

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

---

**FURNAS COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Furnas 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 Furnas County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Sherry Thooft, Furnas County Assessor

# Table of Contents

---

## **2025 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)
  
- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## 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.

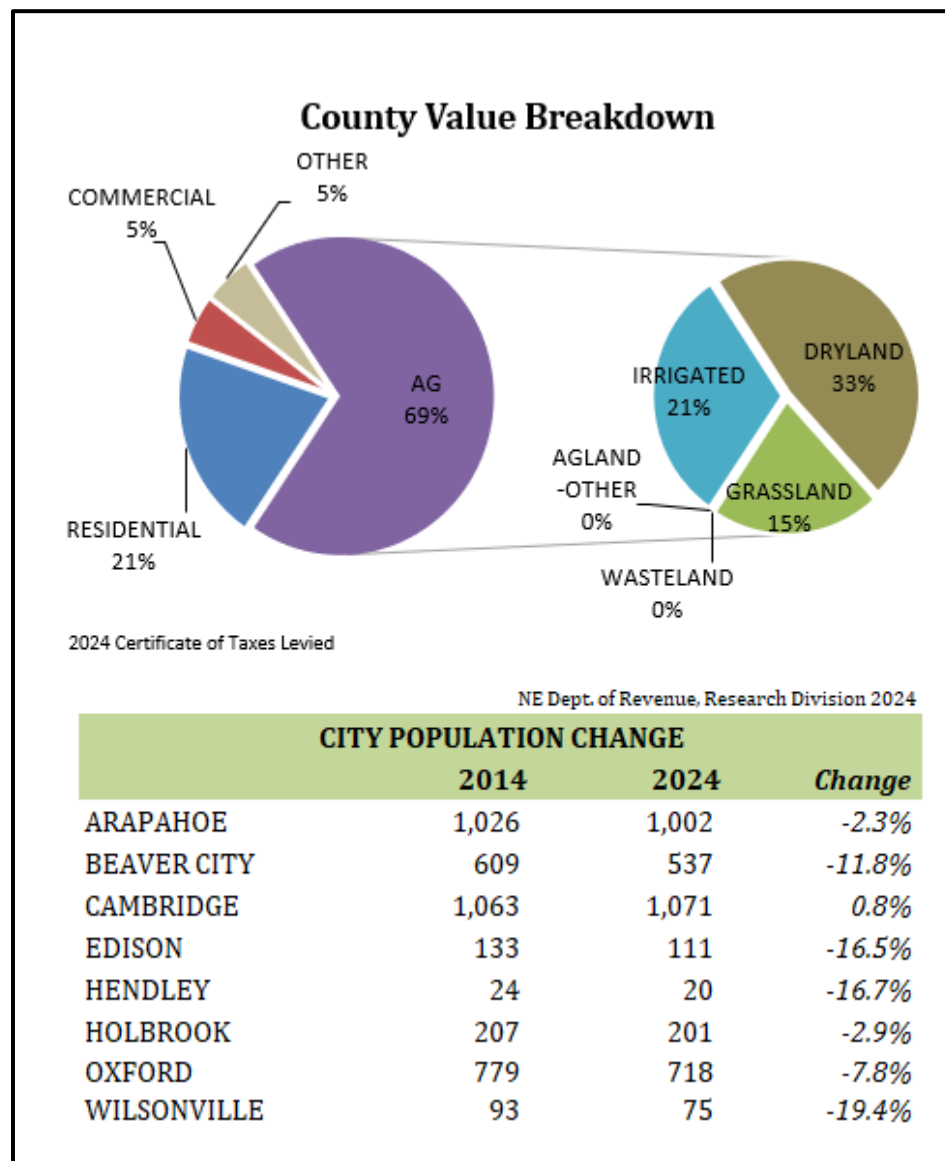
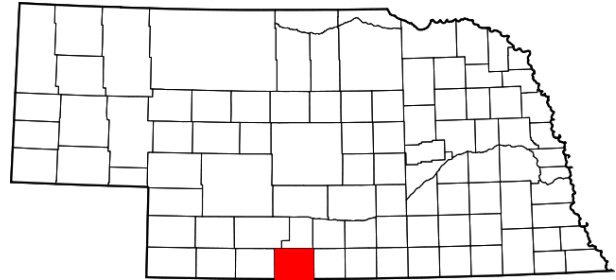
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 719 square miles, Furnas County has 4,556 residents, per the Census Bureau Quick Facts for 2023, a 2% population decline from the 2020 U.S. Census. Reports indicate that 77% 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 \$99,840 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According to information from the U.S. Census Bureau, there are 147 employer establishments with total employment of 1,175, for a 3% employment decrease.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. A mix of dry and irrigated land makes up a majority of the land in the county. Furnas is included in the Lower Republican Natural Resources District (NRD).

The ethanol plant located in Cambridge also contributes to the local agricultural economy.

## 2025 Residential Correlation for Furnas County

### *Assessment Practices & Actions*

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

A review of the sales verification and qualification process was completed and indicates that the Furnas County Assessor qualified sales at a rate below the statewide average rate. However, the usability rate has improved from last year. A review of the sales roster shows a sufficient reason for all disqualified sales which supports that all arm's-length transactions were made available for measurement. Sales questionnaires are sent out on all sales with consideration.

There are four valuation groups with three of them being comprised of combinations of the towns or villages based on population. Valuation Group 4 is the rural residential. The county assessor has a systematic schedule of review that is followed and is in compliance with the six-year inspection and review cycle.

The Furnas County Assessor does have a valuation methodology on file.

| 2025 Residential Assessment Details for Furnas County   |   |                         |              |                      |                         |  |
|---|---|-------------------------|--------------|----------------------|-------------------------|--|
| Valuation Group   | Assessor Locations within Valuation Group | Depreciation Table Year | Costing Year | Lot Value Study Year | Last Inspection Year(s) | Description of Assessment Actions for Current Year   |
| 1   | Arapahoe/Cambridge                        | 2023                    | 2022         | 2023                 | 2023                    | Arapahoe-removed 5% economic & doubled lot values in NBHD 1<br>Cambridge-increased improvements 5% & doubled lot values in NBHD 1        |
| 2   | Beaver City/Oxford                        | 2023                    | 2022         | 2023                 | 2021&2024*              | Beaver City-removed 5% economic, increased improvements 30% & doubles lot values, Oxford-increased improvements 25% & doubled lot values |
| 4   | Edison/Hendley<br>Holbrook/Wilsonville    | 2023                    | 2022         | 2023                 | 2020-2024*              | Increased improvements 15% and doubled lot values  |
| 5   | Rural Residential                         | 2021                    | 2022         | 2023                 | 2019-2024*              | Increased improvements 44%   |
| Additional comments: Oxford, Edison and rural precincts 321, 421 and 422 were physically reviewed in 2024 for the 2025 assessment year. Pickup work and routine maintenance was completed for the entire residential class. |   |                         |              |                      |                         |  |
| * = assessment action for current year  |   |                         |              |                      |                         |  |

### *Description of Analysis*

The statistical sample consists of 130 qualified sales. All three measures of central tendency are within the acceptable range, while both qualitative statistics are high. Further analysis shows that removal of eight outliers at various price levels has a significant impact on the COD and PRD

## 2025 Residential Correlation for Furnas County

---

without significantly influencing the median or weighted mean. When the outliers are removed, the COD and PRD decrease five percentage points. All valuations groups have medians in the range.

A review of the sold parcels compared to the change in the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

### *Equalization and Quality of Assessment*

A review of the statistics and the assessment practices suggests that assessments within the county are valued within the acceptable range and therefore are considered equalized. The quality of assessment of the residential property in Furnas County complies with generally accepted mass appraisal techniques.

| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 1               | 88    | 92.37  | 95.90  | 90.63    | 23.14 | 105.81 |
| 2               | 23    | 94.33  | 108.28 | 89.78    | 31.19 | 120.61 |
| 4               | 8     | 92.92  | 94.54  | 92.23    | 17.51 | 102.50 |
| 5               | 11    | 98.17  | 107.05 | 98.22    | 21.65 | 108.99 |
| ____ALL____     | 130   | 93.82  | 98.95  | 91.60    | 24.06 | 108.02 |

### *Level of Value*

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

## 2025 Commercial Correlation for Furnas County

### *Assessment Practices & Actions*

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

The sales verification and qualification process was reviewed and indicates that the Furnas County Assessor qualifies sales at a rate below the statewide average rate. A review of the sales roster shows an adequate reason for non-qualified sales and supports that all arm's-length sales were made available for measurement. Sales questionnaires are sent on all sales with consideration.

Furnas County only has one valuation group, with few sales and little activity this is sufficient. A contract appraiser does revaluation and review work, and the assessor and staff do the pick-up work. Commercial is reviewed all in one year and the Furnas County Assessor is in compliance with the six-year inspection and review cycle.

| 2025 Commercial Assessment Details for Furnas County   |   |                         |              |                      |                         |  |
|--|---|-------------------------|--------------|----------------------|-------------------------|--|
| Valuation Group  | Assessor Locations within Valuation Group | Depreciation Table Year | Costing Year | Lot Value Study Year | Last Inspection Year(s) | Description of Assessment Actions for Current Year |
| 1  | Entire County                             | 2023                    | 2023         | 2023                 | 2023                    |  |
| <u>Additional comments:</u> Pickup work and routine maintenance was completed for the entire commercial class. |   |                         |              |                      |                         |  |
| * = assessment action for current year   |   |                         |              |                      |                         |  |

### *Description of Analysis*

The statistical sample for the commercial class consists of 17 qualified sales. Two measures of central tendency are within the acceptable range while the weighted mean is only slightly low. The COD is within the recommended range, but the PRD is only slightly high. A review of the sale price substratum does not indicate regressivity.

### *Equalization and Quality of Assessment*

A review of the statistics along with all other information available and the assessment practices suggest that assessments within the county are valued within the acceptable range and are equalized. The quality of assessment of the commercial property in Furnas County complies with generally accepted mass appraisal techniques.

## **2025 Commercial Correlation for Furnas County**

---

### ***Level of Value***

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

## 2025 Agricultural Correlation for Furnas County

### *Assessment Practices & Actions*

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

The sales verification and qualification process was reviewed and indicated that the Furnas County Assessor qualifies sales at a rate below the statewide average rate. A review of the sales roster shows an adequate reason for non-qualified sales and that all arm's-length sales were made available for measurement.

The Furnas County Assessor and staff review three or four rural precincts each year on a rotating basis, the inspection and review cycle is in compliance with statutory requirements. The review includes land use as well as any agricultural dwellings and outbuildings. Intensive use has been identified and is valued at \$1,125 per acre. Conservation Reserve Program (CRP) acres are being identified as information is received and is valued at 75% of the dryland average value. There are special value applications on file, but there is not a recognized non-agricultural influence in the market.

| 2025 Agricultural Assessment Details for Furnas County  |                              |                             |                 |                         |                               |   |
|---|------------------------------|-----------------------------|-----------------|-------------------------|-------------------------------|---|
|   |                              | Depreciation<br>Tables Year | Costing<br>Year | Lot Value<br>Study Year | Last<br>Inspection<br>Year(s) | Description of Assessment Actions<br>for Current Year |
| AG OB   | Agricultural<br>outbuildings | 2021                        | 2022            | 2023                    | 2019-2024*                    |   |
| AB DW   | Agricultural dwellings       | 2021                        | 2022            | 2023                    | 2019-2024*                    |   |
| Additional comments: Rural precincts 321, 421, and 422 were physically reviewed. Pick-up work and routine maintenance was completed for the agricultural class. |                              |                             |                 |                         |                               |   |
| * = assessment action for current year  |                              |                             |                 |                         |                               |   |

| Market<br>Area  | Description of Unique Characteristics | Land Use<br>Reviewed<br>Year | Description of Assessment Actions<br>for Current Year                              |
|---|---------------------------------------|------------------------------|--|
| 1   | Entire County                         | 2019-2024*                   | Increased Irrigated 14%, Dry 7%, Grass/Timber 9%<br>and CRP is 75% of dry average. |
| Additional comments: Rural precincts 321, 421, and 422 were physically reviewed. Pick-up work and routine maintenance was completed for the agricultural class. |                                       |                              |  |
| * = assessment action for current year  |                                       |                              |  |

### *Description of Analysis*

The statistical sample for the agricultural class consists of 41 qualified sales. All three measures of central tendency as well as the COD are within the acceptable range. Review of the 80%

## 2025 Agricultural Correlation for Furnas County

Majority Land Use (MLU) substrata shows that all three subclasses are within the acceptable range.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflect the reported assessment actions.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Furnas County complies with generally accepted mass appraisal techniques.

| 80%MLU By Market Area |       |        |       |          |       |        |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| ____Irrigated____     |       |        |       |          |       |        |
| County                | 3     | 71.82  | 72.70 | 75.07    | 18.43 | 96.84  |
| 1                     | 3     | 71.82  | 72.70 | 75.07    | 18.43 | 96.84  |
| ____Dry____           |       |        |       |          |       |        |
| County                | 15    | 70.54  | 71.01 | 70.51    | 16.43 | 100.71 |
| 1                     | 15    | 70.54  | 71.01 | 70.51    | 16.43 | 100.71 |
| ____Grass____         |       |        |       |          |       |        |
| County                | 7     | 69.43  | 68.38 | 68.39    | 21.92 | 99.99  |
| 1                     | 7     | 69.43  | 68.38 | 68.39    | 21.92 | 99.99  |
| ____ALL____           | 41    | 71.80  | 72.95 | 72.31    | 21.30 | 100.89 |

### *Level of Value*

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

## 2025 Opinions of the Property Tax Administrator for Furnas County

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

| Class                     | Level of Value | Quality of Assessment                               | Non-binding recommendation |
|---------------------------|----------------|---|----------------------------|
| Residential Real Property | 94             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                           |                |   |                            |
| Commercial Real Property  | 99             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                           |                |   |                            |
| Agricultural Land         | 72             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                           |                |   |                            |

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

Dated this 7th day of April, 2025.



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

Sarah Scott  
Property Tax Administrator



## APPENDICES

---

## 2025 Commission Summary for Furnas County

### Residential Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 130          | Median                             | 93.82     |
| Total Sales Price      | \$17,841,966 | Mean                               | 98.95     |
| Total Adj. Sales Price | \$17,841,966 | Wgt. Mean                          | 91.60     |
| Total Assessed Value   | \$16,343,040 | Average Assessed Value of the Base | \$83,608  |
| Avg. Adj. Sales Price  | \$137,246    | Avg. Assessed Value                | \$125,716 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 89.27 to 97.46  |
| 95% Wgt. Mean C.I  | 86.65 to 96.55  |
| 95% Mean C.I   | 92.30 to 105.60 |
| % of Value of the Class of all Real Property Value in the County | 17.99           |
| % of Records Sold in the Study Period                            | 4.65            |
| % of Value Sold in the Study Period                              | 7.00            |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2024 | 139             | 98  | 95.06  |
| 2023 | 136             | 98  | 97.87  |
| 2022 | 130             | 96  | 96.11  |
| 2021 | 129             | 98  | 98.28  |

## 2025 Commission Summary for Furnas County

### Commercial Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 17          | Median                             | 98.86     |
| Total Sales Price      | \$2,028,579 | Mean                               | 94.85     |
| Total Adj. Sales Price | \$2,028,579 | Wgt. Mean                          | 91.29     |
| Total Assessed Value   | \$1,851,955 | Average Assessed Value of the Base | \$137,978 |
| Avg. Adj. Sales Price  | \$119,328   | Avg. Assessed Value                | \$108,939 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 76.00 to 104.46 |
| 95% Wgt. Mean C.I  | 71.50 to 111.09 |
| 95% Mean C.I   | 76.39 to 113.31 |
| % of Value of the Class of all Real Property Value in the County | 4.79            |
| % of Records Sold in the Study Period                            | 3.77            |
| % of Value Sold in the Study Period                              | 2.98            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2024 | 12              | 100 | 97.90  |
| 2023 | 11              | 100 | 94.51  |
| 2022 | 13              | 100 | 93.32  |
| 2021 | 14              | 100 | 99.34  |

**33 Furnas**  
**RESIDENTIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 130  
 Total Sales Price : 17,841,966  
 Total Adj. Sales Price : 17,841,966  
 Total Assessed Value : 16,343,040  
 Avg. Adj. Sales Price : 137,246  
 Avg. Assessed Value : 125,716

MEDIAN : 94  
 WGT. MEAN : 92  
 MEAN : 99  
 COD : 24.06  
 PRD : 108.02

COV : 39.07  
 STD : 38.66  
 Avg. Abs. Dev : 22.57  
 MAX Sales Ratio : 390.77  
 MIN Sales Ratio : 41.82

95% Median C.I. : 89.27 to 97.46  
 95% Wgt. Mean C.I. : 86.65 to 96.55  
 95% Mean C.I. : 92.30 to 105.60

Printed:3/21/2025 9:56:47AM

**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| <u>Qrtrs</u>           |       |        |        |          |       |        |       |        |                 |                         |                   |
| 01-OCT-22 To 31-DEC-22 | 14    | 99.46  | 115.90 | 95.88    | 42.05 | 120.88 | 61.29 | 390.77 | 72.13 to 120.05 | 122,980                 | 117,916           |
| 01-JAN-23 To 31-MAR-23 | 10    | 109.24 | 110.54 | 113.23   | 17.68 | 97.62  | 75.07 | 145.05 | 91.09 to 141.91 | 146,540                 | 165,926           |
| 01-APR-23 To 30-JUN-23 | 16    | 99.81  | 97.15  | 92.43    | 21.82 | 105.11 | 61.06 | 156.33 | 67.63 to 109.74 | 129,375                 | 119,579           |
| 01-JUL-23 To 30-SEP-23 | 13    | 80.48  | 91.27  | 83.29    | 29.00 | 109.58 | 43.29 | 167.53 | 70.84 to 105.59 | 119,308                 | 99,373            |
| 01-OCT-23 To 31-DEC-23 | 13    | 92.19  | 94.46  | 91.86    | 12.46 | 102.83 | 72.33 | 121.37 | 82.35 to 105.91 | 143,692                 | 131,993           |
| 01-JAN-24 To 31-MAR-24 | 13    | 121.26 | 131.42 | 110.72   | 26.42 | 118.70 | 79.16 | 249.50 | 94.65 to 146.06 | 92,158                  | 102,040           |
| 01-APR-24 To 30-JUN-24 | 32    | 87.59  | 85.43  | 84.27    | 17.54 | 101.38 | 41.82 | 128.37 | 70.15 to 96.04  | 164,119                 | 138,296           |
| 01-JUL-24 To 30-SEP-24 | 19    | 93.23  | 90.78  | 86.89    | 14.92 | 104.48 | 55.37 | 145.85 | 80.94 to 98.17  | 142,947                 | 124,206           |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |                         |                   |
| 01-OCT-22 To 30-SEP-23 | 53    | 95.17  | 103.18 | 95.70    | 29.15 | 107.82 | 43.29 | 390.77 | 80.94 to 108.70 | 128,455                 | 122,929           |
| 01-OCT-23 To 30-SEP-24 | 77    | 93.23  | 96.04  | 89.07    | 20.33 | 107.83 | 41.82 | 249.50 | 86.99 to 96.17  | 143,297                 | 127,634           |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |                         |                   |
| 01-JAN-23 To 31-DEC-23 | 52    | 95.16  | 97.58  | 94.62    | 20.96 | 103.13 | 43.29 | 167.53 | 86.40 to 104.89 | 133,738                 | 126,544           |
| <u>ALL</u>             | 130   | 93.82  | 98.95  | 91.60    | 24.06 | 108.02 | 41.82 | 390.77 | 89.27 to 97.46  | 137,246                 | 125,716           |

**VALUATION GROUP**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 1          | 88    | 92.37  | 95.90  | 90.63    | 23.14 | 105.81 | 41.82 | 249.50 | 86.40 to 99.82  | 143,851                 | 130,374           |
| 2          | 23    | 94.33  | 108.28 | 89.78    | 31.19 | 120.61 | 57.58 | 390.77 | 80.94 to 107.64 | 101,417                 | 91,053            |
| 4          | 8     | 92.92  | 94.54  | 92.23    | 17.51 | 102.50 | 61.29 | 143.87 | 61.29 to 143.87 | 49,563                  | 45,711            |
| 5          | 11    | 98.17  | 107.05 | 98.22    | 21.65 | 108.99 | 70.15 | 156.33 | 76.39 to 145.85 | 223,091                 | 219,112           |
| <u>ALL</u> | 130   | 93.82  | 98.95  | 91.60    | 24.06 | 108.02 | 41.82 | 390.77 | 89.27 to 97.46  | 137,246                 | 125,716           |

**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 01         | 130   | 93.82  | 98.95 | 91.60    | 24.06 | 108.02 | 41.82 | 390.77 | 89.27 to 97.46  | 137,246                 | 125,716           |
| 06         |       |        |       |          |       |        |       |        |                 |                         |                   |
| 07         |       |        |       |          |       |        |       |        |                 |                         |                   |
| <u>ALL</u> | 130   | 93.82  | 98.95 | 91.60    | 24.06 | 108.02 | 41.82 | 390.77 | 89.27 to 97.46  | 137,246                 | 125,716           |

33 FURNAS  
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)  
Qualified  
Date Range: 10/1/2022 To 9/30/2024    Posted on: 1/31/2025

|                                     |                |                          |                                     |
|-------------------------------------|----------------|--------------------------|-------------------------------------|
| Number of Sales : 130               | MEDIAN : 94    | COV : 39.07              | 95% Median C.I. : 89.27 to 97.46    |
| Total Sales Price : 17,841,966      | WGT. MEAN : 92 | STD : 38.66              | 95% Wgt. Mean C.I. : 86.65 to 96.55 |
| Total Adj. Sales Price : 17,841,966 | MEAN : 99      | Avg. Abs. Dev : 22.57    | 95% Mean C.I. : 92.30 to 105.60     |
| Total Assessed Value : 16,343,040   |                |                          |                                     |
| Avg. Adj. Sales Price : 137,246     | COD : 24.06    | MAX Sales Ratio : 390.77 |                                     |
| Avg. Assessed Value : 125,716       | PRD : 108.02   | MIN Sales Ratio : 41.82  | Printed:3/21/2025 9:56:47AM         |

| SALE PRICE *        |       |        |        |          |       |        |        |        |                 | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|---------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| RANGE               | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                         |                   |
| Low \$ Ranges       |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 5,000     | 1     | 390.77 | 390.77 | 390.77   | 00.00 | 100.00 | 390.77 | 390.77 | N/A             | 1,300                   | 5,080             |
| Less Than 15,000    | 2     | 268.42 | 268.42 | 180.27   | 45.59 | 148.90 | 146.06 | 390.77 | N/A             | 4,650                   | 8,383             |
| Less Than 30,000    | 9     | 119.49 | 159.11 | 126.53   | 46.66 | 125.75 | 93.36  | 390.77 | 94.65 to 249.50 | 18,089                  | 22,887            |
| Ranges Excl. Low \$ |       |        |        |          |       |        |        |        |                 |                         |                   |
| Greater Than 4,999  | 129   | 93.79  | 96.69  | 91.58    | 21.80 | 105.58 | 41.82  | 249.50 | 88.57 to 97.46  | 138,300                 | 126,651           |
| Greater Than 14,999 | 128   | 93.70  | 96.30  | 91.55    | 21.56 | 105.19 | 41.82  | 249.50 | 88.57 to 97.29  | 139,318                 | 127,549           |
| Greater Than 29,999 | 121   | 92.58  | 94.48  | 91.28    | 20.91 | 103.51 | 41.82  | 187.91 | 86.99 to 96.04  | 146,109                 | 133,364           |
| Incremental Ranges  |       |        |        |          |       |        |        |        |                 |                         |                   |
| 0 TO 4,999          | 1     | 390.77 | 390.77 | 390.77   | 00.00 | 100.00 | 390.77 | 390.77 | N/A             | 1,300                   | 5,080             |
| 5,000 TO 14,999     | 1     | 146.06 | 146.06 | 146.06   | 00.00 | 100.00 | 146.06 | 146.06 | N/A             | 8,000                   | 11,685            |
| 15,000 TO 29,999    | 7     | 111.38 | 127.87 | 123.27   | 25.13 | 103.73 | 93.36  | 249.50 | 93.36 to 249.50 | 21,929                  | 27,031            |
| 30,000 TO 59,999    | 16    | 107.66 | 111.00 | 110.82   | 26.54 | 100.16 | 62.46  | 187.91 | 75.07 to 145.43 | 46,606                  | 51,648            |
| 60,000 TO 99,999    | 31    | 96.04  | 101.51 | 101.20   | 21.13 | 100.31 | 66.64  | 156.33 | 81.74 to 107.64 | 78,329                  | 79,266            |
| 100,000 TO 149,999  | 27    | 87.54  | 87.77  | 88.05    | 20.48 | 99.68  | 55.37  | 140.09 | 70.84 to 99.82  | 130,813                 | 115,183           |
| 150,000 TO 249,999  | 31    | 86.40  | 86.52  | 86.38    | 16.24 | 100.16 | 41.82  | 141.91 | 79.16 to 93.91  | 194,446                 | 167,953           |
| 250,000 TO 499,999  | 16    | 93.68  | 91.05  | 91.74    | 15.80 | 99.25  | 43.29  | 125.94 | 76.39 to 105.54 | 309,094                 | 283,560           |
| 500,000 TO 999,999  |       |        |        |          |       |        |        |        |                 |                         |                   |
| 1,000,000 +         |       |        |        |          |       |        |        |        |                 |                         |                   |
| ALL                 | 130   | 93.82  | 98.95  | 91.60    | 24.06 | 108.02 | 41.82  | 390.77 | 89.27 to 97.46  | 137,246                 | 125,716           |

**33 Furnas**  
**COMMERCIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 17  
 Total Sales Price : 2,028,579  
 Total Adj. Sales Price : 2,028,579  
 Total Assessed Value : 1,851,955  
 Avg. Adj. Sales Price : 119,328  
 Avg. Assessed Value : 108,939

MEDIAN : 99  
 WGT. MEAN : 91  
 MEAN : 95  
 COD : 20.43  
 PRD : 103.90

COV : 37.86  
 STD : 35.91  
 Avg. Abs. Dev : 20.20  
 MAX Sales Ratio : 199.71  
 MIN Sales Ratio : 31.30

95% Median C.I. : 76.00 to 104.46  
 95% Wgt. Mean C.I. : 71.50 to 111.09  
 95% Mean C.I. : 76.39 to 113.31

Printed:3/21/2025 9:56:49AM

**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| <u>Qtrts</u>           |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-OCT-21 To 31-DEC-21 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-JAN-22 To 31-MAR-22 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-APR-22 To 30-JUN-22 | 2     | 99.10  | 99.10  | 99.16    | 00.24 | 99.94  | 98.86  | 99.33  | N/A             | 65,750                  | 65,195            |
| 01-JUL-22 To 30-SEP-22 | 1     | 95.40  | 95.40  | 95.40    | 00.00 | 100.00 | 95.40  | 95.40  | N/A             | 35,000                  | 33,390            |
| 01-OCT-22 To 31-DEC-22 | 3     | 95.47  | 95.15  | 94.41    | 01.36 | 100.78 | 93.05  | 96.94  | N/A             | 133,333                 | 125,880           |
| 01-JAN-23 To 31-MAR-23 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-APR-23 To 30-JUN-23 | 1     | 104.46 | 104.46 | 104.46   | 00.00 | 100.00 | 104.46 | 104.46 | N/A             | 80,000                  | 83,565            |
| 01-JUL-23 To 30-SEP-23 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-OCT-23 To 31-DEC-23 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-JAN-24 To 31-MAR-24 | 4     | 82.88  | 102.24 | 72.69    | 64.86 | 140.65 | 43.48  | 199.71 | N/A             | 135,625                 | 98,583            |
| 01-APR-24 To 30-JUN-24 | 4     | 87.44  | 80.19  | 99.15    | 30.35 | 80.88  | 31.30  | 114.59 | N/A             | 193,622                 | 191,969           |
| 01-JUL-24 To 30-SEP-24 | 2     | 99.66  | 99.66  | 99.50    | 00.35 | 100.16 | 99.31  | 100.00 | N/A             | 32,545                  | 32,383            |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-OCT-21 To 30-SEP-22 | 3     | 98.86  | 97.86  | 98.37    | 01.33 | 99.48  | 95.40  | 99.33  | N/A             | 55,500                  | 54,593            |
| 01-OCT-22 To 30-SEP-23 | 4     | 96.21  | 97.48  | 96.08    | 03.35 | 101.46 | 93.05  | 104.46 | N/A             | 120,000                 | 115,301           |
| 01-OCT-23 To 30-SEP-24 | 10    | 99.09  | 92.90  | 88.78    | 32.58 | 104.64 | 31.30  | 199.71 | 43.48 to 114.59 | 138,208                 | 122,697           |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-JAN-22 To 31-DEC-22 | 6     | 96.21  | 96.51  | 95.57    | 01.94 | 100.98 | 93.05  | 99.33  | 93.05 to 99.33  | 94,417                  | 90,237            |
| 01-JAN-23 To 31-DEC-23 | 1     | 104.46 | 104.46 | 104.46   | 00.00 | 100.00 | 104.46 | 104.46 | N/A             | 80,000                  | 83,565            |
| <u>ALL</u>             | 17    | 98.86  | 94.85  | 91.29    | 20.43 | 103.90 | 31.30  | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |

**VALUATION GROUP**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 1          | 17    | 98.86  | 94.85 | 91.29    | 20.43 | 103.90 | 31.30 | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |
| <u>ALL</u> | 17    | 98.86  | 94.85 | 91.29    | 20.43 | 103.90 | 31.30 | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |

**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 02         |       |        |       |          |       |        |       |        |                 |                         |                   |
| 03         | 17    | 98.86  | 94.85 | 91.29    | 20.43 | 103.90 | 31.30 | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |
| 04         |       |        |       |          |       |        |       |        |                 |                         |                   |
| <u>ALL</u> | 17    | 98.86  | 94.85 | 91.29    | 20.43 | 103.90 | 31.30 | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |

33 FURNAS  
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)  
Qualified  
Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

|                                    |                |                          |                                      |
|------------------------------------|----------------|--------------------------|--------------------------------------|
| Number of Sales : 17               | MEDIAN : 99    | COV : 37.86              | 95% Median C.I. : 76.00 to 104.46    |
| Total Sales Price : 2,028,579      | WGT. MEAN : 91 | STD : 35.91              | 95% Wgt. Mean C.I. : 71.50 to 111.09 |
| Total Adj. Sales Price : 2,028,579 | MEAN : 95      | Avg. Abs. Dev : 20.20    | 95% Mean C.I. : 76.39 to 113.31      |
| Total Assessed Value : 1,851,955   |                |                          |                                      |
| Avg. Adj. Sales Price : 119,328    | COD : 20.43    | MAX Sales Ratio : 199.71 |                                      |
| Avg. Assessed Value : 108,939      | PRD : 103.90   | MIN Sales Ratio : 31.30  | Printed:3/21/2025 9:56:49AM          |

| SALE PRICE *              |       |        |        |          |       |        |        |        |                 | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                         |                   |
| ___Low \$ Ranges___       |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 5,000           |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 15,000          |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 30,000          | 1     | 100.00 | 100.00 | 100.00   | 00.00 | 100.00 | 100.00 | 100.00 | N/A             | 18,000                  | 18,000            |
| ___Ranges Excl. Low \$___ |       |        |        |          |       |        |        |        |                 |                         |                   |
| Greater Than 4,999        | 17    | 98.86  | 94.85  | 91.29    | 20.43 | 103.90 | 31.30  | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |
| Greater Than 14,999       | 17    | 98.86  | 94.85  | 91.29    | 20.43 | 103.90 | 31.30  | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |
| Greater Than 29,999       | 16    | 97.90  | 94.53  | 91.22    | 21.85 | 103.63 | 31.30  | 199.71 | 76.00 to 104.46 | 125,661                 | 114,622           |
| ___Incremental Ranges___  |       |        |        |          |       |        |        |        |                 |                         |                   |
| 0 TO 4,999                |       |        |        |          |       |        |        |        |                 |                         |                   |
| 5,000 TO 14,999           |       |        |        |          |       |        |        |        |                 |                         |                   |
| 15,000 TO 29,999          | 1     | 100.00 | 100.00 | 100.00   | 00.00 | 100.00 | 100.00 | 100.00 | N/A             | 18,000                  | 18,000            |
| 30,000 TO 59,999          | 6     | 97.13  | 85.52  | 84.36    | 18.49 | 101.38 | 31.30  | 112.27 | 31.30 to 112.27 | 44,765                  | 37,763            |
| 60,000 TO 99,999          | 4     | 101.90 | 125.11 | 125.06   | 26.48 | 100.04 | 96.94  | 199.71 | N/A             | 75,625                  | 94,576            |
| 100,000 TO 149,999        | 1     | 95.47  | 95.47  | 95.47    | 00.00 | 100.00 | 95.47  | 95.47  | N/A             | 120,000                 | 114,565           |
| 150,000 TO 249,999        | 2     | 73.27  | 73.27  | 76.47    | 27.01 | 95.82  | 53.48  | 93.05  | N/A             | 185,000                 | 141,478           |
| 250,000 TO 499,999        | 3     | 98.87  | 85.65  | 87.58    | 23.97 | 97.80  | 43.48  | 114.59 | N/A             | 316,496                 | 277,183           |
| 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    | 98.86  | 94.85  | 91.29    | 20.43 | 103.90 | 31.30  | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |

**33 Furnas**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

|                                    |                |                          |                                      |
|------------------------------------|----------------|--------------------------|--------------------------------------|
| Number of Sales : 17               | MEDIAN : 99    | COV : 37.86              | 95% Median C.I. : 76.00 to 104.46    |
| Total Sales Price : 2,028,579      | WGT. MEAN : 91 | STD : 35.91              | 95% Wgt. Mean C.I. : 71.50 to 111.09 |
| Total Adj. Sales Price : 2,028,579 | MEAN : 95      | Avg. Abs. Dev : 20.20    | 95% Mean C.I. : 76.39 to 113.31      |
| Total Assessed Value : 1,851,955   |                |                          |                                      |
| Avg. Adj. Sales Price : 119,328    | COD : 20.43    | MAX Sales Ratio : 199.71 |                                      |
| Avg. Assessed Value : 108,939      | PRD : 103.90   | MIN Sales Ratio : 31.30  |                                      |

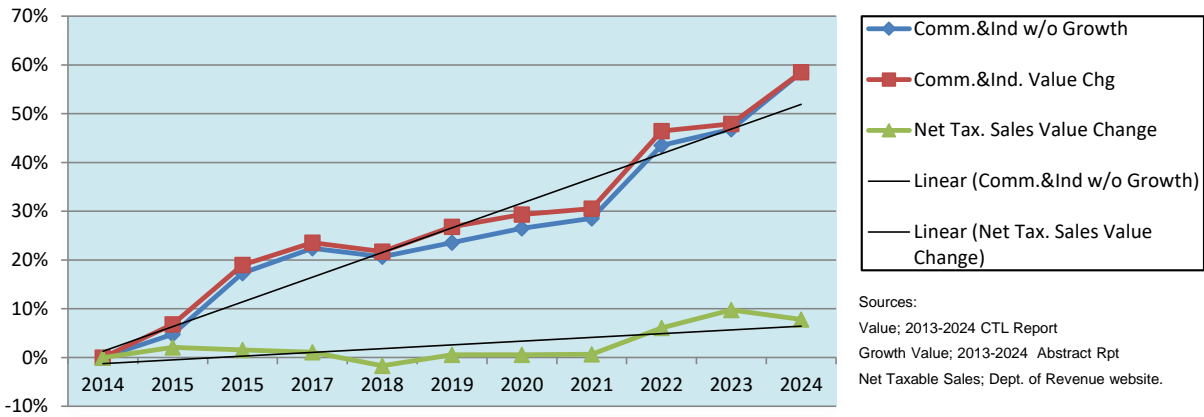
*Printed:3/21/2025 9:56:49AM*

**OCCUPANCY CODE**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| 342        | 1     | 98.87  | 98.87  | 98.87    | 00.00 | 100.00 | 98.87  | 98.87  | N/A             | 387,489                 | 383,120           |
| 344        | 3     | 98.86  | 98.38  | 98.42    | 00.81 | 99.96  | 96.94  | 99.33  | N/A             | 65,500                  | 64,467            |
| 350        | 1     | 99.31  | 99.31  | 99.31    | 00.00 | 100.00 | 99.31  | 99.31  | N/A             | 47,090                  | 46,765            |
| 351        | 1     | 199.71 | 199.71 | 199.71   | 00.00 | 100.00 | 199.71 | 199.71 | N/A             | 75,000                  | 149,780           |
| 353        | 2     | 63.39  | 63.39  | 77.97    | 50.62 | 81.30  | 31.30  | 95.47  | N/A             | 82,500                  | 64,325            |
| 384        | 1     | 76.00  | 76.00  | 76.00    | 00.00 | 100.00 | 76.00  | 76.00  | N/A             | 55,000                  | 41,800            |
| 386        | 1     | 93.05  | 93.05  | 93.05    | 00.00 | 100.00 | 93.05  | 93.05  | N/A             | 215,000                 | 200,065           |
| 406        | 1     | 112.27 | 112.27 | 112.27   | 00.00 | 100.00 | 112.27 | 112.27 | N/A             | 37,500                  | 42,100            |
| 418        | 1     | 114.59 | 114.59 | 114.59   | 00.00 | 100.00 | 114.59 | 114.59 | N/A             | 287,000                 | 328,870           |
| 528        | 2     | 99.93  | 99.93  | 101.70   | 04.53 | 98.26  | 95.40  | 104.46 | N/A             | 57,500                  | 58,478            |
| 530        | 1     | 43.48  | 43.48  | 43.48    | 00.00 | 100.00 | 43.48  | 43.48  | N/A             | 275,000                 | 119,560           |
| 538        | 1     | 53.48  | 53.48  | 53.48    | 00.00 | 100.00 | 53.48  | 53.48  | N/A             | 155,000                 | 82,890            |
| 555        | 1     | 100.00 | 100.00 | 100.00   | 00.00 | 100.00 | 100.00 | 100.00 | N/A             | 18,000                  | 18,000            |
| <u>ALL</u> | 17    | 98.86  | 94.85  | 91.29    | 20.43 | 103.90 | 31.30  | 199.71 | 76.00 to 104.46 | 119,328                 | 108,939           |



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



| Tax Year | Value         | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|----------|---------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2013     | \$ 22,115,810 | \$ 715,980   | 3.24%             | \$ 21,399,830        |                    | \$ 34,338,980           |                      |
| 2014     | \$ 23,617,480 | \$ 453,100   | 1.92%             | \$ 23,164,380        | 4.74%              | \$ 35,051,886           | 2.08%                |
| 2015     | \$ 26,317,140 | \$ 371,950   | 1.41%             | \$ 25,945,190        | 9.86%              | \$ 34,874,263           | -0.51%               |
| 2015     | \$ 27,318,550 | \$ 245,415   | 0.90%             | \$ 27,073,135        | 2.87%              | \$ 34,713,136           | -0.46%               |
| 2017     | \$ 26,920,309 | \$ 232,985   | 0.87%             | \$ 26,687,324        | -2.31%             | \$ 33,754,780           | -2.76%               |
| 2018     | \$ 28,044,150 | \$ 721,440   | 2.57%             | \$ 27,322,710        | 1.49%              | \$ 34,522,022           | 2.27%                |
| 2019     | \$ 28,601,160 | \$ 628,570   | 2.20%             | \$ 27,972,590        | -0.26%             | \$ 34,532,605           | 0.03%                |
| 2020     | \$ 28,868,885 | \$ 439,825   | 1.52%             | \$ 28,429,060        | -0.60%             | \$ 34,561,502           | 0.08%                |
| 2021     | \$ 32,382,955 | \$ 646,415   | 2.00%             | \$ 31,736,540        | 9.93%              | \$ 36,415,990           | 5.37%                |
| 2022     | \$ 32,711,540 | \$ 248,455   | 0.76%             | \$ 32,463,085        | 0.25%              | \$ 37,686,387           | 3.49%                |
| 2023     | \$ 35,052,685 | \$ 10,355    | 0.03%             | \$ 35,042,330        | 7.13%              | \$ 37,015,712           | -1.78%               |
| 2024     | \$ 60,294,479 | \$ 68,830    | 0.11%             | \$ 60,225,649        | 71.81%             | \$ 36,427,215           | -1.59%               |
| Ann %chg | 9.83%         |              |                   | Average              | 9.54%              | 0.39%                   | 0.57%                |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2013     | -                   | -               | -                   |
| 2014     | 4.74%               | 6.79%           | 2.08%               |
| 2015     | 17.32%              | 19.00%          | 1.56%               |
| 2016     | 22.42%              | 23.52%          | 1.09%               |
| 2017     | 20.67%              | 21.72%          | -1.70%              |
| 2018     | 23.54%              | 26.81%          | 0.53%               |
| 2019     | 26.48%              | 29.32%          | 0.56%               |
| 2020     | 28.55%              | 30.54%          | 0.65%               |
| 2021     | 43.50%              | 46.42%          | 6.05%               |
| 2022     | 46.79%              | 47.91%          | 9.75%               |
| 2023     | 58.45%              | 58.50%          | 7.80%               |
| 2024     | 172.32%             | 172.63%         | 6.08%               |

|               |        |
|---------------|--------|
| County Number | 33     |
| County Name   | Furnas |

**33 Furnas**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 41  
Total Sales Price : 20,455,924  
Total Adj. Sales Price : 20,455,924  
Total Assessed Value : 14,792,145  
Avg. Adj. Sales Price : 498,925  
Avg. Assessed Value : 360,784

MEDIAN : 72  
WGT. MEAN : 72  
MEAN : 73  
COD : 21.30  
PRD : 100.89

COV : 29.43  
STD : 21.47  
Avg. Abs. Dev : 15.29  
MAX Sales Ratio : 144.05  
MIN Sales Ratio : 32.71

95% Median C.I. : 63.39 to 75.99  
95% Wgt. Mean C.I. : 63.47 to 81.15  
95% Mean C.I. : 66.38 to 79.52

Printed:3/21/2025 9:56:51AM

**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| <u>Qrtrs</u>           |       |        |       |          |       |        |       |        |                 |                         |                   |
| 01-OCT-21 To 31-DEC-21 | 4     | 95.69  | 87.74 | 87.39    | 15.00 | 100.40 | 53.78 | 105.81 | N/A             | 604,750                 | 528,514           |
| 01-JAN-22 To 31-MAR-22 | 2     | 81.11  | 81.11 | 82.25    | 06.31 | 98.61  | 75.99 | 86.22  | N/A             | 424,700                 | 349,325           |
| 01-APR-22 To 30-JUN-22 | 4     | 67.16  | 64.04 | 66.58    | 13.31 | 96.19  | 47.70 | 74.14  | N/A             | 402,500                 | 267,991           |
| 01-JUL-22 To 30-SEP-22 | 2     | 91.32  | 91.32 | 79.26    | 18.05 | 115.22 | 74.84 | 107.80 | N/A             | 447,500                 | 354,695           |
| 01-OCT-22 To 31-DEC-22 | 7     | 52.66  | 67.00 | 64.21    | 36.75 | 104.35 | 40.12 | 144.05 | 40.12 to 144.05 | 525,814                 | 337,645           |
| 01-JAN-23 To 31-MAR-23 |       |        |       |          |       |        |       |        |                 |                         |                   |
| 01-APR-23 To 30-JUN-23 | 3     | 75.25  | 75.64 | 76.92    | 11.03 | 98.34  | 63.39 | 88.29  | N/A             | 514,500                 | 395,737           |
| 01-JUL-23 To 30-SEP-23 | 3     | 70.54  | 68.03 | 68.86    | 10.79 | 98.79  | 55.37 | 78.19  | N/A             | 760,206                 | 523,448           |
| 01-OCT-23 To 31-DEC-23 | 4     | 79.03  | 82.46 | 77.78    | 26.93 | 106.02 | 53.27 | 118.50 | N/A             | 310,278                 | 241,333           |
| 01-JAN-24 To 31-MAR-24 | 3     | 80.66  | 80.53 | 80.19    | 03.87 | 100.42 | 75.78 | 85.15  | N/A             | 455,395                 | 365,182           |
| 01-APR-24 To 30-JUN-24 | 4     | 67.90  | 65.41 | 66.01    | 07.67 | 99.09  | 54.04 | 71.80  | N/A             | 487,723                 | 321,966           |
| 01-JUL-24 To 30-SEP-24 | 5     | 68.35  | 61.16 | 65.98    | 15.17 | 92.69  | 32.71 | 73.02  | N/A             | 523,904                 | 345,655           |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |                         |                   |
| 01-OCT-21 To 30-SEP-22 | 12    | 75.42  | 79.33 | 79.57    | 20.15 | 99.70  | 47.70 | 107.80 | 62.49 to 98.38  | 481,117                 | 382,838           |
| 01-OCT-22 To 30-SEP-23 | 13    | 63.39  | 69.23 | 68.24    | 27.95 | 101.45 | 40.12 | 144.05 | 50.75 to 78.19  | 577,294                 | 393,928           |
| 01-OCT-23 To 30-SEP-24 | 16    | 70.53  | 71.18 | 70.73    | 17.03 | 100.64 | 32.71 | 118.50 | 60.10 to 80.66  | 448,607                 | 317,313           |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |                         |                   |
| 01-JAN-22 To 31-DEC-22 | 15    | 71.82  | 71.33 | 68.85    | 26.20 | 103.60 | 40.12 | 144.05 | 50.75 to 77.20  | 469,007                 | 322,901           |
| 01-JAN-23 To 31-DEC-23 | 10    | 72.90  | 76.09 | 73.50    | 18.86 | 103.52 | 53.27 | 118.50 | 55.37 to 88.97  | 506,523                 | 372,289           |
| <u>ALL</u>             | 41    | 71.80  | 72.95 | 72.31    | 21.30 | 100.89 | 32.71 | 144.05 | 63.39 to 75.99  | 498,925                 | 360,784           |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 1          | 41    | 71.80  | 72.95 | 72.31    | 21.30 | 100.89 | 32.71 | 144.05 | 63.39 to 75.99  | 498,925                 | 360,784           |
| <u>ALL</u> | 41    | 71.80  | 72.95 | 72.31    | 21.30 | 100.89 | 32.71 | 144.05 | 63.39 to 75.99  | 498,925                 | 360,784           |

**33 Furnas**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 41  
 Total Sales Price : 20,455,924  
 Total Adj. Sales Price : 20,455,924  
 Total Assessed Value : 14,792,145  
 Avg. Adj. Sales Price : 498,925  
 Avg. Assessed Value : 360,784

MEDIAN : 72  
 WGT. MEAN : 72  
 MEAN : 73  
 COD : 21.30  
 PRD : 100.89

COV : 29.43  
 STD : 21.47  
 Avg. Abs. Dev : 15.29  
 MAX Sales Ratio : 144.05  
 MIN Sales Ratio : 32.71

95% Median C.I. : 63.39 to 75.99  
 95% Wgt. Mean C.I. : 63.47 to 81.15  
 95% Mean C.I. : 66.38 to 79.52

*Printed:3/21/2025 9:56:51AM*

**95%MLU By Market Area**

| RANGE             | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|-------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| ____Irrigated____ |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 2     | 73.14  | 73.14 | 77.17    | 27.17 | 94.78  | 53.27 | 93.00  | N/A             | 602,500                 | 464,968           |
| 1                 | 2     | 73.14  | 73.14 | 77.17    | 27.17 | 94.78  | 53.27 | 93.00  | N/A             | 602,500                 | 464,968           |
| ____Dry____       |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 5     | 66.36  | 65.85 | 62.46    | 11.26 | 105.43 | 52.66 | 75.99  | N/A             | 462,384                 | 288,788           |
| 1                 | 5     | 66.36  | 65.85 | 62.46    | 11.26 | 105.43 | 52.66 | 75.99  | N/A             | 462,384                 | 288,788           |
| ____Grass____     |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 4     | 69.26  | 69.76 | 68.89    | 27.23 | 101.26 | 32.71 | 107.80 | N/A             | 295,625                 | 203,644           |
| 1                 | 4     | 69.26  | 69.76 | 68.89    | 27.23 | 101.26 | 32.71 | 107.80 | N/A             | 295,625                 | 203,644           |
| ____ALL____       | 41    | 71.80  | 72.95 | 72.31    | 21.30 | 100.89 | 32.71 | 144.05 | 63.39 to 75.99  | 498,925                 | 360,784           |

**80%MLU By Market Area**

| RANGE             | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|-------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| ____Irrigated____ |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 3     | 71.82  | 72.70 | 75.07    | 18.43 | 96.84  | 53.27 | 93.00  | N/A             | 661,667                 | 496,718           |
| 1                 | 3     | 71.82  | 72.70 | 75.07    | 18.43 | 96.84  | 53.27 | 93.00  | N/A             | 661,667                 | 496,718           |
| ____Dry____       |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 15    | 70.54  | 71.01 | 70.51    | 16.43 | 100.71 | 50.75 | 118.50 | 60.10 to 78.19  | 461,195                 | 325,200           |
| 1                 | 15    | 70.54  | 71.01 | 70.51    | 16.43 | 100.71 | 50.75 | 118.50 | 60.10 to 78.19  | 461,195                 | 325,200           |
| ____Grass____     |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 7     | 69.43  | 68.38 | 68.39    | 21.92 | 99.99  | 32.71 | 107.80 | 32.71 to 107.80 | 419,786                 | 287,076           |
| 1                 | 7     | 69.43  | 68.38 | 68.39    | 21.92 | 99.99  | 32.71 | 107.80 | 32.71 to 107.80 | 419,786                 | 287,076           |
| ____ALL____       | 41    | 71.80  | 72.95 | 72.31    | 21.30 | 100.89 | 32.71 | 144.05 | 63.39 to 75.99  | 498,925                 | 360,784           |

## Furnas County 2025 Average Acre Value Comparison

| County     | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED<br>AVG IRR |
|------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|---------------------|
| Furnas     | 1        | 4,645 | 4,645 | 3,760 | 3,540 | n/a   | 2,600 | 2,490 | 2,490 | 4,174               |
| Frontier   | 1        | 4,143 | 4,156 | 4,082 | 4,139 | 4,100 | 4,076 | 4,029 | 3,958 | 4,131               |
| Gosper     | 4        | 6,481 | 6,481 | 5,504 | 4,629 | n/a   | n/a   | 3,957 | 3,702 | 5,498               |
| Harlan     | 2        | 5,865 | 5,865 | 5,017 | 3,440 | n/a   | 3,521 | 3,354 | 3,354 | 5,110               |
| Harlan     | 3        | 5,865 | 4,220 | 3,593 | 2,441 | n/a   | n/a   | 2,963 | 2,963 | 4,103               |
| Phelps     | 2        | 6,300 | 6,200 | 5,800 | 5,550 | 5,396 | 5,248 | 5,150 | 4,600 | 5,810               |
| Red Willow | 1        | 3,660 | 3,660 | 3,499 | 3,430 | 3,315 | 2,117 | 2,851 | 2,823 | 3,577               |

| County     | Mkt Area | 1D1   | 1D    | 2D1   | 2D    | 3D1   | 3D    | 4D1   | 4D    | WEIGHTED<br>AVG DRY |
|------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|---------------------|
| Furnas     | 1        | 2,495 | 2,495 | 1,710 | 1,710 | 1,710 | n/a   | 1,560 | 1,560 | 2,189               |
| Frontier   | 1        | 1,750 | 1,750 | 1,700 | 1,700 | 1,650 | n/a   | 1,600 | 1,600 | 1,727               |
| Gosper     | 4        | n/a   | 2,197 | 2,048 | 1,921 | n/a   | 1,483 | 1,457 | 1,457 | 2,031               |
| Harlan     | 2        | 3,906 | 2,934 | 2,493 | 1,911 | 1,840 | 2,191 | 2,167 | 2,167 | 2,730               |
| Harlan     | 3        | 2,961 | 2,962 | 2,516 | 1,929 | n/a   | n/a   | 2,188 | 2,188 | 2,758               |
| Phelps     | 2        | n/a   | 2,761 | 2,499 | 2,225 | 1,930 | 1,733 | 1,549 | 1,449 | 2,287               |
| Red Willow | 1        | 1,870 | 1,870 | 1,815 | 1,815 | 1,690 | 1,690 | 1,595 | 1,595 | 1,833               |

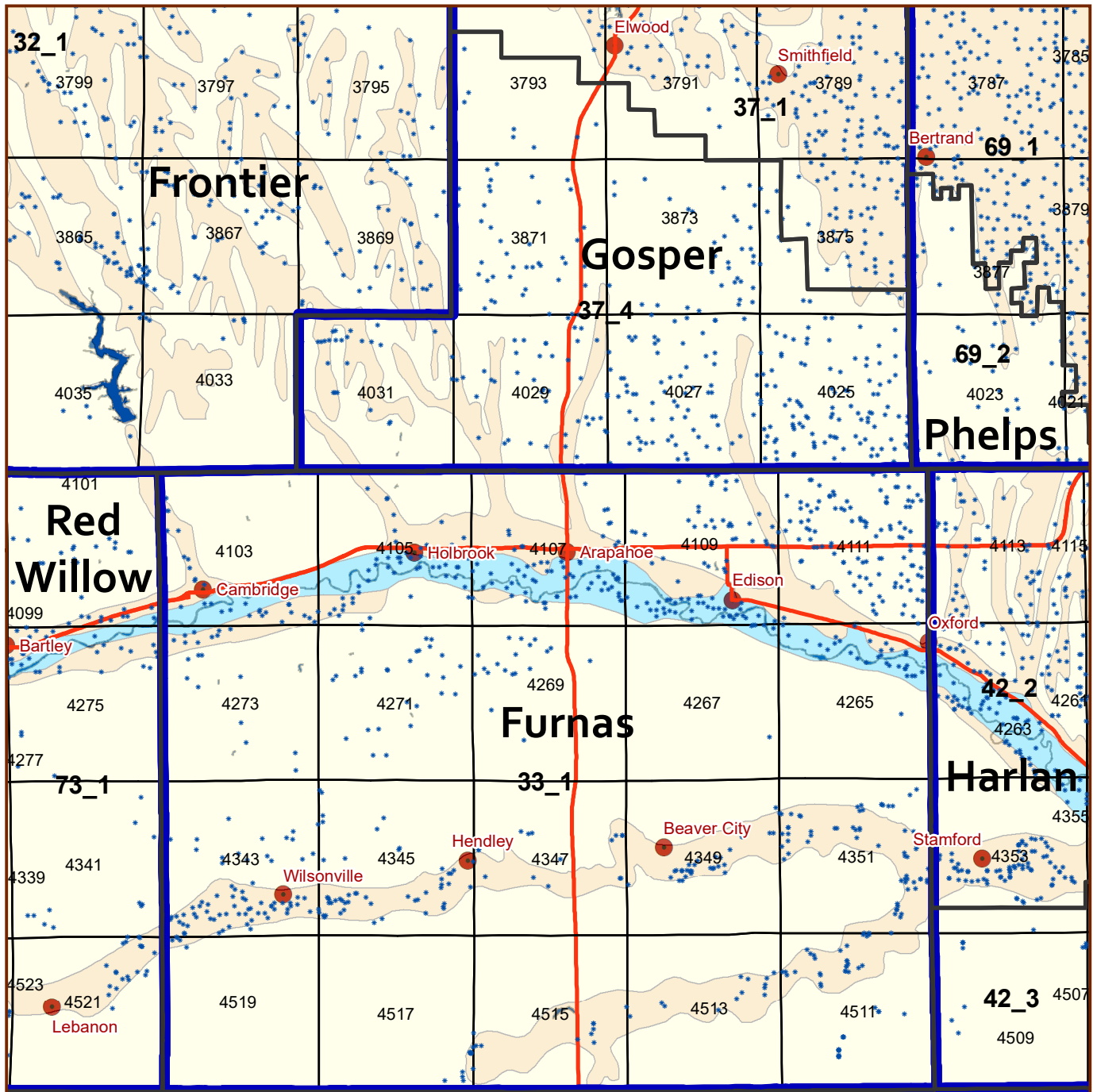
| County     | Mkt Area | 1G1   | 1G    | 2G1   | 2G    | 3G1   | 3G    | 4G1   | 4G    | WEIGHTED<br>AVG GRASS |
|------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|-----------------------|
| Furnas     | 1        | 1,064 | 1,065 | 1,065 | 1,065 | 1,065 | n/a   | 1,065 | n/a   | 1,065                 |
| Frontier   | 1        | 765   | 765   | 765   | n/a   | 765   | 765   | 765   | 765   | 765                   |
| Gosper     | 4        | 1,158 | 1,158 | 1,071 | 1,072 | 1,500 | n/a   | 1,072 | 1,500 | 1,092                 |
| Harlan     | 2        | 1,280 | 1,280 | 1,280 | 1,280 | 1,280 | 1,280 | n/a   | 1,280 | 1,280                 |
| Harlan     | 3        | 1,280 | 1,280 | 1,280 | 1,280 | 1,280 | 1,280 | n/a   | n/a   | 1,280                 |
| Phelps     | 2        | 1,550 | 1,500 | 1,425 | 1,375 | n/a   | 1,278 | 1,225 | 1,150 | 1,375                 |
| Red Willow | 1        | 1,085 | 1,019 | 846   | 838   | 835   | 841   | 844   | 933   | 873                   |

| County     | Mkt Area | CRP   | TIMBER | WASTE |
|------------|----------|-------|--------|-------|
| Furnas     | 1        | 1,400 | 1,065  | 75    |
| Frontier   | 1        | 1,310 | n/a    | n/a   |
| Gosper     | 4        | 1,868 | n/a    | 100   |
| Harlan     | 2        | n/a   | n/a    | 100   |
| Harlan     | 3        | n/a   | n/a    | 100   |
| Phelps     | 2        | n/a   | 1,000  | 40    |
| Red Willow | 1        | 1,454 | 835    | 100   |

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

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

# FURNAS COUNTY



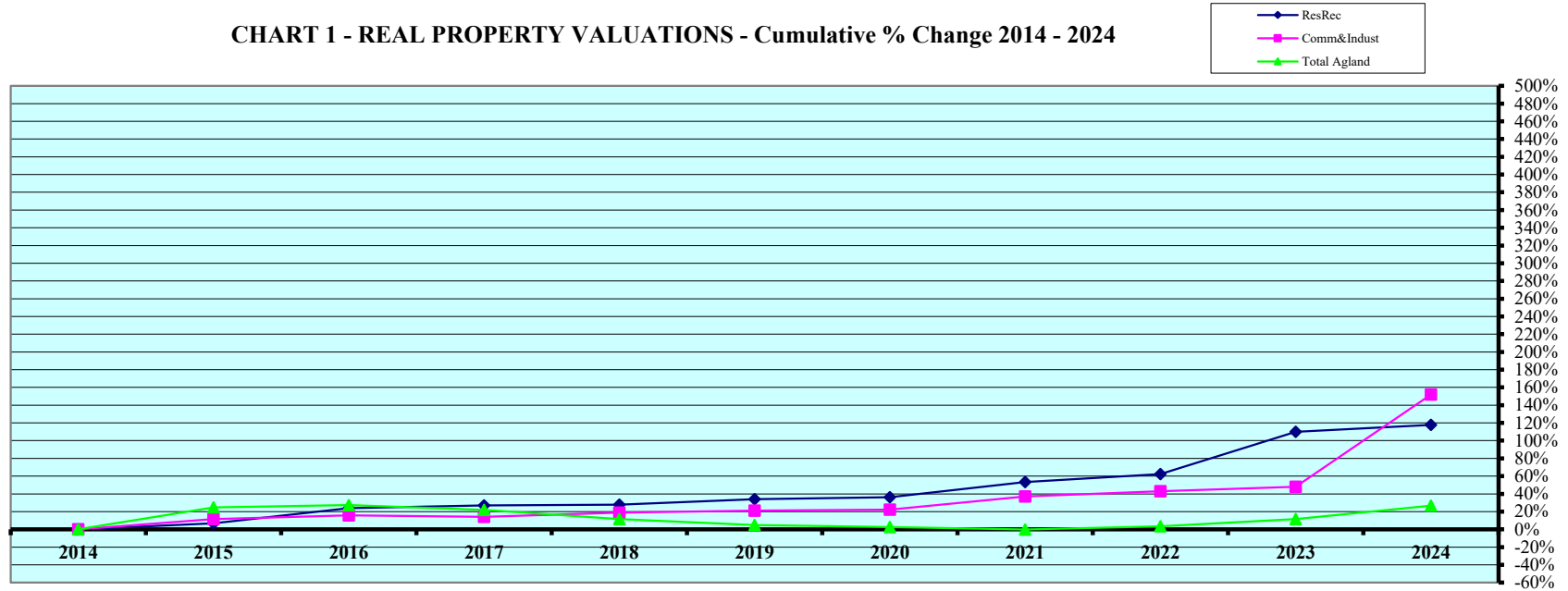
## Legend

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

## Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



| Tax Year | Residential & Recreational (1) |                |          |           | Commercial & Industrial (1) |                |          |           | Total Agricultural Land (1) |                |          |           |
|----------|--------------------------------|----------------|----------|-----------|-----------------------------|----------------|----------|-----------|-----------------------------|----------------|----------|-----------|
|          | Value                          | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                       | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                       | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2014     | 91,644,075                     | -              | -        | -         | 23,617,480                  | -              | -        | -         | 638,914,810                 | -              | -        | -         |
| 2015     | 97,800,675                     | 6,156,600      | 6.72%    | 6.72%     | 26,317,140                  | 2,699,660      | 11.43%   | 11.43%    | 797,544,170                 | 158,629,360    | 24.83%   | 24.83%    |
| 2016     | 113,645,565                    | 15,844,890     | 16.20%   | 24.01%    | 27,318,550                  | 1,001,410      | 3.81%    | 15.67%    | 813,859,550                 | 16,315,380     | 2.05%    | 27.38%    |
| 2017     | 116,316,040                    | 2,670,475      | 2.35%    | 26.92%    | 26,920,309                  | -398,241       | -1.46%   | 13.98%    | 779,580,400                 | -34,279,150    | -4.21%   | 22.02%    |
| 2018     | 117,150,025                    | 833,985        | 0.72%    | 27.83%    | 28,044,150                  | 1,123,841      | 4.17%    | 18.74%    | 712,966,505                 | -66,613,895    | -8.54%   | 11.59%    |
| 2019     | 122,906,592                    | 5,756,567      | 4.91%    | 34.11%    | 28,601,160                  | 557,010        | 1.99%    | 21.10%    | 669,248,270                 | -43,718,235    | -6.13%   | 4.75%     |
| 2020     | 124,769,950                    | 1,863,358      | 1.52%    | 36.15%    | 28,868,885                  | 267,725        | 0.94%    | 22.24%    | 655,204,585                 | -14,043,685    | -2.10%   | 2.55%     |
| 2021     | 140,419,150                    | 15,649,200     | 12.54%   | 53.22%    | 32,382,955                  | 3,514,070      | 12.17%   | 37.11%    | 637,775,460                 | -17,429,125    | -2.66%   | -0.18%    |
| 2022     | 148,782,535                    | 8,363,385      | 5.96%    | 62.35%    | 33,781,755                  | 1,398,800      | 4.32%    | 43.04%    | 660,610,350                 | 22,834,890     | 3.58%    | 3.40%     |
| 2023     | 192,421,040                    | 43,638,505     | 29.33%   | 109.97%   | 34,946,640                  | 1,164,885      | 3.45%    | 47.97%    | 713,017,655                 | 52,407,305     | 7.93%    | 11.60%    |
| 2024     | 199,559,125                    | 7,138,085      | 3.71%    | 117.75%   | 59,490,619                  | 24,543,979     | 70.23%   | 151.89%   | 809,788,610                 | 96,770,955     | 13.57%   | 26.74%    |

Rate Annual %chg: Residential & Recreational **8.09%**

Commercial & Industrial **9.68%**

Agricultural Land **2.40%**

Cnty# **33**  
County **FURNAS**

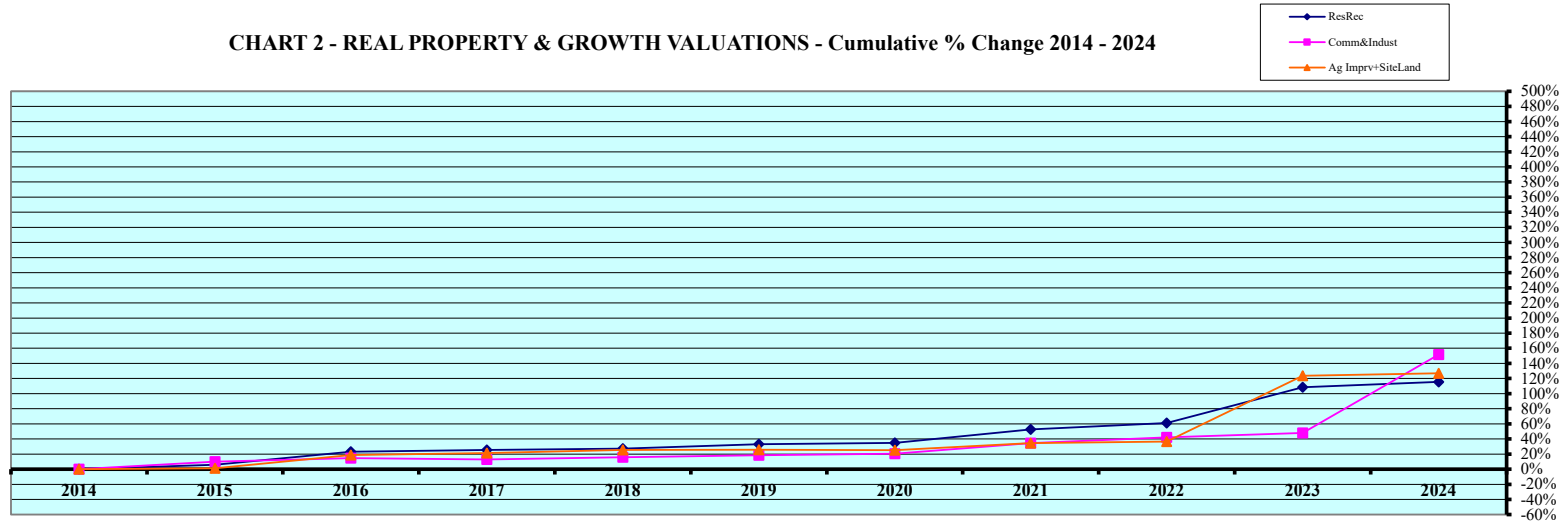
CHART 1

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

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 02/11/2025

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



| Tax Year     | Residential & Recreational (1) |                            |                   |                      |                    |                     | Commercial & Industrial (1) |                  |                   |                      |                    |                     |
|--------------|--------------------------------|----------------------------|-------------------|----------------------|--------------------|---------------------|-----------------------------|------------------|-------------------|----------------------|--------------------|---------------------|
|              | Value                          | Growth Value               | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value                       | Growth Value     | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2014         | 91,644,075                     | 596,735                    | 0.65%             | 91,047,340           | --                 | --                  | 23,617,480                  | 453,100          | 1.92%             | 23,164,380           | --                 | --                  |
| 2015         | 97,800,675                     | 895,440                    | 0.92%             | 96,905,235           | 5.74%              | 5.74%               | 26,317,140                  | 371,950          | 1.41%             | 25,945,190           | 9.86%              | 9.86%               |
| 2016         | 113,645,565                    | 824,965                    | 0.73%             | 112,820,600          | 15.36%             | 23.11%              | 27,318,550                  | 245,415          | 0.90%             | 27,073,135           | 2.87%              | 14.63%              |
| 2017         | 116,316,040                    | 1,293,975                  | 1.11%             | 115,022,065          | 1.21%              | 25.51%              | 26,920,309                  | 232,985          | 0.87%             | 26,687,324           | -2.31%             | 13.00%              |
| 2018         | 117,150,025                    | 508,660                    | 0.43%             | 116,641,365          | 0.28%              | 27.28%              | 28,044,150                  | 721,440          | 2.57%             | 27,322,710           | 1.49%              | 15.69%              |
| 2019         | 122,906,592                    | 1,082,710                  | 0.88%             | 121,823,882          | 3.99%              | 32.93%              | 28,601,160                  | 628,570          | 2.20%             | 27,972,590           | -0.26%             | 18.44%              |
| 2020         | 124,769,950                    | 1,138,280                  | 0.91%             | 123,631,670          | 0.59%              | 34.90%              | 28,868,885                  | 439,825          | 1.52%             | 28,429,060           | -0.60%             | 20.37%              |
| 2021         | 140,419,150                    | 548,865                    | 0.39%             | 139,870,285          | 12.10%             | 52.62%              | 32,382,955                  | 646,415          | 2.00%             | 31,736,540           | 9.93%              | 34.38%              |
| 2022         | 148,782,535                    | 1,032,665                  | 0.69%             | 147,749,870          | 5.22%              | 61.22%              | 33,781,755                  | 248,455          | 0.74%             | 33,533,300           | 3.55%              | 41.99%              |
| 2023         | 192,421,040                    | 1,431,622                  | 0.74%             | 190,989,418          | 28.37%             | 108.40%             | 34,946,640                  | 10,355           | 0.03%             | 34,936,285           | 3.42%              | 47.93%              |
| 2024         | 199,559,125                    | 2,026,225                  | 1.02%             | 197,532,900          | 2.66%              | 115.54%             | 59,490,619                  | 68,830           | 0.12%             | 59,421,789           | 70.04%             | 151.60%             |
| Rate Ann%chg | 8.09%                          | Resid & Recreat w/o growth |                   |                      |                    | 7.55%               | 9.68%                       | C & I w/o growth |                   |                      |                    | 9.80%               |

| Tax Year     | Ag Improvements & Site Land (1)  |                             |                           |                          |                   |                      |                    | Cmltv%chg w/o grwth |
|--------------|----------------------------------|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
|              | Agric. Dwelling & Homesite Value | Ag Outbldg & Farmsite Value | Ag Imprv+Site Total Value | Growth Value             | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth |                     |
| 2014         | 21,268,865                       | 24,502,590                  | 45,771,455                | 893,895                  | 1.95%             | 44,877,560           | --                 | --                  |
| 2015         | 21,424,205                       | 25,715,500                  | 47,139,705                | 883,895                  | 1.88%             | 46,255,810           | 1.06%              | 1.06%               |
| 2016         | 25,685,750                       | 29,314,455                  | 55,000,205                | 686,275                  | 1.25%             | 54,313,930           | 15.22%             | 18.66%              |
| 2017         | 25,941,685                       | 30,119,535                  | 56,061,220                | 516,085                  | 0.92%             | 55,545,135           | 0.99%              | 21.35%              |
| 2018         | 25,968,850                       | 31,531,840                  | 57,500,690                | 60,495                   | 0.11%             | 57,440,195           | 2.46%              | 25.49%              |
| 2019         | 26,254,195                       | 31,517,850                  | 57,772,045                | 268,890                  | 0.47%             | 57,503,155           | 0.00%              | 25.63%              |
| 2020         | 25,915,785                       | 31,466,090                  | 57,381,875                | 141,945                  | 0.25%             | 57,239,930           | -0.92%             | 25.06%              |
| 2021         | 29,428,515                       | 33,167,620                  | 62,596,135                | 1,046,250                | 1.67%             | 61,549,885           | 7.26%              | 34.47%              |
| 2022         | 28,818,820                       | 34,471,620                  | 63,290,440                | 738,520                  | 1.17%             | 62,551,920           | -0.07%             | 36.66%              |
| 2023         | 43,359,510                       | 59,362,315                  | 102,721,825               | 319,135                  | 0.31%             | 102,402,690          | 61.80%             | 123.73%             |
| 2024         | 43,885,440                       | 60,738,650                  | 104,624,090               | 764,875                  | 0.73%             | 103,859,215          | 1.11%              | 126.91%             |
| Rate Ann%chg | 7.51%                            | 9.50%                       | 8.62%                     | Ag Imprv+Site w/o growth |                   |                      | 8.89%              |                     |

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.  
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2014 - 2024 CTL  
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.  
Prepared as of 02/11/2025

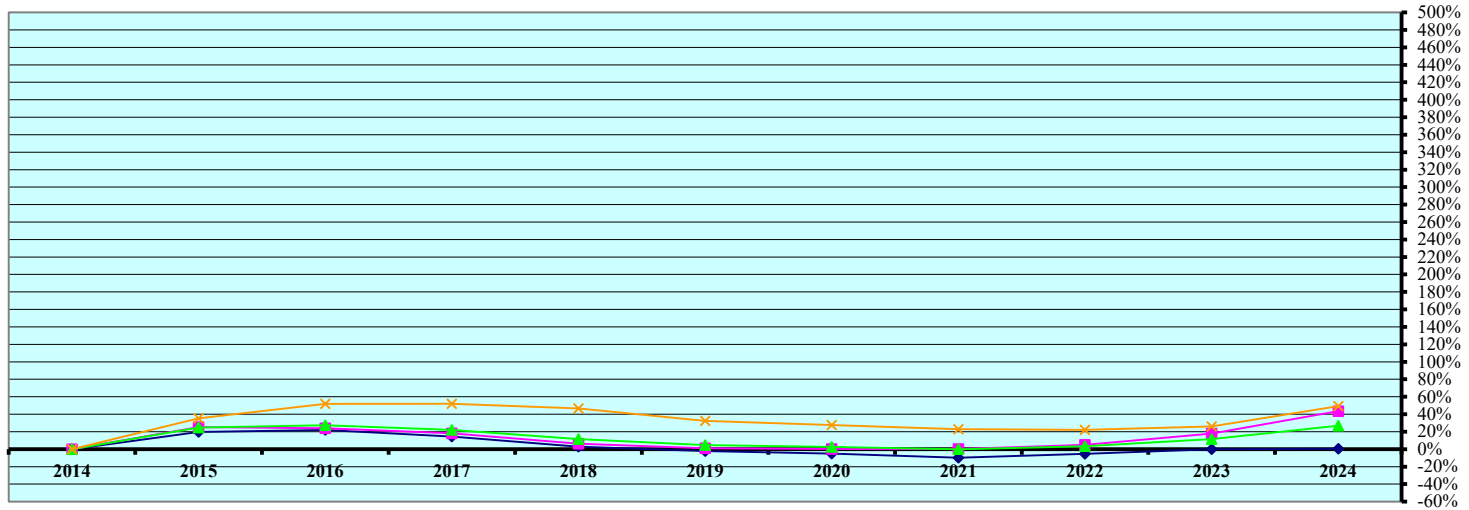
Cnty#  
County

|        |
|--------|
| 33     |
| FURNAS |

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



| Tax Year | Irrigated Land |             |         |           | Dryland     |             |         |           | Grassland   |             |         |           |
|----------|----------------|-------------|---------|-----------|-------------|-------------|---------|-----------|-------------|-------------|---------|-----------|
|          | Value          | Value Chg   | Ann%chg | Cmltv%chg | Value       | Value Chg   | Ann%chg | Cmltv%chg | Value       | Value Chg   | Ann%chg | Cmltv%chg |
| 2014     | 251,274,320    | -           | -       | -         | 267,993,285 | -           | -       | -         | 115,134,210 | -           | -       | -         |
| 2015     | 300,548,940    | 49,274,620  | 19.61%  | 19.61%    | 335,424,800 | 67,431,515  | 25.16%  | 25.16%    | 155,676,645 | 40,542,435  | 35.21%  | 35.21%    |
| 2016     | 306,501,810    | 5,952,870   | 1.98%   | 21.98%    | 331,959,680 | -3,465,120  | -1.03%  | 23.87%    | 174,892,130 | 19,215,485  | 12.34%  | 51.90%    |
| 2017     | 287,455,530    | -19,046,280 | -6.21%  | 14.40%    | 316,640,090 | -15,319,590 | -4.61%  | 18.15%    | 174,979,075 | 86,945      | 0.05%   | 51.98%    |
| 2018     | 258,693,595    | -28,761,935 | -10.01% | 2.95%     | 284,835,440 | -31,804,650 | -10.04% | 6.28%     | 168,932,080 | -6,046,995  | -3.46%  | 46.73%    |
| 2019     | 245,791,130    | -12,902,465 | -4.99%  | -2.18%    | 270,599,025 | -14,236,415 | -5.00%  | 0.97%     | 152,354,100 | -16,577,980 | -9.81%  | 32.33%    |
| 2020     | 238,574,200    | -7,216,930  | -2.94%  | -5.05%    | 268,703,110 | -1,895,915  | -0.70%  | 0.26%     | 146,940,625 | -5,413,475  | -3.55%  | 27.63%    |
| 2021     | 226,686,975    | -11,887,225 | -4.98%  | -9.79%    | 268,764,375 | 61,265      | 0.02%   | 0.29%     | 141,334,385 | -5,606,240  | -3.82%  | 22.76%    |
| 2022     | 237,972,490    | 11,285,515  | 4.98%   | -5.29%    | 281,186,180 | 12,421,805  | 4.62%   | 4.92%     | 140,462,030 | -872,355    | -0.62%  | 22.00%    |
| 2023     | 251,018,495    | 13,046,005  | 5.48%   | -0.10%    | 315,793,140 | 34,606,960  | 12.31%  | 17.84%    | 145,208,045 | 4,746,015   | 3.38%   | 26.12%    |
| 2024     | 252,390,275    | 1,371,780   | 0.55%   | 0.44%     | 384,663,555 | 68,870,415  | 21.81%  | 43.53%    | 171,736,055 | 26,528,010  | 18.27%  | 49.16%    |

Rate Ann.%chg: Irrigated 0.04% Dryland 3.68% Grassland 4.08%

| Tax Year | Waste Land (1) |           |         |           | Other Agland (1) |            |          |           | Total Agricultural |             |         |           |
|----------|----------------|-----------|---------|-----------|------------------|------------|----------|-----------|--------------------|-------------|---------|-----------|
|          | Value          | Value Chg | Ann%chg | Cmltv%chg | Value            | Value Chg  | Ann%chg  | Cmltv%chg | Value              | Value Chg   | Ann%chg | Cmltv%chg |
| 2014     | 489,510        | -         | -       | -         | 4,023,485        | -          | -        | -         | 638,914,810        | -           | -       | -         |
| 2015     | 500,580        | 11,070    | 2.26%   | 2.26%     | 5,393,205        | 1,369,720  | 34.04%   | 34.04%    | 797,544,170        | 158,629,360 | 24.83%  | 24.83%    |
| 2016     | 499,380        | -1,200    | -0.24%  | 2.02%     | 6,550            | -5,386,655 | -99.88%  | -99.84%   | 813,859,550        | 16,315,380  | 2.05%   | 27.38%    |
| 2017     | 499,155        | -225      | -0.05%  | 1.97%     | 6,550            | 0          | 0.00%    | -99.84%   | 779,580,400        | -34,279,150 | -4.21%  | 22.02%    |
| 2018     | 499,165        | 10        | 0.00%   | 1.97%     | 6,225            | -325       | -4.96%   | -99.85%   | 712,966,505        | -66,613,895 | -8.54%  | 11.59%    |
| 2019     | 498,415        | -750      | -0.15%  | 1.82%     | 5,600            | -625       | -10.04%  | -99.86%   | 669,248,270        | -43,718,235 | -6.13%  | 4.75%     |
| 2020     | 499,445        | 1,030     | 0.21%   | 2.03%     | 487,205          | 481,605    | 8600.09% | -87.89%   | 655,204,585        | -14,043,685 | -2.10%  | 2.55%     |
| 2021     | 500,420        | 975       | 0.20%   | 2.23%     | 489,305          | 2,100      | 0.43%    | -87.84%   | 637,775,460        | -17,429,125 | -2.66%  | -0.18%    |
| 2022     | 500,345        | -75       | -0.01%  | 2.21%     | 489,305          | 0          | 0.00%    | -87.84%   | 660,610,350        | 22,834,890  | 3.58%   | 3.40%     |
| 2023     | 508,545        | 8,200     | 1.64%   | 3.89%     | 489,430          | 125        | 0.03%    | -87.84%   | 713,017,655        | 52,407,305  | 7.93%   | 11.60%    |
| 2024     | 508,545        | 0         | 0.00%   | 3.89%     | 490,180          | 750        | 0.15%    | -87.82%   | 809,788,610        | 96,770,955  | 13.57%  | 26.74%    |

Cnty# 33 County FURNAS Rate Ann.%chg: Total Agric Land 2.40%



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

| Tax Year | IRRIGATED LAND |        |                    |                     |                       | DRYLAND     |         |                    |                     |                       | GRASSLAND   |         |                    |                     |                       |
|----------|----------------|--------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres  | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2014     | 254,245,185    | 68,325 | 3,721              |                     |                       | 266,903,900 | 189,376 | 1,409              |                     |                       | 115,139,810 | 170,291 | 676                |                     |                       |
| 2015     | 299,563,015    | 67,113 | 4,464              | 19.95%              | 19.95%                | 335,731,315 | 190,539 | 1,762              | 25.02%              | 25.02%                | 155,797,045 | 170,270 | 915                | 35.33%              | 35.33%                |
| 2016     | 306,622,710    | 68,809 | 4,456              | -0.17%              | 19.75%                | 331,992,330 | 188,221 | 1,764              | 0.10%               | 25.15%                | 174,739,395 | 176,833 | 988                | 8.00%               | 46.15%                |
| 2017     | 287,144,000    | 67,783 | 4,236              | -4.94%              | 13.84%                | 317,175,485 | 189,257 | 1,676              | -4.99%              | 18.91%                | 174,537,800 | 176,717 | 988                | -0.05%              | 46.08%                |
| 2018     | 258,783,085    | 67,881 | 3,812              | -10.01%             | 2.45%                 | 284,871,845 | 188,928 | 1,508              | -10.03%             | 6.98%                 | 168,838,775 | 176,923 | 954                | -3.38%              | 41.14%                |
| 2019     | 245,789,130    | 67,889 | 3,620              | -5.03%              | -2.70%                | 270,594,785 | 188,846 | 1,433              | -4.97%              | 1.67%                 | 152,357,955 | 176,972 | 861                | -9.79%              | 27.33%                |
| 2020     | 238,574,200    | 68,185 | 3,499              | -3.36%              | -5.97%                | 268,703,105 | 188,401 | 1,426              | -0.46%              | 1.19%                 | 147,312,950 | 176,812 | 833                | -3.22%              | 23.22%                |
| 2021     | 226,694,995    | 68,226 | 3,323              | -5.04%              | -10.71%               | 268,763,470 | 188,444 | 1,426              | 0.00%               | 1.19%                 | 141,335,730 | 176,677 | 800                | -3.98%              | 18.31%                |
| 2022     | 238,717,290    | 68,427 | 3,489              | 4.99%               | -6.25%                | 282,080,600 | 188,624 | 1,495              | 4.85%               | 6.11%                 | 141,017,680 | 176,279 | 800                | 0.00%               | 18.31%                |
| 2023     | 250,971,695    | 68,555 | 3,661              | 4.94%               | -1.62%                | 315,666,085 | 188,393 | 1,676              | 12.04%              | 18.89%                | 145,339,480 | 176,176 | 825                | 3.13%               | 22.01%                |
| 2024     | 252,390,275    | 68,934 | 3,661              | 0.01%               | -1.61%                | 384,785,980 | 188,160 | 2,045              | 22.05%              | 45.10%                | 171,674,360 | 176,083 | 975                | 18.18%              | 44.20%                |

Rate Annual %chg Average Value/Acre:

-0.07%

3.73%

4.08%

| Tax Year | WASTE LAND (2) |       |                    |                     |                       | OTHER AGLAND (2) |       |                    |                     |                       | TOTAL AGRICULTURAL LAND (1) |         |                    |                     |                       |
|----------|----------------|-------|--------------------|---------------------|-----------------------|------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value            | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value                       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2014     | 489,360        | 6,525 | 75                 |                     |                       | 4,014,410        | 6,174 | 650                |                     |                       | 640,792,665                 | 440,691 | 1,454              |                     |                       |
| 2015     | 489,105        | 6,521 | 75                 | 0.00%               | 0.00%                 | 5,447,765        | 6,189 | 880                | 35.38%              | 35.38%                | 797,028,245                 | 440,631 | 1,809              | 24.40%              | 24.40%                |
| 2016     | 497,355        | 6,631 | 75                 | 0.00%               | 0.00%                 | 6,550            | 5     | 1,310              | 48.82%              | 101.48%               | 813,858,340                 | 440,499 | 1,848              | 2.14%               | 27.06%                |
| 2017     | 499,155        | 6,655 | 75                 | 0.00%               | 0.00%                 | 6,550            | 5     | 1,310              | 0.00%               | 101.48%               | 779,362,990                 | 440,418 | 1,770              | -4.22%              | 21.70%                |
| 2018     | 499,110        | 6,655 | 75                 | 0.00%               | 0.00%                 | 6,225            | 5     | 1,245              | -4.96%              | 91.48%                | 712,999,040                 | 440,392 | 1,619              | -8.51%              | 11.34%                |
| 2019     | 498,415        | 6,645 | 75                 | 0.00%               | 0.00%                 | 5,600            | 5     | 1,120              | -10.04%             | 72.25%                | 669,245,885                 | 440,358 | 1,520              | -6.13%              | 4.52%                 |
| 2020     | 499,445        | 6,659 | 75                 | 0.00%               | 0.00%                 | 487,205          | 434   | 1,122              | 0.14%               | 72.50%                | 655,576,905                 | 440,492 | 1,488              | -2.07%              | 2.35%                 |
| 2021     | 500,495        | 6,673 | 75                 | 0.00%               | 0.00%                 | 489,305          | 436   | 1,121              | -0.03%              | 72.45%                | 637,783,995                 | 440,456 | 1,448              | -2.71%              | -0.42%                |
| 2022     | 500,345        | 6,671 | 75                 | 0.00%               | 0.00%                 | 489,305          | 436   | 1,121              | 0.00%               | 72.45%                | 662,805,220                 | 440,438 | 1,505              | 3.93%               | 3.49%                 |
| 2023     | 499,745        | 6,663 | 75                 | 0.00%               | 0.00%                 | 489,430          | 436   | 1,122              | 0.03%               | 72.49%                | 712,966,435                 | 440,224 | 1,620              | 7.62%               | 11.38%                |
| 2024     | 508,545        | 6,780 | 75                 | 0.00%               | 0.00%                 | 490,180          | 436   | 1,123              | 0.15%               | 72.76%                | 809,849,340                 | 440,394 | 1,839              | 13.54%              | 26.47%                |

33

FURNAS

Rate Annual %chg Average Value/Acre:

2.37%

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

CHART 4

CHART 5 - 2024 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   |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|----------|---------------|
| 4,636                              | FURNAS                       | 59,672,149    | 17,498,087  | 28,741,957    | 199,559,125 | 46,576,559 | 12,914,060 | 0          | 809,788,610 | 43,885,440 | 60,738,650 | 377,320  | 1,279,751,957 |
| cnty sectorvalue % of total value: |                              | 4.66%         | 1.37%       | 2.25%         | 15.59%      | 3.64%      | 1.01%      |            | 63.28%      | 3.43%      | 4.75%      | 0.03%    | 100.00%       |
| Pop.                               | Municipality:                | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value   |
| 1,002                              | ARAPAHOE                     | 905,507       | 2,405,796   | 806,421       | 48,417,955  | 10,779,800 | 0          | 0          | 51,500      | 0          | 0          | 0        | 63,366,979    |
| 21.61%                             | %sector of county sector     | 1.52%         | 13.75%      | 2.81%         | 24.26%      | 23.14%     |            |            | 0.01%       |            |            |          | 4.95%         |
|                                    | %sector of municipality      | 1.43%         | 3.80%       | 1.27%         | 76.41%      | 17.01%     |            |            | 0.08%       |            |            |          | 100.00%       |
| 537                                | BEAVER CITY                  | 94,310        | 832,193     | 102,816       | 16,488,580  | 2,551,060  | 1,948,045  | 0          | 0           | 0          | 0          | 0        | 22,017,004    |
| 11.58%                             | %sector of county sector     | 0.16%         | 4.76%       | 0.36%         | 8.26%       | 5.48%      | 15.08%     |            |             |            |            |          | 1.72%         |
|                                    | %sector of municipality      | 0.43%         | 3.78%       | 0.47%         | 74.89%      | 11.59%     | 8.85%      |            |             |            |            |          | 100.00%       |
| 1,071                              | CAMBRIDGE                    | 3,353,798     | 1,954,524   | 1,404,799     | 51,163,055  | 6,551,909  | 9,583,795  | 0          | 0           | 0          | 0          | 0        | 74,011,880    |
| 23.10%                             | %sector of county sector     | 5.62%         | 11.17%      | 4.89%         | 25.64%      | 14.07%     | 74.21%     |            |             |            |            |          | 5.78%         |
|                                    | %sector of municipality      | 4.53%         | 2.64%       | 1.90%         | 69.13%      | 8.85%      | 12.95%     |            |             |            |            |          | 100.00%       |
| 111                                | EDISON                       | 4,865,603     | 755,431     | 888,854       | 3,028,750   | 15,230,085 | 0          | 0          | 112,305     | 0          | 19,085     | 0        | 24,900,113    |
| 2.39%                              | %sector of county sector     | 8.15%         | 4.32%       | 3.09%         | 1.52%       | 32.70%     |            |            | 0.01%       |            | 0.03%      |          | 1.95%         |
|                                    | %sector of municipality      | 19.54%        | 3.03%       | 3.57%         | 12.16%      | 61.16%     |            |            | 0.45%       |            | 0.08%      |          | 100.00%       |
| 20                                 | HENDLEY                      | 146           | 59,646      | 9,927         | 573,790     | 55,515     | 0          | 0          | 25,710      | 0          | 146,390    | 0        | 871,124       |
| 0.43%                              | %sector of county sector     | 0.00%         | 0.34%       | 0.03%         | 0.29%       | 0.12%      |            |            | 0.00%       |            | 0.24%      |          | 0.07%         |
|                                    | %sector of municipality      | 0.02%         | 6.85%       | 1.14%         | 65.87%      | 6.37%      |            |            | 2.95%       |            | 16.80%     |          | 100.00%       |
| 201                                | HOLBROOK                     | 35,563        | 359,827     | 459,046       | 5,334,130   | 2,920,620  | 0          | 0          | 0           | 0          | 0          | 0        | 9,109,186     |
| 4.34%                              | %sector of county sector     | 0.06%         | 2.06%       | 1.60%         | 2.67%       | 6.27%      |            |            |             |            |            |          | 0.71%         |
|                                    | %sector of municipality      | 0.39%         | 3.95%       | 5.04%         | 58.56%      | 32.06%     |            |            |             |            |            |          | 100.00%       |
| 718                                | OXFORD                       | 356,208       | 735,640     | 1,366,097     | 18,212,460  | 3,407,185  | 0          | 0          | 0           | 0          | 0          | 0        | 24,077,590    |
| 15.49%                             | %sector of county sector     | 0.60%         | 4.20%       | 4.75%         | 9.13%       | 7.32%      |            |            |             |            |            |          | 1.88%         |
|                                    | %sector of municipality      | 1.48%         | 3.06%       | 5.67%         | 75.64%      | 14.15%     |            |            |             |            |            |          | 100.00%       |
| 75                                 | WILSONVILLE                  | 87,752        | 231,178     | 35,876        | 2,076,960   | 183,880    | 0          | 0          | 13,980      | 0          | 0          | 0        | 2,629,626     |
| 1.62%                              | %sector of county sector     | 0.15%         | 1.32%       | 0.12%         | 1.04%       | 0.39%      |            |            | 0.00%       |            |            |          | 0.21%         |
|                                    | %sector of municipality      | 3.34%         | 8.79%       | 1.36%         | 78.98%      | 6.99%      |            |            | 0.53%       |            |            |          | 100.00%       |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |               |
| 3,736                              | Total Municipalities         | 9,698,887     | 7,334,236   | 5,073,836     | 145,295,686 | 41,680,056 | 11,531,841 | 0          | 203,495     | 0          | 165,475    | 0        | 220,983,510   |
| 80.58%                             | %all municip.sectors of cnty | 16.25%        | 41.91%      | 17.65%        | 72.81%      | 89.49%     | 89.30%     |            | 0.03%       |            | 0.27%      |          | 17.27%        |

33

FURNAS

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division

NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Schedule I : Non-Agricultural Records

|                      | Urban   |             | SubUrban |            | Rural   |            | Total   |             | Growth    |
|----------------------|---------|-------------|----------|------------|---------|------------|---------|-------------|-----------|
|                      | Records | Value       | Records  | Value      | Records | Value      | Records | Value       |           |
| 01. Res UnImp Land   | 381     | 2,135,390   | 48       | 731,285    | 212     | 4,225,790  | 641     | 7,092,465   |           |
| 02. Res Improve Land | 1,884   | 11,544,800  | 51       | 1,484,675  | 199     | 6,720,585  | 2,134   | 19,750,060  |           |
| 03. Res Improvements | 1,875   | 156,029,385 | 56       | 13,144,525 | 222     | 37,584,665 | 2,153   | 206,758,575 |           |
| 04. Res Total        | 2,256   | 169,709,575 | 104      | 15,360,485 | 434     | 48,531,040 | 2,794   | 233,601,100 | 1,241,480 |
| % of Res Total       | 80.74   | 72.65       | 3.72     | 6.58       | 15.53   | 20.78      | 43.66   | 17.99       | 26.86     |
|                      |         |             |          |            |         |            |         |             |           |
| 05. Com UnImp Land   | 85      | 420,895     | 5        | 26,265     | 7       | 26,090     | 97      | 473,250     |           |
| 06. Com Improve Land | 312     | 1,970,605   | 10       | 95,985     | 12      | 683,740    | 334     | 2,750,330   |           |
| 07. Com Improvements | 314     | 42,024,364  | 12       | 1,904,930  | 17      | 2,161,045  | 343     | 46,090,339  |           |
| 08. Com Total        | 399     | 44,415,864  | 17       | 2,027,180  | 24      | 2,870,875  | 440     | 49,313,919  | 2,761,530 |
| % of Com Total       | 90.68   | 90.07       | 3.86     | 4.11       | 5.45    | 5.82       | 6.88    | 3.80        | 59.74     |
|                      |         |             |          |            |         |            |         |             |           |
| 09. Ind UnImp Land   | 4       | 8,870       | 0        | 0          | 3       | 122,505    | 7       | 131,375     |           |
| 10. Ind Improve Land | 2       | 294,880     | 1        | 9,450      | 1       | 303,000    | 4       | 607,330     |           |
| 11. Ind Improvements | 2       | 11,228,090  | 1        | 847,265    | 1       | 100,000    | 4       | 12,175,355  |           |
| 12. Ind Total        | 6       | 11,531,840  | 1        | 856,715    | 4       | 525,505    | 11      | 12,914,060  | 0         |
| % of Ind Total       | 54.55   | 89.30       | 9.09     | 6.63       | 36.36   | 4.07       | 0.17    | 0.99        | 0.00      |
|                      |         |             |          |            |         |            |         |             |           |
| 13. Rec UnImp Land   | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| 14. Rec Improve Land | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| 15. Rec Improvements | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| 16. Rec Total        | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           | 0         |
| % of Rec Total       | 0.00    | 0.00        | 0.00     | 0.00       | 0.00    | 0.00       | 0.00    | 0.00        | 0.00      |
|                      |         |             |          |            |         |            |         |             |           |
| Res & Rec Total      | 2,256   | 169,709,575 | 104      | 15,360,485 | 434     | 48,531,040 | 2,794   | 233,601,100 | 1,241,480 |
| % of Res & Rec Total | 80.74   | 72.65       | 3.72     | 6.58       | 15.53   | 20.78      | 43.66   | 17.99       | 26.86     |
| Com & Ind Total      | 405     | 55,947,704  | 18       | 2,883,895  | 28      | 3,396,380  | 451     | 62,227,979  | 2,761,530 |
| % of Com & Ind Total | 89.80   | 89.91       | 3.99     | 4.63       | 6.21    | 5.46       | 7.05    | 4.79        | 59.74     |
|                      |         |             |          |            |         |            |         |             |           |
| 17. Taxable Total    | 2,661   | 225,657,279 | 122      | 18,244,380 | 462     | 51,927,420 | 3,245   | 295,829,079 | 4,003,010 |
| % of Taxable Total   | 82.00   | 76.28       | 3.76     | 6.17       | 14.24   | 17.55      | 50.70   | 22.78       | 86.60     |

Schedule II : Tax Increment Financing (TIF)

|                  | Records | Urban<br>Value Base | Value Excess |  | Records | SubUrban<br>Value Base | Value Excess |
|------------------|---------|---------------------|--------------|--|---------|------------------------|--------------|
| 18. Residential  | 23      | 380,325             | 8,125,010    |  | 0       | 0                      | 0            |
| 19. Commercial   | 13      | 640,225             | 10,377,210   |  | 0       | 0                      | 0            |
| 20. Industrial   | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 21. Other        | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
|                  | Records | Rural<br>Value Base | Value Excess |  | Records | Total<br>Value Base    | Value Excess |
| 18. Residential  | 0       | 0                   | 0            |  | 23      | 380,325                | 8,125,010    |
| 19. Commercial   | 0       | 0                   | 0            |  | 13      | 640,225                | 10,377,210   |
| 20. Industrial   | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 21. Other        | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 22. Total Sch II |         |                     |              |  | 36      | 1,020,550              | 18,502,220   |

Schedule III : Mineral Interest Records

| Mineral Interest  | Records | Urban<br>Value | Records | SubUrban<br>Value | Records | Rural<br>Value | Records | Total<br>Value | Growth |
|-------------------|---------|----------------|---------|-------------------|---------|----------------|---------|----------------|--------|
| 23. Producing     | 0       | 0              | 0       | 0                 | 10      | 318,050        | 10      | 318,050        | 0      |
| 24. Non-Producing | 0       | 0              | 0       | 0                 | 0       | 0              | 0       | 0              | 0      |
| 25. Total         | 0       | 0              | 0       | 0                 | 10      | 318,050        | 10      | 318,050        | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban<br>Records | SubUrban<br>Records | Rural<br>Records | Total<br>Records |
|------------|------------------|---------------------|------------------|------------------|
| 26. Exempt | 288              | 4                   | 339              | 631              |

Schedule V : Agricultural Records

|                      | Records | Urban<br>Value | Records | SubUrban<br>Value | Records | Rural<br>Value | Records | Total<br>Value |
|----------------------|---------|----------------|---------|-------------------|---------|----------------|---------|----------------|
| 27. Ag-Vacant Land   | 14      | 1,065,300      | 1       | 65,340            | 2,544   | 717,357,790    | 2,559   | 718,488,430    |
| 28. Ag-Improved Land | 2       | 51,210         | 2       | 164,695           | 564     | 196,466,955    | 568     | 196,682,860    |
| 29. Ag Improvements  | 2       | 140,475        | 2       | 1,329,985         | 582     | 85,774,055     | 586     | 87,244,515     |

30. Ag Total

3,145

1,002,415,805

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            |  | SubUrban |          |             | Growth  |
|---------------------------|---------|----------|------------|--|----------|----------|-------------|---------|
|                           | Records | Acres    | Value      |  | Records  | Acres    | Value       |         |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          |  | 0        | 0.00     | 0           |         |
| 32. HomeSite Improv Land  | 0       | 0.00     | 0          |  | 1        | 1.00     | 10,000      |         |
| 33. HomeSite Improvements | 0       | 0.00     | 0          |  | 1        | 0.00     | 675,845     |         |
| 34. HomeSite Total        |         |          |            |  |          |          |             |         |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          |  | 0        | 0.00     | 0           |         |
| 36. FarmSite Improv Land  | 2       | 2.00     | 25,000     |  | 2        | 5.00     | 62,500      |         |
| 37. FarmSite Improvements | 2       | 0.00     | 140,475    |  | 2        | 0.00     | 654,140     |         |
| 38. FarmSite Total        |         |          |            |  |          |          |             |         |
| 39. Road & Ditches        | 2       | 6.00     | 0          |  | 0        | 0.00     | 0           | Growth  |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          |  | 0        | 0.00     | 0           |         |
|                           | Records | Acres    | Value      |  | Records  | Acres    | Value       |         |
| 31. HomeSite UnImp Land   | 30      | 30.00    | 1,050,000  |  | 30       | 30.00    | 1,050,000   |         |
| 32. HomeSite Improv Land  | 290     | 293.30   | 10,205,500 |  | 291      | 294.30   | 10,215,500  |         |
| 33. HomeSite Improvements | 297     | 0.00     | 41,154,250 |  | 298      | 0.00     | 41,830,095  | 342,030 |
| 34. HomeSite Total        |         |          |            |  | 328      | 324.30   | 53,095,595  |         |
| 35. FarmSite UnImp Land   | 31      | 68.64    | 710,370    |  | 31       | 68.64    | 710,370     |         |
| 36. FarmSite Improv Land  | 497     | 1,342.92 | 14,912,485 |  | 501      | 1,349.92 | 14,999,985  |         |
| 37. FarmSite Improvements | 575     | 0.00     | 44,619,805 |  | 579      | 0.00     | 45,414,420  | 277,230 |
| 38. FarmSite Total        |         |          |            |  | 610      | 1,418.56 | 61,124,775  |         |
| 39. Road & Ditches        | 2,356   | 7,474.25 | 0          |  | 2,358    | 7,480.25 | 0           |         |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          |  | 0        | 0.00     | 0           |         |
| 41. Total Section VI      |         |          |            |  | 938      | 9,223.11 | 114,220,370 | 619,260 |

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               | 23,304.41  | 33.83%      | 108,249,035 | 37.65%      | 4,645.00                |
| 46. 1A                | 24,328.35  | 35.32%      | 113,005,210 | 39.30%      | 4,645.00                |
| 47. 2A1               | 6,134.20   | 8.90%       | 23,064,595  | 8.02%       | 3,760.00                |
| 48. 2A                | 5,281.20   | 7.67%       | 18,695,450  | 6.50%       | 3,540.00                |
| 49. 3A1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 50. 3A                | 23.00      | 0.03%       | 59,800      | 0.02%       | 2,600.00                |
| 51. 4A1               | 4,312.81   | 6.26%       | 10,738,890  | 3.74%       | 2,490.00                |
| 52. 4A                | 5,503.13   | 7.99%       | 13,702,800  | 4.77%       | 2,490.00                |
| 53. Total             | 68,887.10  | 100.00%     | 287,515,780 | 100.00%     | 4,173.72                |
| Dry                   |            |             |             |             |                         |
| 54. 1D1               | 824.29     | 0.44%       | 2,056,615   | 0.50%       | 2,495.01                |
| 55. 1D                | 120,989.80 | 64.31%      | 301,869,605 | 73.31%      | 2,495.00                |
| 56. 2D1               | 8,694.89   | 4.62%       | 14,868,270  | 3.61%       | 1,710.00                |
| 57. 2D                | 18,776.48  | 9.98%       | 32,107,770  | 7.80%       | 1,710.00                |
| 58. 3D1               | 1,569.98   | 0.83%       | 2,684,660   | 0.65%       | 1,710.00                |
| 59. 3D                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 60. 4D1               | 24,078.80  | 12.80%      | 37,562,940  | 9.12%       | 1,560.00                |
| 61. 4D                | 13,208.04  | 7.02%       | 20,604,545  | 5.00%       | 1,560.00                |
| 62. Total             | 188,142.28 | 100.00%     | 411,754,405 | 100.00%     | 2,188.53                |
| Grass                 |            |             |             |             |                         |
| 63. 1G1               | 13,812.46  | 7.84%       | 14,709,525  | 7.83%       | 1,064.95                |
| 64. 1G                | 33,100.79  | 18.79%      | 35,421,850  | 18.85%      | 1,070.12                |
| 65. 2G1               | 106,896.80 | 60.69%      | 113,949,650 | 60.64%      | 1,065.98                |
| 66. 2G                | 16,482.35  | 9.36%       | 17,621,740  | 9.38%       | 1,069.13                |
| 67. 3G1               | 3,760.47   | 2.13%       | 4,004,910   | 2.13%       | 1,065.00                |
| 68. 3G                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 69. 4G1               | 2,083.00   | 1.18%       | 2,218,400   | 1.18%       | 1,065.00                |
| 70. 4G                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 71. Total             | 176,135.87 | 100.00%     | 187,926,075 | 100.00%     | 1,066.94                |
|                       |            |             |             |             |                         |
| Irrigated Total       | 68,887.10  | 15.64%      | 287,515,780 | 32.37%      | 4,173.72                |
| Dry Total             | 188,142.28 | 42.72%      | 411,754,405 | 46.36%      | 2,188.53                |
| Grass Total           | 176,135.87 | 40.00%      | 187,926,075 | 21.16%      | 1,066.94                |
| 72. Waste             | 6,780.44   | 1.54%       | 508,545     | 0.06%       | 75.00                   |
| 73. Other             | 436.38     | 0.10%       | 490,630     | 0.06%       | 1,124.32                |
| 74. Exempt            | 4,196.18   | 0.95%       | 0           | 0.00%       | 0.00                    |
| 75. Market Area Total | 440,382.07 | 100.00%     | 888,195,435 | 100.00%     | 2,016.87                |

Schedule X : Agricultural Records :Ag Land Total

|               | Urban  |           | SubUrban |         | Rural      |             | Total      |             |
|---------------|--------|-----------|----------|---------|------------|-------------|------------|-------------|
|               | Acres  | Value     | Acres    | Value   | Acres      | Value       | Acres      | Value       |
| 76. Irrigated | 148.89 | 611,135   | 15.87    | 73,715  | 68,722.34  | 286,830,930 | 68,887.10  | 287,515,780 |
| 77. Dry Land  | 159.02 | 370,725   | 38.00    | 83,820  | 187,945.26 | 411,299,860 | 188,142.28 | 411,754,405 |
| 78. Grass     | 102.96 | 109,650   | 0.00     | 0       | 176,032.91 | 187,816,425 | 176,135.87 | 187,926,075 |
| 79. Waste     | 0.00   | 0         | 0.00     | 0       | 6,780.44   | 508,545     | 6,780.44   | 508,545     |
| 80. Other     | 0.00   | 0         | 0.00     | 0       | 436.38     | 490,630     | 436.38     | 490,630     |
| 81. Exempt    | 163.32 | 0         | 15.30    | 0       | 4,017.56   | 0           | 4,196.18   | 0           |
| 82. Total     | 410.87 | 1,091,510 | 53.87    | 157,535 | 439,917.33 | 886,946,390 | 440,382.07 | 888,195,435 |

|           | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 68,887.10  | 15.64%      | 287,515,780 | 32.37%      | 4,173.72                |
| Dry Land  | 188,142.28 | 42.72%      | 411,754,405 | 46.36%      | 2,188.53                |
| Grass     | 176,135.87 | 40.00%      | 187,926,075 | 21.16%      | 1,066.94                |
| Waste     | 6,780.44   | 1.54%       | 508,545     | 0.06%       | 75.00                   |
| Other     | 436.38     | 0.10%       | 490,630     | 0.06%       | 1,124.32                |
| Exempt    | 4,196.18   | 0.95%       | 0           | 0.00%       | 0.00                    |
| Total     | 440,382.07 | 100.00%     | 888,195,435 | 100.00%     | 2,016.87                |



## Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|                                       | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 83.1 N/a Or Error                     | 1                      | 45,680       | 0                    | 0            | 0                   | 0            | 1              | 45,680       | 0             |
| 83.2 Arapahoe                         | 65                     | 812,600      | 454                  | 4,607,530    | 455                 | 48,044,810   | 520            | 53,464,940   | 316,735       |
| 83.3 Beaver City                      | 79                     | 323,135      | 316                  | 1,048,955    | 318                 | 21,318,875   | 397            | 22,690,965   | 153,260       |
| 83.4 Cambridge                        | 66                     | 694,435      | 487                  | 4,749,355    | 471                 | 51,108,000   | 537            | 56,551,790   | 507,435       |
| 83.5 Edison                           | 23                     | 17,565       | 91                   | 133,890      | 92                  | 3,021,555    | 115            | 3,173,010    | 120,370       |
| 83.6 Hendley                          | 26                     | 51,545       | 27                   | 46,305       | 27                  | 546,205      | 53             | 644,055      | 0             |
| 83.7 Holbrook                         | 31                     | 27,755       | 132                  | 148,595      | 132                 | 6,108,935    | 163            | 6,285,285    | 0             |
| 83.8 Oxford                           | 42                     | 122,635      | 284                  | 686,865      | 286                 | 23,490,150   | 328            | 24,299,650   | 55,655        |
| 83.9 Rural Residential                | 259                    | 4,911,395    | 250                  | 8,205,260    | 278                 | 50,729,190   | 537            | 63,845,845   | 88,025        |
| 83.10 Wilsonville                     | 49                     | 85,720       | 93                   | 123,305      | 94                  | 2,390,855    | 143            | 2,599,880    | 0             |
| 84 Residential Total                  | 641                    | 7,092,465    | 2,134                | 19,750,060   | 2,153               | 206,758,575  | 2,794          | 233,601,100  | 1,241,480     |

## Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>I Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|--------------|----------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|              |                            | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 85.1         | N/a Or Error               | 0                      | 0            | 1                    | 730          | 1                   | 10,475       | 1              | 11,205       | 46,050        |
| 85.2         | Arapahoe                   | 0                      | 0            | 3                    | 22,675       | 3                   | 438,715      | 3              | 461,390      | 444,115       |
| 85.3         | Arapahoe Commercial        | 22                     | 219,270      | 92                   | 745,155      | 92                  | 11,987,885   | 114            | 12,952,310   | 2,005,090     |
| 85.4         | Beaver City                | 0                      | 0            | 1                    | 2,155        | 1                   | 45,730       | 1              | 47,885       | 0             |
| 85.5         | Beaver City Commercial     | 13                     | 26,835       | 44                   | 88,650       | 47                  | 4,430,680    | 60             | 4,546,165    | 840           |
| 85.6         | Cambridge Commercial       | 13                     | 148,010      | 62                   | 1,213,540    | 53                  | 14,879,409   | 66             | 16,240,959   | 29,980        |
| 85.7         | Edison Commercial          | 2                      | 1,980        | 17                   | 69,450       | 19                  | 15,158,655   | 21             | 15,230,085   | 0             |
| 85.8         | Hendley                    | 0                      | 0            | 1                    | 1,540        | 1                   | 42,725       | 1              | 44,265       | 0             |
| 85.9         | Hendley Commercial         | 9                      | 5,710        | 4                    | 2,400        | 5                   | 47,405       | 14             | 55,515       | 0             |
| 85.10        | Holbrook Commercial        | 11                     | 7,020        | 21                   | 18,865       | 22                  | 2,897,835    | 33             | 2,923,720    | 0             |
| 85.11        | Oxford Commercial          | 6                      | 9,960        | 57                   | 93,605       | 60                  | 3,393,485    | 66             | 3,497,050    | 0             |
| 85.12        | Rural Commercial           | 14                     | 171,760      | 15                   | 1,034,810    | 23                  | 3,079,055    | 37             | 4,285,625    | 44,955        |
| 85.13        | Suburban Commercial        | 0                      | 0            | 6                    | 39,210       | 6                   | 1,708,715    | 6              | 1,747,925    | 190,500       |
| 85.14        | Wilsonville Commercial     | 14                     | 14,080       | 14                   | 24,875       | 14                  | 144,925      | 28             | 183,880      | 0             |
| 86           | Commercial Total           | 104                    | 604,625      | 338                  | 3,357,660    | 347                 | 58,265,694   | 451            | 62,227,979   | 2,761,530     |

## 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                | 10,095.46  | 5.97%       | 10,744,215  | 5.97%       | 1,064.26                |
| 88. 1G                 | 30,656.63  | 18.13%      | 32,649,335  | 18.13%      | 1,065.00                |
| 89. 2G1                | 106,516.44 | 63.00%      | 113,440,055 | 63.00%      | 1,065.00                |
| 90. 2G                 | 15,962.15  | 9.44%       | 16,999,690  | 9.44%       | 1,065.00                |
| 91. 3G1                | 3,756.47   | 2.22%       | 4,000,650   | 2.22%       | 1,065.00                |
| 92. 3G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 93. 4G1                | 2,083.00   | 1.23%       | 2,218,400   | 1.23%       | 1,065.00                |
| 94. 4G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 95. Total              | 169,070.15 | 100.00%     | 180,052,345 | 100.00%     | 1,064.96                |
| CRP                    |            |             |             |             |                         |
| 96. 1C1                | 20.00      | 1.92%       | 28,000      | 1.92%       | 1,400.00                |
| 97. 1C                 | 505.94     | 48.60%      | 708,315     | 48.60%      | 1,400.00                |
| 98. 2C1                | 311.97     | 29.97%      | 436,760     | 29.97%      | 1,400.01                |
| 99. 2C                 | 203.10     | 19.51%      | 284,340     | 19.51%      | 1,400.00                |
| 100. 3C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 101. 3C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 102. 4C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 103. 4C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 104. Total             | 1,041.01   | 100.00%     | 1,457,415   | 100.00%     | 1,400.00                |
| Timber                 |            |             |             |             |                         |
| 105. 1T1               | 3,697.00   | 61.36%      | 3,937,310   | 61.36%      | 1,065.00                |
| 106. 1T                | 1,938.22   | 32.17%      | 2,064,200   | 32.17%      | 1,065.00                |
| 107. 2T1               | 68.39      | 1.14%       | 72,835      | 1.14%       | 1,064.99                |
| 108. 2T                | 317.10     | 5.26%       | 337,710     | 5.26%       | 1,065.00                |
| 109. 3T1               | 4.00       | 0.07%       | 4,260       | 0.07%       | 1,065.00                |
| 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             | 6,024.71   | 100.00%     | 6,416,315   | 100.00%     | 1,065.00                |
|                        |            |             |             |             |                         |
| Grass Total            | 169,070.15 | 95.99%      | 180,052,345 | 95.81%      | 1,064.96                |
| CRP Total              | 1,041.01   | 0.59%       | 1,457,415   | 0.78%       | 1,400.00                |
| Timber Total           | 6,024.71   | 3.42%       | 6,416,315   | 3.41%       | 1,065.00                |
|                        |            |             |             |             |                         |
| 114. Market Area Total | 176,135.87 | 100.00%     | 187,926,075 | 100.00%     | 1,066.94                |

**2025 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

**33 Furnas**

|   | <b>2024 CTL County<br/>Total</b> | <b>2025 Form 45<br/>County Total</b> | <b>Value Difference<br/>(2025 form 45 - 2024 CTL)</b> | <b>Percent<br/>Change</b> | <b>2025 Growth<br/>(New Construction Value)</b> | <b>Percent Change<br/>excl. Growth</b> |
|---|----------------------------------|--------------------------------------|---|---------------------------|---|--|
| 01. Residential   | 199,559,125                      | 233,601,100                          | 34,041,975  | 17.06%                    | 1,241,480                                       | 16.44%                                 |
| 02. Recreational  | 0                                | 0                                    | 0   |                           | 0   |  |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 43,885,440                       | 53,095,595                           | 9,210,155   | 20.99%                    | 342,030   | 20.21%                                 |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>243,444,565</b>               | <b>286,696,695</b>                   | <b>43,252,130</b>                                     | <b>17.77%</b>             | <b>1,583,510</b>                                | <b>17.12%</b>                          |
| 05. Commercial  | 46,576,559                       | 49,313,919                           | 2,737,360   | 5.88%                     | 2,761,530                                       | -0.05%                                 |
| 06. Industrial  | 12,914,060                       | 12,914,060                           | 0   | 0.00%                     | 0   | 0.00%                                  |
| <b>07. Total Commercial (sum lines 5-6)</b>                       | <b>59,490,619</b>                | <b>62,227,979</b>                    | <b>2,737,360</b>                                      | <b>4.60%</b>              | <b>2,761,530</b>                                | <b>-0.04%</b>                          |
| 08. Ag-Farmsite Land, Outbuildings                                | 60,738,650                       | 61,124,775                           | 386,125   | 0.64%                     | 277,230   | 0.18%                                  |
| 09. Minerals  | 377,320                          | 318,050                              | -59,270   | -15.71                    | 0   | -15.71%                                |
| 10. Non Ag Use Land   | 0                                | 0                                    | 0   |                           |   |  |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                      | <b>61,115,970</b>                | <b>61,442,825</b>                    | <b>326,855</b>  | <b>0.53%</b>              | <b>277,230</b>                                  | <b>0.08%</b>                           |
| 12. Irrigated   | 252,390,275                      | 287,515,780                          | 35,125,505  | 13.92%                    |   |  |
| 13. Dryland   | 384,663,555                      | 411,754,405                          | 27,090,850  | 7.04%                     |   |  |
| 14. Grassland   | 171,736,055                      | 187,926,075                          | 16,190,020  | 9.43%                     |   |  |
| 15. Wasteland   | 508,545                          | 508,545                              | 0   | 0.00%                     |   |  |
| 16. Other Agland  | 490,180                          | 490,630                              | 450   | 0.09%                     |   |  |
| <b>17. Total Agricultural Land</b>                                | <b>809,788,610</b>               | <b>888,195,435</b>                   | <b>78,406,825</b>                                     | <b>9.68%</b>              |   |  |
| <b>18. Total Value of all Real Property</b><br>(Locally Assessed) | <b>1,173,839,764</b>             | <b>1,298,562,934</b>                 | <b>124,723,170</b>                                    | <b>10.63%</b>             | <b>4,622,270</b>                                | <b>10.23%</b>                          |

## 2025 Assessment Survey for Furnas County

### A. Staffing and Funding Information

|     |  |
|-----|--|
| 1.  | <b>Deputy(ies) on staff:</b>   |
|     | 1  |
| 2.  | <b>Appraiser(s) on staff:</b>  |
|     | 0  |
| 3.  | <b>Other full-time employees:</b>  |
|     | 0  |
| 4.  | <b>Other part-time employees:</b>  |
|     | 0  |
| 5.  | <b>Number of shared employees:</b>   |
|     | 1--shared with Treasurer's office  |
| 6.  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|     | \$165,159.36   |
| 7.  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|     | same   |
| 8.  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|     | \$20,000   |
| 9.  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|     | n/a  |
| 10. | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|     | The budget for the CAMA system and GIS is maintained in the county general fund.       |
| 11. | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|     | \$6,500  |
| 12. | <b>Amount of last year's assessor's budget not used:</b>                               |
|     | \$24,704.97  |

## B. Computer, Automation Information and GIS

|     |  |
|-----|--|
| 1.  | <b>Administrative software:</b>  |
|     | MIPS   |
| 2.  | <b>CAMA software:</b>  |
|     | MIPS   |
| 3.  | <b>Personal Property software:</b>   |
|     | MIPS   |
| 4.  | <b>Are cadastral maps currently being used?</b>                                  |
|     | Yes  |
| 5.  | <b>If so, who maintains the Cadastral Maps?</b>                                  |
|     | the Assessor's office  |
| 6.  | <b>Does the county have GIS software?</b>  |
|     | Yes  |
| 7.  | <b>Is GIS available to the public? If so, what is the web address?</b>           |
|     | furnas.gworks.com  |
| 8.  | <b>Who maintains the GIS software and maps?</b>                                  |
|     | gWorks   |
| 9.  | <b>What type of aerial imagery is used in the cyclical review of properties?</b> |
|     | mostly GIS, some Google Earth  |
| 10. | <b>When was the aerial imagery last updated?</b>                                 |
|     | GIS 2022   |

## C. Zoning Information

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

|           |   |
|-----------|---|
| <b>3.</b> | <b>What municipalities in the county are zoned?</b>               |
|           | Arapahoe, Beaver City, Cambridge, Holbrook, and Oxford are zoned. |
| <b>4.</b> | <b>When was zoning implemented?</b>                               |
|           | 1999  |

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

|           |  |
|-----------|--|
| <b>1.</b> | <b>Appraisal Services:</b>   |
|           | Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests. Central Plains Valuation LLC has been contracted to do the income approach on the Assisted Living in Arapahoe. |
| <b>2.</b> | <b>GIS Services:</b>   |
|           | gWorks   |
| <b>3.</b> | <b>Other services:</b>   |
|           | None   |

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

|           |  |
|-----------|--|
| <b>1.</b> | <b>List any outside appraisal or listing services employed by the county for the current assessment year</b>   |
|           | Central Plains Valuations LLC and Pritchard & Abbott   |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>  |
|           | Yes  |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>  |
|           | The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations. |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | Yes  |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>   |
|           | Yes  |

## 2025 Residential Assessment Survey for Furnas County

|    |  |
|----|--|
| 1. | <b>Valuation data collection done by:</b>  |
|    | The assessor and staff   |
| 2. | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |
|    | Only the cost approach is used to determine market value in the residential class.   |
| 3. | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>  |
|    | Yes, depreciation tables are developed using local market information.   |
| 4. | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>   |
|    | Yes  |
| 5. | <b>Describe the methodology used to determine the residential lot values?</b>  |
|    | The assessor has valued urban residential property by the square foot. (Previously, some areas were valued by front foot or by the acre.) Rural residential property is valued by the acre. The assessor conducted a vacant lot study and lot value sizes have been entered into the CAMA. |
| 6. | <b>How are rural residential site values developed?</b>  |
|    | Rural residential site values are based on sales of improved parcels.  |
| 7. | <b>Are there form 191 applications on file?</b>  |
|    | No   |
| 8. | <b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>   |
|    | N/A  |



## 2025 Commercial Assessment Survey for Furnas County

|            |   |
|------------|---|
| <b>1.</b>  | <b>Valuation data collection done by:</b>   |
|            | The assessor and staff does pick up work and Central Plains does revaluation and review work when needed.   |
| <b>2.</b>  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |
|            | Only the cost approach is used, except for the Section 42 housing and the Assisted Living in Arapahoe which are valued using the income approach.   |
| <b>2a.</b> | <b>Describe the process used to determine the value of unique commercial properties.</b>  |
|            | The county contracted with Central Plains Valuation LLC to conduct an appraisal of the Cambridge Ethanol Plant as well as a new truck stop being constructed in Cambridge. All other commercial property is valued using the cost approach. |
| <b>3.</b>  | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>   |
|            | Yes, Central Plains Valuation created the depreciation tables using a local market study.   |
| <b>4.</b>  | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>                                  |
|            | N/A   |
| <b>5.</b>  | <b>Describe the methodology used to determine the commercial lot values.</b>  |
|            | All commercial lot values were established using the square foot method.  |

## 2025 Agricultural Assessment Survey for Furnas County

|     |  |
|-----|--|
| 1.  | <b>Valuation data collection done by:</b>  |
|     | The assessor and staff   |
| 2.  | <b>Describe the process used to determine and monitor market areas.</b>  |
|     | The Assessor reviews sales to determine market areas.  |
| 3.  | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>  |
|     | The assessor reviews parcels through both physical inspection and GIS, observing the number of acres and primary use of the land. The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses. |
| 4.  | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>   |
|     | Yes, farm home sites and rural residential home sites are valued the same.   |
| 5.  | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>   |
|     | Improvements are based on the cost approach and land is valued at 75% of market at \$1,125.  |
| 6.  | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>  |
|     | N/A  |
| 6a. | <b>Are any other agricultural subclasses used? If yes, please explain.</b>   |
|     | EQIP, CREP, CRP, canal   |
|     | <b><u>If your county has special value applications, please answer the following</u></b>   |
| 7a. | <b>How many parcels have a special valuation application on file?</b>  |
|     | 204  |
| 7b. | <b>What process was used to determine if non-agricultural influences exist in the county?</b>  |
|     | Assessor reviewed sales along the river for several years.   |
|     | <b><u>If your county recognizes a special value, please answer the following</u></b>   |
| 7c. | <b>Describe the non-agricultural influences recognized within the county.</b>  |
|     | Recreational--no longer influencing sales  |
| 7d. | <b>Where is the influenced area located within the county?</b>   |
|     | Along the Republican River   |
|     |  |

|     |   |
|-----|---|
| 7e. | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b> |
|     | Through sales analysis  |

2024 Plan of Assessment for Furnas County  
Assessment Years 2025, 2026 and 2027  
Date: June 6, 2024

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 ( R.S.Supp 2004).

### General Description of Real Property in Furnas County:

Per the 2024 County Abstract, Furnas County consists of the following real property types:

|               | Parcels | % of Total Parcels | % of Taxable Value Base |
|---------------|---------|--------------------|-------------------------|
| Minerals      | 10      | .11                | .03                     |
| Residential   | 2796    | 43.78              | 17.10                   |
| Commercial    | 433     | 6.78               | 4.03                    |
| Industrial    | 11      | .17                | 1.10                    |
| Recreational  | 0       | 0                  | 0                       |
| Agricultural  | 3136    | 49.11              | 77.75                   |
| Special Value | 0       | 0                  | 0                       |

Agricultural land – 440,223.79 taxable acres. 15.57% irrigated, 42.79% dry, 40.01% grassland (including timber), 1.61% waste.

For more information see 2024 Reports and Opinions, Abstract and Assessor Survey.

### Current Resources

A. Assessor's Office staff includes:

Sherry Thooft, Assessor

JayCe Minarik, Full-Time Office Clerk

Julie Sisson, Part-Time Office Clerk

The Assessor holds the Assessor's Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel, checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor's records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification.

B Cadastral Maps and aerial photos are both over 42 years old. For 2021, the Assessor's office is using GWorks and we continue to work on this to correct any errors found.

C Property Record Cards contain CAMA pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the MIPS PC based system for both the Administration usage and the CAMA pricing for the 2025 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS but no longer use for review.

E Furnas County is on line with parcel and tax information with Gworks. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is complete, and this is even more beneficial to those needing our property information.

### Current Assessment Procedures for Real Property

- A Both Assessor and Staff handle transfers each month.  
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division's sales file using MIPS electronic transfer. Reports and sales studies are developed from this information
- D. Approaches to Value
  - 1) Market Approach: Sales comparison,
  - 2) Cost Approach: Marshall Swift manual - Commercial July 2022, Residential June 2022.
  - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

### Level of value, Quality, and Uniformity of assessment year 2024

| Property Class    | Median | Cod*  | PRD*   |
|-------------------|--------|-------|--------|
| Residential       | 95     | 31.65 | 113.91 |
| Commercial        | 98     | 50.94 | 126.64 |
| Agricultural Land | 72     | 30.45 | 108.04 |

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2024 Reports and Opinion.

## Assessment actions Planned for Assessment year 2025

### **2025 Assessment year Assessor & Office Staff**

#### **Residential**

1. Complete pickup work by March 1, 2025.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Commercial**

1. Complete pickup work by March 1, 2025
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Agricultural**

1. Complete pickup work by March 1, 2025
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, using review of three rural precincts for land use.

### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Edison, Oxford, rural improvements in 4-22, 4-21, 3-21. New pictures are taken when needed. Ag land use will be reviewed in the areas of the County where improvements are scheduled for review.
3. Review all property protests with the Commissioner
4. Attend Board of Equalization hearings

.

## Assessment actions planned for Assessment year 2026

### **2026 Assessment year Assessor & Office Staff**

#### **Residential**

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year

#### **Commercial**

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Agricultural**

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update any land use changes, using review of four rural precincts for land use.

### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of all improvements in four rural precincts (3-22, 3-23, 3-24, 3-25) and take digital pictures of improvements as needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings.



## Assessment actions Planned for Assessment year 2027

### **2027 Assessment year Assessor & Office Staff**

#### **Residential**

1. Complete pickup work by March 1, 2027.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Review residential lot values.
5. Get the review work ready for the next year.

#### **Commercial**

1. Complete pickup work by March 1, 2027
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Review lot values.
5. Get the review work ready for the next year.

#### **Agricultural**

1. Complete pickup work by March 1, 2027
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Wilsonville, Hendley, and rural improvements in 3 rural precincts (2-25, 2-24, 2-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Other functions preformed by the Assessor's office, but not limited to:

1. Record Maintenance, Mapping/GWorks updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report.
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 426 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 201 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information
13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Sherry Thooft      Date: June 11, 2024

---

---

---

---

---

---

Sherry Thooft  
Furnas County Assessor  
PO Box 368  
Beaver City NE 68926  
PH. 308-268-3145  
Email: [assessor@furnascounty.ne.gov](mailto:assessor@furnascounty.ne.gov)

## **2025 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE**

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.