,548,400	6.55%		
15. Wasteland	0	0	0			
16. Other Agland	5,619,782	5,620,222	440	0.01%		
17. Total Agricultural Land	690,567,039	763,242,232	72,675,193	10.52%		
18. Total Value of all Real Property (Locally Assessed)	934,823,592	1,029,713,219	94,889,627	10.15%	2,683,411	9.86%

2024 Assessment Survey for Frontier County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$172,386
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$490 for the oil and gas mineral appraisal
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$22,928 for GIS and CAMA
11.	Amount of the assessor's budget set aside for education/workshops:
	\$350
12.	Amount of last year's assessor's budget not used:
	\$33,095

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
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, frontier.nebraskaassessors.com
8.	Who maintains the GIS software and maps?
	The assessor
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	2022

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?
	Curtis, Eustis, and Maywood each have their own zoning; everything else (1 mile outside city limits) is county zoning
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted to conduct an oil and gas mineral appraisal annually.
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
	Only for the valuation of oil and gas mineral interests.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify appraiser requirements; however, the county has contracted with Pritchard & Abbott for a number of years because they are leaders in the field of oil and gas mineral interest appraisal. The firm employs qualified professionals who conduct work within the county.
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?
	Yes, for the oil and gas mineral interests.

2024 Residential Assessment Survey for Frontier County

1.	Valuation data collection done by:																
	The assessor and staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
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AG OB	Agricultural outbuildings																
AG DW	Agricultural dwellings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used to value property in the residential class. There is insufficient sales activity to establish the sales comparison approach.																
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?																
	Depreciation is developed using local market information.																
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.																
	The same depreciation table will be used for all. An economic depreciation of 15% has been applied to Stockville and Moorefield. Mobile homes at Red Willow Lake have a 30% economic depreciation due to uncertainty of the site. Homes built in the 1950's within Valuation Groups 1-3 (the five towns in the county) have an 5% economic depreciation, and homes over 2000 square feet in the same valuation grouping also have a functional depreciation of 5%.																

6.	Describe the methodology used to determine the residential lot values?																																												
	Lot values are reviewed within the county and then by community. Typically a square foot cost is developed; a base lot size is established using a base cost, then adjustments are made for additional square feet. A price per acre is utilized for larger tracts and suburban. Vacant lots are valued the same, with a vacancy rate applied.																																												
7.	How are rural residential site values developed?																																												
	Sales of rural residential parcels are analyzed to develop home site values. This is conducted during the rural review.																																												
8.	Are there form 191 applications on file?																																												
	N/A																																												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																												
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AG DW	2022	2008*	2022	2022																																									
	*2008 costing manual, updated in 2023 with 20% costing adjustment.																																												

2024 Commercial Assessment Survey for Frontier County

1.	Valuation data collection done by:													
	The assessor and staff													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Primarily the cost approach is used since income information is lacking.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Because there is so little sales data within the county, all commercial properties are priced using a few general occupancy codes which relate primarily to the highest and best use of the structure. Depreciation is established using the CAMA depreciation based off age and condition by occupancy code. An economic locational factor is applied by occupancy code to reach market value within Frontier County.													
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?													
	Depreciation is developed based utilizing Vanguard (CAMA) and also market-based economic information.													
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.													
	N/A													
6.	Describe the methodology used to determine the commercial lot values.													
	Lot values in town are established using a cost per square foot analysis. Rural commercial lots are established using a cost per acre analysis.													
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1	2024	2020	2021	2021										
	2020 costing was implemented for 2024, with 10% map factor.													

2024 Agricultural Assessment Survey for Frontier County

1.	Valuation data collection done by:						
	The assessor and staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within the county.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within the county.	2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	There are no market areas within the county.	2022					
3.	Describe the process used to determine and monitor market areas.						
	N/A						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The primary use of the parcel is determined by physical inspection, sales verification, reviewing GIS imagery, and other means of normal discovery.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes, farm home sites and rural residential home sites are valued the same.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Feed lots and hog farms are identified as intensive use. In 2022, assessor created a corral code and identified as intensive use for 2023 Assessment Year.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Parcels that are enrolled in the Wetland Reserve Program are assessed at full market value of grass.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	Irrigated grass--grass value + 40%						

FRONTIER COUNTY ASSESSOR'S 3-YEAR PLAN

The following is a revised 3-year plan of assessment for years 2023, 2024, and 2025 pursuant to section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5 and directive 05-4. The purpose of this plan is to update and inform the County Board of Equalization and the Department of Revenue, Property Assessment Division of the progress this county has achieved from year to year. The plan and any updates shall examine the level, quality, and uniformity of assessment within Frontier County.

Property Summary in Frontier County (Parcel Summary):

Personal Property

Property Type	Total Parcel Count	Percent Of Parcels	Total Value	Percent Of Total Value
Commercial	123	27%	2,990,202	7%
Agricultural	346	73%	43,028,741	93%
2023 Total	469		46,018,943	

2022 totals: Parcel count: 463 Total value: \$38,090,464 increase in value for '23 by \$7,928,479

Real Property

Property Type	Taxable Acres	Unimproved Parcels	Improved Parcels	Total Parcel Count	Percent Of Parcels	Total Value	Percent Total Value
Commercial		23	166	189	5%	22,299,924	3%
Agricultural	597,300	2071	646	2717	68% Irrigated= 13% Dry= 26% Grass= 61%	814,849,380	88%
Residential		98	822	920	23%	84,303,748	8%
Recreational	0	3	144	147	4%	12,262,168	1%
Industrial	0	0	0	0	0	0	0
Special Val	0	0	0	0	0	0	0
2023 Total	597,300	2195	1778	3973	100%	933,715,220	100%

2022 totals:

Parcel count: 3,979 – decrease of 6 for '23

Commercial: \$20,148,434 – increase of 2,151,490 for '23

Agricultural: \$730,084,692 – increase of \$84,764,688 for '23

Residential: \$68,370,424 – increase of \$15,933,324 for '23

Recreational: \$8,819,718 – increase of \$3,442,450 for '23

Total value for '22: \$827,423,268 increase of \$106,291,952 for '23

Misc. Parcel Counts

Property Type	Total Parcel Count	Total Value
TIF	1	Excess= 348,717 Base=24,672
Mineral / Oil Interest	12	1,031,400
Exempt	388	0
Homesteads Applications for 2022	123	8,147,243
Building / Zoning Info Applications for 2022	Permits = 61	

2022 totals: TIF Ex: \$348,717 – no change for '23

Mineral: \$639,980 – increase of \$391,420 for '23

Current Resources in Frontier County:

Budget: Requested Budget for 2023-2024 = \$172,386
Requested Reappraisal Budget for 2022-2023 = \$ 0
Adopted Budget for 2023-2024 = \$172,386
Adopted Reappraisal Budget for 2023-2024 = \$ 0

Staffing: Assessor – Regina Andrijeski
Deputy - None

Training: The assessor has her assessor's certificate and is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2026, and to continue to further her education in every area of her job. So far, the assessor has taken a total of 4.0 hours toward her required 60 hours for recertification.

Maps: Frontier County is contracted with G Works for their GIS mapping program and it was fully implemented in 2008. The aerial maps and cadastral maps are no longer updated, due to the fact that all that information is now on the GIS system and kept current on there.

CAMA: Frontier County switched from the TerraScan Administrative System to Vanguard in 2018. As stated above the office is now contracting its mapping system with GIS Workshop. The assessor's computer was updated in 2017. The office purchased a new PC for the deputy assessor's workstation in 2020. The office uses cell phones taking photos of improvements, upon which are later entered into the Vanguard electronic file. The office intends to continuously review and update our equipment as needed to keep our records accurate and the office running well.

Web: In May of 2023 Frontier County, changed their website provider from GIS Workshop to Vanguard Appraisals Inc to offer a basic web property information service to the public. Any individual with access to the Internet will have access to county parcel information by going to the following site <http://frontier.nebraskaassessors.com>

Property Record Cards:

The assessor and assessor's clerk update each property record file, as needed both electronically and with hard copies. Only the most recent data is kept in the record card. Historic information on each parcel is kept in a separate file cabinet from the current files. Each property record file is interrelated through codes and references and contains the following:

1. Parcel information.
 - ◆ Current owner and address
 - ◆ Ownership changes, sales information, splits or additions, and deed recordings
 - ◆ Legal description and situs
 - ◆ Property classification code, tax district, and school district
 - ◆ Current year and up to 4 years prior history of land and improvements assessed values
2. Ag-land land use and soil type worksheets.
3. Current copy of the electronic appraisal file worksheet.

Current Assessment Procedures for Real Property:

Discover, List and Inventory all property:

Sales review and procedures for processing 521's in Frontier County:

* Current data available on sales file:

1. Agricultural land & Commercial = 3 years of data. October 1 – Sept 30
2. Residential = 2 years of data. October 1 – September 30

* All sales are deemed to be qualified sales. For a sale to be considered non-qualified or if any adjustments are to be made to the selling price the sale is reviewed pursuant to professionally accepted mass appraisal techniques and through the review documenting sufficient and compelling information regarding the sale. Opinions are based on the results of returned questionnaires and/or conversations with buyers and/or sellers.

* All 521's are entered into the computer, however, only the 521's with an amount stated for Documentary Stamp Tax greater than \$2.25 or consideration greater than \$100.00 is captured in the sales file database as a qualified sale.

* If the stated value of personal property is more than 5% of the total sale price for residential property or more than 25% for commercial property, the sale is EXCLUDED unless the sales sample is small and there is strong evidence to support the value estimate of personal property.

* Both the assessor and the assessor's clerk process sales. Every transfer statement has the following work done: Updates made to the property record card, electronic appraisal file, GIS if applicable, and sales book. All sales are now sent electronically to the PAD. Sales questionnaires are sent to BOTH buyer and seller of ALL types of property (Ag, residential, commercial). A physical improvements data confirmation sheet is also sent to either the buyer

or the seller. When the data sheet is returned, the information is compared to that already present in the appraisal file and updated as needed. A record is kept of all individuals receiving a questionnaire and all individuals returning the questionnaire. Our return rate on the verification questionnaires is at 30% this year. The office also initiates phone contact with the buyer and seller on any sales with questions or concerns. All sales whether qualified or not are recorded in the Vanguard computer sales file. The Treasurer's office, FSA, and the NRD office are informed of ownership changes. Lastly the offices sales spreadsheet, used to determine sales ratios, is updated.

Building Permits / Information Sheets:

- * No building amounting to a value of \$2,500 or more shall be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or other installation or connection, or other improvement to real property, amounting to a value of \$2,500 or more, shall hereafter be made until an information statement or building permit has been filed with the assessor.
- * Urban Zoning regulations in place in: Curtis, Eustis, and Maywood. No zoning regulations in place in: Stockville and Moorefield. Entire rural areas of the county require a zoning permit when changes are made to the property.
- * When there is an increase in square footage of a current improvement or the addition of another improvement to an urban property a building permit is required in the towns of Curtis and Eustis. Information sheets shall be used in a city or village that does not require a building permit under its zoning laws.
- * All permits and information sheets are reviewed for percentage of completion and value changes in the fall (December), prior to January 1, of the year the permits were turned into the assessors' office.
- * Frontier County data logs include: Excel spreadsheet of building permits, permit collection envelope, and the electronic Vanguard permits file.

Data Collection:

* Real Property Improvements:

Appraisal work is being done on a continuing basis. Our office uses data gathered from sales questionnaires as well as detailed reviews and updates. Detailed reviews include an on-site physical inspection of all improvements, by the county assessor & assessor's clerk, interior inspections, when possible, new digital photographs and any needed updating of improvement sketches. Frontier County is scheduled for detailed reviews to be performed on all property types with improvements throughout the entire County on a 4-year cycle. Rural properties & Ag properties were for 2023, Lake & Residential properties are being combined for review for 2024, Commercial properties for 2025 and then the process starts again. Either the county assessor or assessor's clerk completes updates annually. All property types are reviewed on the computer for correctness of parcel information/ appraisal record data.

* Personal Property:

Currently data is gathered primarily from the taxpayer's federal income tax depreciation schedule and previous personal property schedules. Occasionally owners will report new property themselves and we review all copies of any UCC filing statements and zoning permits that are recorded in the clerk's office. Our office mails out postcard reminders a couple weeks prior to the May first deadline.

* Ag land:

January 1st 2008 Frontier County fully implemented the GIS system and it is now used to keep all of our land use current by viewing the current satellite imagery for Frontier County.

* Improvements on Leased Land:

Improvements on leased land have been inspected using the same methods as those used with other real property improvements.

Assessment sales ratios and assessment actions:

* Our office now performs three review assessments. Two prior to the AVU and abstract submission and one after the Reports and Opinions has been released.

* Reviews of the level of value for all types of property are done using the sales rosters provided by the state as well as using our in house "what if's" spread sheets. The office also utilizes our field liaison when needed. We understand that the reliability of the ratio studies depends on representativeness of the sample. Therefore, when information is entered into the sales file and the rosters, they are reviewed for correctness several times.

* The appraisal uniformity guide our offices employs and strives to be in compliance with is:

1. Mean / Median / Aggregate lie between:

- * 92-100% for residential properties
- * 92-100% for commercial properties
- * 69-75% for Agland
- * In normal distribution all 3 should be equal

2. COD lies between:

- * <15 for residential
- * <20 for Agland & commercial
- * <5 considered extremely low, maybe a flawed study

3. PRD lies between:

- * 98-103% for all types of properties
- * PRD <98 means high value parcels are over appraised
- * PRD >103 means high valued parcels are under appraised and low valued parcels are over appraised

4. Fairness and uniformity between sold and unsold properties equals a trended preliminary ratio that correlates closely with the R & O median ratio and a percentage change in the sales file and the assessed base would be similar.

Approaches to value:

* Land valuation process in Frontier County is based upon site date and the market (sales) approach for land.

1. Site data

a. Lots evaluated per use, square-foot, acre, neighborhood, size and shape, road type and access, topography, improved or unimproved, and zoning. Evaluated through onsite review and measurement (tape measure and GIS), city maps, property record card, and owner.

b. Agland evaluated per acre, class (use), and subclass. Evaluated through GIS satellite imagery, GIS soil layer and land use calculator, property record card, and landowner.

2. Market sales data

a. Lots. Use comparable sales within a 2-year period for residential lots and a 3-year period for commercial lots. Only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

b. Agland. Valued at 75% of actual value. Use unimproved comparable sales within a 3-year period. Use only arms lengths transactions (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

* Real property, improvement valuation process in Frontier County is based upon the cost approach (physical data), and the sales approach.

1. Improvements data noted includes conforming to highest and best use for site, size, style, construction characteristics, actual age / remaining life / effective age, plus any rehabilitation, modernization and or remodeling

2. Physical data evaluated through onsite physical inspection by assessor and/or deputy, photographs, owner, property record card, and questionnaires.

4. Cost approach.

- Estimate replacement cost of improvements using Vanguard Costing for year 2008 for commercial and 2008 with 20% manual increase for residential, Ag improvements and for lake.
- Deduct for physical depreciation and or economic depreciation. For residential, percent depreciation was reviewed and adjust in 2023 by the assessor. For commercial, percent depreciation was reviewed and rebuilt in 2022 by the assessor. For rural residential, percent depreciation was reviewed and rebuilt for 2023 by the assessor and for lake, percent depreciation was reviewed and adjusted in 2023 by the assessor.
- Age / life components, income loss, cost to correct, completion of improvements, questionnaires, property record card, and the market.

4. Sales approach. Use comparable sales within a 2-year period. Only arm's lengths transactions used (based upon 521 information, owner/buyer questionnaires or one on one contact with owner/buyer). Valued at 100% of actual value. Review of ratio studies (mean/median/aggregate/COD/PRD).

Customer service, Notices and Public relations:

* Our office regularly aids realtors, appraisers, insurance agents, title insurance agents, and property owners in locating parcel information by the availability of all our parcel information online. With our new website in 2023 we no longer require a subscription to view all sales information. This is all now free to the public.

* In addition to the required publications our office publishes reminders and notices regarding several issues on our Facebook page. Such topics include personal property schedule reminders and homestead application reminders.

* In an attempt to educate and inform taxpayers, thus increasing public relations, the assessor produces a property information newsletter. It is mailed to all property owners in their valuation change notice. We also publish some of these informational items as articles in our local paper.

Level of Value, Quality, and Uniformity for assessment year 2023:

Property Class	Median	COD	PRD
Residential	97.00% (92-100)	17.64 (<15)	105.84 (98-105)
Commercial	100.00% (92-100)	30.42 (<20)	127.52 (98-105)
Ag-land	72.00 (69-75)	20.93 (<20)	102.62 (98-105)

Functions performed by the Assessor’s Office:

Along with the sales reviews, property record keeping, mapping updates, ownership changes and valuing property, the assessor’s office will annually:

1. Administer Homestead Exemption Applications. Carry out the approval or denial process. Provide taxpayer assistance and notification.
2. Administer Organization Exemptions & Affidavits to PAD. Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
3. Review government owned property not used for public purpose and send notices of intent to tax.
4. File personal property schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required.
5. Review the level of value for all types of property and adjust by proper percentage to achieve the standards set out by TERC.
6. When applicable prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
7. When applicable attend TERC Statewide Equalization hearings to defend values, and or implement orders of the TERC.
8. Prepare tax list correction documents for county board approval.
9. Complete valuation reports due to each subdivision for levy setting.

10. Prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
11. Review centrally assessed values, establish assessment records and tax billing for the tax list.
12. Management of properties in the community redevelopment projects, TIF properties, for proper reporting on administrative reports and allocation of ad valorem tax.
13. Management of school district and other tax entity boundary changes necessary for correct assessment and tax information.
14. Review of Sales and Sales Ratios especially noting the median, the COD, PRD, and aggregate.
15. Review the level of value for all Agland types and adjust by proper amount to achieve the standards set out TERC.
16. Attend CBE hearings. Prior to hearings assessor will re-inspect all protest properties and bring to the hearing's recommendations. Assessor will attend CBE meetings for valuation protests, assemble and provide all needed information by the CBE.
17. Perform pickup work. Review improvements or changes that have been reported by individuals or have been found by driving by or have received building or zoning permits on or found on sales questionnaires. The assessor and assessor clerk complete the pickup work. Pickup work is usually done in December and is completed by January 1.
18. Send out a notice of valuation change to every owner of real property where there has been either an increase or decrease in value.
19. Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
20. Complete administrative reports due to PAD. Reports include the Real Property Abstract, School District Taxable Value Report, Homestead Exemption Tax Loss Summary certificate, Certificate of Taxable values, and the Certificate of Taxes Levied Report, Certification of Value to Political Subdivisions, Assessed Value Update, Report of current values for properties owned by Board of Education Lands and Funds, the Annual Plan of Assessment Report, and the Report of all Exempt Property and Taxable Government Owned Property.
21. Re-grade land at owner's request or because of changes noticed upon evaluation of GIS maps.

3-Year Appraisal Plan

2024:

Residential. A complete review (reappraisal) was completed by the assessor and assessor's clerk on all residential properties in the county in 2023 for the 2024 tax year. All properties were physically inspected, interior inspections done, when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Commercial. A complete review (reappraisal) will be completed by the assessor and assessor's clerk on all commercial properties in the county in 2024 for the 2025 tax year. All properties will be physically inspected, interior inspections done, when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property

Ag-improvements. Appraisal maintenance will only be performed for Ag improvements located in the county for the 2024 tax year. Maintenance appraisal includes an evaluation of all Ag improvements for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Recreational improvements. A complete review (reappraisal) was completed by the assessor and assessor's clerk on all lake properties in the county in 2023 for the 2024 tax year. All properties were physically inspected, interior inspections done, when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

2025:

Residential. Appraisal maintenance will only be performed for residential properties located in the county for the 2025 tax year. Maintenance appraisal includes an evaluation of all residential properties for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

Commercial. A complete review (reappraisal) was completed by the assessor and assessor's clerk on all commercial properties in the county in 2024 for the 2025 tax year. All properties were physically inspected, interior inspections done, when possible, new digital photographs taken and any needed updating

of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. A complete review (reappraisal) will be completed by the assessor and assessor's clerk on all improved ag properties in the county in 2025 for the 2026 tax year. All properties will be physically inspected, interior inspections done, when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property

Recreational improvements. Appraisal maintenance will only be performed for lake properties located in the county for the 2025 tax year. Maintenance appraisal includes an evaluation of all lake properties for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

2026:

Residential. Appraisal maintenance will only be performed for all residential properties in the county for the 2026 tax year. Maintenance appraisal includes an evaluation of all residential records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Commercial. Appraisal maintenance will only be performed for commercial properties in the county for the 2026 tax year. Maintenance appraisal includes an evaluation of all commercial records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. A complete review (reappraisal) was completed by the assessor and assessor's clerk on all improved agriculture properties in the county in 2025 for the 2026 tax year. All properties were physically inspected,

interior inspections done, when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Recreational improvements. A complete review (reappraisal) will be completed by the assessor and assessor’s clerk on all lake properties in the county in 2026 for the 2027 tax year. All properties will be physically inspected, interior inspections done, when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

CLASS	2024	2025	2026
Residential	Complete reappraisal of all residential parcels in the county for tax year 2024	Appraisal maintenance	Appraisal maintenance
Recreational / lake MH	Complete reappraisal of all lake parcels in the county for tax year 2024	Appraisal maintenance	Appraisal maintenance
Commercial	Appraisal maintenance	Complete reappraisal of all commercial parcels in the county for tax year 2025	Appraisal maintenance
Agricultural Land & Improvements	Market analysis by land classification groupings Appraisal maintenance	Market analysis by land classification groupings Appraisal maintenance	Market analysis by land classification groupings Complete reappraisal of all ag-improvements parcels in the county for tax year 2026

Miscellaneous Accomplishments for 2022-2023

- * Created and mailed out information letters to go along with the valuation changes notices and tax statements.
- * In regards to the homestead exemption application process, our office provides personal assistance not only in our office but also in three other locations throughout the county to better serve this group of individuals.
- * Switched to a new website that contains parcel information, sales information and searches, tools and much more <http://frontier.nebraskaassessors.com>
- * Continue to update and modify features in Vanguard to make office more efficient and up to date.
- * Have an in-office sales book for appraisers that contain current copies of sales sheets for the current year and prior year. Sales are filed by valuation groupings.
- * Post in our office a large county plat map with the agricultural sales appropriately mapped for taxpayers to effortlessly view recent markets trends.
- * Scan all new 521's, deeds and mobile home transfers and attach to appropriate Vanguard record.
- * Maintain a farm site for each improved Ag parcels and electronically attach to appropriate Vanguard record.
- * Created a Facebook page to help keep taxpayers informed of important dates and just everyday activities in the Assessor's office.
- *