2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR

KEARNEY COUNTY

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Kearney 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 Kearney 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

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Property Tax Administrator
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cc: Jennifer Pittner, Kearney County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information providedby 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.

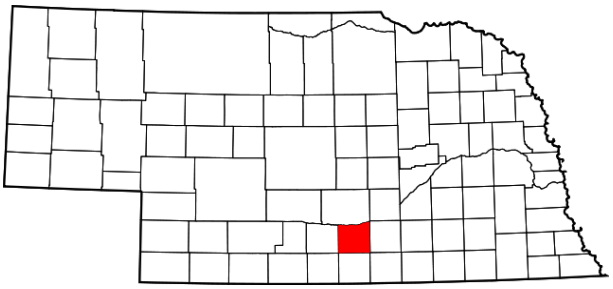
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

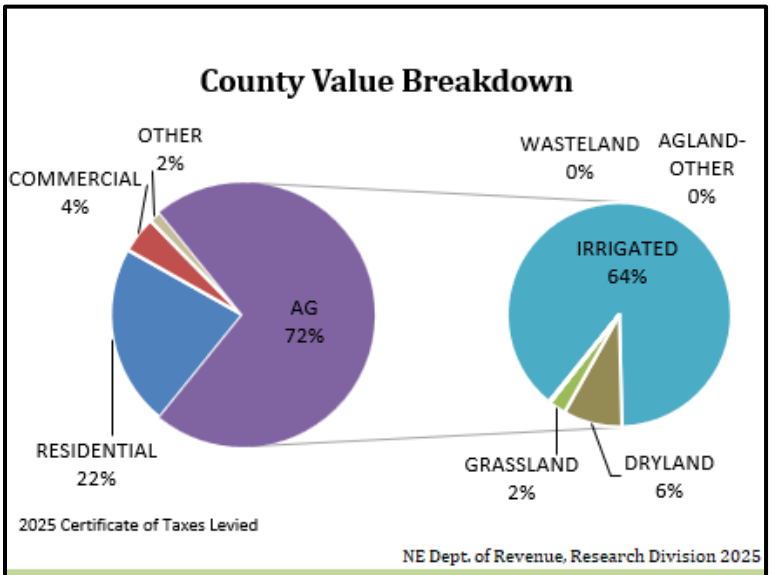
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 516 square miles, Kearney County has 6,749 residents, a 1% increase over the 2020 U.S. Census.[1] The report indicates that 78% of county housing is owner occupied and 93% of residents occupy the same residence as in the prior year.[1] The average home value in the county is $197,927.[2]





CITY POPULATION CHANGE

	2015	2025	*Change*
AXTELL	726	732	*0.8%*
HEARTWELL	71	81	*14.1%*
MINDEN	2,923	3,118	*6.7%*
NORMAN	43	32	*-25.6%*
WILCOX	358	330	*-7.8%*

The majority of the commercial properties in Kearney County are located in and around the county seat of Minden. According to the latest information available from the U.S. Census Bureau, there are 180 employer establishments with a total employment figure of 1,627. This represents a slight decrease in total employment from 2022-2023.[1]

Agricultural land is the largest contributor to the county's valuation base. Irrigated land makes up the majority of the agricultural land in the county. Kearney County is included in the Tri Basin Natural Resources District (NRD).

[1] *QuickFacts Kearney County, Nebraska*. (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from https://www.census.gov/quickfacts/fact/table/kearneycountynebraska

[2] *Average residential value*. (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf

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 were reviewed; the usability rate is near the statewide average. Questionnaires for residential property are sent when the county assessor needs additional information. The contract appraisers ask questions regarding sales when they are reviewing properties.

The class is divided into seven valuation groups. Valuation Groups 1, 2 and 5 are the largest communities and are based on assessor location. Valuation Group 4 represents small villages, Valuation Groups 3 and 6 represent rural subdivisions on golf courses and lakes, and Valuation Group 7 is the rural parcels.

The Kearney County Assessor is in compliance with the six-year inspection and review cycle, with exception of Valuation Group 6. A systematic review schedule is in place with the contract appraisal firm completing the physical inspection with valuation group 6 planned for 2026. There is a valuation methodology on file.

2026 Residential Assessment Details for Kearney 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	Minden	2022	2019	2022	2022	15% Increase to total value
2	Axtell	2021	2019	2021	2021	
3	El Charman, Mcconnell's, Summerhaven	2024	2023	2023	2023	-5% economic added to Summerhaven dwellings only.
4	Heartwell, Norman, Lowell	2021	2019	2021	2021	
5	Wilcox	2021	2019	2021	2021	5% increased to dwellings only
6	Awarii Dunes, Craneview, *Brandts	2019	2019	2019	2019	Moved Brandts to VG 6. -10% economic added to dwellings
7	Rural	2019	2019	2019	2025*	15% increased to dwellings

Additional comments: Pickup work and routine maintenance was completed on all residential.

* = assessment action for current year

Description of Analysis

The statistical sample consists of 151 qualified sales. All three measures of central tendency are within the acceptable range. The overall COD and PRD are within acceptable parameters. All valuation groups have medians within the acceptable range. The PRD in Valuation Group 5 and 7 are high. Both are regressive and need to have model adjustments in the next assessment cycle. Substats of both valuation groups can be found in the appendices of this report.

A review of the sold parcels compared to the change in the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) supports that the new 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 suggest 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 Kearney County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	89	93.63	98.87	96.92	19.26	102.01
2	19	93.27	89.78	90.86	10.79	98.81
3	9	92.77	89.01	89.15	10.45	99.84
5	11	95.06	84.23	77.21	24.70	109.09
6	4	93.66	92.07	91.44	05.40	100.69
7	19	91.78	93.94	90.40	22.05	103.92
_____ALL_____	151	93.27	95.27	92.96	18.12	102.48

Level of Value

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

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 were reviewed. The usability rate is above the statewide average. A further review of the non-qualified sales shows a sufficient reason for disqualification and supports that sales qualification determinations are made without bias. Sales questionnaires are sent on all commercial sales.

There are two valuation groups for the commercial class. Valuation Group 1 is the largest town and county seat. Valuation Group 2 is the rest of the county. A contracted appraisal firm does the review, and it is all done in one year; therefore, the six-year inspection and review cycle is in compliance.

2026 Commercial Assessment Details for Kearney 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	Minden	2026*	2026*	2026*	2025*	
2	Remainder of County	2026*	2026*	2026*	2025*	

Additional comments: Pickup work and routine maintenance was completed for all commercial.

* = assessment action for current year

Description of Analysis

The statistical sample for the commercial class utilizes 28 qualified sales dispersed evenly between the two valuation groups. In the overall statistics only the median measure of central tendency is within the acceptable range while the mean is above and the weighted mean below the acceptable range. The COD and PRD are both high, however the sales price substratum show some extreme low dollar influence, but not a clearly regressive pattern.

Comparison of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	15	97.07	93.53	92.35	17.23	101.28
2	13	100.00	115.97	71.74	44.22	161.65
_____ALL_____	28	98.50	103.95	85.35	30.05	121.79

Level of Value

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

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 processes were reviewed, and the usability rate in Kearney County is above the statewide average. A review of the non-qualified sales roster shows a sufficient reason for disqualification and support that sales qualification determinations are made without bias. Sales questionnaires are sent on all agricultural sales.

There is one market area for agricultural land, sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed each year. The Kearney County Assessor is in compliance with the six-year inspection and review cycle. Land use is reviewed by the county assessor and deputy using aerial imagery. Intensive use has not been identified in the Computer-Assisted Mass Appraisal (CAMA), but it is valued as agricultural land. Conservation Reserve Program (CRP) acres are entered as information is received.

2026 Agricultural Assessment Details for Kearney County

		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2019	2019	2019	2025*	
AB DW	Agricultural dwellings	2019	2019	2019	2025*	

Additional comments: Pickup work and routine maintenance was completed.

* = assessment action for current year

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2025*	Irrigated land increased 1-8%

Additional comments: Pick-up work and routine maintenance was completed.

* = assessment action for current year

Description of Analysis

The statistical sample for the agricultural class consists of 50 qualified sales. All three measures of central tendency are within the acceptable range with the COD supporting the median as an indicator of the level of value. The 80% Majority Land Use (MLU) irrigated land and dryland subclasses both have medians within the acceptable range. The two sales of grassland are above the acceptable range, but review of the grassland values compared to the surrounding counties indicated that Kearney County grassland as well as irrigated and dryland values are comparable with surrounding counties.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to the agricultural class.

Kearney County has a school bond subject to a 50% assessment level, review of the statistical profile for the school district indicates that with 12 sales the median is 45%.

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 comparable to adjoining counties. The quality of assessment of agricultural land in Kearney County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Irrigated_____						
County	39	69.98	73.62	68.19	16.90	107.96
1	39	69.98	73.62	68.19	16.90	107.96
_____Dry_____						
County	7	71.10	69.50	69.31	17.57	100.27
1	7	71.10	69.50	69.31	17.57	100.27
_____Grass_____						
County	2	76.19	76.19	77.21	16.81	98.68
1	2	76.19	76.19	77.21	16.81	98.68
_____ALL_____	50	70.08	73.08	68.66	16.65	106.44

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kearney County is 70%.

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

A review of agricultural land value in Kearney County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is in the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Kearney County is 45%.

2026 Opinions of the Property Tax Administrator for Kearney 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	**93**	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	**99**	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	**70**	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	**45**	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, 2026.

STATE OF NEBRASKA
PROPERTY TAX ADMINISTRATOR
DEPT. OF REVENUE PROPERTY ASSESSMENT DIVISION

Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary

for Kearney County

Residential Real Property - Current

Number of Sales	151	Median	93.27
Total Sales Price	$35,716,995	Mean	95.27
Total Adj. Sales Price	$35,716,995	Wgt. Mean	92.96
Total Assessed Value	$33,201,460	Average Assessed Value of the Base	$168,735
Avg. Adj. Sales Price	$236,536	Avg. Assessed Value	$219,877

Confidence Interval - Current

95% Median C.I	87.71 to 96.72
95% Wgt. Mean C.I	89.80 to 96.11
95% Mean C.I	91.71 to 98.83
% of Value of the Class of all Real Property Value in the County	21.67
% of Records Sold in the Study Period	4.49
% of Value Sold in the Study Period	5.85

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	169	93	92.71
2024	187	93	93.32
2023	236	95	95.43
2022	221	95	95.18

2026 Commission Summary

for Kearney County

Commercial Real Property - Current

Number of Sales	28	Median	98.50
Total Sales Price	$8,608,721	Mean	103.95
Total Adj. Sales Price	$8,608,721	Wgt. Mean	85.35
Total Assessed Value	$7,347,480	Average Assessed Value of the Base	$322,161
Avg. Adj. Sales Price	$307,454	Avg. Assessed Value	$262,410

Confidence Interval - Current

95% Median C.I	80.39 to 102.71
95% Wgt. Mean C.I	69.98 to 100.72
95% Mean C.I	83.58 to 124.32
% of Value of the Class of all Real Property Value in the County	4.68
% of Records Sold in the Study Period	7.37
% of Value Sold in the Study Period	6.00

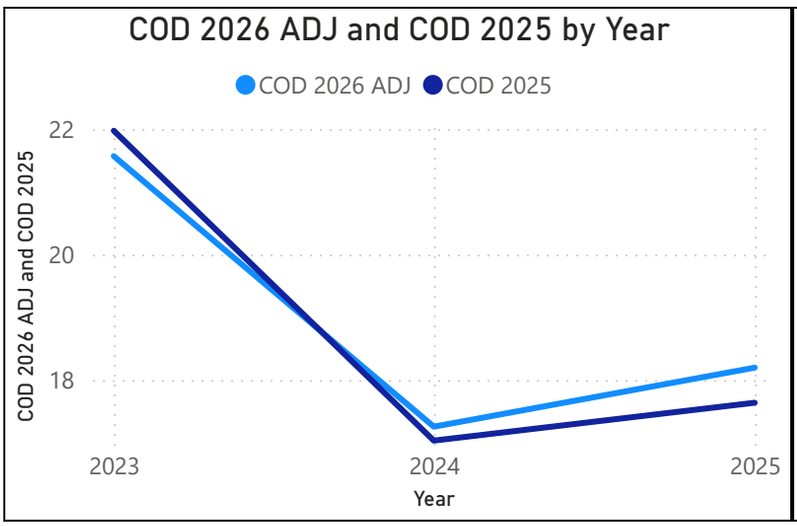
Commercial Real Property - History

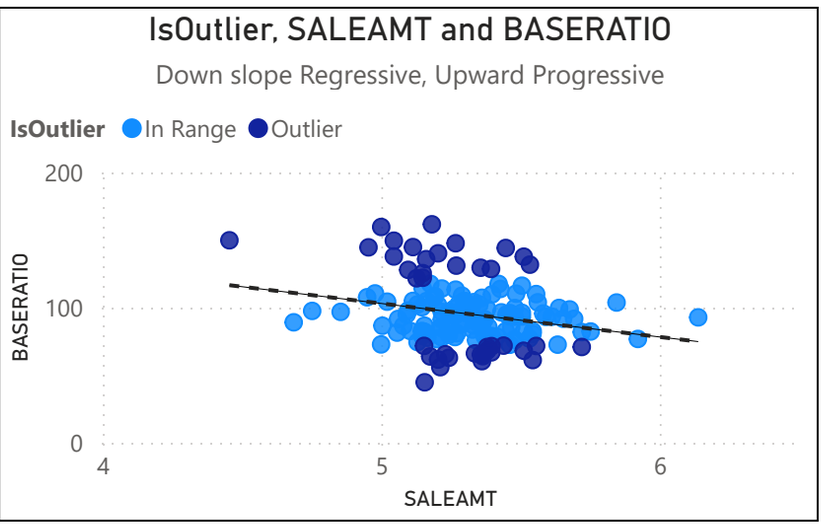
Year	Number of Sales	LOV	Median
2025	31	100	98.50
2024	27	100	93.01
2023	25	93	93.01
2022	22	96	95.92

Kearney Residential Preliminary Stats Comparison To R&O Stats

		Median			Mean			Weighted Mean		
VAL GRP	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	89	93.63	81.42	15.00%	98.87	85.98	15.00%	96.92	84.28	15.00%
2	19	93.27	93.27	0.00%	89.78	89.78	0.00%	90.86	90.86	0.00%
3	9	92.77	89.65	3.48%	89.02	88.44	0.65%	89.15	87.85	1.48%
5	11	95.06	90.67	4.84%	84.23	80.34	4.83%	77.21	73.43	5.14%
6	4	93.66	79.86	17.29%	92.07	78.71	16.98%	91.44	79.03	15.70%
7	19	91.78	81.01	13.29%	93.93	83.89	11.97%	90.40	80.22	12.69%
Total	**151**	**93.27**	**83.77**	**11.34%**	**95.27**	**85.74**	**11.12%**	**92.96**	**83.91**	**10.78%**

		COD			PRD			MIN			MAX		
VAL GRP	Count	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	89	19.26	19.26	-0.01%	102.02	102.02	-0.00%	63.84	55.51	15.00%	161.64	140.56	15.00%
2	19	10.79	10.79	0.00%	98.81	98.81	0.00%	62.89	62.89	0.00%	104.95	104.95	0.00%
3	9	10.44	11.06	-5.59%	99.85	100.67	-0.81%	70.85	68.79	3.00%	116.22	116.22	0.00%
5	11	24.70	24.45	1.02%	109.09	109.42	-0.30%	44.73	42.83	4.43%	149.81	143.91	4.10%
6	4	5.41	6.86	-21.23%	100.69	99.59	1.11%	82.32	70.50	16.76%	98.65	84.61	16.60%
7	19	22.05	24.13	-8.60%	103.91	104.58	-0.64%	61.15	54.51	12.18%	147.61	126.59	16.61%
Total	**151**	**18.12**	**18.66**	**-2.92%**	**102.49**	**102.17**	**0.31%**	**44.73**	**42.83**	**4.43%**	**161.64**	**143.91**	**12.32%**





50 Kearney

RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	151	MEDIAN :	93	COV :	23.43	95% Median C.I. :	87.71 to 96.72
Total Sales Price :	35,716,995	WGT. MEAN :	93	STD :	22.32	95% Wgt. Mean C.I. :	89.80 to 96.11
Total Adj. Sales Price :	35,716,995	MEAN :	95	Avg. Abs. Dev :	16.90	95% Mean C.I. :	91.71 to 98.83
Total Assessed Value :	33,201,460						
Avg. Adj. Sales Price :	236,536	COD :	18.12	MAX Sales Ratio :	161.64		
Avg. Assessed Value :	219,877	PRD :	102.48	MIN Sales Ratio :	44.73	*Printed:3/20/2026*	*3:43:41PM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-23 To 31-DEC-23	16	87.18	93.90	93.20	21.56	100.75	61.15	144.58	76.66 to 107.26	222,369	207,255
01-JAN-24 To 31-MAR-24	7	113.82	111.23	110.55	15.83	100.62	71.66	144.78	71.66 to 144.78	200,214	221,336
01-APR-24 To 30-JUN-24	24	96.23	99.36	96.05	14.81	103.45	70.85	140.17	89.57 to 108.79	279,992	268,928
01-JUL-24 To 30-SEP-24	18	95.91	105.45	98.08	23.19	107.51	70.83	161.64	82.46 to 117.59	241,500	236,867
01-OCT-24 To 31-DEC-24	20	90.67	95.46	94.20	13.50	101.34	76.80	147.61	85.32 to 103.90	255,680	240,860
01-JAN-25 To 31-MAR-25	18	89.93	87.40	86.72	16.60	100.78	55.92	117.52	72.52 to 99.18	230,292	199,703
01-APR-25 To 30-JUN-25	20	85.72	88.35	86.12	21.52	102.59	44.73	137.82	75.93 to 99.66	203,535	175,287
01-JUL-25 To 30-SEP-25	28	88.58	91.90	89.61	16.89	102.56	65.24	149.51	78.96 to 96.72	227,188	203,591
_____Study Yrs_____											
01-OCT-23 To 30-SEP-24	65	96.15	100.98	97.24	19.34	103.85	61.15	161.64	91.70 to 102.47	246,557	239,743
01-OCT-24 To 30-SEP-25	86	88.41	90.96	89.47	17.11	101.67	44.73	149.51	85.32 to 95.90	228,963	204,862
_____Calendar Yrs_____											
01-JAN-24 To 31-DEC-24	69	96.48	101.02	97.17	17.26	103.96	70.83	161.64	91.70 to 102.67	254,810	247,601
_____ALL_____	151	93.27	95.27	92.96	18.12	102.48	44.73	161.64	87.71 to 96.72	236,536	219,877

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	89	93.63	98.87	96.92	19.26	102.01	63.84	161.64	87.54 to 99.66	198,316	192,199
2	19	93.27	89.78	90.86	10.79	98.81	62.89	104.95	81.01 to 99.74	210,289	191,071
3	9	92.77	89.01	89.15	10.45	99.84	70.85	116.22	76.54 to 95.00	460,278	410,324
5	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703
6	4	93.66	92.07	91.44	05.40	100.69	82.32	98.65	N/A	478,725	437,744
7	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832
_____ALL_____	151	93.27	95.27	92.96	18.12	102.48	44.73	161.64	87.71 to 96.72	236,536	219,877

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	151	93.27	95.27	92.96	18.12	102.48	44.73	161.64	87.71 to 96.72	236,536	219,877
06											
07											
_____ALL_____	151	93.27	95.27	92.96	18.12	102.48	44.73	161.64	87.71 to 96.72	236,536	219,877

50 Kearney

RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	151	MEDIAN :	93	COV :	23.43	95% Median C.I. :	87.71 to 96.72
Total Sales Price :	35,716,995	WGT. MEAN :	93	STD :	22.32	95% Wgt. Mean C.I. :	89.80 to 96.11
Total Adj. Sales Price :	35,716,995	MEAN :	95	Avg. Abs. Dev :	16.90	95% Mean C.I. :	91.71 to 98.83
Total Assessed Value :	33,201,460						
Avg. Adj. Sales Price :	236,536	COD :	18.12	MAX Sales Ratio :	161.64		
Avg. Assessed Value :	219,877	PRD :	102.48	MIN Sales Ratio :	44.73	*Printed:3/20/2026*	*3:43:41PM*

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	149.81	149.81	149.81	00.00	100.00	149.81	149.81	N/A	28,500	42,695
__Ranges Excl. Low $__											
Greater Than 4,999	151	93.27	95.27	92.96	18.12	102.48	44.73	161.64	87.71 to 96.72	236,536	219,877
Greater Than 14,999	151	93.27	95.27	92.96	18.12	102.48	44.73	161.64	87.71 to 96.72	236,536	219,877
Greater Than 29,999	150	93.24	94.91	92.91	17.84	102.15	44.73	161.64	87.71 to 96.48	237,923	221,058
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	149.81	149.81	149.81	00.00	100.00	149.81	149.81	N/A	28,500	42,695
30,000 TO 59,999	2	93.33	93.33	93.65	04.52	99.66	89.11	97.55	N/A	52,500	49,168
60,000 TO 99,999	5	107.64	106.46	106.16	15.88	100.28	72.77	144.58	N/A	89,080	94,567
100,000 TO 149,999	31	97.86	101.31	100.23	22.04	101.08	44.73	159.66	82.75 to 114.13	130,432	130,727
150,000 TO 249,999	65	91.24	92.50	91.61	17.94	100.97	55.92	161.64	85.36 to 97.08	199,347	182,632
250,000 TO 499,999	41	93.42	94.05	93.69	14.56	100.38	61.15	144.12	82.63 to 96.48	332,004	311,066
500,000 TO 999,999	5	81.89	83.12	83.64	09.39	99.38	70.85	103.76	N/A	630,000	526,928
1,000,000 +	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	1,375,000	1,275,640
_____ALL_____	151	93.27	95.27	92.96	18.12	102.48	44.73	161.64	87.71 to 96.72	236,536	219,877

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	11	Median :	95	COV :	35.89	95% Median C.I. :	55.92 to 102.32
Total Sales Price :	1,691,250	Wgt. Mean :	77	STD :	30.23	95% Wgt. Mean C.I. :	61.76 to 92.65
Total Adj. Sales Price :	1,691,250	Mean :	84	Avg.Abs.Dev :	23.48	95% Mean C.I. :	63.92 to 104.54
Total Assessed Value :	1,305,735						
Avg. Adj. Sales Price :	153,750	COD :	24.70	MAX Sales Ratio :	149.81		
Avg. Assessed Value :	118,703	PRD :	109.09	MIN Sales Ratio :	44.73		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2023 To 12/31/2023	2	79.19	79.19	72.43	22.31	109.33	61.52	96.85	N/A	115,750	83,843
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	3	96.75	113.87	100.86	18.86	112.90	95.06	149.81	N/A	105,667	106,573
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	3	60.35	71.80	73.91	23.86	97.15	55.92	99.12	N/A	211,000	155,947
04/01/2025 To 06/30/2025	2	54.39	54.39	56.67	17.76	95.98	44.73	64.05	N/A	187,375	106,178
07/01/2025 To 09/30/2025	1	102.32	102.32	102.32		100.00	102.32	102.32	N/A	135,000	138,135
_____Study Yrs_____											
10/01/2023 To 09/30/2024	5	96.75	100.00	88.86	18.63	112.54	61.52	149.81	N/A	109,700	97,481
10/01/2024 To 09/30/2025	6	62.20	71.08	71.61	28.01	99.26	44.73	102.32	44.73 to 102.32	190,458	136,388
_____Calendar Yrs_____											
01/01/2024 To 12/31/2024	3	96.75	113.87	100.86	18.86	112.90	95.06	149.81	N/A	105,667	106,573
_____ALL_____											
10/01/2023 To 09/30/2025	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703
_____ALL_____											
10/01/2023 To 09/30/2025	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	11	Median :	95	COV :	35.89	95% Median C.I. :	55.92 to 102.32
Total Sales Price :	1,691,250	Wgt. Mean :	77	STD :	30.23	95% Wgt. Mean C.I. :	61.76 to 92.65
Total Adj. Sales Price :	1,691,250	Mean :	84	Avg.Abs.Dev :	23.48	95% Mean C.I. :	63.92 to 104.54
Total Assessed Value :	1,305,735						
Avg. Adj. Sales Price :	153,750	COD :	24.70	MAX Sales Ratio :	149.81		
Avg. Assessed Value :	118,703	PRD :	109.09	MIN Sales Ratio :	44.73		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703
06											
07											
_____ALL_____											
10/01/2023 To 09/30/2025	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	11	Median :	95	COV :	35.89	95% Median C.I. :	55.92 to 102.32
Total Sales Price :	1,691,250	Wgt. Mean :	77	STD :	30.23	95% Wgt. Mean C.I. :	61.76 to 92.65
Total Adj. Sales Price :	1,691,250	Mean :	84	Avg.Abs.Dev :	23.48	95% Mean C.I. :	63.92 to 104.54
Total Assessed Value :	1,305,735						
Avg. Adj. Sales Price :	153,750	COD :	24.70	MAX Sales Ratio :	149.81		
Avg. Assessed Value :	118,703	PRD :	109.09	MIN Sales Ratio :	44.73		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	149.81	149.81	149.81		100.00	149.81	149.81	N/A	28,500	42,695
__Ranges Excl. Low $__											
Greater Than 4,999	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703
Greater Than 15,000	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703
Greater Than 30,000	10	79.56	77.67	75.96	25.58	102.25	44.73	102.32	55.92 to 99.12	166,275	126,304
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	149.81	149.81	149.81		100.00	149.81	149.81	N/A	28,500	42,695
30,000 TO 59,999											
60,000 TO 99,999	1	96.85	96.85	96.85		100.00	96.85	96.85	N/A	71,500	69,250
100,000 TO 149,999	3	95.06	80.70	79.55	20.20	101.45	44.73	102.32	N/A	133,917	106,537
150,000 TO 249,999	6	62.79	72.95	73.49	21.80	99.27	55.92	99.12	55.92 to 99.12	198,250	145,697
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ALL_____											
10/01/2023 To 09/30/2025	11	95.06	84.23	77.21	24.70	109.09	44.73	149.81	55.92 to 102.32	153,750	118,703

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	19	Median :	92	COV :	25.68	95% Median C.I. :	71.87 to 110.30
Total Sales Price :	6,159,570	Wgt. Mean :	90	STD :	24.12	95% Wgt. Mean C.I. :	80.14 to 100.67
Total Adj. Sales Price :	6,322,695	Mean :	94	Avg.Abs.Dev :	20.24	95% Mean C.I. :	82.31 to 105.57
Total Assessed Value :	5,715,815						
Avg. Adj. Sales Price :	332,773	COD :	22.05	MAX Sales Ratio :	147.61		
Avg. Assessed Value :	300,832	PRD :	103.92	MIN Sales Ratio :	61.15		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2023 To 12/31/2023	1	61.15	61.15	61.15		100.00	61.15	61.15	N/A	350,000	214,035
01/01/2024 To 03/31/2024	3	122.07	121.49	121.17	04.03	100.26	113.82	128.59	N/A	219,000	265,352
04/01/2024 To 06/30/2024	1	71.87	71.87	71.87		100.00	71.87	71.87	N/A	275,000	197,635
07/01/2024 To 09/30/2024	3	82.46	88.45	86.37	15.24	102.41	72.58	110.30	N/A	361,667	312,372
10/01/2024 To 12/31/2024	5	102.33	102.65	95.37	17.94	107.63	76.80	147.61	N/A	414,419	395,220
01/01/2025 To 03/31/2025	1	68.10	68.10	68.10		100.00	68.10	68.10	N/A	325,000	221,310
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025	5	91.78	88.12	88.13	15.65	99.99	66.87	110.01	N/A	311,720	274,713
_____Study Yrs_____											
10/01/2023 To 09/30/2024	8	96.38	95.36	90.61	24.22	105.24	61.15	128.59	61.15 to 128.59	295,875	268,105
10/01/2024 To 09/30/2025	11	91.78	92.90	90.27	19.60	102.91	66.87	147.61	68.10 to 110.01	359,609	324,634
_____Calendar Yrs_____											
01/01/2024 To 12/31/2024	12	103.05	101.25	95.54	19.19	105.98	71.87	147.61	76.80 to 122.07	340,758	325,575
_____ALL_____											
10/01/2023 To 09/30/2025	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
7	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832
_____ALL_____											
10/01/2023 To 09/30/2025	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	19	Median :	92	COV :	25.68	95% Median C.I. :	71.87 to 110.30
Total Sales Price :	6,159,570	Wgt. Mean :	90	STD :	24.12	95% Wgt. Mean C.I. :	80.14 to 100.67
Total Adj. Sales Price :	6,322,695	Mean :	94	Avg.Abs.Dev :	20.24	95% Mean C.I. :	82.31 to 105.57
Total Assessed Value :	5,715,815						
Avg. Adj. Sales Price :	332,773	COD :	22.05	MAX Sales Ratio :	147.61		
Avg. Assessed Value :	300,832	PRD :	103.92	MIN Sales Ratio :	61.15		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832
06											
07											
_____ALL_____											
10/01/2023 To 09/30/2025	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	19	Median :	92	COV :	25.68	95% Median C.I. :	71.87 to 110.30
Total Sales Price :	6,159,570	Wgt. Mean :	90	STD :	24.12	95% Wgt. Mean C.I. :	80.14 to 100.67
Total Adj. Sales Price :	6,322,695	Mean :	94	Avg.Abs.Dev :	20.24	95% Mean C.I. :	82.31 to 105.57
Total Assessed Value :	5,715,815						
Avg. Adj. Sales Price :	332,773	COD :	22.05	MAX Sales Ratio :	147.61		
Avg. Assessed Value :	300,832	PRD :	103.92	MIN Sales Ratio :	61.15		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low $__											
Greater Than 4,999	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832
Greater Than 15,000	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832
Greater Than 30,000	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	3	100.29	101.70	102.35	13.07	99.36	82.75	122.07	N/A	136,032	139,227
150,000 TO 249,999	4	115.46	111.35	109.03	23.17	102.13	66.87	147.61	N/A	226,650	247,120
250,000 TO 499,999	10	77.52	85.37	84.71	21.03	100.78	61.15	113.82	68.10 to 110.30	347,300	294,205
500,000 TO 999,999	2	90.28	90.28	89.09	14.93	101.34	76.80	103.76	N/A	767,500	683,803
1,000,000 +											
_____ALL_____											
10/01/2023 To 09/30/2025	19	91.78	93.94	90.40	22.05	103.92	61.15	147.61	71.87 to 110.30	332,773	300,832

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

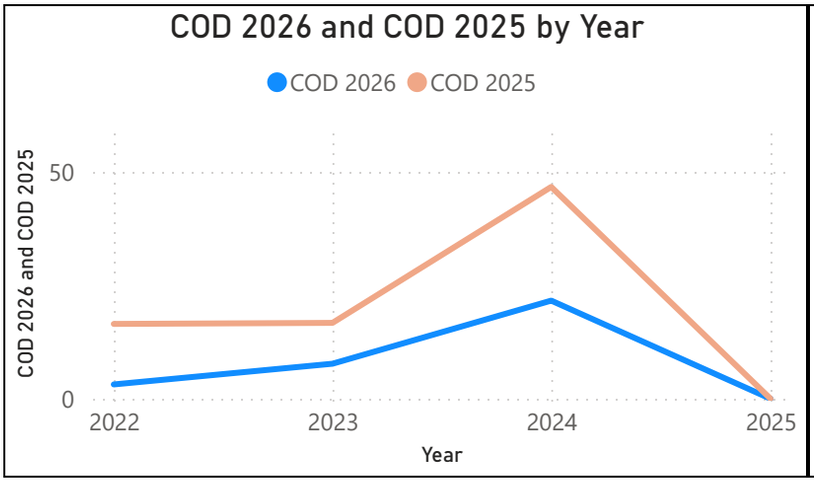
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	7	Total	Increase	0%

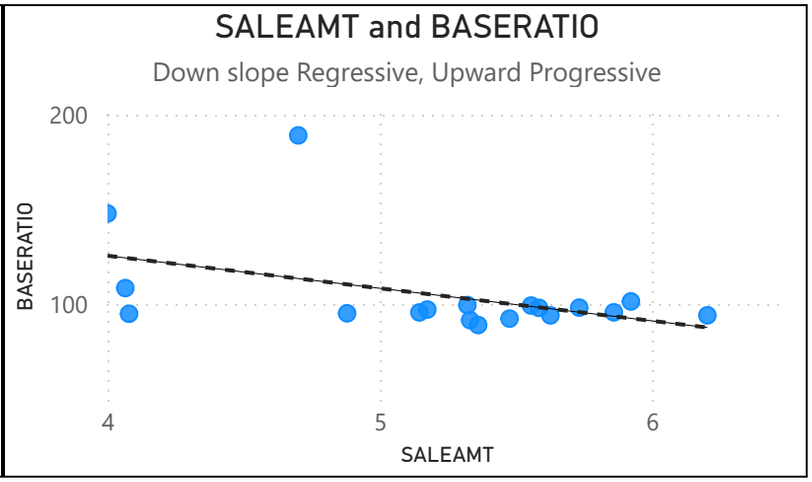
What IF

Kearney Preliminary Statistics Comparison To R&O Statistics

		Median			Mean			Weighted Mean		
VAL GRP	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	12	96.80	94.84	2.07%	103.90	117.33	-11.45%	97.23	94.91	2.44%
2	6	95.98	88.53	8.42%	105.62	97.13	8.73%	94.78	78.90	20.13%
Total	**18**	**96.36**	**94.84**	**1.60%**	**104.47**	**110.60**	**-5.54%**	**96.91**	**92.81**	**4.41%**

		COD			PRD			MIN			MAX		
VAL GRP	Count	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	12	10.64	41.57	-74.41%	106.86	123.62	-11.45%	88.93	53.25	66.99%	189.05	391.08	-51.66%
2	6	12.67	36.22	-65.02%	111.43	123.11	8.73%	91.50	55.63	64.49%	147.80	154.29	-4.21%
Total	**18**	**11.33**	**38.98**	**-70.93%**	**107.80**	**119.16**	**-5.54%**	**88.93**	**53.25**	**66.99%**	**189.05**	**391.08**	**-51.66%**





50 Kearney

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 :	28	MEDIAN :	99	COV :	50.54	95% Median C.I. :	80.39 to 102.71
Total Sales Price :	8,608,721	WGT. MEAN :	85	STD :	52.54	95% Wgt. Mean C.I. :	69.98 to 100.72
Total Adj. Sales Price :	8,608,721	MEAN :	104	Avg. Abs. Dev :	29.60	95% Mean C.I. :	83.58 to 124.32
Total Assessed Value :	7,347,480						
Avg. Adj. Sales Price :	307,454	COD :	30.05	MAX Sales Ratio :	322.90		
Avg. Assessed Value :	262,410	PRD :	121.79	MIN Sales Ratio :	40.35		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-21 To 31-DEC-21	2	66.49	66.49	42.36	39.31	156.96	40.35	92.63	N/A	650,000	275,325
01-JAN-22 To 31-MAR-22	2	104.84	104.84	106.79	02.05	98.17	102.69	106.98	N/A	72,750	77,688
01-APR-22 To 30-JUN-22	3	82.39	84.82	87.50	14.32	96.94	68.33	103.73	N/A	316,787	277,195
01-JUL-22 To 30-SEP-22	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	14,845	14,845
01-OCT-22 To 31-DEC-22	3	100.00	85.32	89.92	16.49	94.88	53.25	102.71	N/A	306,931	275,988
01-JAN-23 To 31-MAR-23	2	129.25	129.25	84.38	34.85	153.18	84.20	174.29	N/A	180,350	152,178
01-APR-23 To 30-JUN-23	5	80.39	93.68	84.47	19.79	110.90	77.06	133.30	N/A	323,980	273,656
01-JUL-23 To 30-SEP-23	2	86.21	86.21	91.12	07.44	94.61	79.80	92.61	N/A	905,000	824,670
01-OCT-23 To 31-DEC-23	1	55.63	55.63	55.63	00.00	100.00	55.63	55.63	N/A	12,000	6,675
01-JAN-24 To 31-MAR-24	4	98.50	102.82	96.04	24.66	107.06	60.00	154.29	N/A	306,156	294,043
01-APR-24 To 30-JUN-24	2	236.08	236.08	201.36	36.78	117.24	149.26	322.90	N/A	100,000	201,355
01-JUL-24 To 30-SEP-24	1	119.06	119.06	119.06	00.00	100.00	119.06	119.06	N/A	50,000	59,530
_____Study Yrs_____											
01-OCT-21 To 30-SEP-22	8	96.32	87.14	64.40	16.83	135.31	40.35	106.98	40.35 to 106.98	301,338	194,057
01-OCT-22 To 30-SEP-23	12	88.41	96.27	88.08	23.71	109.30	53.25	174.29	77.15 to 102.71	392,616	345,828
01-OCT-23 To 30-SEP-24	8	109.50	132.27	110.66	49.42	119.53	55.63	322.90	55.63 to 322.90	185,828	205,636
_____Calendar Yrs_____											
01-JAN-22 To 31-DEC-22	9	100.00	91.12	90.07	12.46	101.17	53.25	106.98	68.33 to 103.73	225,722	203,308
01-JAN-23 To 31-DEC-23	10	82.30	95.49	87.54	26.11	109.08	55.63	174.29	77.06 to 133.30	380,260	332,865
_____ALL_____	28	98.50	103.95	85.35	30.05	121.79	40.35	322.90	80.39 to 102.71	307,454	262,410

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	15	97.07	93.53	92.35	17.23	101.28	53.25	149.26	79.80 to 102.71	378,925	349,950
2	13	100.00	115.97	71.74	44.22	161.65	40.35	322.90	68.33 to 154.29	224,988	161,402
_____ALL_____	28	98.50	103.95	85.35	30.05	121.79	40.35	322.90	80.39 to 102.71	307,454	262,410

50 Kearney

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 :	28	MEDIAN :	99	COV :	50.54	95% Median C.I. :	80.39 to 102.71
Total Sales Price :	8,608,721	WGT. MEAN :	85	STD :	52.54	95% Wgt. Mean C.I. :	69.98 to 100.72
Total Adj. Sales Price :	8,608,721	MEAN :	104	Avg. Abs. Dev :	29.60	95% Mean C.I. :	83.58 to 124.32
Total Assessed Value :	7,347,480						
Avg. Adj. Sales Price :	307,454	COD :	30.05	MAX Sales Ratio :	322.90		
Avg. Assessed Value :	262,410	PRD :	121.79	MIN Sales Ratio :	40.35	*Printed:3/20/2026*	*3:43:43PM*

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	68.33	68.33	68.33	00.00	100.00	68.33	68.33	N/A	300,000	204,980
03	27	99.93	105.26	85.96	29.54	122.45	40.35	322.90	80.39 to 103.73	307,730	264,537
04											
_____ALL_____	28	98.50	103.95	85.35	30.05	121.79	40.35	322.90	80.39 to 102.71	307,454	262,410

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	700	1,220
Less Than 15,000	6	118.00	120.03	109.00	28.75	110.12	55.63	174.29	55.63 to 174.29	9,278	10,113
Less Than 30,000	6	118.00	120.03	109.00	28.75	110.12	55.63	174.29	55.63 to 174.29	9,278	10,113
__Ranges Excl. Low $__											
Greater Than 4,999	27	97.07	101.34	85.34	28.67	118.75	40.35	322.90	79.80 to 102.71	318,816	272,084
Greater Than 14,999	22	92.62	99.56	85.20	29.41	116.85	40.35	322.90	77.15 to 102.71	388,775	331,218
Greater Than 29,999	22	92.62	99.56	85.20	29.41	116.85	40.35	322.90	77.15 to 102.71	388,775	331,218
__Incremental Ranges__											
0 TO 4,999	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	700	1,220
5,000 TO 14,999	5	102.69	109.18	108.17	25.70	100.93	55.63	154.29	N/A	10,994	11,892
15,000 TO 29,999											
30,000 TO 59,999	2	105.85	105.85	105.85	12.49	100.00	92.63	119.06	N/A	50,000	52,923
60,000 TO 99,999	3	77.15	153.35	140.97	113.58	108.78	60.00	322.90	N/A	70,300	99,100
100,000 TO 149,999	3	106.98	118.75	118.35	15.35	100.34	100.00	149.26	N/A	142,887	169,110
150,000 TO 249,999	3	79.80	71.81	71.50	12.17	100.43	53.25	82.39	N/A	221,667	158,482
250,000 TO 499,999	6	92.07	88.96	89.44	13.50	99.46	68.33	103.73	68.33 to 103.73	365,727	327,123
500,000 TO 999,999	3	97.07	93.39	92.77	07.66	100.67	80.39	102.71	N/A	701,377	650,685
1,000,000 TO 1,999,999	2	66.48	66.48	69.69	39.31	95.39	40.35	92.61	N/A	1,425,000	993,045
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
_____ALL_____	28	98.50	103.95	85.35	30.05	121.79	40.35	322.90	80.39 to 102.71	307,454	262,410

50 Kearney

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 :	28	MEDIAN :	99	COV :	50.54	95% Median C.I. :	80.39 to 102.71
Total Sales Price :	8,608,721	WGT. MEAN :	85	STD :	52.54	95% Wgt. Mean C.I. :	69.98 to 100.72
Total Adj. Sales Price :	8,608,721	MEAN :	104	Avg. Abs. Dev :	29.60	95% Mean C.I. :	83.58 to 124.32
Total Assessed Value :	7,347,480						
Avg. Adj. Sales Price :	307,454	COD :	30.05	MAX Sales Ratio :	322.90		
Avg. Assessed Value :	262,410	PRD :	121.79	MIN Sales Ratio :	40.35		

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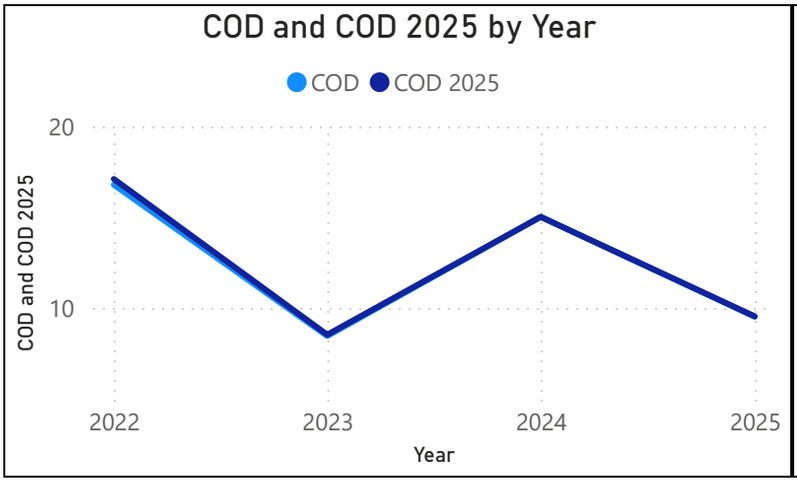
OCCUPANCY CODE

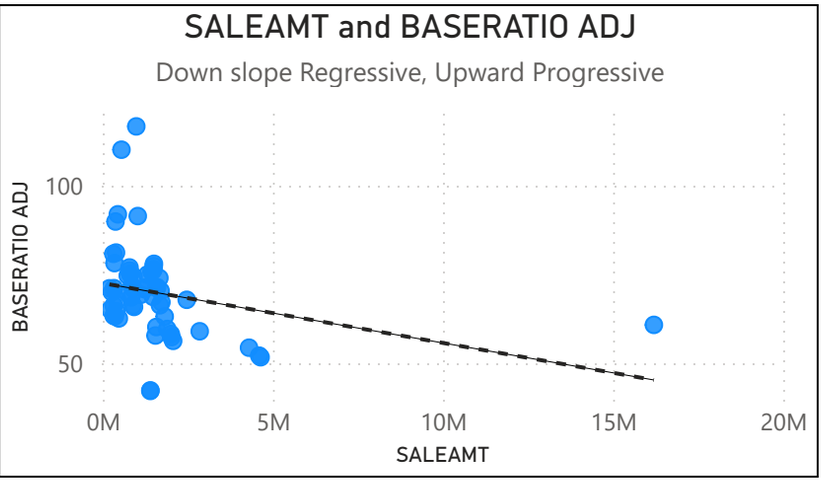
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
304	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	149,660	149,660
340	1	80.39	80.39	80.39	00.00	100.00	80.39	80.39	N/A	725,000	582,795
344	4	91.26	136.44	68.97	83.68	197.83	40.35	322.90	N/A	515,283	355,370
352	2	80.47	80.47	88.78	15.09	90.64	68.33	92.61	N/A	950,000	843,368
353	4	88.54	97.84	91.09	33.06	107.41	60.00	154.29	N/A	115,631	105,323
384	2	79.16	79.16	72.16	29.72	109.70	55.63	102.69	N/A	9,250	6,675
386	2	101.63	101.63	88.45	17.15	114.90	84.20	119.06	N/A	205,000	181,333
406	3	100.48	93.76	93.56	08.85	100.21	77.06	103.73	N/A	411,453	384,942
407	1	97.07	97.07	97.07	00.00	100.00	97.07	97.07	N/A	838,000	813,440
426	1	106.98	106.98	106.98	00.00	100.00	106.98	106.98	N/A	139,000	148,700
434	1	92.63	92.63	92.63	00.00	100.00	92.63	92.63	N/A	50,000	46,315
442	2	113.77	113.77	53.62	53.20	212.18	53.25	174.29	N/A	115,350	61,853
470	1	82.39	82.39	82.39	00.00	100.00	82.39	82.39	N/A	225,000	185,375
479	1	133.30	133.30	133.30	00.00	100.00	133.30	133.30	N/A	10,000	13,330
528	2	124.63	124.63	144.54	19.76	86.23	100.00	149.26	N/A	77,423	111,908
_____ALL_____	28	98.50	103.95	85.35	30.05	121.79	40.35	322.90	80.39 to 102.71	307,454	262,410

Kearney Agricultural Preliminary Stats Comparison To R&O Stats

		Median			Mean			Weighted Mean		
MARKET	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	60	69.87	69.01	1.24%	69.97	69.28	1.01%	65.21	64.67	0.84%
Total	**60**	**69.87**	**69.01**	**1.24%**	**69.97**	**69.28**	**1.01%**	**65.21**	**64.67**	**0.84%**

		COD			PRD		
MARKET	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	60	12.46	12.31	1.24%	107.30	107.12	0.17%
Total	**60**	**12.46**	**12.31**	**1.24%**	**107.30**	**107.12**	**0.17%**





50 Kearney

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 :	50	MEDIAN :	70	COV :	22.77	95% Median C.I. :	66.98 to 75.45
Total Sales Price :	91,153,394	WGT. MEAN :	69	STD :	16.64	95% Wgt. Mean C.I. :	63.76 to 73.55
Total Adj. Sales Price :	91,153,394	MEAN :	73	Avg. Abs. Dev :	11.67	95% Mean C.I. :	68.47 to 77.69
Total Assessed Value :	62,581,760						
Avg. Adj. Sales Price :	1,823,068	COD :	16.65	MAX Sales Ratio :	120.07		
Avg. Assessed Value :	1,251,635	PRD :	106.44	MIN Sales Ratio :	36.28	*Printed:3/20/2026*	*3:43:46PM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-21 To 31-DEC-21	5	89.35	89.34	87.19	12.94	102.47	65.67	107.76	N/A	1,735,352	1,512,995
01-JAN-22 To 31-MAR-22	3	82.81	85.37	79.03	08.67	108.02	75.87	97.42	N/A	1,833,667	1,449,073
01-APR-22 To 30-JUN-22	4	77.99	80.73	77.92	16.71	103.61	66.77	100.17	N/A	1,221,159	951,470
01-JUL-22 To 30-SEP-22	1	120.07	120.07	120.07	00.00	100.00	120.07	120.07	N/A	950,000	1,140,650
01-OCT-22 To 31-DEC-22	5	67.97	71.08	71.91	23.80	98.85	36.28	108.27	N/A	851,061	611,982
01-JAN-23 To 31-MAR-23	4	69.80	68.95	66.96	03.51	102.97	64.49	71.70	N/A	4,072,167	2,726,560
01-APR-23 To 30-JUN-23	3	65.11	65.73	65.72	09.37	100.02	56.89	75.18	N/A	1,152,460	757,345
01-JUL-23 To 30-SEP-23	1	70.18	70.18	70.18	00.00	100.00	70.18	70.18	N/A	1,251,472	878,285
01-OCT-23 To 31-DEC-23	8	68.45	69.57	62.41	10.59	111.47	57.98	88.99	57.98 to 88.99	3,091,611	1,929,576
01-JAN-24 To 31-MAR-24	8	68.75	67.86	63.62	09.32	106.66	51.34	76.52	51.34 to 76.52	1,391,338	885,234
01-APR-24 To 30-JUN-24	8	67.13	63.78	60.73	18.72	105.02	40.86	90.21	40.86 to 90.21	1,253,073	761,010
01-JUL-24 To 30-SEP-24											
_____Study Yrs_____											
01-OCT-21 To 30-SEP-22	13	87.34	88.14	84.24	15.03	104.63	65.67	120.07	68.63 to 100.17	1,539,415	1,296,825
01-OCT-22 To 30-SEP-23	13	68.50	69.12	67.78	12.88	101.98	36.28	108.27	64.49 to 75.18	1,942,525	1,316,652
01-OCT-23 To 30-SEP-24	24	68.75	67.07	62.34	12.71	107.59	40.86	90.21	62.62 to 75.15	1,912,007	1,191,940
_____Calendar Yrs_____											
01-JAN-22 To 31-DEC-22	13	75.90	81.11	79.24	21.65	102.36	36.28	120.07	66.98 to 100.17	1,199,303	950,282
01-JAN-23 To 31-DEC-23	16	69.34	68.73	64.49	08.22	106.57	56.89	88.99	64.49 to 72.96	2,858,151	1,843,323
_____ALL_____	50	70.08	73.08	68.66	16.65	106.44	36.28	120.07	66.98 to 75.45	1,823,068	1,251,635

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	50	70.08	73.08	68.66	16.65	106.44	36.28	120.07	66.98 to 75.45	1,823,068	1,251,635
_____ALL_____	50	70.08	73.08	68.66	16.65	106.44	36.28	120.07	66.98 to 75.45	1,823,068	1,251,635

50 Kearney

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 :	50	MEDIAN :	70	COV :	22.77	95% Median C.I. :	66.98 to 75.45
Total Sales Price :	91,153,394	WGT. MEAN :	69	STD :	16.64	95% Wgt. Mean C.I. :	63.76 to 73.55
Total Adj. Sales Price :	91,153,394	MEAN :	73	Avg. Abs. Dev :	11.67	95% Mean C.I. :	68.47 to 77.69
Total Assessed Value :	62,581,760						
Avg. Adj. Sales Price :	1,823,068	COD :	16.65	MAX Sales Ratio :	120.07		
Avg. Assessed Value :	1,251,635	PRD :	106.44	MIN Sales Ratio :	36.28	*Printed:3/20/2026*	*3:43:46PM*

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	23	69.98	75.47	67.89	15.40	111.17	51.34	120.07	68.49 to 76.11	2,340,258	1,588,823
1	23	69.98	75.47	67.89	15.40	111.17	51.34	120.07	68.49 to 76.11	2,340,258	1,588,823
_____Dry_____											
County	7	71.10	69.50	69.31	17.57	100.27	36.28	100.17	36.28 to 100.17	481,755	333,889
1	7	71.10	69.50	69.31	17.57	100.27	36.28	100.17	36.28 to 100.17	481,755	333,889
_____Grass_____											
County	1	63.38	63.38	63.38	00.00	100.00	63.38	63.38	N/A	319,540	202,530
1	1	63.38	63.38	63.38	00.00	100.00	63.38	63.38	N/A	319,540	202,530
_____ALL_____	50	70.08	73.08	68.66	16.65	106.44	36.28	120.07	66.98 to 75.45	1,823,068	1,251,635

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	39	69.98	73.62	68.19	16.90	107.96	40.86	120.07	66.77 to 75.90	2,096,564	1,429,748
1	39	69.98	73.62	68.19	16.90	107.96	40.86	120.07	66.77 to 75.90	2,096,564	1,429,748
_____Dry_____											
County	7	71.10	69.50	69.31	17.57	100.27	36.28	100.17	36.28 to 100.17	481,755	333,889
1	7	71.10	69.50	69.31	17.57	100.27	36.28	100.17	36.28 to 100.17	481,755	333,889
_____Grass_____											
County	2	76.19	76.19	77.21	16.81	98.68	63.38	88.99	N/A	347,270	268,130
1	2	76.19	76.19	77.21	16.81	98.68	63.38	88.99	N/A	347,270	268,130
_____ALL_____	50	70.08	73.08	68.66	16.65	106.44	36.28	120.07	66.98 to 75.45	1,823,068	1,251,635

Kearney County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	8,000	7,898	7,500	6,500	5,000	4,500	4,300	4,000	**7,164**
Adams	4	7,622	7,541	7,386	7,232	6,395	6,924	6,887	6,615	**7,441**
Antelope	1	6,750	6,750	6,500	6,345	5,750	5,500	5,500	5,250	**6,124**
Buffalo	2	7,958	7,960	7,680	7,500	n/a	7,000	6,515	6,447	**7,731**
Buffalo	6	4,181	7,960	7,680	7,500	3,295	7,000	6,515	6,515	**7,158**
Franklin	2	5,683	5,411	5,060	5,124	1,225	4,608	4,678	4,572	**5,336**
Hall	1	7,240	6,970	5,277	5,261	5,161	5,104	4,705	4,713	**6,284**
Phelps	1	8,847	8,847	7,225	6,597	6,300	6,150	5,950	5,384	**8,299**
Webster	1	6,595	6,545	6,469	6,492	5,827	6,265	6,198	6,090	**6,385**

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	**3,572**
Adams	4	4,197	3,974	3,738	3,483	3,486	3,486	3,249	3,253	**3,843**
Antelope	1	4,375	4,188	3,810	3,810	3,125	3,125	2,875	2,875	**3,673**
Buffalo	2	n/a	2,860	2,670	2,670	2,480	2,470	2,320	2,320	**2,666**
Buffalo	6	n/a	2,860	2,670	2,670	2,480	n/a	n/a	2,320	**2,432**
Franklin	2	3,020	2,995	2,700	2,575	2,351	2,250	1,830	1,780	**2,723**
Hall	1	2,855	2,866	2,445	2,445	2,155	2,155	1,925	1,935	**2,499**
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	**3,052**
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	**3,157**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	**1,300**
Adams	4	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	**1,580**
Antelope	1	2,280	2,233	2,233	2,233	2,050	2,050	2,000	1,980	**2,174**
Buffalo	2	2,090	2,090	2,045	2,015	1,985	1,940	n/a	n/a	**2,035**
Buffalo	6	2,090	2,090	2,045	n/a	1,985	n/a	n/a	n/a	**2,090**
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	**1,253**
Hall	1	1,529	1,529	1,455	1,452	1,380	1,380	1,335	1,335	**1,490**
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,278	1,062	1,150	**1,420**
Webster	1	1,715	1,715	1,555	1,555	1,495	1,495	1,340	1,340	**1,632**

County	Mkt Area	CRP	TIMBER	WASTE
Kearney	1	1,300	n/a	150
Adams	4	n/a	n/a	206
Antelope	1	2,630	500	182
Buffalo	2	1,942	743	540
Buffalo	6	1,869	703	554
Franklin	2	1,234	650	150
Hall	1	n/a	n/a	596
Phelps	1	1,500	1,000	100
Webster	1	1,885	500	500

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	12	Median :	45	COV :	27.84	95% Median C.I. :	38.82 to 47.58		
Total Sales Price :	19,291,653	Wgt. Mean :	44	STD :	13.42	95% Wgt. Mean C.I. :	27.77 to 59.38		
Total Adj. Sales Price :	19,291,653	Mean :	48	Avg.Abs.Dev :	07.98	95% Mean C.I. :	39.67 to 56.73		
Total Assessed Value :	8,406,224								
Avg. Adj. Sales Price :	1,607,638	COD :	17.85	MAX Sales Ratio :	77.79				
Avg. Assessed Value :	700,519	PRD :	110.63	MIN Sales Ratio :	34.75			Printed : 03/19/2026	

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2022 To 12/31/2022	1	73.42	73.42	73.42		100.00	73.42	73.42	N/A	550,000	403,813
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	47.58	47.58	47.58		100.00	47.58	47.58	N/A	1,251,472	595,450
10/01/2023 To 12/31/2023	2	46.30	46.30	45.81	02.29	101.07	45.24	47.36	N/A	1,683,000	770,905
01/01/2024 To 03/31/2024	1	34.75	34.75	34.75		100.00	34.75	34.75	N/A	4,600,000	1,598,523
04/01/2024 To 06/30/2024	2	41.50	41.50	40.47	06.46	102.55	38.82	44.18	N/A	1,445,661	585,049
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	4	43.91	50.78	47.13	24.96	107.74	37.53	77.79	N/A	1,428,215	673,155
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	1	43.90	43.90	43.90		100.00	43.90	43.90	N/A	920,000	403,910
07/01/2025 To 09/30/2025											
_____Study Yrs_____											
10/01/2022 To 09/30/2023	2	60.50	60.50	55.47	21.36	109.07	47.58	73.42	N/A	900,736	499,632
10/01/2023 To 09/30/2024	5	44.18	42.07	39.70	08.62	105.97	34.75	47.36	N/A	2,171,464	862,086
10/01/2024 To 09/30/2025	5	43.90	49.41	46.68	19.98	105.85	37.53	77.79	N/A	1,326,572	619,306
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	3	47.36	46.73	46.29	01.65	100.95	45.24	47.58	N/A	1,539,157	712,420
01/01/2024 To 12/31/2024	7	42.11	45.84	41.36	19.19	110.83	34.75	77.79	34.75 to 77.79	1,886,312	780,177
_____ALL_____											
10/01/2022 To 09/30/2025	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519

AGRICULTURAL - BASE STAT **Type : Qualified**

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	12	Median :	45	COV :	27.84	95% Median C.I. :	38.82 to 47.58	
Total Sales Price :	19,291,653	Wgt. Mean :	44	STD :	13.42	95% Wgt. Mean C.I. :	27.77 to 59.38	
Total Adj. Sales Price :	19,291,653	Mean :	48	Avg.Abs.Dev :	07.98	95% Mean C.I. :	39.67 to 56.73	
Total Assessed Value :	8,406,224							
Avg. Adj. Sales Price :	1,607,638	COD :	17.85	MAX Sales Ratio :	77.79			
Avg. Assessed Value :	700,519	PRD :	110.63	MIN Sales Ratio :	34.75		Printed : 03/19/2026	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519
_____ALL_____											
10/01/2022 To 09/30/2025	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003											
010090											
010123											
100002											
100007											
100019											
500001											
500501	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519
500503											
_____ALL_____											
10/01/2022 To 09/30/2025	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Irrigated_____											
County	6	44.80	47.15	40.68	18.79	115.90	34.75	73.42	34.75 to 73.42	1,704,509	693,407
1	6	44.80	47.15	40.68	18.79	115.90	34.75	73.42	34.75 to 73.42	1,704,509	693,407
_____ALL_____											
10/01/2022 To 09/30/2025	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519

AGRICULTURAL - BASE STAT **Type : Qualified**

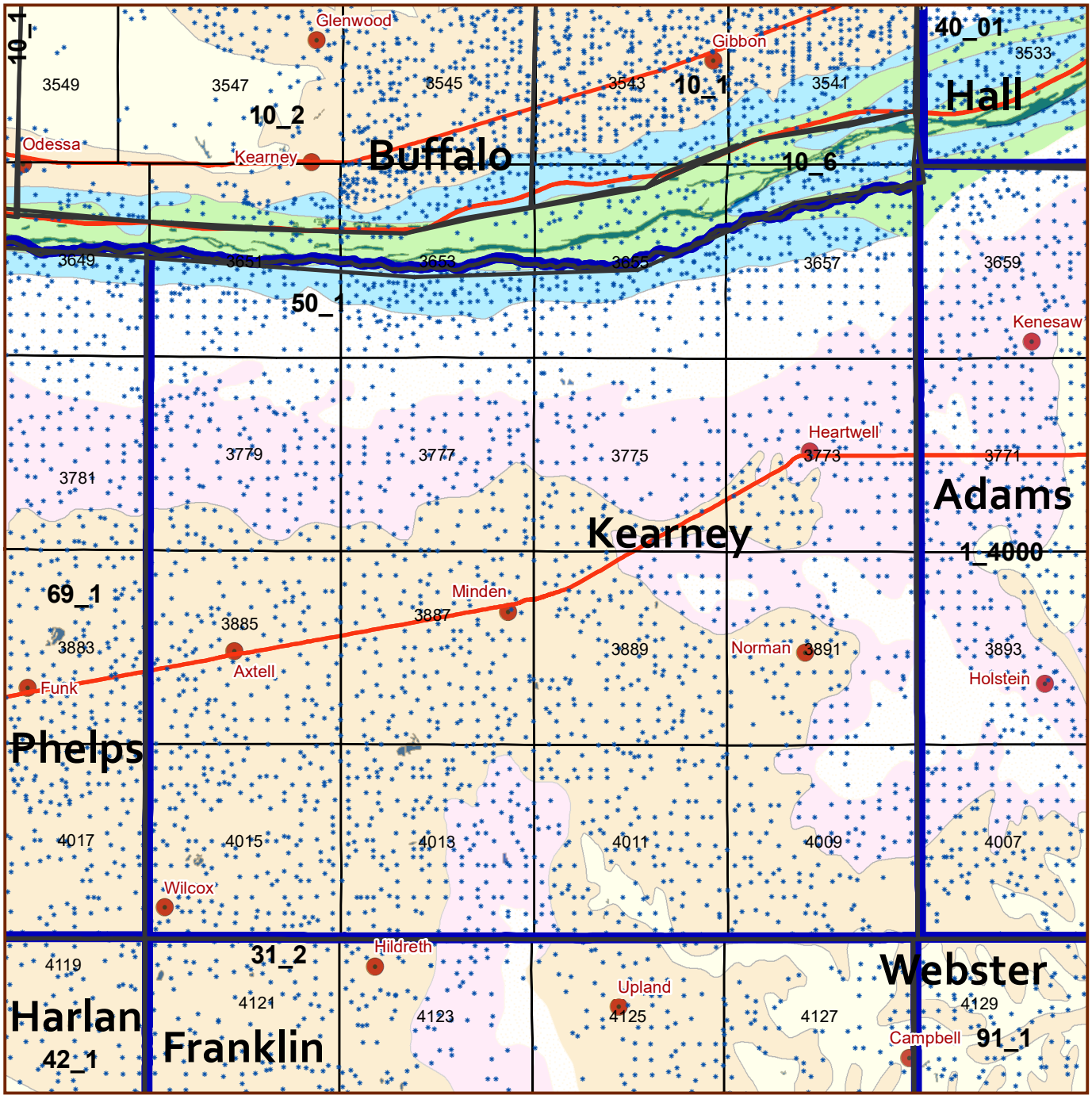
Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	12	Median :	45	COV :	27.84	95% Median C.I. :	38.82 to 47.58
Total Sales Price :	19,291,653	Wgt. Mean :	44	STD :	13.42	95% Wgt. Mean C.I. :	27.77 to 59.38
Total Adj. Sales Price :	19,291,653	Mean :	48	Avg.Abs.Dev :	07.98	95% Mean C.I. :	39.67 to 56.73
Total Assessed Value :	8,406,224						
Avg. Adj. Sales Price :	1,607,638	COD :	17.85	MAX Sales Ratio :	77.79		
Avg. Assessed Value :	700,519	PRD :	110.63	MIN Sales Ratio :	34.75	Printed : 03/19/2026	

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Irrigated_____											
County	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519
1	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519
_____ALL_____											
10/01/2022 To 09/30/2025	12	44.71	48.20	43.57	17.85	110.63	34.75	77.79	38.82 to 47.58	1,607,638	700,519

KEARNEY COUNTY



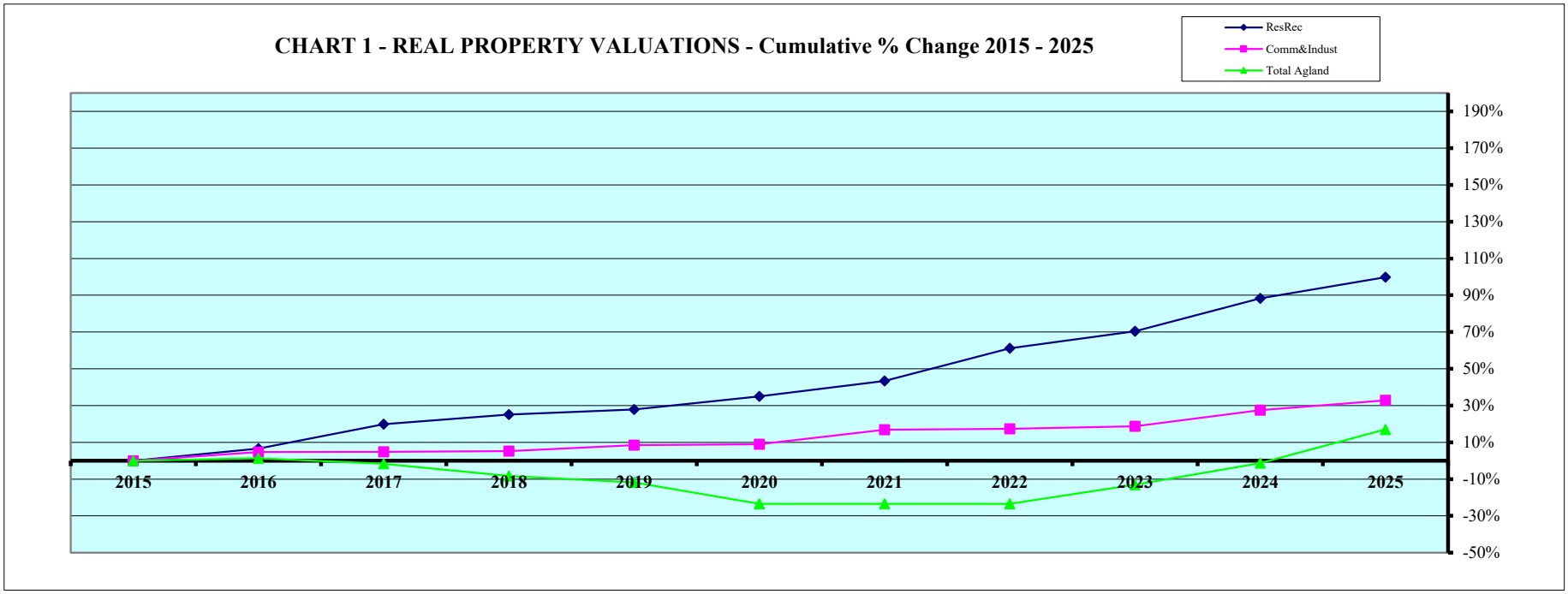
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- Excesssive 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



Tax Year	Residential & Recreational (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Commercial & Industrial (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Total Agricultural Land (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	253,443,125	-	-	-	84,664,335	-	-	-	1,541,950,210	-	-	-
2016	270,307,465	16,864,340	6.65%	6.65%	88,623,135	3,958,800	4.68%	4.68%	1,561,854,235	19,904,025	1.29%	1.29%
2017	303,665,250	33,357,785	12.34%	19.82%	88,726,045	102,910	0.12%	4.80%	1,516,753,580	-45,100,655	-2.89%	-1.63%
2018	317,218,055	13,552,805	4.46%	25.16%	89,042,520	316,475	0.36%	5.17%	1,414,477,935	-102,275,645	-6.74%	-8.27%
2019	324,173,800	6,955,745	2.19%	27.91%	91,828,995	2,786,475	3.13%	8.46%	1,360,217,255	-54,260,680	-3.84%	-11.79%
2020	342,054,890	17,881,090	5.52%	34.96%	92,222,665	393,670	0.43%	8.93%	1,180,683,130	-179,534,125	-13.20%	-23.43%
2021	363,397,945	21,343,055	6.24%	43.38%	98,986,140	6,763,475	7.33%	16.92%	1,180,509,900	-173,230	-0.01%	-23.44%
2022	408,500,465	45,102,520	12.41%	61.18%	99,347,865	361,725	0.37%	17.34%	1,181,282,435	772,535	0.07%	-23.39%
2023	431,820,730	23,320,265	5.71%	70.38%	100,531,300	1,183,435	1.19%	18.74%	1,341,213,150	159,930,715	13.54%	-13.02%
2024	477,389,585	45,568,855	10.55%	88.36%	107,959,055	7,427,755	7.39%	27.51%	1,522,881,180	181,668,030	13.55%	-1.24%
2025	506,408,860	29,019,275	6.08%	99.81%	112,456,620	4,497,565	4.17%	32.83%	1,804,524,130	281,642,950	18.49%	17.03%

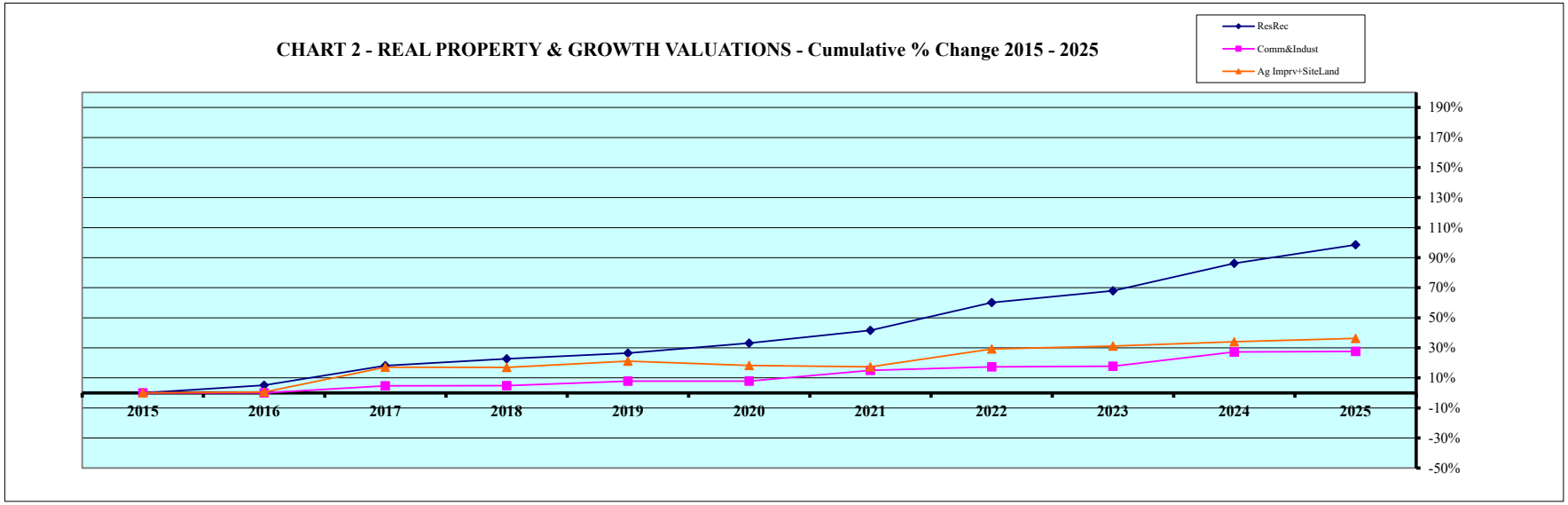
Rate Annual %chg: Residential & Recreational **7.17%** Commercial & Industrial **2.88%** Agricultural Land **1.58%**

Cnty# 50
County KEARNEY

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: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026



Tax Year	Residential & Recreational (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Commercial & Industrial (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	253,443,125	3,407,775	1.34%	250,035,350	--	--	84,664,335	7,531,625	8.90%	77,132,710	--	--
2016	270,307,465	3,931,275	1.45%	266,376,190	5.10%	5.10%	88,623,135	3,950,535	4.46%	84,672,600	0.01%	0.01%
2017	303,665,250	4,373,825	1.44%	299,291,425	10.72%	18.09%	88,726,045	46,955	0.05%	88,679,090	0.06%	4.74%
2018	317,218,055	6,236,525	1.97%	310,981,530	2.41%	22.70%	89,042,520	243,595	0.27%	88,798,925	0.08%	4.88%
2019	324,173,800	3,696,080	1.14%	320,477,720	1.03%	26.45%	91,828,995	556,720	0.61%	91,272,275	2.50%	7.80%
2020	342,054,890	4,614,090	1.35%	337,440,800	4.09%	33.14%	92,222,665	902,970	0.98%	91,319,695	-0.55%	7.86%
2021	363,397,945	4,460,295	1.23%	358,937,650	4.94%	41.62%	98,986,140	1,591,765	1.61%	97,394,375	5.61%	15.04%
2022	408,500,465	2,552,975	0.62%	405,947,490	11.71%	60.17%	99,347,865	0	0.00%	99,347,865	0.37%	17.34%
2023	431,820,730	6,228,502	1.44%	425,592,228	4.18%	67.92%	100,531,300	842,710	0.84%	99,688,590	0.34%	17.75%
2024	477,389,585	5,564,440	1.17%	471,825,145	9.26%	86.17%	107,959,055	176,145	0.16%	107,782,910	7.21%	27.31%
2025	506,408,860	3,134,935	0.62%	503,273,925	5.42%	98.57%	112,456,620	4,413,445	3.92%	108,043,175	0.08%	27.61%
Rate Ann%chg	7.17%			Resid & Recreat w/o growth	5.89%		2.88%			C & I w/o growth	1.57%	

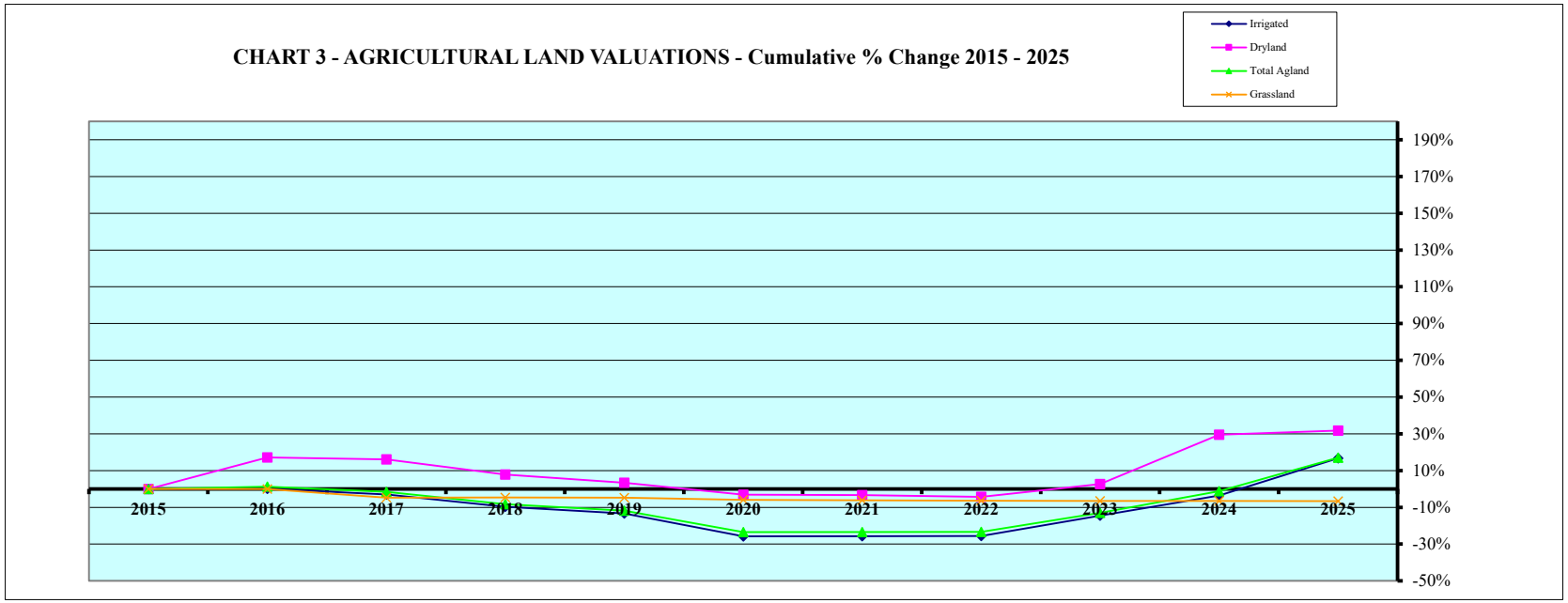
Tax Year	Ag Improvements & Site Land (1) Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	--	--
2016	35,666,775	35,630,710	71,297,485	2,564,135	3.60%	68,733,350	0.57%	0.57%
2017	45,119,370	36,083,015	81,202,385	1,181,985	1.46%	80,020,400	12.23%	17.08%
2018	44,888,420	39,604,835	84,493,255	4,538,620	5.37%	79,954,635	-1.54%	16.99%
2019	43,836,450	39,219,545	83,055,995	220,810	0.27%	82,835,185	-1.96%	21.20%
2020	48,391,910	33,014,780	81,406,690	577,220	0.71%	80,829,470	-2.68%	18.27%
2021	47,805,565	33,678,480	81,484,045	1,249,580	1.53%	80,234,465	-1.44%	17.40%
2022	55,563,070	34,803,815	90,366,885	2,043,380	2.26%	88,323,505	8.39%	29.23%
2023	55,833,375	35,817,190	91,650,565	2,020,145	2.20%	89,630,420	-0.81%	31.15%
2024	57,206,845	37,592,680	94,799,525	3,202,245	3.38%	91,597,280	-0.06%	34.02%
2025	56,626,675	38,187,740	94,814,415	1,664,595	1.76%	93,149,820	-1.74%	36.29%
Rate Ann%chg	4.95%	1.35%	3.33%			Ag Imprv+Site w/o growth	1.10%	

(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; 2015 - 2025 CTL
Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.
Prepared as of 02/24/2026

NE Dept. of Revenue, Property Assessment Division

Cnty#	50
County	KEARNEY

CHART 2



Tax Year	Irrigated Land Value	Value Chg	Ann%chg	Cmltv%chg	Dryland Value	Value Chg	Ann%chg	Cmltv%chg	Grassland Value	Value Chg	Ann%chg	Cmltv%chg
2015	1,372,929,630	-	-	-	116,543,160	-	-	-	48,383,920	-	-	-
2016	1,373,791,885	862,255	0.06%	0.06%	136,482,735	19,939,575	17.11%	17.11%	48,347,620	-36,300	-0.08%	-0.08%
2017	1,332,115,705	-41,676,180	-3.03%	-2.97%	135,276,335	-1,206,400	-0.88%	16.07%	46,106,185	-2,241,435	-4.64%	-4.71%
2018	1,239,373,505	-92,742,200	-6.96%	-9.73%	125,735,530	-9,540,805	-7.05%	7.89%	46,114,745	8,560	0.02%	-4.69%
2019	1,190,428,945	-48,944,560	-3.95%	-13.29%	120,426,885	-5,308,645	-4.22%	3.33%	46,104,935	-9,810	-0.02%	-4.71%
2020	1,018,996,175	-171,432,770	-14.40%	-25.78%	112,861,190	-7,565,695	-6.28%	-3.16%	45,504,290	-600,645	-1.30%	-5.95%
2021	1,019,112,485	116,310	0.01%	-25.77%	112,699,495	-161,695	-0.14%	-3.30%	45,377,055	-127,235	-0.28%	-6.21%
2022	1,021,154,245	2,041,760	0.20%	-25.62%	111,519,640	-1,179,855	-1.05%	-4.31%	45,287,710	-89,345	-0.20%	-6.40%
2023	1,173,050,025	151,895,780	14.87%	-14.56%	119,601,660	8,082,020	7.25%	2.62%	45,240,735	-46,975	-0.10%	-6.50%
2024	1,323,375,695	150,325,670	12.81%	-3.61%	150,980,465	31,378,805	26.24%	29.55%	45,205,425	-35,310	-0.08%	-6.57%
2025	1,602,461,600	279,085,905	21.09%	16.72%	153,566,035	2,585,570	1.71%	31.77%	45,176,520	-28,905	-0.06%	-6.63%

Rate Ann.%chg: Irrigated **1.56%** Dryland **2.80%** Grassland **-0.68%**

Tax Year	Waste Land (1) Value	Value Chg	Ann%chg	Cmltv%chg	Other Agland (1) Value	Value Chg	Ann%chg	Cmltv%chg	Total Agricultural Value	Value Chg	Ann%chg	Cmltv%chg
2015	54,340	-	-	-	4,039,160	-	-	-	1,541,950,210	-	-	-
2016	203,660	149,320	274.79%	274.79%	3,028,335	-1,010,825	-25.03%	-25.03%	1,561,854,235	19,904,025	1.29%	1.29%
2017	215,805	12,145	5.96%	297.14%	3,039,550	11,215	0.37%	-24.75%	1,516,753,580	-45,100,655	-2.89%	-1.63%
2018	214,605	-1,200	-0.56%	294.93%	3,039,550	0	0.00%	-24.75%	1,414,477,935	-102,275,645	-6.74%	-8.27%
2019	216,940	2,335	1.09%	299.23%	3,039,550	0	0.00%	-24.75%	1,360,217,255	-54,260,680	-3.84%	-11.79%
2020	286,355	69,415	32.00%	426.97%	3,035,120	-4,430	-0.15%	-24.86%	1,180,683,130	-179,534,125	-13.20%	-23.43%
2021	285,745	-610	-0.21%	425.85%	3,035,120	0	0.00%	-24.86%	1,180,509,900	-173,230	-0.01%	-23.44%
2022	285,720	-25	-0.01%	425.80%	3,035,120	0	0.00%	-24.86%	1,181,282,435	772,535	0.07%	-23.39%
2023	285,610	-110	-0.04%	425.60%	3,035,120	0	0.00%	-24.86%	1,341,213,150	159,930,715	13.54%	-13.02%
2024	284,475	-1,135	-0.40%	423.51%	3,035,120	0	0.00%	-24.86%	1,522,881,180	181,668,030	13.55%	-1.24%
2025	284,320	-155	-0.05%	423.22%	3,035,655	535	0.02%	-24.84%	1,804,524,130	281,642,950	18.49%	17.03%

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County KEARNEY

Rate Ann.%chg: Total Agric Land **1.58%**

Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026 **CHART 3**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	DRYLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	GRASSLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	1,373,267,625	227,784	6,029			116,699,745	44,254	2,637			48,550,805	37,347	1,300		
2016	1,373,570,835	227,854	6,028	-0.01%	-0.01%	136,523,570	44,082	3,097	17.44%	17.44%	48,377,485	37,213	1,300	0.00%	0.00%
2017	1,329,652,655	227,409	5,847	-3.01%	-3.02%	136,074,485	43,931	3,097	0.01%	17.46%	46,200,385	35,539	1,300	0.00%	0.00%
2018	1,239,315,625	227,815	5,440	-6.96%	-9.77%	125,752,475	43,679	2,879	-7.05%	9.18%	46,108,400	35,468	1,300	0.00%	0.00%
2019	1,190,223,010	227,867	5,223	-3.98%	-13.36%	120,605,100	43,642	2,764	-4.01%	4.79%	46,101,455	35,462	1,300	0.00%	0.00%
2020	1,029,895,740	227,880	4,519	-13.48%	-25.04%	113,052,140	43,591	2,593	-6.15%	-1.65%	45,449,340	34,961	1,300	0.00%	0.00%
2021	1,018,783,665	227,874	4,471	-1.08%	-25.84%	112,869,845	43,519	2,594	0.00%	-1.65%	45,466,905	34,974	1,300	0.00%	0.00%
2022	1,019,275,400	227,944	4,472	0.02%	-25.83%	112,568,625	43,399	2,594	0.01%	-1.64%	45,333,320	34,872	1,300	0.00%	0.00%
2023	1,173,107,285	228,352	5,137	14.89%	-14.79%	119,519,705	43,005	2,779	7.15%	5.39%	45,226,585	34,790	1,300	0.00%	0.00%
2024	1,323,460,255	228,368	5,795	12.81%	-3.87%	150,937,065	43,038	3,507	26.19%	32.99%	45,208,545	34,776	1,300	0.00%	0.00%
2025	1,602,435,940	228,464	7,014	21.03%	16.34%	153,524,820	42,965	3,573	1.89%	35.50%	45,203,340	34,772	1,300	0.00%	0.00%
Rate Annual %chg Average Value/Acre:			1.56%					2.78%					-0.71%		

Tax Year	WASTE LAND (2) Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	OTHER AGLAND (2) Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	TOTAL AGRICULTURAL LAND (1) Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	56,665	1,259	45			0	0				1,538,574,840	310,643	4,953		
2016	203,660	1,357	150	233.38%	233.38%	3,033,790	1,685	1,800			1,561,709,340	312,191	5,002	1.00%	1.00%
2017	202,510	1,350	150	0.00%	233.37%	3,039,550	1,689	1,800	0.00%		1,515,169,585	309,917	4,889	-2.27%	-1.29%
2018	215,805	1,438	150	0.00%	233.37%	3,039,550	1,689	1,800	0.00%		1,414,431,855	310,088	4,561	-6.70%	-7.90%
2019	214,480	1,430	150	0.00%	233.37%	3,039,550	1,689	1,800	0.00%		1,360,183,595	310,089	4,386	-3.84%	-11.44%
2020	291,140	1,941	150	-0.01%	233.34%	3,039,550	1,689	1,800	0.00%		1,191,727,910	310,062	3,844	-12.38%	-22.40%
2021	285,975	1,906	150	0.00%	233.34%	3,035,120	1,686	1,800	0.00%		1,180,441,510	309,960	3,808	-0.91%	-23.11%
2022	285,745	1,905	150	0.00%	233.34%	3,035,120	1,686	1,800	0.00%		1,180,498,210	309,805	3,810	0.05%	-23.07%
2023	285,720	1,905	150	0.00%	233.33%	3,035,120	1,686	1,800	0.00%		1,341,174,415	309,737	4,330	13.64%	-12.58%
2024	285,610	1,904	150	0.00%	233.33%	3,035,120	1,686	1,800	0.00%		1,522,926,595	309,772	4,916	13.54%	-0.74%
2025	284,310	1,895	150	0.00%	233.33%	3,035,120	1,686	1,800	0.00%		1,804,483,530	309,781	5,825	18.48%	17.61%
Rate Annual %chg Average Value/Acre:													1.61%		

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KEARNEY

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 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
6,688	KEARNEY	111,583,841	20,777,146	21,860,393	506,408,860	112,456,620	0	0	1,804,524,130	56,626,675	38,187,740	86,450	2,672,511,855
cnty sectorvalue % of total value:		*4.18%*	*0.78%*	*0.82%*	*18.95%*	*4.21%*			*67.52%*	*2.12%*	*1.43%*	*0.00%*	*100.00%*

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
732	AXTELL	731,076	664,539	951,360	54,454,460	0	0	8,417,420	0	0	0	0	65,218,855
10.94%	*%sector of county sector*	*0.66%*	*3.20%*	*4.35%*	*10.75%*								*2.44%*
	%sector of municipality	*1.12%*	*1.02%*	*1.46%*	*83.49%*			*12.91%*					*100.00%*
81	HEARTWELL	85,525	241,669	399,750	1,575,235	0	0	52,855	0	0	0	0	2,355,034
1.21%	*%sector of county sector*	*0.08%*	*1.16%*	*1.83%*	*0.31%*								*0.09%*
	%sector of municipality	*3.63%*	*10.26%*	*16.97%*	*66.89%*			*2.24%*					*100.00%*
3,118	MINDEN	7,294,587	2,417,959	981,182	204,095,285	0	0	67,494,955	0	0	490	0	282,284,458
46.62%	*%sector of county sector*	*6.54%*	*11.64%*	*4.49%*	*40.30%*						*0.00%*		*10.56%*
	%sector of municipality	*2.58%*	*0.86%*	*0.35%*	*72.30%*			*23.91%*			*0.00%*		*100.00%*
32	NORMAN	1,510,345	0	0	1,505,055	0	0	867,085	0	0	0	0	3,882,485
0.48%	*%sector of county sector*	*1.35%*			*0.30%*								*0.15%*
	%sector of municipality	*38.90%*			*38.77%*			*22.33%*					*100.00%*
330	WILCOX	110,821	1,509,892	152,743	15,297,405	0	0	3,584,980	0	0	0	0	20,655,841
4.93%	*%sector of county sector*	*0.10%*	*7.27%*	*0.70%*	*3.02%*								*0.77%*
	%sector of municipality	*0.54%*	*7.31%*	*0.74%*	*74.06%*			*17.36%*					*100.00%*
	%sector of county sector												
	%sector of municipality												
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4,294	Total Municipalities	9,732,355	4,834,059	2,485,035	276,927,444	0	0	80,417,296	0	0	490	0	374,396,678
64.20%	*%all municip.sectors of cnty*	*8.72%*	*23.27%*	*11.37%*	*54.68%*			*#DIV/0!*			*0.00%*		*14.01%*

50	KEARNEY

Sources: 2025 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 02/24/2026 **CHART 5**

Total Real Property Sum Lines 17, 25, & 30	Records : 6,122	Value : 2,618,426,120	Growth 12,499,075	Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	151	2,460,420	32	426,145	612	9,328,945	795	12,215,510	
02. Res Improve Land	1,692	41,232,890	71	3,230,635	690	22,675,680	2,453	67,139,205	
03. Res Improvements	1,716	265,962,775	72	24,999,050	780	197,137,790	2,568	488,099,615	
04. Res Total	1,867	309,656,085	104	28,655,830	1,392	229,142,415	3,363	567,454,330	3,985,970
% of Res Total	55.52	54.57	3.09	5.05	41.39	40.38	54.93	21.67	31.89
05. Com UnImp Land	61	979,030	6	124,760	6	1,048,780	73	2,152,570	
06. Com Improve Land	254	5,445,160	11	507,710	31	2,918,650	296	8,871,520	
07. Com Improvements	261	47,341,290	13	10,170,750	33	53,884,970	307	111,397,010	
08. Com Total	322	53,765,480	19	10,803,220	39	57,852,400	380	122,421,100	7,152,930
% of Com Total	84.74	43.92	5.00	8.82	10.26	47.26	6.21	4.68	57.23
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	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	1,867	309,656,085	104	28,655,830	1,392	229,142,415	3,363	567,454,330	3,985,970
% of Res & Rec Total	55.52	54.57	3.09	5.05	41.39	40.38	54.93	21.67	31.89
Com & Ind Total	322	53,765,480	19	10,803,220	39	57,852,400	380	122,421,100	7,152,930
% of Com & Ind Total	84.74	43.92	5.00	8.82	10.26	47.26	6.21	4.68	57.23
17. Taxable Total	2,189	363,421,565	123	39,459,050	1,431	286,994,815	3,743	689,875,430	11,138,900
% of Taxable Total	58.48	52.68	3.29	5.72	38.23	41.60	61.14	26.35	89.12

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	31	624,780	11,428,455	0	0	0
19. Commercial	4	120,310	1,764,605	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			**Total**		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	31	624,780	11,428,455
19. Commercial	0	0	0	4	120,310	1,764,605
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				**35**	**745,090**	**13,193,060**

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	2	40,940	2	40,940	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	40,940	2	40,940	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	210	0	80	290

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,852	1,429,599,280	1,852	1,429,599,280
28. Ag-Improved Land	0	0	0	0	494	418,875,250	494	418,875,250
29. Ag Improvements	1	490	0	0	524	80,034,730	525	80,035,220

30. Ag Total				2,377	1,928,509,750

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			**Total**			**Growth**
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	44	45.28	511,400	44	45.28	511,400	
32. HomeSite Improv Land	264	292.13	6,866,950	264	292.13	6,866,950	
33. HomeSite Improvements	268	0.00	44,191,705	268	0.00	44,191,705	1,360,175
34. HomeSite Total				**312**	**337.41**	**51,570,055**	
35. FarmSite UnImp Land	9	6.57	59,715	9	6.57	59,715	
36. FarmSite Improv Land	400	403.90	2,014,010	400	403.90	2,014,010	
37. FarmSite Improvements	512	0.00	35,843,025	513	0.00	35,843,515	0
38. FarmSite Total				**522**	**410.47**	**37,917,240**	
39. Road & Ditches	2,252	7,167.98	0	2,252	7,167.98	0	
40. Other- Non Ag Use	8	324.90	374,280	8	324.90	374,280	
41. Total Section VI				**834**	**8,240.76**	**89,861,575**	**1,360,175**

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	51,799.34	22.67%	414,394,705	25.32%	8,000.00
46. 1A	99,401.69	43.51%	785,079,320	47.96%	7,898.05
47. 2A1	19,160.17	8.39%	143,701,260	8.78%	7,500.00
48. 2A	19,498.61	8.53%	126,740,965	7.74%	6,500.00
49. 3A1	166.10	0.07%	830,500	0.05%	5,000.00
50. 3A	16,962.15	7.42%	76,329,675	4.66%	4,500.00
51. 4A1	12,712.06	5.56%	54,661,890	3.34%	4,300.00
52. 4A	8,768.14	3.84%	35,072,560	2.14%	4,000.00
53. Total	228,468.26	100.00%	1,636,810,875	100.00%	7,164.28
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	28,840.08	67.17%	112,476,420	73.33%	3,900.00
56. 2D1	2,232.42	5.20%	7,256,030	4.73%	3,250.30
57. 2D	5,722.29	13.33%	18,598,625	12.13%	3,250.21
58. 3D1	1,366.97	3.18%	3,813,895	2.49%	2,790.04
59. 3D	257.85	0.60%	644,625	0.42%	2,500.00
60. 4D1	2,178.91	5.07%	5,447,275	3.55%	2,500.00
61. 4D	2,339.09	5.45%	5,145,930	3.35%	2,199.97
62. Total	42,937.61	100.00%	153,382,800	100.00%	3,572.22
Grass					
63. 1G1	7,826.88	22.54%	10,174,985	22.54%	1,300.01
64. 1G	1,768.74	5.09%	2,299,360	5.09%	1,300.00
65. 2G1	4,037.68	11.63%	5,249,095	11.63%	1,300.03
66. 2G	1,362.13	3.92%	1,770,765	3.92%	1,300.00
67. 3G1	17,009.83	48.99%	22,112,780	48.99%	1,300.00
68. 3G	1,107.19	3.19%	1,439,335	3.19%	1,299.99
69. 4G1	1,544.35	4.45%	2,007,665	4.45%	1,300.01
70. 4G	62.53	0.18%	81,290	0.18%	1,300.02
71. Total	34,719.33	100.00%	45,135,275	100.00%	1,300.00

Irrigated Total	228,468.26	73.77%	1,636,810,875	89.02%	7,164.28
Dry Total	42,937.61	13.86%	153,382,800	8.34%	3,572.22
Grass Total	34,719.33	11.21%	45,135,275	2.45%	1,300.00
72. Waste	1,890.20	0.61%	283,570	0.02%	150.02
73. Other	1,686.48	0.54%	3,035,655	0.17%	1,799.99
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	309,701.88	100.00%	1,838,648,175	100.00%	5,936.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	228,468.26	1,636,810,875	228,468.26	1,636,810,875
77. Dry Land	0.00	0	0.00	0	42,937.61	153,382,800	42,937.61	153,382,800
78. Grass	0.00	0	0.00	0	34,719.33	45,135,275	34,719.33	45,135,275
79. Waste	0.00	0	0.00	0	1,890.20	283,570	1,890.20	283,570
80. Other	0.00	0	0.00	0	1,686.48	3,035,655	1,686.48	3,035,655
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	**0.00**	**0**	**0.00**	**0**	**309,701.88**	**1,838,648,175**	**309,701.88**	**1,838,648,175**

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	228,468.26	73.77%	1,636,810,875	89.02%	7,164.28
Dry Land	42,937.61	13.86%	153,382,800	8.34%	3,572.22
Grass	34,719.33	11.21%	45,135,275	2.45%	1,300.00
Waste	1,890.20	0.61%	283,570	0.02%	150.02
Other	1,686.48	0.54%	3,035,655	0.17%	1,799.99
Exempt	0.00	0.00%	0	0.00%	0.00
Total	**309,701.88**	100.00%	**1,838,648,175**	100.00%	5,936.83

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
83.1	Awarii Dunes, Craneview	38	1,800,800	12	422,980	18	5,543,215	56	7,766,995	13,085
83.2	Axtell	22	426,945	316	7,542,605	307	47,196,640	329	55,166,190	992,995
83.3	Brandts	5	471,180	30	2,387,360	30	11,988,535	35	14,847,075	0
83.4	El Charman	0	0	29	1,270,425	29	7,231,565	29	8,501,990	0
83.5	Mcconnells	3	97,280	37	1,581,215	37	6,976,645	40	8,655,140	0
83.6	Minden	68	1,639,630	1,162	32,123,590	1,194	201,819,285	1,262	235,582,505	1,945,065
83.7	Minden Commercial	0	0	1	109,660	1	52,580	1	162,240	0
83.8	Other Commercial	2	70,500	1	4,275	1	245	3	75,020	0
83.9	Rural 1	590	6,440,285	573	14,864,250	658	169,729,380	1,248	191,033,915	883,560
83.10	Sandy Lane	1	63,875	5	315,690	5	1,450,595	6	1,830,160	0
83.11	Small Communities	24	48,405	66	168,960	66	2,889,160	90	3,106,525	26,235
83.12	South Kearney	2	126,205	9	465,775	9	1,466,140	11	2,058,120	0
83.13	Summerhaven	4	690,465	65	4,550,195	65	17,412,780	69	22,653,440	47,940
83.14	Wilcox	36	339,940	147	1,332,225	148	14,342,850	184	16,015,015	77,090
84	Residential Total	795	12,215,510	2,453	67,139,205	2,568	488,099,615	3,363	567,454,330	3,985,970

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
85.1	Minden	2	36,835	5	89,745	5	896,410	7	1,022,990	0
85.2	Minden Commercial	31	678,045	160	4,940,125	166	61,024,845	197	66,643,015	3,357,745
85.3	Other Commercial	40	1,437,690	131	3,841,650	136	49,475,755	176	54,755,095	3,795,185
86	Commercial Total	73	2,152,570	296	8,871,520	307	111,397,010	380	122,421,100	7,152,930

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	7,826.88	22.57%	10,174,985	22.57%	1,300.01
88. 1G	1,768.74	5.10%	2,299,360	5.10%	1,300.00
89. 2G1	4,037.68	11.64%	5,249,095	11.65%	1,300.03
90. 2G	1,361.49	3.93%	1,769,935	3.93%	1,300.00
91. 3G1	16,999.58	49.03%	22,099,455	49.03%	1,300.00
92. 3G	1,092.01	3.15%	1,419,600	3.15%	1,299.99
93. 4G1	1,524.51	4.40%	1,981,870	4.40%	1,300.00
94. 4G	62.24	0.18%	80,915	0.18%	1,300.05
95. Total	34,673.13	100.00%	45,075,215	100.00%	1,300.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.64	1.39%	830	1.38%	1,296.88
100. 3C1	10.25	22.19%	13,325	22.19%	1,300.00
101. 3C	15.18	32.86%	19,735	32.86%	1,300.07
102. 4C1	19.84	42.94%	25,795	42.95%	1,300.15
103. 4C	0.29	0.63%	375	0.62%	1,293.10
104. Total	46.20	100.00%	60,060	100.00%	1,300.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00

Grass Total	34,673.13	99.87%	45,075,215	99.87%	1,300.00
CRP Total	46.20	0.13%	60,060	0.13%	1,300.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	34,719.33	100.00%	45,135,275	100.00%	1,300.00

2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)

50 Kearney

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	506,408,860	567,454,330	61,045,470	12.05%	3,985,970	11.27%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	56,626,675	51,570,055	-5,056,620	-8.93%	1,360,175	-11.33%
04. Total Residential (sum lines 1-3)	**563,035,535**	**619,024,385**	**55,988,850**	**9.94%**	**5,346,145**	**8.99%**
05. Commercial	112,456,620	122,421,100	9,964,480	8.86%	7,152,930	2.50%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	**112,456,620**	**122,421,100**	**9,964,480**	**8.86%**	**7,152,930**	**2.50%**
08. Ag-Farmsite Land, Outbuildings	37,813,460	37,917,240	103,780	0.27%	0	0.27%
09. Minerals	86,450	40,940	-45,510	-52.64	0	-52.64%
10. Non Ag Use Land	374,280	374,280	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	**38,274,190**	**38,332,460**	**58,270**	**0.15%**	**0**	**0.15%**
12. Irrigated	1,602,461,600	1,636,810,875	34,349,275	2.14%		
13. Dryland	153,566,035	153,382,800	-183,235	-0.12%		
14. Grassland	45,176,520	45,135,275	-41,245	-0.09%		
15. Wasteland	284,320	283,570	-750	-0.26%		
16. Other Agland	3,035,655	3,035,655	0	0.00%		
17. Total Agricultural Land	**1,804,524,130**	**1,838,648,175**	**34,124,045**	**1.89%**		
18. Total Value of all Real Property (Locally Assessed)	**2,518,290,475**	**2,618,426,120**	**100,135,645**	**3.98%**	**12,499,075**	**3.48%**

2026 Assessment Survey for Kearney County

A. Staffing and Funding Information

1.	**Deputy(ies) on staff:**
	1
2.	**Appraiser(s) on staff:**
	None.
3.	**Other full-time employees:**
	0
4.	**Other part-time employees:**
	0
5.	**Number of shared employees:**
	0
6.	**Assessor's requested budget for current fiscal year:**
	$178,315
7.	**Adopted budget, or granted budget if different from above:**
	Same
8.	**Amount of the total assessor's budget set aside for appraisal work:**
	$75,000
9.	**If appraisal/reappraisal budget is a separate levied fund, what is that amount:**
	N/A
10.	**Part of the assessor's budget that is dedicated to the computer system:**
	$16,000
11.	**Amount of the assessor's budget set aside for education/workshops:**
	$1,000
12.	**Amount of last year's assessor's budget not used:**
	$25,000

B. Computer, Automation Information and GIS

1.	**Administrative software:**
	MIPS PC v2
2.	**CAMA software:**
	MIPS PC v2
3.	**Personal Property software:**
	MIPS PC v2
4.	**Are cadastral maps currently being used?**
	Yes.
5.	**If so, who maintains the Cadastral Maps?**
	Assessor.
6.	**Does the county have GIS software?**
	Yes.
7.	**Is GIS available to the public? If so, what is the web address?**
	Yes. https://kearney.gworks.com
8.	**Who maintains the GIS software and maps?**
	Assessor.
9.	**What type of aerial imagery is used in the cyclical review of properties?**
	GWorks imagery
10.	**When was the aerial imagery last updated?**
	2024

C. Zoning Information

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

3.	**What municipalities in the county are zoned?**
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county.
4.	**When was zoning implemented?**
	2001

D. Contracted Services

1.	**Appraisal Services:**
	Central Plains Valuation, LLC
2.	**GIS Services:**
	gWorks
3.	**Other services:**
	Pritchard & Abbott

E. Appraisal /Listing Services

1.	**List any outside appraisal or listing services employed by the county for the current assessment year**
	Central Plains Valuation, Pritchard & Abbott
2.	**If so, is the appraisal or listing service performed under contract?**
	Yes
3.	**What appraisal certifications or qualifications does the County require?**
	County requires that the appraiser be a registered appraiser.
4.	**Have the existing contracts been approved by the PTA?**
	Yes
5.	**Does the appraisal or listing service providers establish assessed values for the county?**
	Assessor and appraisal service come up with values

2026 Residential Assessment Survey for Kearney County

1.	**Valuation data collection done by:**
	Central Plains Valuation, LLC
2.	**List and describe the approach(es) used to estimate the market value of residential properties.**
	Only the cost approach is used to determined market value of residential properties.
3.	**For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?**
	Depreciation tables are developed using local market information.
4.	**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.**
	Yes.
5.	**Describe the methodology used to determine the residential lot values?**
	The sales comparison approach is used. Lots are analyzed by the square foot.
6.	**How are rural residential site values developed?**
	Based on sales study.
7.	**Are there form 191 applications on file?**
	No
8.	**Describe the methodology used to determine value for vacant lots being held for sale or resale?**
	All lots are treated the same.

2026 Commercial Assessment Survey for Kearney County

1.	**Valuation data collection done by:**
	Central Plains Valuation, LLC
2.	**List and describe the approach(es) used to estimate the market value of commercial properties.**
	All three approaches are used to determine commercial property values: the sales comparison, cost, and income approaches.
2a.	**Describe the process used to determine the value of unique commercial properties.**
	The appraiser is responsible for establishing the values of unique properties and will use sales data from outside the county, if necessary.
3.	**For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?**
	Depreciation tables are developed based on local market information.
4.	**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.**
	Yes.
5.	**Describe the methodology used to determine the commercial lot values.**
	The sales comparison approach is used. Lots are analyzed by the square foot.

2026 Agricultural Assessment Survey for Kearney County

1.	**Valuation data collection done by:**
	Appraiser collects data regarding agricultural improvements. The assessor and deputy will do the data collection for unimproved agricultural land.
2.	**Describe the process used to determine and monitor market areas.**
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed.
3.	**Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**
	Sales are reviewed and inspected for current use before a determination is made.
4.	**Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?**
	Yes.
5.	**What separate market analysis has been conducted where intensive use is identified in the county?**
	One feedlot and it is valued as Ag. Appraiser uses sales across the state as Kearney County has no recent sales.
6.	**If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.**
	WRP land is currently valued at $1,200 an acre based on sales of WRP within the county.
6a.	**Are any other agricultural subclasses used? If yes, please explain.**
	Irrigated Grass
	If your county has special value applications, please answer the following
7a.	**How many parcels have a special valuation application on file?**
	None.
7b.	**What process was used to determine if non-agricultural influences exist in the county?**
	Study sales for a separate market involving non-agricultural influences
	If your county recognizes a special value, please answer the following
7c.	**Describe the non-agricultural influences recognized within the county.**
	N/A
7d.	**Where is the influenced area located within the county?**
	N/A
7e.	**Describe in detail how the special values were arrived at in the influenced area(s).**

	N/A

Plan of Assessment for Kearney County

Assessment Years 2026, 2027 and 2028

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by the 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.

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The Assessor requested and received an office budget of $179,315. She also requested and received an appraisal maintenance budget of $75,000.

The GIS system is continually updated for land use changes. Property record cards are continually updated for name changes, sales information, valuations changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by gWorks.

The Assessor's website can be found at kearney.gworks.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled monthly. Ownership changes are made in the administrative package the first of each month and our website updates nightly. All agricultural sales are verified by a sales verification form sent to the grantor and grantee and physical inspections as necessary. Commercial sales are verified by a verification form and physical inspections as necessary. Building permits are submitted periodically throughout the year and the properties inspected before March of the following year. All pick-up work is scheduled to be completed by March 1 of each year.

We started getting reviews on a 6-year cycle 2019. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios, then these studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual of residential property is as follows: Rural Res – 2019; Cities/Villages - 2019. Commercial properties are costed from 2019. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered in to the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance of if all guidelines are met.

Notice of Valuation Change postcards are mailed to property owners whose values changed. They are mailed on or before June 1.

Level of Value for assessment year 2025:

Property Class	Median
Residential	93%
Commercial	100%
Agricultural Land	70%

Assessment Actions Planned for Assessment Year 2026:

Residential:

Analysis of residential data will be conducted to ensure the level of value is in compliance. All residential sales will be reviewed and plotted. All residential pick-up work and building permits will be reviewed and completed by March 1, 2025.

Commercial:

A commercial review was conducted during the summer of 2025 and will be implemented for 2026. Sales will be reviewed and a commercial lot study done. All pick-up work and building permits will be reviewed and completed by March 1,2026.

Agricultural:

All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and staff. A market analysis will be conducted for 2026 and values assessed according to the rules set out by the Property Tax Administrator. All pick-up work will be reviewed and completed by March 1, 2026.

Assessment Actions planned for 2027:

Residential:

The market will continue to be monitored. Rural Residential will be reviewed. Residential pick-up work and building permits will be reviewed and completed by March 1, 2027.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2027.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2027.

Assessment Actions Planned for Assessment Year 2028:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2028.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Commercial property will be reviewed. Pick-up work and building permits will be reviewed and completed by March 1, 2028

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes. Land use will continue to be updated as information becomes available. All pick-up work will reviewed and completed by March 1, 2028.

Other functions Performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made monthly as transfers are given to the Assessor's Office from the Register of Deeds. "Green Sheets" are sent electronically to the Department of Revenue. Splits and subdivision changes are made as they become available. All information is updated in the GIS system and the computer administration system as they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
   - Abstracts
   - Assessor Survey
   - Sales information to PAD, rosters and annual assessed value update
   - Certification of Value to political subdivisions
   - School District Taxable Value Report
   - Homestead Exemption Tax Loss Report
   - Personal Property Tax Loss Report
   - Certificate of Taxes Levied Report
   - Report of all exempt property and taxable government owned property
   - Annual Plan of Assessment
3. Personal Property: Administer annual filing of approximately 1000 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notice of intent to tax.
6. Homestead Exemptions: Administer 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 record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing purposes.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed property.
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 and attend taxpayer appeal hearings before TERC – defend valuation.
14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.

15. Education: Assessor Education – attend meetings, workshops and educations classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four-year period to maintain it.

Respectfully submitted,

Jennifer Pittner

Kearney County Assessor