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DEPARTMENT OF REVENUE

**2021 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

KEITH COUNTY



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Keith 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 Keith County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Renae Zink, Keith County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods 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 on 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 a county assessor's assessment performance, the Division 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 value 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 and 92% to 100% for all other classes of real property.

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. The Division considers this chart and the analyses of factors impacting the COD 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 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 IAAO's recognition 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.

Analysis of Assessment Practices:

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

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

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 professionally accepted mass appraisal methods. 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.

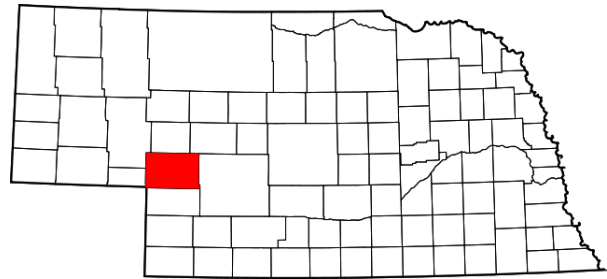
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

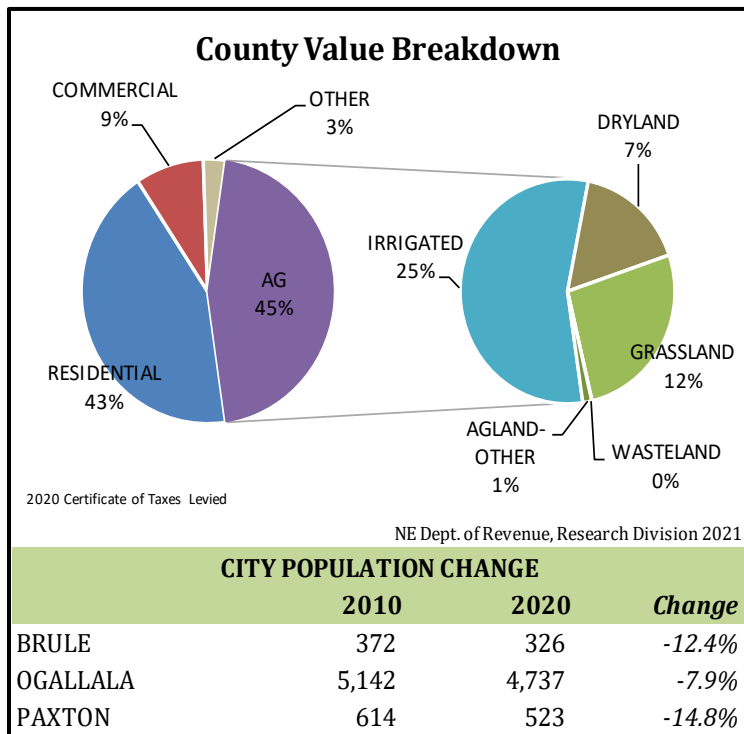
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,062 square miles, Keith County has 8,034 residents, per the Census Bureau Quick Facts for 2019, a 4% population decline from the 2010 U.S. Census. Reports indicate that 71% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$122,807 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Keith County are located in and around the county seat of Ogallala. According to the latest information available from the U.S. Census Bureau, there are 339 employer establishments with total employment of 2,627, for a 1% decline in employment.



Agricultural land contributes to approximately 53% of the county's overall valuation base. Grassland makes up the majority of the land in the county. Keith County is included in the Twin Platte Natural Resources District.

Lake McConaughy is a recreational attraction in Keith County. It is Nebraska's largest lake and the largest reservoir in a three state region. The Lake is 20 miles long, 4 miles wide and 142 feet deep at the dam. It is located on the edge of the Nebraska Sand Hills and offers natural white sand beaches, excellent fishing, boating, camping and all types of outdoor recreation.

2021 Residential Correlation for Keith County

Assessment Action

In Ogallala improvements on all parcels within the city limits were re-measured, new photographs were taken, quality and condition were reviewed in the field, and new land and depreciation tables were from the current market. A new neighborhood, 1500 was added, which incorporates all of the mobile home parks within the city limits. For this new neighborhood new depreciation tables were created from the market, 2020 costing tables applied. Neighborhoods 1100, 1200 and 1300 are now all on the same land table.

For Valuation Group 2 costing tables were updated to 2020. A 10% increase was applied to the land table. For Valuation Group 3 costing tables were updated to current. The 2020 Marshall & Swift costing table were used for improved parcels. A 5% increase was applied to the local factor for the Replacement Cost New in the cost approach. For Valuation Group 8 costing were updated to June of 2020. The local factor was updated.

For rural residential and lake rural the neighborhoods were reviewed. For Neighborhoods 4250 and 4251 land tables were increased. For Ogallala Suburban (4510) and Country Club Estates (1600) neighborhoods, a physical inspection and review was completed for 2021. Neighborhood 4510 had a blanket increase of 25%.

Assessment Practice Review

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

One area of review involved the discussion of the sales qualification and verification practices of the county assessor. The county assessor's office utilizes sales questionnaires and will follow up with phone calls if any lingering questions exist about the transactions. Review of the qualified and non-qualified sales rosters along with a typical usability rate for the residential class of real property indicate that all arm's-length transactions are used for measurement.

The valuation structure for the residential class of real property was also reviewed. Keith County identifies six separate valuation groups. Valuation Group 1 is the town of Ogallala, the largest community and county seat. Valuation Groups 2 and 3 identify the smaller communities of Brule and Paxton. These villages -have a somewhat viable residential housing market. The market here is less stable than Ogallala but more desirable than the smallest communities. Valuation Group 4 is comprised of parcels outside city limits and the boundaries of Lake McConaughy. The rural residential market has been very desirable the last few years. Valuation Group 5 represents parcels around Lake McConaughy. The residential market demand here is unique due to the recreational influence of the lake. Lastly, Valuation Group 8 encompasses the smaller villages of the county. Keystone, Roscoe and Sarben have few amenities and the market demands here are erratic. The

2021 Residential Correlation for Keith County

current structure for valuation purposes adequately identify economic factors that affect market value in Keith County.

Examination of the frequency of the six-year inspection and review cycle show that the county assessor's office complies with the requirements. The physical inspections of the residential class are conducted in-house by office staff. The Keith County Assessor has a plan moving forward to keep the inspection cycle up to date.

The final aspect includes a review of the appraisal tables. Costing, depreciation models and lot models are all current for the residential class. Appraisal tables are typically updated with the physical inspection cycle. If needed, market adjustments during the subsequent years will be made if statistical data indicates a change in the market. The county assessor keeps an in-depth valuation methodology in office for each year. Documentation such as a well-written valuation methodology indicate a dedication to transparency of the valuations set within the office.

Description of Analysis

The majority of the 291 sales in Keith County occur in one of the six valuation groups used.

Valuation Group	Description
1	Ogallala
2	Paxton
3	Brule
4	Rural
5	Lake McConaughy
8	Keystone, Roscoe, Sarben

The measures of central tendency are all in range. The COD and PRD are within the acceptable range as well. Valuation Group 1 had 182 residential sales. The medians of all of the individual valuation groups are in range with the exception of Valuation Group 8. With only 3 sales in Valuation Group 8, there is not enough statistical reliability in the sample for valuation.

The greatest valuation increase in the residential class occurred in Valuation Group 4 while Valuation Groups 2, 3 and 8 demonstrated a negative valuation change. Valuation Groups 1 & 5 showed a moderate increase. The 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows the residential class increased 3% approximately the same as the sales file sampling.

2021 Residential Correlation for Keith County

Equalization and Quality of Assessment

The analysis of the statistics along with the evaluation of the assessment practices of the county indicate that the residential class are equalized. The assessment of the residential class of real property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	182	96.71	94.65	94.05	09.00	100.64
2	10	94.76	100.73	95.49	16.81	105.49
3	7	93.57	95.85	95.79	14.82	100.06
4	23	91.81	94.41	92.23	15.16	102.36
5	66	93.26	87.96	87.57	16.79	100.45
8	3	68.58	66.67	64.71	07.28	103.03
<u> </u> ALL <u> </u>	291	95.05	93.07	91.11	11.95	102.15

Level of Value

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

2021 Commercial Correlation for Keith County

Assessment Actions

Costing tables were updated to Marshall & Swift June 2020 at a local factor of 1.10. Depreciation tables were created from the market sales. Lot values were studied and land tables were increased overall 20% with individual adjustments to each neighborhoods.

Assessment Practice Review

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

Sales verification and qualification processes were discussed with the county assessor. The county assessor utilizes the same procedures for all three property classes, additionally sending out questionnaires to better understand the terms of the transactions. The county assessor reports a good return percentage of the sales questionnaires. Review of the sales rosters both qualified and non-qualified show an in-depth knowledge of the transactions. This review along with a typical sales usability rate indicate that all arm's-length transactions were made available for the measurement purposes.

Structuring of the valuation groups for the commercial class of real property was also examined. The Keith County Assessor recognizes six valuation groups based on differing economics. The structuring mirrors the valuation groups of the residential class. The majority of the sales occur in Valuation Group 1.

The currency of the six-year inspection cycle was discussed with the county assessor. All valuation groups were physically inspected with the help of a contract appraiser in 2018. Therefore, the commercial class of real property in Keith County complies with the six-year inspection and review cycle. Appraisal tables indicate the costing, depreciation models, and land models were updated in 2018 as part of the reappraisal. The county assessor conducts an annual market analysis to identify changes in the market trends.

Description of Analysis

Keith County utilizes six valuation groups separated by economic factors for the commercial class.

Valuation Group	Description
1	Ogallala
2	Paxton
3	Brule
4	Rural
5	Lake McConaughy
8	Keystone, Roscoe, and Sarben

2021 Commercial Correlation for Keith County

Valuation Group 1, had 9 of the 14 sales in the commercial class. The overall statistical profile shows the median and the mean in the acceptable range while the weighted mean is below the range at 86%. The PRD is above the range at 114% while the COD is in range at 18%. Valuation Group 1 has measures of central tendency and qualitative statistics within the acceptable ranges. The other three valuation groups had only one or two sales each, not enough sales to be statistically meaningful.

The review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows an increase of 7% to the population, while the sample increased 10%. The sales and population moved in a similar pattern.

Equalization and Quality of Assessment

The statistical analysis along with the examination of the assessment practices suggest that commercial properties within the county are assessed within acceptable parameters and therefore are equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	9	99.76	100.52	96.39	13.78	104.28
2	2	99.44	99.44	80.94	29.93	122.86
4	1	81.76	81.76	81.76	00.00	100.00
5	2	94.28	94.28	71.57	27.98	131.73
<u>ALL</u>	14	99.04	98.13	86.36	18.32	113.63

Level of Value

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

2021 Agricultural Correlation for Keith County

Assessment Actions

All agricultural sales and land values were reviewed. Shelter belts were added and valued at \$150 per acre. In Market Area 1, accretion land changed from \$500 to \$740 per acre. For Market Area 2, dryland decreased less than 3%. For Market Area 3, irrigated land decreased 7%, dryland decreased by 8% and grassland increased 22%.

Assessment Practice Review

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

One portion of the review involves the discussion of the sales qualification and verification processes with the county assessor. The county assessor utilizes sales verification forms to capture details of individual transactions for qualification purposes. The usability rate for the agricultural class was below the typical statewide average. Review of the sales rosters along with qualification comments indicate that the sales were adequately coded and provided in-depth comments. It is believed that all arm's-length sales have been made available for measurement.

Market Areas were also evaluated to ensure that land differences that could affect market value have been identified. Keith County is currently comprised of three distinct market areas for agricultural land. Market Area 1 is the northern portion of the county and is part of the Sandhills ecosystem. The soil here is mainly sandy and grazing is the most productive use of the land. Market Area 2 is located between the North Platte and South Platte Rivers. The river basin region is over 50% grassland, with around 30% dryland and a small portion of irrigated land as well. Market Area 3 is the southernmost portion of the county. Here cropland is the majority of the land use while only 20% of Market Area 3 is used as grassland.

The frequency of the six-year inspection cycle was also reviewed. The agricultural improvements were physically inspected in conjunction with the rural residential subclass for the 2019 assessment year. Land use is also reviewed using aerial imagery and Farm Credit Services (FSA) maps. The county has continued the prior year's project of reviewing and correcting land use. Currency of appraisal tables were also inspected. Agricultural homes and outbuildings are valued using the same appraisal methods as the rural residential parcels. Depreciation and costing currently used are from 2018. The county assessor analyzes changes in the market sales data yearly and will make adjustments between reappraisal years.

Description of Analysis

The agricultural market in Keith County yielded 42 qualified sales during the study period divided between the three market areas. All three measures of central tendency are within the acceptable range as are the qualitative measures. Market Area 3 is the only market area with sufficient sales to use the median as an accurate measure of level of value. Market Areas 1 & 2 have medians

2021 Agricultural Correlation for Keith County

within the acceptable range but have only seven and nine sales respectively. The examination of the sales by using the 80% Majority Land Use (MLU), the irrigated land subclass has 12 sales all from Market Area 3 with a median that is in the acceptable range. The grassland subclass has 11 sales divided between the three market areas. The median for the grass subclass is within the acceptable range. The remaining class of dryland was in range as well but has a total of only 6 sales.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	12	73.58	75.59	74.06	10.37	102.07
3	12	73.58	75.59	74.06	10.37	102.07
<u>Dry</u>						
County	6	72.55	73.57	74.57	14.05	98.66
2	4	74.92	74.08	73.45	15.98	100.86
3	2	72.55	72.55	76.48	09.14	94.86
<u>Grass</u>						
County	11	69.23	68.30	68.65	16.76	99.49
1	7	69.23	69.49	68.85	12.60	100.93
2	2	74.77	74.77	74.65	04.67	100.16
3	2	57.67	57.67	57.91	48.17	99.59
<u>ALL</u>	42	74.51	73.78	73.03	13.10	101.03

The trend of the grassland values compared to the observed regional value trends is similar to the Sandhills region. Irrigated values are comparable to surrounding counties. The comparable values to surrounding counties and the overall movement of the market supports that an acceptable level of market values has been achieved in Keith County.

Equalization and Quality of Assessment

While the sample sizes when separated into market areas and by 80% MLU become too small for consistent measurement to derive a level of value, the overall statistics along with the assessment practice review indicates that values set for the agricultural class are equalized. Agricultural improvements have been valued using the same appraisal practices as the rural residential, which has been measured at an acceptable level connote that agricultural improvements are believed to be at a sufficient level of market value.

Based on the review of the available information, the quality of assessment for the agricultural class is in compliance with generally accepted mass appraisal techniques.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	69.23	69.49	68.85	12.60	100.93
2	9	71.28	74.20	71.77	12.92	103.39
3	26	75.40	74.79	74.14	12.45	100.88
<u>ALL</u>	42	74.51	73.78	73.03	13.10	101.03

2021 Agricultural Correlation for Keith County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Keith County is 75%.

Special Valuation

A review of agricultural land value in Keith County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 2 where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%.

2021 Opinions of the Property Tax Administrator for Keith 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	71	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, 2021.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2021 Commission Summary for Keith County

Residential Real Property - Current

Number of Sales	291	Median	95.05
Total Sales Price	\$50,223,581	Mean	93.07
Total Adj. Sales Price	\$50,223,581	Wgt. Mean	91.11
Total Assessed Value	\$45,757,310	Average Assessed Value of the Base	\$107,827
Avg. Adj. Sales Price	\$172,590	Avg. Assessed Value	\$157,242

Confidence Interval - Current

95% Median C.I	93.00 to 96.90
95% Wgt. Mean C.I	88.87 to 93.34
95% Mean C.I	91.27 to 94.87
% of Value of the Class of all Real Property Value in the County	40.63
% of Records Sold in the Study Period	4.88
% of Value Sold in the Study Period	7.11

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	267	97	96.56
2019	295	93	93.10
2018	298	93	92.61
2017	310	93	93.27

2021 Commission Summary for Keith County

Commercial Real Property - Current

Number of Sales	14	Median	99.04
Total Sales Price	\$4,358,000	Mean	98.13
Total Adj. Sales Price	\$4,358,000	Wgt. Mean	86.36
Total Assessed Value	\$3,763,615	Average Assessed Value of the Base	\$209,136
Avg. Adj. Sales Price	\$311,286	Avg. Assessed Value	\$268,830

Confidence Interval - Current

95% Median C.I	76.58 to 120.94
95% Wgt. Mean C.I	67.21 to 105.51
95% Mean C.I	84.96 to 111.30
% of Value of the Class of all Real Property Value in the County	9.41
% of Records Sold in the Study Period	1.97
% of Value Sold in the Study Period	2.53

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	23	100	94.08
2019	31	93	93.19
2018	47	0	98.75
2017	38	100	91.94

**51 Keith
RESIDENTIAL**

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 291
 Total Sales Price : 50,223,581
 Total Adj. Sales Price : 50,223,581
 Total Assessed Value : 45,757,310
 Avg. Adj. Sales Price : 172,590
 Avg. Assessed Value : 157,242

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 93
 COD : 11.95
 PRD : 102.15

COV : 16.84
 STD : 15.67
 Avg. Abs. Dev : 11.36
 MAX Sales Ratio : 153.88
 MIN Sales Ratio : 33.15

95% Median C.I. : 93.00 to 96.90
 95% Wgt. Mean C.I. : 88.87 to 93.34
 95% Mean C.I. : 91.27 to 94.87

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	26	96.08	96.81	96.27	08.42	100.56	80.28	125.82	90.80 to 99.73		166,083	159,894
01-JAN-19 To 31-MAR-19	24	98.22	95.48	94.92	08.35	100.59	64.81	116.20	90.26 to 100.71		141,458	134,279
01-APR-19 To 30-JUN-19	36	95.28	93.40	92.83	09.31	100.61	66.72	138.85	87.37 to 99.91		162,342	150,709
01-JUL-19 To 30-SEP-19	50	94.61	92.25	91.92	10.52	100.36	54.96	134.65	87.74 to 97.25		172,032	158,137
01-OCT-19 To 31-DEC-19	38	93.18	92.70	86.55	12.66	107.11	60.96	135.38	86.26 to 98.94		174,129	150,708
01-JAN-20 To 31-MAR-20	21	98.50	96.00	92.09	10.09	104.25	69.50	122.66	89.54 to 103.70		171,852	158,254
01-APR-20 To 30-JUN-20	42	95.54	90.82	89.83	13.66	101.10	54.21	134.86	84.98 to 99.18		210,652	189,228
01-JUL-20 To 30-SEP-20	54	92.22	91.58	89.50	17.04	102.32	33.15	153.88	85.58 to 99.12		166,506	149,022
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	136	94.98	94.00	93.47	09.53	100.57	54.96	138.85	93.00 to 97.59		162,934	152,296
01-OCT-19 To 30-SEP-20	155	95.40	92.25	89.24	14.05	103.37	33.15	153.88	89.93 to 98.29		181,061	161,581
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	148	94.91	93.17	91.10	10.47	102.27	54.96	138.85	91.81 to 97.25		165,256	150,554
<u>ALL</u>	291	95.05	93.07	91.11	11.95	102.15	33.15	153.88	93.00 to 96.90		172,590	157,242

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	182	96.71	94.65	94.05	09.00	100.64	55.34	153.88	93.96 to 98.50		126,095	118,596
2	10	94.76	100.73	95.49	16.81	105.49	67.11	134.94	86.38 to 122.66		71,550	68,323
3	7	93.57	95.85	95.79	14.82	100.06	73.80	129.73	73.80 to 129.73		97,414	93,311
4	23	91.81	94.41	92.23	15.16	102.36	66.72	134.86	84.11 to 100.61		289,622	267,108
5	66	93.26	87.96	87.57	16.79	100.45	33.15	138.85	85.74 to 97.91		282,206	247,140
8	3	68.58	66.67	64.71	07.28	103.03	58.23	73.19	N/A		196,667	127,268
<u>ALL</u>	291	95.05	93.07	91.11	11.95	102.15	33.15	153.88	93.00 to 96.90		172,590	157,242

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	288	95.09	93.15	91.42	11.93	101.89	33.15	153.88	93.00 to 97.25		169,648	155,093
06	3	85.19	85.07	79.88	12.14	106.50	69.50	100.53	N/A		455,000	363,475
07												
<u>ALL</u>	291	95.05	93.07	91.11	11.95	102.15	33.15	153.88	93.00 to 96.90		172,590	157,242

51 Keith
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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 95% Wgt. Mean C.I. : 88.87 to 93.34
 95% Mean C.I. : 91.27 to 94.87

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	119.92	119.92	118.81	12.53	100.93	104.90	134.94	N/A	27,000	32,078	
___Ranges Excl. Low \$___												
Greater Than 4,999	291	95.05	93.07	91.11	11.95	102.15	33.15	153.88	93.00 to 96.90	172,590	157,242	
Greater Than 14,999	291	95.05	93.07	91.11	11.95	102.15	33.15	153.88	93.00 to 96.90	172,590	157,242	
Greater Than 29,999	289	94.99	92.88	91.08	11.86	101.98	33.15	153.88	92.77 to 96.90	173,597	158,108	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	119.92	119.92	118.81	12.53	100.93	104.90	134.94	N/A	27,000	32,078	
30,000 TO 59,999	30	101.03	100.04	98.99	12.43	101.06	71.30	138.85	93.96 to 107.50	45,167	44,710	
60,000 TO 99,999	55	96.87	96.38	96.69	09.48	99.68	41.51	153.88	93.23 to 99.31	80,572	77,901	
100,000 TO 149,999	78	90.39	89.20	88.98	11.94	100.25	54.21	135.38	85.58 to 95.56	123,386	109,786	
150,000 TO 249,999	77	95.14	92.85	92.82	10.98	100.03	33.15	129.88	91.47 to 97.75	190,021	176,369	
250,000 TO 499,999	39	95.65	92.08	92.38	13.55	99.68	50.10	134.86	85.74 to 100.53	328,267	303,258	
500,000 TO 999,999	8	84.56	85.30	85.09	12.84	100.25	69.50	100.58	69.50 to 100.58	606,250	515,864	
1,000,000 +	2	79.73	79.73	79.58	06.28	100.19	74.72	84.74	N/A	1,237,500	984,783	
___ALL___	291	95.05	93.07	91.11	11.95	102.15	33.15	153.88	93.00 to 96.90	172,590	157,242	

51 Keith
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 14
Total Sales Price : 4,358,000
Total Adj. Sales Price : 4,358,000
Total Assessed Value : 3,763,615
Avg. Adj. Sales Price : 311,286
Avg. Assessed Value : 268,830

MEDIAN : 99
WGT. MEAN : 86
MEAN : 98
COD : 18.32
PRD : 113.63

COV : 23.24
STD : 22.81
Avg. Abs. Dev : 18.14
MAX Sales Ratio : 140.77
MIN Sales Ratio : 67.90

95% Median C.I. : 76.58 to 120.94
95% Wgt. Mean C.I. : 67.21 to 105.51
95% Mean C.I. : 84.96 to 111.30

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	2	90.04	90.04	85.21	09.20	105.67	81.76	98.31	N/A	180,000	153,380
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	129.19	129.19	129.19	00.00	100.00	129.19	129.19	N/A	35,000	45,215
01-APR-19 To 30-JUN-19	1	69.68	69.68	69.68	00.00	100.00	69.68	69.68	N/A	150,000	104,515
01-JUL-19 To 30-SEP-19	5	102.86	108.80	104.70	08.18	103.92	99.76	120.94	N/A	280,600	293,784
01-OCT-19 To 31-DEC-19	3	83.89	97.52	74.56	28.95	130.79	67.90	140.77	N/A	551,667	411,307
01-JAN-20 To 31-MAR-20	1	76.58	76.58	76.58	00.00	100.00	76.58	76.58	N/A	255,000	195,290
01-APR-20 To 30-JUN-20	1	81.80	81.80	81.80	00.00	100.00	81.80	81.80	N/A	500,000	408,995
01-JUL-20 To 30-SEP-20											
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	2	90.04	90.04	85.21	09.20	105.67	81.76	98.31	N/A	180,000	153,380
01-OCT-18 To 30-SEP-19	7	102.86	106.12	101.93	14.11	104.11	69.68	129.19	69.68 to 129.19	226,857	231,236
01-OCT-19 To 30-SEP-20	5	81.80	90.19	76.27	19.61	118.25	67.90	140.77	N/A	482,000	367,641
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	2	90.04	90.04	85.21	09.20	105.67	81.76	98.31	N/A	180,000	153,380
01-JAN-19 To 31-DEC-19	10	101.32	103.54	87.96	19.09	117.71	67.90	140.77	69.68 to 129.19	324,300	285,257
<u>ALL</u>	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	9	99.76	100.52	96.39	13.78	104.28	76.58	140.77	81.80 to 120.94	267,778	258,109
2	2	99.44	99.44	80.94	29.93	122.86	69.68	129.19	N/A	92,500	74,865
4	1	81.76	81.76	81.76	00.00	100.00	81.76	81.76	N/A	285,000	233,025
5	2	94.28	94.28	71.57	27.98	131.73	67.90	120.65	N/A	739,000	528,938
<u>ALL</u>	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830

51 Keith
COMMERCIAL

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Qualified

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95% Mean C.I. : 84.96 to 111.30

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830
04											
<u>ALL</u>	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830
Greater Than 14,999	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830
Greater Than 29,999	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	129.19	129.19	129.19	00.00	100.00	129.19	129.19	N/A	35,000	45,215
60,000 TO 99,999	2	99.04	99.04	99.04	00.74	100.00	98.31	99.77	N/A	75,000	74,283
100,000 TO 149,999	2	130.71	130.71	131.26	07.70	99.58	120.65	140.77	N/A	109,000	143,078
150,000 TO 249,999	3	83.89	91.50	92.48	20.37	98.94	69.68	120.94	N/A	161,667	149,510
250,000 TO 499,999	3	81.76	87.07	89.04	10.71	97.79	76.58	102.86	N/A	306,667	273,060
500,000 TO 999,999	2	90.78	90.78	92.12	09.89	98.55	81.80	99.76	N/A	587,500	541,180
1,000,000 +	1	67.90	67.90	67.90	00.00	100.00	67.90	67.90	N/A	1,375,000	933,610
<u>ALL</u>	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830

51 Keith
COMMERCIAL

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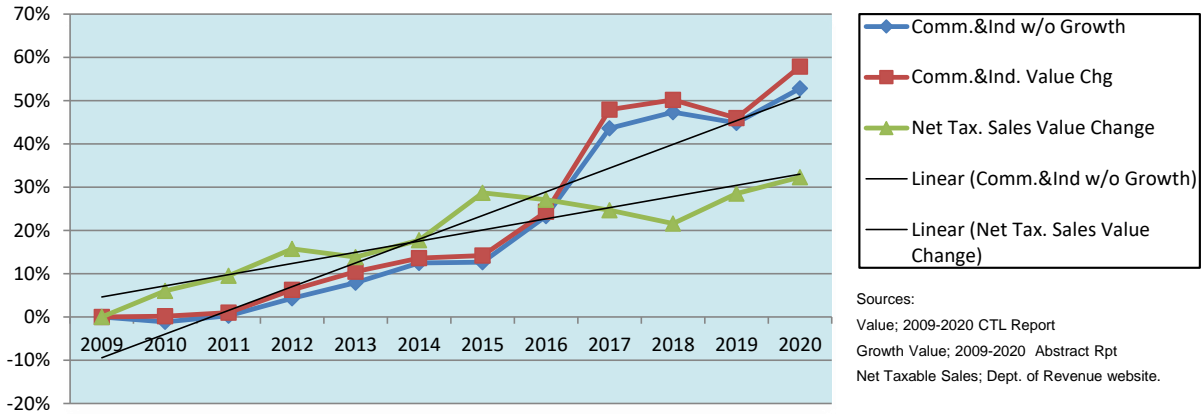
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	140.77	140.77	140.77	00.00	100.00	140.77	140.77	N/A	115,000	161,890
341	1	99.77	99.77	99.77	00.00	100.00	99.77	99.77	N/A	75,000	74,830
344	1	81.76	81.76	81.76	00.00	100.00	81.76	81.76	N/A	285,000	233,025
350	1	102.86	102.86	102.86	00.00	100.00	102.86	102.86	N/A	380,000	390,865
352	2	91.83	91.83	96.64	08.65	95.02	83.89	99.76	N/A	420,000	405,893
386	1	67.90	67.90	67.90	00.00	100.00	67.90	67.90	N/A	1,375,000	933,610
406	1	98.31	98.31	98.31	00.00	100.00	98.31	98.31	N/A	75,000	73,735
412	1	120.94	120.94	120.94	00.00	100.00	120.94	120.94	N/A	170,000	205,595
466	1	120.65	120.65	120.65	00.00	100.00	120.65	120.65	N/A	103,000	124,265
471	1	76.58	76.58	76.58	00.00	100.00	76.58	76.58	N/A	255,000	195,290
472	1	129.19	129.19	129.19	00.00	100.00	129.19	129.19	N/A	35,000	45,215
494	1	81.80	81.80	81.80	00.00	100.00	81.80	81.80	N/A	500,000	408,995
528	1	69.68	69.68	69.68	00.00	100.00	69.68	69.68	N/A	150,000	104,515
<u>ALL</u>	14	99.04	98.13	86.36	18.32	113.63	67.90	140.77	76.58 to 120.94	311,286	268,830

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 88,199,275	\$ 942,580		\$ 87,256,695	--	\$ 90,672,173	--
2009	\$ 86,791,150	\$ 634,975	0.73%	\$ 86,156,175	--	\$ 89,363,137	--
2010	\$ 86,954,055	\$ 1,157,285	1.33%	\$ 85,796,770	-1.15%	\$ 94,763,283	6.04%
2011	\$ 87,666,360	\$ 599,350	0.68%	\$ 87,067,010	0.13%	\$ 97,867,008	3.28%
2012	\$ 92,246,280	\$ 1,702,665	1.85%	\$ 90,543,615	3.28%	\$ 103,414,197	5.67%
2013	\$ 95,871,540	\$ 2,182,705	2.28%	\$ 93,688,835	1.56%	\$ 101,720,938	-1.64%
2014	\$ 98,592,825	\$ 990,265	1.00%	\$ 97,602,560	1.81%	\$ 105,234,506	3.45%
2015	\$ 99,107,250	\$ 1,328,895	1.34%	\$ 97,778,355	-0.83%	\$ 115,012,584	9.29%
2016	\$ 107,873,128	\$ 857,120	0.79%	\$ 107,016,008	7.98%	\$ 113,580,114	-1.25%
2017	\$ 128,365,990	\$ 3,723,685	2.90%	\$ 124,642,305	15.55%	\$ 111,402,250	-1.92%
2018	\$ 130,345,150	\$ 2,449,165	1.88%	\$ 127,895,985	-0.37%	\$ 108,643,438	-2.48%
2019	\$ 126,712,020	\$ 983,120	0.78%	\$ 125,728,900	-3.54%	\$ 114,867,196	5.73%
2020	\$ 137,010,450	\$ 4,379,690	3.20%	\$ 132,630,760	4.67%	\$ 118,240,192	2.94%
Ann %chg	3.86%			Average	2.44%	2.54%	2.62%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.15%	0.19%	6.04%
2011	0.32%	1.01%	9.52%
2012	4.32%	6.29%	15.72%
2013	7.95%	10.46%	13.83%
2014	12.46%	13.60%	17.76%
2015	12.66%	14.19%	28.70%
2016	23.30%	24.29%	27.10%
2017	43.61%	47.90%	24.66%
2018	47.36%	50.18%	21.58%
2019	44.86%	46.00%	28.54%
2020	52.82%	57.86%	32.31%

County Number	51
County Name	Keith

51 Keith
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 42
Total Sales Price : 21,344,657
Total Adj. Sales Price : 21,344,657
Total Assessed Value : 15,588,040
Avg. Adj. Sales Price : 508,206
Avg. Assessed Value : 371,144

MEDIAN : 75
WGT. MEAN : 73
MEAN : 74
COD : 13.10
PRD : 101.03

COV : 17.57
STD : 12.96
Avg. Abs. Dev : 09.76
MAX Sales Ratio : 97.57
MIN Sales Ratio : 29.89

95% Median C.I. : 69.23 to 78.62
95% Wgt. Mean C.I. : 68.85 to 77.21
95% Mean C.I. : 69.86 to 77.70

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	80.00	80.00	74.96	11.65	106.72	70.68	89.32	N/A	337,500	252,980
01-JAN-18 To 31-MAR-18	4	80.05	80.05	78.41	06.12	102.09	72.04	88.06	N/A	356,576	279,605
01-APR-18 To 30-JUN-18	7	71.36	72.78	70.81	09.75	102.78	60.71	85.44	60.71 to 85.44	756,111	535,390
01-JUL-18 To 30-SEP-18	1	55.13	55.13	55.13	00.00	100.00	55.13	55.13	N/A	1,069,975	589,920
01-OCT-18 To 31-DEC-18	1	93.88	93.88	93.88	00.00	100.00	93.88	93.88	N/A	505,000	474,090
01-JAN-19 To 31-MAR-19	2	76.15	76.15	77.46	02.94	98.31	73.91	78.39	N/A	692,500	536,445
01-APR-19 To 30-JUN-19	3	75.11	74.86	71.38	09.19	104.88	64.39	85.08	N/A	628,333	448,535
01-JUL-19 To 30-SEP-19	1	81.41	81.41	81.41	00.00	100.00	81.41	81.41	N/A	250,000	203,530
01-OCT-19 To 31-DEC-19	2	83.16	83.16	81.28	17.34	102.31	68.74	97.57	N/A	597,500	485,673
01-JAN-20 To 31-MAR-20	8	77.33	79.67	77.78	09.57	102.43	67.15	96.54	67.15 to 96.54	585,361	455,285
01-APR-20 To 30-JUN-20	8	63.92	61.77	63.46	18.13	97.34	29.89	87.02	29.89 to 87.02	279,429	177,330
01-JUL-20 To 30-SEP-20	3	69.23	68.04	67.04	07.68	101.49	59.47	75.43	N/A	247,427	165,877
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	14	75.15	74.63	70.44	11.12	105.95	55.13	89.32	64.76 to 85.44	604,575	425,859
01-OCT-18 To 30-SEP-19	7	78.39	78.88	76.92	08.56	102.55	64.39	93.88	64.39 to 93.88	575,000	442,302
01-OCT-19 To 30-SEP-20	21	70.53	71.52	73.74	15.57	96.99	29.89	97.57	65.92 to 78.62	421,695	310,947
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	13	78.26	75.28	71.50	11.21	105.29	55.13	93.88	64.76 to 85.44	638,004	456,166
01-JAN-19 To 31-DEC-19	8	76.75	78.08	76.21	09.82	102.45	64.39	97.57	64.39 to 97.57	589,375	449,171
<u>ALL</u>	42	74.51	73.78	73.03	13.10	101.03	29.89	97.57	69.23 to 78.62	508,206	371,144

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	69.23	69.49	68.85	12.60	100.93	53.59	88.06	53.59 to 88.06	504,268	347,206
2	9	71.28	74.20	71.77	12.92	103.39	59.47	89.32	61.91 to 87.02	237,111	170,173
3	26	75.40	74.79	74.14	12.45	100.88	29.89	97.57	70.53 to 79.18	603,107	447,155
<u>ALL</u>	42	74.51	73.78	73.03	13.10	101.03	29.89	97.57	69.23 to 78.62	508,206	371,144

51 Keith
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 42
Total Sales Price : 21,344,657
Total Adj. Sales Price : 21,344,657
Total Assessed Value : 15,588,040
Avg. Adj. Sales Price : 508,206
Avg. Assessed Value : 371,144

MEDIAN : 75
WGT. MEAN : 73
MEAN : 74
COD : 13.10
PRD : 101.03

COV : 17.57
STD : 12.96
Avg. Abs. Dev : 09.76
MAX Sales Ratio : 97.57
MIN Sales Ratio : 29.89

95% Median C.I. : 69.23 to 78.62
95% Wgt. Mean C.I. : 68.85 to 77.21
95% Mean C.I. : 69.86 to 77.70

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	6	72.55	73.57	74.57	14.05	98.66	59.47	87.02	59.47 to 87.02	221,333	165,053
2	4	74.92	74.08	73.45	15.98	100.86	59.47	87.02	N/A	209,000	153,509
3	2	72.55	72.55	76.48	09.14	94.86	65.92	79.18	N/A	246,000	188,143
_____Grass_____											
County	11	69.23	68.30	68.65	16.76	99.49	29.89	88.06	53.59 to 85.44	355,799	244,251
1	7	69.23	69.49	68.85	12.60	100.93	53.59	88.06	53.59 to 88.06	504,268	347,206
2	2	74.77	74.77	74.65	04.67	100.16	71.28	78.26	N/A	101,500	75,770
3	2	57.67	57.67	57.91	48.17	99.59	29.89	85.44	N/A	90,457	52,388
_____ALL_____	42	74.51	73.78	73.03	13.10	101.03	29.89	97.57	69.23 to 78.62	508,206	371,144

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	73.58	75.59	74.06	10.37	102.07	60.71	97.57	68.74 to 78.78	881,083	652,513
3	12	73.58	75.59	74.06	10.37	102.07	60.71	97.57	68.74 to 78.78	881,083	652,513
_____Dry_____											
County	6	72.55	73.57	74.57	14.05	98.66	59.47	87.02	59.47 to 87.02	221,333	165,053
2	4	74.92	74.08	73.45	15.98	100.86	59.47	87.02	N/A	209,000	153,509
3	2	72.55	72.55	76.48	09.14	94.86	65.92	79.18	N/A	246,000	188,143
_____Grass_____											
County	11	69.23	68.30	68.65	16.76	99.49	29.89	88.06	53.59 to 85.44	355,799	244,251
1	7	69.23	69.49	68.85	12.60	100.93	53.59	88.06	53.59 to 88.06	504,268	347,206
2	2	74.77	74.77	74.65	04.67	100.16	71.28	78.26	N/A	101,500	75,770
3	2	57.67	57.67	57.91	48.17	99.59	29.89	85.44	N/A	90,457	52,388
_____ALL_____	42	74.51	73.78	73.03	13.10	101.03	29.89	97.57	69.23 to 78.62	508,206	371,144

51 Keith 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2100	2100	2100	2100	2100	2100	2100	2100
Garden	1	2245	2245	n/a	2200	2200	2190	2190	2190	2208
Arthur	1	n/a	2100	2100	2100	2100	2100	2100	2100	2100
McPherson	1	n/a	2100	n/a	2100	2100	n/a	2100	2100	2100
Lincoln	2	2625	2610	2625	2624	2507	2527	2612	2594	2603
Keith	2	2750	2750	2751	2650	2650	2650	2650	2650	2713
Lincoln	4	2790	2768	2278	2703	2790	2790	2496	2604	2704
Lincoln	1	4398	4392	4173	4145	4023	3887	4013	3896	4239
Deuel	1	2241	2239	2179	2138	2200	1987	1954	1709	2196
Garden	1	2245	2245	n/a	2200	2200	2190	2190	2190	2208
Keith	3	3530	3530	3530	3370	3370	3370	3370	3370	3475
Lincoln	4	2790	2768	2278	2703	2790	2790	2496	2604	2704
Lincoln	1	4398	4392	4173	4145	4023	3887	4013	3896	4239
Lincoln	3	3497	3499	3500	3497	3463	3417	3481	3455	3474
Perkins	1	3382	3399	2932	3296	3262	2962	3185	3171	3313
Deuel	1	2241	2239	2179	2138	2200	1987	1954	1709	2196

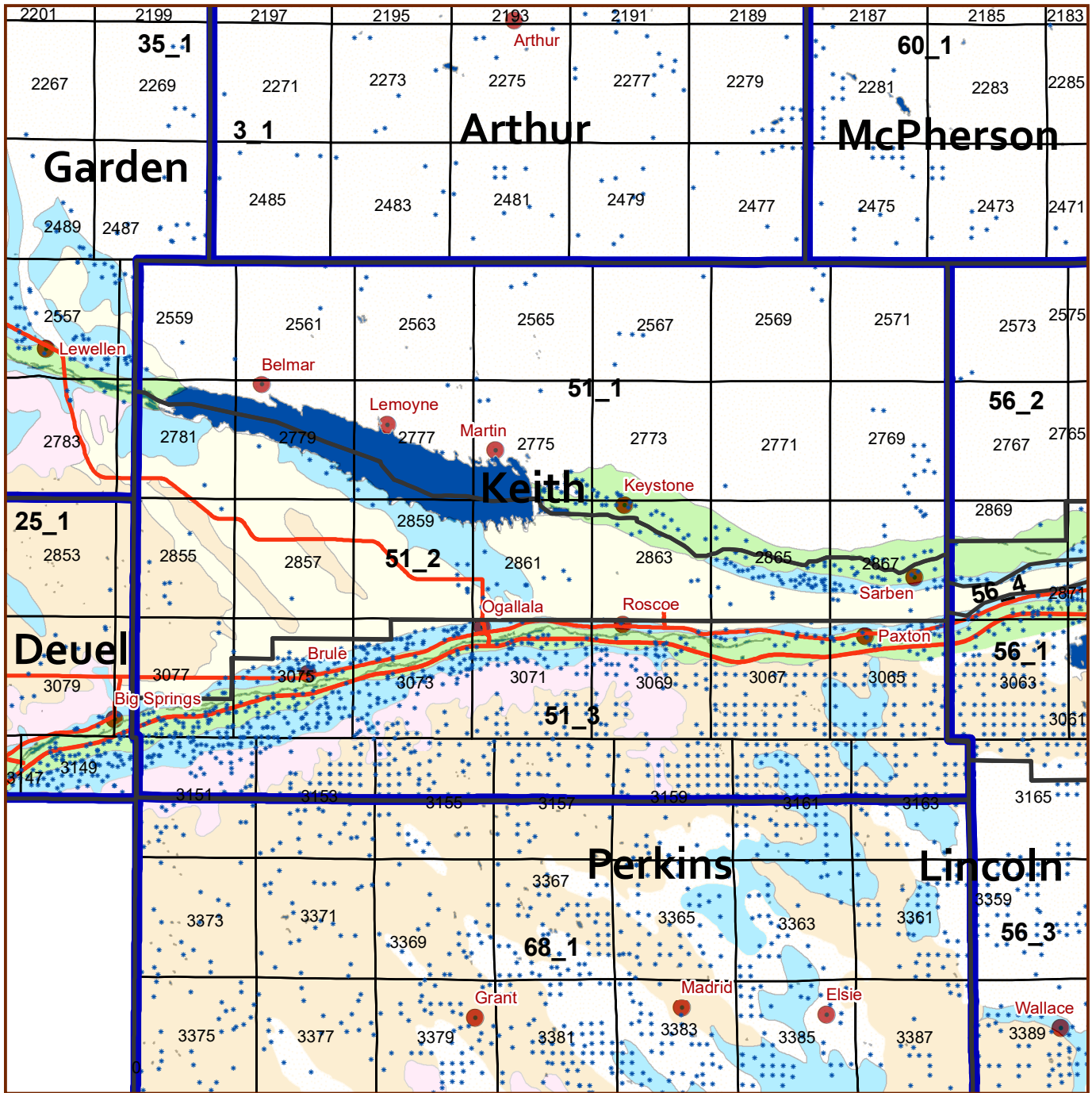
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	625	625	600	600	600	600	608
Garden	1	n/a	710	n/a	710	710	n/a	705	705	710
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Lincoln	2	n/a	1365	1365	1365	1365	1365	1365	1365	1365
Keith	2	n/a	880	n/a	880	850	n/a	850	850	876
Lincoln	4	1250	1250	1250	1250	1250	1250	1250	1250	1250
Lincoln	1	1675	1675	1675	1675	1675	1675	1675	1675	1675
Deuel	1	n/a	612	608	522	522	n/a	445	436	577
Garden	1	n/a	710	n/a	710	710	n/a	705	705	710
Keith	3	n/a	1145	1145	1070	1070	1065	1045	1045	1116
Lincoln	4	1250	1250	1250	1250	1250	1250	1250	1250	1250
Lincoln	1	1675	1675	1675	1675	1675	1675	1675	1675	1675
Lincoln	3	n/a	1080	1080	1080	1080	1080	1080	1080	1080
Perkins	1	n/a	975	975	910	910	n/a	855	855	942
Deuel	1	n/a	612	608	522	522	n/a	445	436	577

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	495	496	n/a	450	450	450	450	450	451
Garden	1	430	n/a	433	430	430	420	420	420	421
Arthur	1	432	432	430	431	431	430	n/a	430	430
McPherson	1	495	495	495	495	495	495	495	495	495
Lincoln	2	570	570	570	570	570	550	550	542	551
Keith	2	500	n/a	500	500	n/a	475	470	470	472
Lincoln	4	625	625	625	625	625	585	585	585	622
Lincoln	1	1025	1025	1025	1025	1025	1025	1025	1025	1025
Deuel	1	405	n/a	405	405	n/a	405	405	405	405
Garden	1	430	n/a	433	430	430	420	420	420	421
Keith	3	635	n/a	610	610	n/a	610	590	590	603
Lincoln	4	625	625	625	625	625	585	585	585	622
Lincoln	1	1025	1025	1025	1025	1025	1025	1025	1025	1025
Lincoln	3	598	600	600	600	600	575	575	575	577
Perkins	1	585	n/a	n/a	585	n/a	585	585	585	585
Deuel	1	405	n/a	405	405	n/a	405	405	405	405

County	Mkt Area	CRP	TIMBER	WASTE
Keith	1	710	n/a	326
Garden	1	706	n/a	50
Arthur	1	n/a	n/a	10
McPherson	1	725	n/a	10
Lincoln	2	n/a	n/a	283
Keith	2	710	n/a	317
Lincoln	4	n/a	n/a	306
Lincoln	1	n/a	n/a	590
Deuel	1	588	n/a	n/a
Garden	1	706	n/a	50
Keith	3	710	n/a	335
Lincoln	4	n/a	n/a	306
Lincoln	1	n/a	n/a	590
Lincoln	3	n/a	n/a	325
Perkins	1	577	n/a	80
Deuel	1	588	n/a	n/a

Source: 2021 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.

KEITH COUNTY



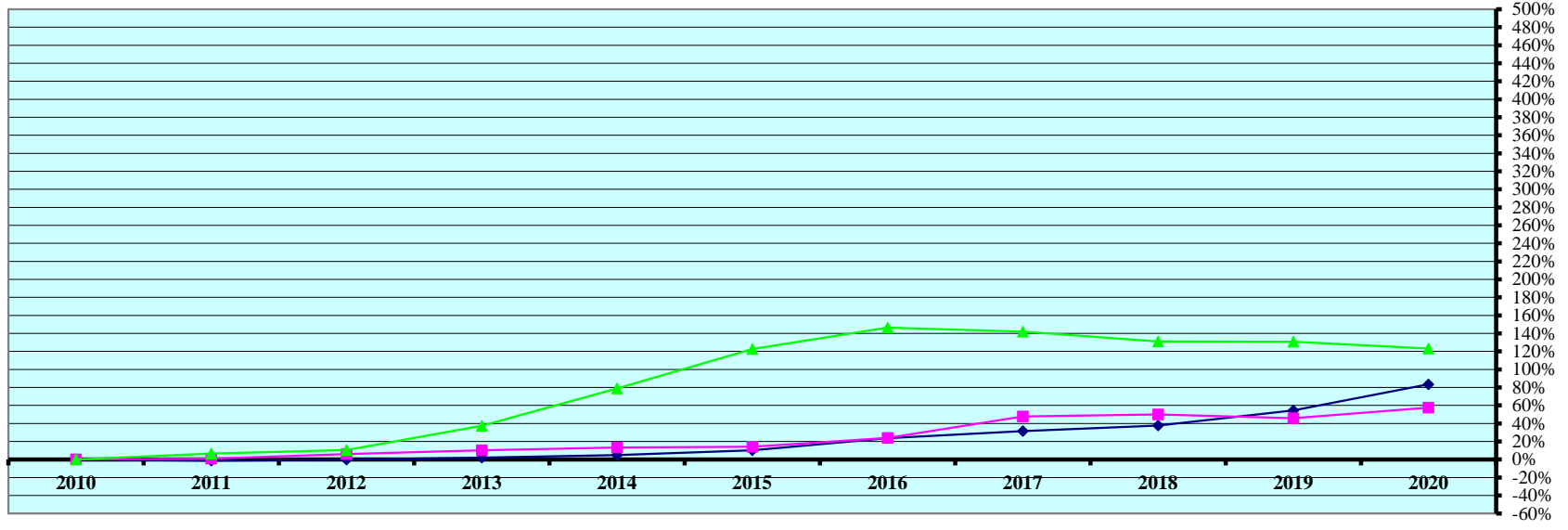
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	334,129,510	--	--	--	86,954,055	--	--	--	317,502,475	--	--	--
2011	329,377,695	-4,751,815	-1.42%	-1.42%	87,666,360	712,305	0.82%	0.82%	338,244,890	20,742,415	6.53%	6.53%
2012	333,648,235	4,270,540	1.30%	-0.14%	92,246,280	4,579,920	5.22%	6.09%	350,530,405	12,285,515	3.63%	10.40%
2013	341,462,055	7,813,820	2.34%	2.19%	95,871,540	3,625,260	3.93%	10.26%	436,629,290	86,098,885	24.56%	37.52%
2014	350,691,700	9,229,645	2.70%	4.96%	98,592,825	2,721,285	2.84%	13.38%	567,610,755	130,981,465	30.00%	78.77%
2015	368,082,665	17,390,965	4.96%	10.16%	99,107,250	514,425	0.52%	13.98%	706,691,440	139,080,685	24.50%	122.58%
2016	413,237,412	45,154,747	12.27%	23.68%	107,873,128	8,765,878	8.84%	24.06%	782,428,060	75,736,620	10.72%	146.43%
2017	439,259,790	26,022,378	6.30%	31.46%	128,365,990	20,492,862	19.00%	47.63%	768,176,910	-14,251,150	-1.82%	141.94%
2018	460,152,436	20,892,646	4.76%	37.72%	130,345,150	1,979,160	1.54%	49.90%	733,539,115	-34,637,795	-4.51%	131.03%
2019	516,332,990	56,180,554	12.21%	54.53%	126,712,020	-3,633,130	-2.79%	45.72%	732,353,790	-1,185,325	-0.16%	130.66%
2020	613,156,999	96,824,009	18.75%	83.51%	137,010,450	10,298,430	8.13%	57.57%	708,639,255	-23,714,535	-3.24%	123.19%

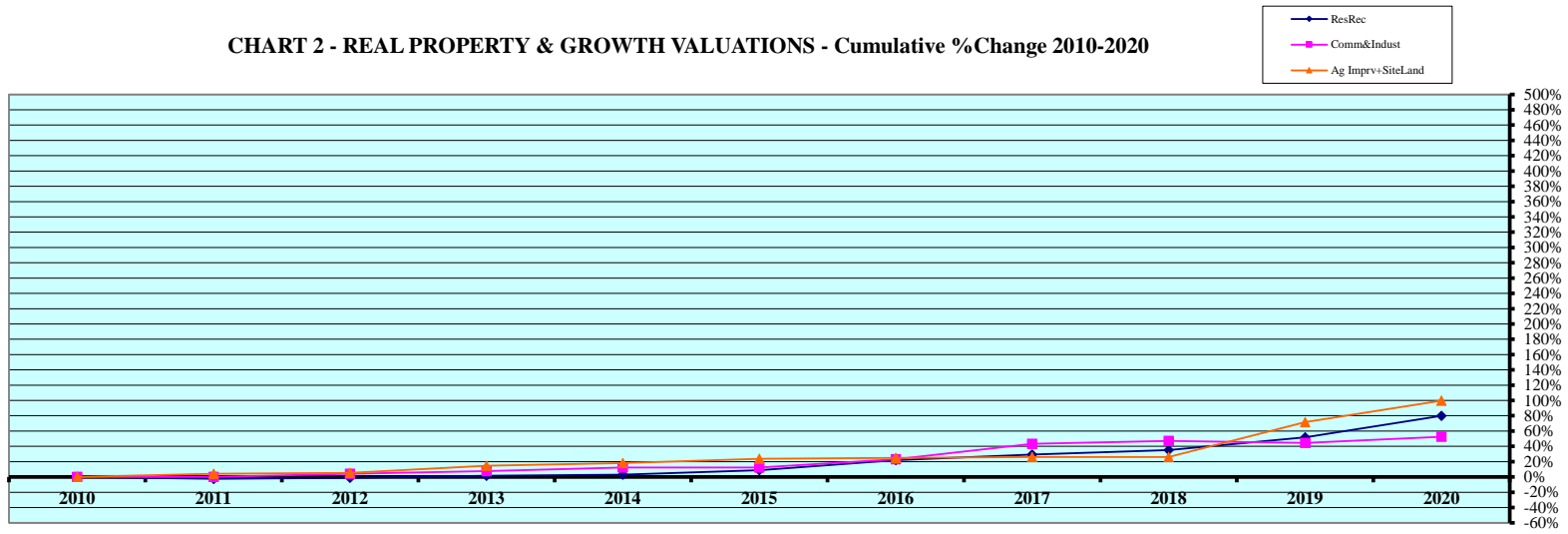
Rate Annual %chg: Residential & Recreational **6.26%** Commercial & Industrial **4.65%** Agricultural Land **8.36%**

Cnty# **51**
County **KEITH**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾									
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth				
2010	334,129,510	3,136,775	0.94%	330,992,735	--	--	86,954,055	1,157,285	1.33%	85,796,770	--	--				
2011	329,377,695	3,375,563	1.02%	326,002,132	-2.43%	-2.43%	87,666,360	599,350	0.68%	87,067,010	0.13%	0.13%				
2012	333,648,235	3,574,004	1.07%	330,074,231	0.21%	-1.21%	92,246,280	1,702,665	1.85%	90,543,615	3.28%	4.13%				
2013	341,462,055	2,062,060	0.60%	339,399,995	1.72%	1.58%	95,871,540	2,182,705	2.28%	93,688,835	1.56%	7.75%				
2014	350,691,700	6,315,095	1.80%	344,376,605	0.85%	3.07%	98,592,825	990,265	1.00%	97,602,560	1.81%	12.25%				
2015	368,082,665	4,533,360	1.23%	363,549,305	3.67%	8.80%	99,107,250	1,328,895	1.34%	97,778,355	-0.83%	12.45%				
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	21.98%	107,873,128	857,120	0.79%	107,016,008	7.98%	23.07%				
2017	439,259,790	7,276,707	1.66%	431,983,083	4.54%	29.29%	128,365,990	3,723,685	2.90%	124,642,305	15.55%	43.34%				
2018	460,152,436	8,682,225	1.89%	451,470,211	2.78%	35.12%	130,345,150	2,449,165	1.88%	127,895,985	-0.37%	47.08%				
2019	516,332,990	9,474,572	1.83%	506,858,418	10.15%	51.70%	126,712,020	983,120	0.78%	125,728,900	-3.54%	44.59%				
2020	613,156,999	11,992,588	1.96%	601,164,411	16.43%	79.92%	137,010,450	4,379,690	3.20%	132,630,760	4.67%	52.53%				
Rate Ann%chg	6.26%			Resid & Recreat w/o growth			4.86%			4.65%			C & I w/o growth		3.02%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgdg & 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		
2010	33,011,130	17,112,960	50,124,090	1,445,390	2.88%	48,678,700	--	--		
2011	35,743,265	18,042,740	53,786,005	1,624,760	3.02%	52,161,245	4.06%	4.06%		
2012	36,824,515	17,617,475	54,441,990	1,661,988	3.05%	52,780,002	-1.87%	5.30%		
2013	37,309,115	22,844,325	60,153,440	2,707,340	4.50%	57,446,100	5.52%	14.61%		
2014	38,889,360	23,410,395	62,299,755	3,127,015	5.02%	59,172,740	-1.63%	18.05%		
2015	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	-0.39%	23.81%		
2016	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	24.88%		
2017	40,223,197	23,932,945	64,156,142	951,390	1.48%	63,204,752	-0.62%	26.10%		
2018	39,903,544	24,040,580	63,944,124	779,615	1.22%	63,164,509	-1.55%	26.02%		
2019	49,916,840	36,920,685	86,837,525	768,915	0.89%	86,068,610	34.60%	71.71%		
2020	57,016,145	43,851,268	100,867,413	748,705	0.74%	100,118,708	15.29%	99.74%		
Rate Ann%chg	5.62%		9.87%		7.24%		Ag Imprv+Site w/o growth		5.21%	

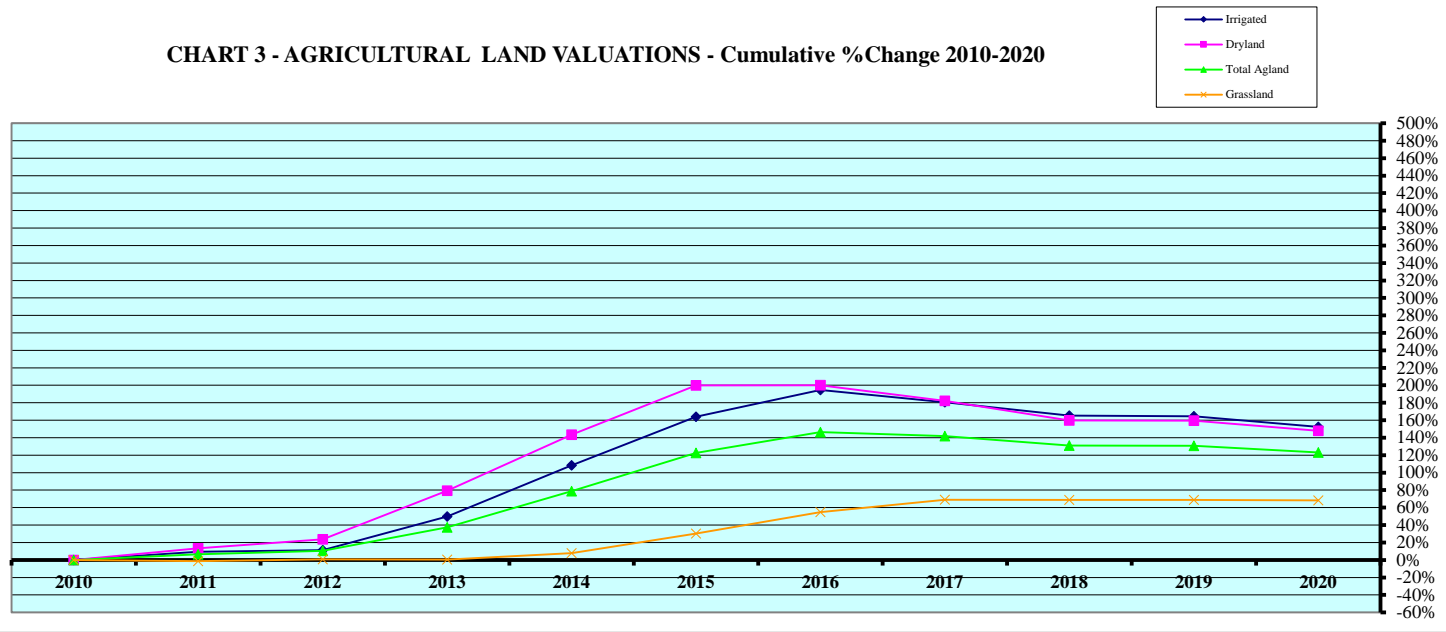
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 51
County KEITH

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	155,554,455	--	--	--	47,630,205	--	--	--	111,920,430	--	--	--
2011	170,224,510	14,670,055	9.43%	9.43%	54,046,205	6,416,000	13.47%	13.47%	110,464,590	-1,455,840	-1.30%	-1.30%
2012	173,179,285	2,954,775	1.74%	11.33%	58,967,060	4,920,855	9.10%	23.80%	112,674,250	2,209,660	2.00%	0.67%
2013	232,814,915	59,635,630	34.44%	49.67%	85,414,165	26,447,105	44.85%	79.33%	112,333,770	-340,480	-0.30%	0.37%
2014	323,944,205	91,129,290	39.14%	108.25%	115,961,525	30,547,360	35.76%	143.46%	120,742,990	8,409,220	7.49%	7.88%
2015	410,673,885	86,729,680	26.77%	164.01%	142,814,790	26,853,265	23.16%	199.84%	145,830,570	25,087,580	20.78%	30.30%
2016	458,346,890	47,673,005	11.61%	194.65%	142,895,685	80,895	0.06%	200.01%	173,149,735	27,319,165	18.73%	54.71%
2017	436,577,015	-21,769,875	-4.75%	180.66%	134,464,255	-8,431,430	-5.90%	182.31%	189,079,125	15,929,390	9.20%	68.94%
2018	412,524,360	-24,052,655	-5.51%	165.20%	123,752,370	-10,711,885	-7.97%	159.82%	188,944,080	-135,045	-0.07%	68.82%
2019	411,377,910	-1,146,450	-0.28%	164.46%	123,654,105	-98,265	-0.08%	159.61%	188,776,715	-167,365	-0.09%	68.67%
2020	392,560,560	-18,817,350	-4.57%	152.36%	118,048,075	-5,606,030	-4.53%	147.84%	188,177,945	-598,770	-0.32%	68.14%

Rate Ann.%chg: Irrigated **9.70%** Dryland **9.50%** Grassland **5.33%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	2,397,385	--	--	--	0	--	--	--	317,502,475	--	--	--
2011	3,509,585	1,112,200	46.39%	46.39%	0	0	--	--	338,244,890	20,742,415	6.53%	6.53%
2012	14,165	-3,495,420	-99.60%	-99.41%	5,695,645	5,695,645	--	--	350,530,405	12,285,515	3.63%	10.40%
2013	14,520	355	2.51%	-99.39%	6,051,920	356,275	6.26%	--	436,629,290	86,098,885	24.56%	37.52%
2014	6,139,905	6,125,385	42185.85%	156.11%	822,130	-5,229,790	-86.42%	--	567,610,755	130,981,465	30.00%	78.77%
2015	1,833,420	-4,306,485	-70.14%	-23.52%	5,538,775	4,716,645	573.71%	--	706,691,440	139,080,685	24.50%	122.58%
2016	2,011,925	178,505	9.74%	-16.08%	6,023,825	485,050	8.76%	--	782,428,060	75,736,620	10.72%	146.43%
2017	155,800	-1,856,125	-92.26%	-93.50%	7,900,715	1,876,890	31.16%	--	768,176,910	-14,251,150	-1.82%	141.94%
2018	155,800	0	0.00%	-93.50%	8,162,505	261,790	3.31%	--	733,539,115	-34,637,795	-4.51%	131.03%
2019	155,800	0	0.00%	-93.50%	8,389,260	226,755	2.78%	--	732,353,790	-1,185,325	-0.16%	130.66%
2020	401,515	245,715	157.71%	-83.25%	9,451,160	1,061,900	12.66%	--	708,639,255	-23,714,535	-3.24%	123.19%

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County **KEITH**

Rate Ann.%chg: Total Agric Land **8.36%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	155,181,690	112,643	1,378			47,830,570	109,585	436			81,700,995	133,333	613		
2011	170,289,025	110,472	1,541	11.89%	11.89%	54,243,085	107,908	503	15.17%	15.17%	89,688,965	135,300	663	8.18%	9.46%
2012	172,801,045	110,522	1,563	1.43%	13.49%	58,794,685	107,209	548	9.10%	25.65%	89,574,800	130,628	686	3.44%	13.24%
2013	232,972,615	113,587	2,051	31.18%	48.88%	85,270,595	105,495	808	47.39%	85.19%	97,239,960	127,646	762	11.09%	25.80%
2014	323,756,345	113,685	2,848	38.85%	106.72%	116,131,510	105,668	1,099	35.97%	151.80%	128,539,130	127,483	1,008	32.36%	66.50%
2015	410,707,420	113,399	3,622	27.18%	162.90%	142,844,735	105,489	1,354	23.21%	210.24%	149,636,865	127,257	1,176	16.62%	94.17%
2016	458,346,380	113,475	4,039	11.52%	193.20%	142,915,300	105,462	1,355	0.07%	210.47%	164,929,515	127,713	1,291	9.83%	113.25%
2017	436,577,015	113,106	3,860	-4.44%	180.18%	134,578,625	105,740	1,273	-6.08%	191.60%	174,353,050	127,360	1,369	6.01%	126.06%
2018	412,542,325	112,876	3,655	-5.31%	165.30%	123,707,720	105,619	1,171	-7.97%	168.35%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	411,415,160	112,592	3,654	-0.02%	165.24%	123,614,365	105,547	1,171	-0.01%	168.33%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	392,650,730	112,583	3,488	-4.55%	153.16%	118,187,135	105,635	1,119	-4.47%	156.33%	188,257,985	402,973	467	-63.76%	-23.76%

Rate Annual %chg Average Value/Acre: 9.73% 9.87% -2.68%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	2,501,010	14,487	173			100,085	125	798			316,963,750	636,358	498		
2011	2,475,940	14,344	173	-0.01%	-0.01%	0	0				338,132,640	637,872	530	6.43%	6.43%
2012	6,757,150	14,299	473	173.77%	173.73%	0	0				350,833,760	636,601	551	3.96%	10.64%
2013	14,520	579	25	-94.69%	-85.48%	6,096,625	14,377	424		-46.84%	350,833,760	638,136	684	24.17%	37.38%
2014	7,094,715	13,789	515	1952.35%	198.03%	1,081,045	884	1,223	188.36%	53.29%	568,940,045	638,031	892	30.31%	79.03%
2015	1,833,420	3,574	513	-0.30%	197.12%	5,740,435	10,556	544	-55.53%	-31.83%	706,925,590	637,360	1,109	24.38%	122.68%
2016	2,011,925	3,574	563	9.74%	226.05%	6,023,825	10,599	568	4.51%	-28.75%	782,380,520	637,291	1,228	10.69%	146.47%
2017	2,020,065	3,573	565	0.45%	227.51%	6,036,450	10,596	570	0.24%	-28.58%	768,234,440	637,294	1,205	-1.81%	142.02%
2018	155,800	562	277	-50.95%	60.65%	8,153,875	13,712	595	4.38%	-25.45%	733,558,015	637,001	1,152	-4.47%	131.20%
2019	155,800	562	277	0.00%	60.65%	8,349,095	14,126	591	-0.61%	-25.91%	732,350,265	636,711	1,150	-0.12%	130.92%
2020	400,150	1,219	328	18.38%	90.19%	9,944,110	14,316	695	17.52%	-12.92%	709,440,110	636,726	1,114	-3.13%	123.69%

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Rate Annual %chg Average Value/Acre: 8.38%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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
8,368	KEITH	63,224,670	49,752,607	219,791,487	585,616,099	129,645,875	7,364,575	27,540,900	708,639,255	57,016,145	43,851,268	138,830	1,892,581,711
cnty sectorvalue % of total value:		3.34%	2.63%	11.61%	30.94%	6.85%	0.39%	1.46%	37.44%	3.01%	2.32%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
326	BRULE	310,680	709,605	1,498,864	13,713,410	3,353,380	52,170	0	0	0	0	0	19,638,109
3.90%	%sector of county sector	0.49%	1.43%	0.68%	2.34%	2.59%	0.71%						1.04%
	%sector of municipality	1.58%	3.61%	7.63%	69.83%	17.08%	0.27%						100.00%
4,737	OGALLALA	10,840,434	6,214,936	7,755,408	203,735,350	89,951,405	6,595,540	0	0	0	0	0	325,093,073
56.61%	%sector of county sector	17.15%	12.49%	3.53%	34.79%	69.38%	89.56%						17.18%
	%sector of municipality	3.33%	1.91%	2.39%	62.67%	27.67%	2.03%						100.00%
523	PAXTON	598,281	892,468	2,872,694	18,168,255	5,226,580	477,330	0	178,960	0	0	0	28,414,568
6.25%	%sector of county sector	0.95%	1.79%	1.31%	3.10%	4.03%	6.48%		0.03%				1.50%
	%sector of municipality	2.11%	3.14%	10.11%	63.94%	18.39%	1.68%		0.63%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
5,586	Total Municipalities	11,749,395	7,817,009	12,126,966	235,617,015	98,531,365	7,125,040	0	178,960	0	0	0	373,145,750
66.75%	%all municip.sectors of cnty	18.58%	15.71%	5.52%	40.23%	76.00%	96.75%		0.03%				19.72%

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Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

Total Real Property Sum Lines 17, 25, & 30	Records : 9,192	Value : 1,582,898,000	Growth 11,879,000	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	170	2,186,145	46	1,128,925	327	10,076,715	543	13,391,785	
02. Res Improve Land	2,269	26,594,390	183	7,262,425	2,020	51,342,265	4,472	85,199,080	
03. Res Improvements	2,389	206,729,885	191	42,388,005	2,088	266,603,010	4,668	515,720,900	
04. Res Total	2,559	235,510,420	237	50,779,355	2,415	328,021,990	5,211	614,311,765	8,990,795
% of Res Total	49.11	38.34	4.55	8.27	46.34	53.40	56.69	38.81	75.69
05. Com UnImp Land	114	4,418,235	16	986,320	34	1,530,685	164	6,935,240	
06. Com Improve Land	399	14,047,415	33	1,810,150	72	3,576,190	504	19,433,755	
07. Com Improvements	412	87,635,310	38	10,208,355	83	16,563,110	533	114,406,775	
08. Com Total	526	106,100,960	54	13,004,825	117	21,669,985	697	140,775,770	1,750,060
% of Com Total	75.47	75.37	7.75	9.24	16.79	15.39	7.58	8.89	14.73
09. Ind UnImp Land	1	28,875	1	37,650	0	0	2	66,525	
10. Ind Improve Land	12	502,185	1	39,300	0	0	13	541,485	
11. Ind Improvements	12	7,339,965	1	181,375	0	0	13	7,521,340	
12. Ind Total	13	7,871,025	2	258,325	0	0	15	8,129,350	0
% of Ind Total	86.67	96.82	13.33	3.18	0.00	0.00	0.16	0.51	0.00
13. Rec UnImp Land	0	0	0	0	672	15,515,555	672	15,515,555	
14. Rec Improve Land	0	0	0	0	82	2,143,980	82	2,143,980	
15. Rec Improvements	0	0	0	0	82	11,216,205	82	11,216,205	
16. Rec Total	0	0	0	0	754	28,875,740	754	28,875,740	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	8.20	1.82	0.00
Res & Rec Total	2,559	235,510,420	237	50,779,355	3,169	356,897,730	5,965	643,187,505	8,990,795
% of Res & Rec Total	42.90	36.62	3.97	7.89	53.13	55.49	64.89	40.63	75.69
Com & Ind Total	539	113,971,985	56	13,263,150	117	21,669,985	712	148,905,120	1,750,060
% of Com & Ind Total	75.70	76.54	7.87	8.91	16.43	14.55	7.75	9.41	14.73
17. Taxable Total	3,098	349,482,405	293	64,042,505	3,286	378,567,715	6,677	792,092,625	10,740,855
% of Taxable Total	46.40	44.12	4.39	8.09	49.21	47.79	72.64	50.04	90.42

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	72,125	1,022,905	0	0	0
19. Commercial	26	3,342,755	33,249,925	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	7	72,125	1,022,905
19. Commercial	0	0	0	26	3,342,755	33,249,925
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				33	3,414,880	34,272,830

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	64	136,935	64	136,935	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	64	136,935	64	136,935	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	246	80	365	691

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	167,520	127	27,765,965	1,809	494,882,420	1,938	522,815,905
28. Ag-Improved Land	0	0	39	7,480,920	452	156,958,225	491	164,439,145
29. Ag Improvements	0	0	41	7,687,210	472	95,726,180	513	103,413,390

30. Ag Total					2,451	790,668,440
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	30,000	
32. HomeSite Improv Land	0	0.00	0	20	21.02	630,600	
33. HomeSite Improvements	0	0.00	0	24	0.00	3,285,100	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	16	35.15	109,900	
36. FarmSite Improv Land	0	0.00	0	35	92.80	303,060	
37. FarmSite Improvements	0	0.00	0	40	0.00	4,402,110	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	90	207.83	0	
40. Other- Non Ag Use	0	0.00	0	1	0.85	13,995	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	22	23.02	651,000	23	24.02	681,000	
32. HomeSite Improv Land	282	314.03	9,420,900	302	335.05	10,051,500	
33. HomeSite Improvements	296	0.00	45,607,715	320	0.00	48,892,815	595,265
34. HomeSite Total				343	359.07	59,625,315	
35. FarmSite UnImp Land	70	184.09	572,530	86	219.24	682,430	
36. FarmSite Improv Land	415	1,656.90	4,291,420	450	1,749.70	4,594,480	
37. FarmSite Improvements	455	0.00	50,118,465	495	0.00	54,520,575	542,880
38. FarmSite Total				581	1,968.94	59,797,485	
39. Road & Ditches	1,435	4,982.50	0	1,525	5,190.33	0	
40. Other- Non Ag Use	4	58.99	43,655	5	59.84	57,650	
41. Total Section VI				924	7,578.18	119,480,450	1,138,145

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	26.66	27,420	64	6,730.70	12,500,060
44. Market Value	1	26.66	62,305	64	6,730.70	18,957,330
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	218	40,298.70	44,965,620	283	47,056.06	57,493,100
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	0.00	0.00%	0	0.00%	0.00
46. 1A	85.31	1.03%	179,145	1.03%	2,099.93
47. 2A1	192.55	2.33%	404,360	2.33%	2,100.03
48. 2A	763.90	9.23%	1,604,190	9.23%	2,100.00
49. 3A1	169.67	2.05%	356,305	2.05%	2,099.99
50. 3A	823.11	9.94%	1,728,530	9.94%	2,100.00
51. 4A1	2,394.99	28.93%	5,029,465	28.93%	2,099.99
52. 4A	3,849.30	46.50%	8,083,515	46.50%	2,100.00
53. Total	8,278.83	100.00%	17,385,510	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	167.24	12.82%	104,530	13.17%	625.03
56. 2D1	137.25	10.52%	85,785	10.81%	625.03
57. 2D	115.69	8.87%	72,315	9.11%	625.08
58. 3D1	150.05	11.50%	90,020	11.34%	599.93
59. 3D	124.54	9.54%	74,730	9.42%	600.05
60. 4D1	36.86	2.82%	22,120	2.79%	600.11
61. 4D	573.31	43.93%	343,980	43.35%	599.99
62. Total	1,304.94	100.00%	793,480	100.00%	608.06
Grass					
63. 1G1	5,743.76	2.20%	2,853,870	2.42%	496.86
64. 1G	4.14	0.00%	2,450	0.00%	591.79
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	8,766.05	3.35%	3,944,805	3.34%	450.01
67. 3G1	1,637.62	0.63%	736,940	0.62%	450.01
68. 3G	244,236.02	93.35%	109,961,185	93.13%	450.23
69. 4G1	706.46	0.27%	327,655	0.28%	463.80
70. 4G	544.33	0.21%	245,580	0.21%	451.16
71. Total	261,638.38	100.00%	118,072,485	100.00%	451.28
Irrigated Total					
	8,278.83	3.04%	17,385,510	12.74%	2,100.00
Dry Total					
	1,304.94	0.48%	793,480	0.58%	608.06
Grass Total					
	261,638.38	96.09%	118,072,485	86.50%	451.28
72. Waste	282.23	0.10%	91,980	0.07%	325.90
73. Other	771.02	0.28%	156,095	0.11%	202.45
74. Exempt	17,518.22	6.43%	0	0.00%	0.00
75. Market Area Total	272,275.40	100.00%	136,499,550	100.00%	501.33

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	940.36	14.15%	2,586,010	14.34%	2,750.02
46. 1A	3,271.90	49.24%	8,997,800	49.90%	2,750.02
47. 2A1	3.19	0.05%	8,775	0.05%	2,750.78
48. 2A	1,298.17	19.54%	3,440,160	19.08%	2,650.01
49. 3A1	649.05	9.77%	1,719,985	9.54%	2,650.00
50. 3A	53.81	0.81%	142,600	0.79%	2,650.07
51. 4A1	149.05	2.24%	394,980	2.19%	2,649.98
52. 4A	279.49	4.21%	740,660	4.11%	2,650.04
53. Total	6,645.02	100.00%	18,030,970	100.00%	2,713.46
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	34,455.08	70.97%	30,320,505	71.33%	880.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	6,859.35	14.13%	6,036,245	14.20%	880.00
58. 3D1	1,418.16	2.92%	1,205,460	2.84%	850.02
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,471.47	7.15%	2,950,785	6.94%	850.01
61. 4D	2,347.13	4.83%	1,995,120	4.69%	850.03
62. Total	48,551.19	100.00%	42,508,115	100.00%	875.53
Grass					
63. 1G1	128.67	0.15%	64,335	0.16%	500.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.43	0.00%	215	0.00%	500.00
66. 2G	137.51	0.16%	68,755	0.17%	500.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	37,386.59	43.50%	18,254,815	44.15%	488.27
69. 4G1	29,041.33	33.79%	13,893,685	33.60%	478.41
70. 4G	19,260.40	22.41%	9,064,510	21.92%	470.63
71. Total	85,954.93	100.00%	41,346,315	100.00%	481.02
Irrigated Total					
Irrigated Total	6,645.02	4.69%	18,030,970	17.68%	2,713.46
Dry Total					
Dry Total	48,551.19	34.30%	42,508,115	41.69%	875.53
Grass Total					
Grass Total	85,954.93	60.72%	41,346,315	40.55%	481.02
72. Waste	101.86	0.07%	32,245	0.03%	316.56
73. Other	306.06	0.22%	45,940	0.05%	150.10
74. Exempt	14,305.27	10.11%	0	0.00%	0.00
75. Market Area Total	141,559.06	100.00%	101,963,585	100.00%	720.29

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,377.07	14.48%	43,691,095	14.71%	3,530.00
46. 1A	43,117.04	50.43%	152,203,230	51.23%	3,530.00
47. 2A1	636.53	0.74%	2,246,960	0.76%	3,530.01
48. 2A	18,472.01	21.61%	62,250,760	20.95%	3,370.00
49. 3A1	2,262.78	2.65%	7,625,595	2.57%	3,370.01
50. 3A	672.38	0.79%	2,265,950	0.76%	3,370.04
51. 4A1	6,900.99	8.07%	23,256,355	7.83%	3,370.00
52. 4A	1,055.08	1.23%	3,555,590	1.20%	3,369.97
53. Total	85,493.88	100.00%	297,095,535	100.00%	3,475.05
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	36,003.11	64.76%	41,223,680	66.42%	1,145.00
56. 2D1	135.91	0.24%	155,625	0.25%	1,145.06
57. 2D	10,972.74	19.74%	11,740,860	18.92%	1,070.00
58. 3D1	3,162.43	5.69%	3,383,810	5.45%	1,070.00
59. 3D	15.05	0.03%	16,030	0.03%	1,065.12
60. 4D1	1,902.89	3.42%	1,988,535	3.20%	1,045.01
61. 4D	3,404.98	6.12%	3,558,175	5.73%	1,044.99
62. Total	55,597.11	100.00%	62,066,715	100.00%	1,116.37
Grass					
63. 1G1	1,121.70	2.78%	715,320	2.90%	637.71
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	37.22	0.09%	24,230	0.10%	650.99
66. 2G	881.98	2.19%	538,010	2.18%	610.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	23,917.99	59.32%	14,859,200	60.19%	621.26
69. 4G1	12,026.54	29.83%	7,158,235	29.00%	595.20
70. 4G	2,335.69	5.79%	1,390,335	5.63%	595.26
71. Total	40,321.12	100.00%	24,685,330	100.00%	612.22
Irrigated Total					
	85,493.88	46.71%	297,095,535	77.23%	3,475.05
Dry Total					
	55,597.11	30.37%	62,066,715	16.13%	1,116.37
Grass Total					
	40,321.12	22.03%	24,685,330	6.42%	612.22
72. Waste	130.38	0.07%	43,660	0.01%	334.87
73. Other	1,502.18	0.82%	789,225	0.21%	525.39
74. Exempt	4.06	0.00%	3,080	0.00%	758.62
75. Market Area Total	183,044.67	100.00%	384,680,465	100.00%	2,101.57

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6.93	0.40%	14,555	0.40%	2,100.29
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	72.27	4.17%	151,765	4.17%	2,099.97
48. 2A	995.35	57.41%	2,090,240	57.41%	2,100.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	476.42	27.48%	1,000,495	27.48%	2,100.03
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	182.80	10.54%	383,880	10.54%	2,100.00
53. Total	1,733.77	100.00%	3,640,935	100.00%	2,100.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	15.50	34.74%	9,690	35.68%	625.16
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	28.21	63.22%	16,925	62.32%	599.96
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.91	2.04%	545	2.01%	598.90
62. Total	44.62	100.00%	27,160	100.00%	608.70
Grass					
63. 1G1	2,117.41	53.31%	1,048,480	55.67%	495.17
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	449.84	11.33%	202,430	10.75%	450.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,387.46	34.93%	624,350	33.15%	449.99
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	16.94	0.43%	8,235	0.44%	486.13
71. Total	3,971.65	100.00%	1,883,495	100.00%	474.23
Irrigated Total					
	1,733.77	18.95%	3,640,935	45.51%	2,100.01
Dry Total					
	44.62	0.49%	27,160	0.34%	608.70
Grass Total					
	3,971.65	43.40%	1,883,495	23.54%	474.23
72. Waste	100.23	1.10%	33,580	0.42%	335.03
73. Other	3,300.93	36.07%	2,414,535	30.18%	731.47
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	9,151.20	100.00%	7,999,705	100.00%	874.17

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	76.61	2.99%	210,680	3.06%	2,750.03
46. 1A	814.94	31.75%	2,241,100	32.51%	2,750.02
47. 2A1	32.35	1.26%	88,965	1.29%	2,750.08
48. 2A	1,092.64	42.58%	2,895,495	42.00%	2,650.00
49. 3A1	166.17	6.47%	440,345	6.39%	2,649.97
50. 3A	174.89	6.81%	463,460	6.72%	2,650.01
51. 4A1	7.31	0.28%	19,370	0.28%	2,649.79
52. 4A	201.45	7.85%	533,840	7.74%	2,649.99
53. Total	2,566.36	100.00%	6,893,255	100.00%	2,686.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51.58	27.67%	45,390	28.34%	879.99
56. 2D1	6.16	3.30%	5,420	3.38%	879.87
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	108.02	57.95%	91,815	57.33%	849.98
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	20.63	11.07%	17,540	10.95%	850.22
62. Total	186.39	100.00%	160,165	100.00%	859.30
Grass					
63. 1G1	854.80	27.65%	428,780	28.35%	501.61
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	304.30	9.84%	171,250	11.32%	562.77
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	863.11	27.92%	409,990	27.11%	475.01
69. 4G1	241.22	7.80%	113,360	7.50%	469.94
70. 4G	827.61	26.77%	388,980	25.72%	470.00
71. Total	3,091.04	100.00%	1,512,360	100.00%	489.27
Irrigated Total					
Irrigated Total	2,566.36	28.66%	6,893,255	63.01%	2,686.00
Dry Total					
Dry Total	186.39	2.08%	160,165	1.46%	859.30
Grass Total					
Grass Total	3,091.04	34.52%	1,512,360	13.82%	489.27
72. Waste	271.83	3.04%	89,820	0.82%	330.43
73. Other	2,839.77	31.71%	2,284,710	20.88%	804.54
74. Exempt	0.74	0.01%	0	0.00%	0.00
75. Market Area Total	8,955.39	100.00%	10,940,310	100.00%	1,221.65

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	358.47	7.85%	1,265,400	7.92%	3,530.00
46. 1A	1,275.71	27.94%	4,503,465	28.18%	3,530.16
47. 2A1	318.74	6.98%	1,127,500	7.05%	3,537.37
48. 2A	2,154.54	47.19%	7,458,160	46.66%	3,461.60
49. 3A1	139.38	3.05%	470,395	2.94%	3,374.91
50. 3A	95.60	2.09%	351,035	2.20%	3,671.91
51. 4A1	19.37	0.42%	65,275	0.41%	3,369.90
52. 4A	203.67	4.46%	742,570	4.65%	3,645.95
53. Total	4,565.48	100.00%	15,983,800	100.00%	3,501.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	517.27	33.35%	628,985	34.91%	1,215.97
56. 2D1	54.31	3.50%	62,185	3.45%	1,145.00
57. 2D	10.42	0.67%	12,340	0.68%	1,184.26
58. 3D1	774.16	49.91%	870,810	48.33%	1,124.84
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1.75	0.11%	1,830	0.10%	1,045.71
61. 4D	193.13	12.45%	225,825	12.53%	1,169.29
62. Total	1,551.04	100.00%	1,801,975	100.00%	1,161.78
Grass					
63. 1G1	1,956.29	38.42%	1,065,230	35.88%	544.52
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	5.80	0.11%	3,540	0.12%	610.34
66. 2G	876.91	17.22%	534,910	18.02%	609.99
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	985.65	19.36%	609,980	20.55%	618.86
69. 4G1	535.48	10.52%	317,815	10.71%	593.51
70. 4G	732.35	14.38%	436,990	14.72%	596.70
71. Total	5,092.48	100.00%	2,968,465	100.00%	582.91
Irrigated Total					
	4,565.48	23.33%	15,983,800	54.92%	3,501.01
Dry Total					
	1,551.04	7.93%	1,801,975	6.19%	1,161.78
Grass Total					
	5,092.48	26.03%	2,968,465	10.20%	582.91
72. Waste	67.95	0.35%	23,565	0.08%	346.80
73. Other	8,288.59	42.36%	8,326,570	28.61%	1,004.58
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	19,565.54	100.00%	29,104,375	100.00%	1,487.53

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	40.37	140,100	7,291.11	24,450,455	101,951.86	334,439,450	109,283.34	359,030,005
77. Dry Land	23.30	24,935	4,146.47	4,103,745	103,065.52	103,228,930	107,235.29	107,357,610
78. Grass	0.00	0	8,073.11	4,240,065	391,996.49	186,228,385	400,069.60	190,468,450
79. Waste	0.00	0	49.90	16,715	904.58	298,135	954.48	314,850
80. Other	3.36	2,485	1,765.98	1,348,350	15,239.21	12,666,240	17,008.55	14,017,075
81. Exempt	0.00	0	0.00	0	31,828.29	3,080	31,828.29	3,080
82. Total	67.03	167,520	21,326.57	34,159,330	613,157.66	636,861,140	634,551.26	671,187,990

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	109,283.34	17.22%	359,030,005	53.49%	3,285.31
Dry Land	107,235.29	16.90%	107,357,610	16.00%	1,001.14
Grass	400,069.60	63.05%	190,468,450	28.38%	476.09
Waste	954.48	0.15%	314,850	0.05%	329.87
Other	17,008.55	2.68%	14,017,075	2.09%	824.12
Exempt	31,828.29	5.02%	3,080	0.00%	0.10
Total	634,551.26	100.00%	671,187,990	100.00%	1,057.74

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Brule	25	224,230	166	1,473,730	173	10,037,085	198	11,735,045	38,620
83.2 K-areas	0	0	122	8,585,000	122	25,047,875	122	33,632,875	279,885
83.3 Key/roscoe/sarben	41	236,300	109	774,710	111	6,503,200	152	7,514,210	38,060
83.4 Lake	814	19,033,110	1,577	30,465,055	1,626	193,351,445	2,440	242,849,610	5,647,855
83.5 Og Sub	40	872,525	164	6,498,115	167	36,965,750	207	44,336,390	362,985
83.6 Ogallala	127	1,686,450	1,880	22,116,705	1,993	180,927,495	2,120	204,730,650	1,308,120
83.7 Paxton	18	275,465	222	2,932,665	222	15,494,480	240	18,702,610	135,415
83.8 Rural	150	6,579,260	314	14,497,080	336	58,609,775	486	79,686,115	1,179,855
84 Residential Total	1,215	28,907,340	4,554	87,343,060	4,750	526,937,105	5,965	643,187,505	8,990,795

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brule	23	130,315	41	420,520	45	6,855,130	68	7,405,965	0
85.2	Key/roscoe/sarben	0	0	6	81,590	6	223,995	6	305,585	0
85.3	Lake	20	816,980	56	3,228,990	60	13,953,105	80	17,999,075	161,490
85.4	Og Sub	13	878,045	25	1,478,600	28	3,806,730	41	6,163,375	0
85.5	Ogallala	78	4,115,285	333	13,597,690	341	85,859,745	419	103,572,720	1,588,570
85.6	Paxton	13	143,490	39	639,030	41	5,085,570	54	5,868,090	0
85.7	Rural	19	917,650	17	528,820	25	6,143,840	44	7,590,310	0
86	Commercial Total	166	7,001,765	517	19,975,240	546	121,928,115	712	148,905,120	1,750,060

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	5,693.97	2.18%	2,818,515	2.39%	495.00
88. 1G	2.29	0.00%	1,135	0.00%	495.63
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	8,766.05	3.35%	3,944,805	3.35%	450.01
91. 3G1	1,637.62	0.63%	736,940	0.63%	450.01
92. 3G	244,026.30	93.38%	109,812,280	93.17%	450.00
93. 4G1	668.99	0.26%	301,050	0.26%	450.01
94. 4G	541.95	0.21%	243,890	0.21%	450.02
95. Total	261,337.17	100.00%	117,858,615	100.00%	450.98
CRP					
96. 1C1	49.79	16.53%	35,355	16.53%	710.08
97. 1C	1.85	0.61%	1,315	0.61%	710.81
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	209.72	69.63%	148,905	69.62%	710.02
102. 4C1	37.47	12.44%	26,605	12.44%	710.03
103. 4C	2.38	0.79%	1,690	0.79%	710.08
104. Total	301.21	100.00%	213,870	100.00%	710.04
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	261,337.17	99.88%	117,858,615	99.82%	450.98
CRP Total	301.21	0.12%	213,870	0.18%	710.04
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	261,638.38	100.00%	118,072,485	100.00%	451.28

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	128.67	0.16%	64,335	0.16%	500.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.43	0.00%	215	0.00%	500.00
90. 2G	137.51	0.17%	68,755	0.18%	500.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	35,276.12	42.62%	16,756,380	42.87%	475.01
93. 4G1	28,023.64	33.85%	13,171,130	33.69%	470.00
94. 4G	19,210.03	23.21%	9,028,745	23.10%	470.00
95. Total	82,776.40	100.00%	39,089,560	100.00%	472.23
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	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,110.47	66.40%	1,498,435	66.40%	710.00
102. 4C1	1,017.69	32.02%	722,555	32.02%	710.00
103. 4C	50.37	1.58%	35,765	1.58%	710.05
104. Total	3,178.53	100.00%	2,256,755	100.00%	710.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	82,776.40	96.30%	39,089,560	94.54%	472.23
CRP Total	3,178.53	3.70%	2,256,755	5.46%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	85,954.93	100.00%	41,346,315	100.00%	481.02

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,081.23	2.93%	686,590	3.08%	635.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	21.98	0.06%	13,410	0.06%	610.10
90. 2G	881.98	2.39%	538,010	2.41%	610.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	21,226.72	57.45%	12,948,355	58.08%	610.00
93. 4G1	11,505.68	31.14%	6,788,410	30.45%	590.01
94. 4G	2,233.51	6.04%	1,317,780	5.91%	590.00
95. Total	36,951.10	100.00%	22,292,555	100.00%	603.30
CRP					
96. 1C1	40.47	1.20%	28,730	1.20%	709.91
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	15.24	0.45%	10,820	0.45%	709.97
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,691.27	79.86%	1,910,845	79.86%	710.02
102. 4C1	520.86	15.46%	369,825	15.46%	710.03
103. 4C	102.18	3.03%	72,555	3.03%	710.07
104. Total	3,370.02	100.00%	2,392,775	100.00%	710.02
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	36,951.10	91.64%	22,292,555	90.31%	603.30
CRP Total	3,370.02	8.36%	2,392,775	9.69%	710.02
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	40,321.12	100.00%	24,685,330	100.00%	612.22

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,115.74	53.29%	1,047,295	55.64%	495.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	449.84	11.33%	202,430	10.75%	450.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,387.46	34.95%	624,350	33.17%	449.99
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	16.94	0.43%	8,235	0.44%	486.13
95. Total	3,969.98	100.00%	1,882,310	100.00%	474.14
CRP					
96. 1C1	1.67	100.00%	1,185	100.00%	709.58
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1.67	100.00%	1,185	100.00%	709.58
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	3,969.98	99.96%	1,882,310	99.94%	474.14
CRP Total	1.67	0.04%	1,185	0.06%	709.58
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	3,971.65	100.00%	1,883,495	100.00%	474.23

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	854.80	28.49%	428,780	29.62%	501.61
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	213.33	7.11%	106,665	7.37%	500.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	863.11	28.77%	409,990	28.32%	475.01
93. 4G1	241.22	8.04%	113,360	7.83%	469.94
94. 4G	827.61	27.59%	388,980	26.87%	470.00
95. Total	3,000.07	100.00%	1,447,775	100.00%	482.58
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	90.97	100.00%	64,585	100.00%	709.96
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	90.97	100.00%	64,585	100.00%	709.96
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	3,000.07	97.06%	1,447,775	95.73%	482.58
CRP Total	90.97	2.94%	64,585	4.27%	709.96
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	3,091.04	100.00%	1,512,360	100.00%	489.27

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,836.38	37.31%	979,515	34.41%	533.39
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	5.80	0.12%	3,540	0.12%	610.34
90. 2G	876.91	17.82%	534,910	18.79%	609.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	940.91	19.12%	578,215	20.31%	614.53
93. 4G1	529.76	10.76%	313,755	11.02%	592.26
94. 4G	732.04	14.87%	436,770	15.34%	596.65
95. Total	4,921.80	100.00%	2,846,705	100.00%	578.39
CRP					
96. 1C1	119.91	70.25%	85,715	70.40%	714.83
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	44.74	26.21%	31,765	26.09%	709.99
102. 4C1	5.72	3.35%	4,060	3.33%	709.79
103. 4C	0.31	0.18%	220	0.18%	709.68
104. Total	170.68	100.00%	121,760	100.00%	713.38
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	4,921.80	96.65%	2,846,705	95.90%	578.39
CRP Total	170.68	3.35%	121,760	4.10%	713.38
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	5,092.48	100.00%	2,968,465	100.00%	582.91

2021 County Abstract of Assessment for Real Property, Form 45
Compared with the 2020 Certificate of Taxes Levied Report (CTL)

51 Keith

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	585,616,099	614,311,765	28,695,666	4.90%	8,990,795	3.36%
02. Recreational	27,540,900	28,875,740	1,334,840	4.85%	0	4.85%
03. Ag-Homesite Land, Ag-Res Dwelling	57,016,145	59,625,315	2,609,170	4.58%	595,265	3.53%
04. Total Residential (sum lines 1-3)	670,173,144	702,812,820	32,639,676	4.87%	9,586,060	3.44%
05. Commercial	129,645,875	140,775,770	11,129,895	8.58%	1,750,060	7.23%
06. Industrial	7,364,575	8,129,350	764,775	10.38%	0	10.38%
07. Total Commercial (sum lines 5-6)	137,010,450	148,905,120	11,894,670	8.68%	1,750,060	7.40%
08. Ag-Farmsite Land, Outbuildings	43,806,643	59,797,485	15,990,842	36.50%	542,880	35.26%
09. Minerals	138,830	136,935	-1,895	-1.36	0	-1.36%
10. Non Ag Use Land	44,625	57,650	13,025	29.19%		
11. Total Non-Agland (sum lines 8-10)	43,990,098	59,992,070	16,001,972	36.38%	542,880	35.14%
12. Irrigated	392,560,560	359,030,005	-33,530,555	-8.54%		
13. Dryland	118,048,075	107,357,610	-10,690,465	-9.06%		
14. Grassland	188,177,945	190,468,450	2,290,505	1.22%		
15. Wasteland	401,515	314,850	-86,665	-21.58%		
16. Other Agland	9,451,160	14,017,075	4,565,915	48.31%		
17. Total Agricultural Land	708,639,255	671,187,990	-37,451,265	-5.28%		
18. Total Value of all Real Property (Locally Assessed)	1,559,812,947	1,582,898,000	23,085,053	1.48%	11,879,000	0.72%

2021 Assessment Survey for Keith County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 appraisal clerks.
3.	Other full-time employees:
	1 assessment clerk.
4.	Other part-time employees:
	1 summer student.
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	423,235
7.	Adopted budget, or granted budget if different from above:
	364,500
8.	Amount of the total assessor's budget set aside for appraisal work:
	5,000
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:
	The data processing expenses are within a county data processing budget in County General. \$5,350 GIS contract.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500: this amount includes appraisal classes, workshops and TERC hearing expenses.
12.	Amount of last year's assessor's budget not used:
	\$50,043.64

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, as historic research work.
5.	If so, who maintains the Cadastral Maps?
	These were maintained through December 31, 2012.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. www.keith.gWorks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gworks imagery
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

1.	Does the county have zoning?
	Yes, for both city and county.
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Ogallala, Brule, and Paxton are zoned.
4.	When was zoning implemented?
	1975

D. Contracted Services

1.	Appraisal Services:
	None.
2.	GIS Services:
	gWorks (f.k.a. GIS Workshop)
3.	Other services:
	None.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None at present.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	The county requires a credentialed real property appraiser.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2021 Residential Assessment Survey for Keith County

1.	Valuation data collection done by:																
	Assessor and staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake McConaughy - recreational properties and "K" areas (IOLL's)</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings on rural residential and agricultural parcels.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Ogallala - the county seat and primary provider of services.	2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.	3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.	4	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).	5	Lake McConaughy - recreational properties and "K" areas (IOLL's)	8	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.	AG	Homes and outbuildings on rural residential and agricultural parcels.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
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8	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.																
AG	Homes and outbuildings on rural residential and agricultural parcels.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach is used for determining market value for residential property.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	Neighborhoods are reviewed and market data is used to develop depreciation models. Tables are then entered into the CAMA.																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes, and with the 6-year review and inspection cycle will be updating the depreciation models and the land tables in the CAMA system.																
6.	Describe the methodology used to determine the residential lot values?																
	A sales analysis of the land is derived from the local market per neighborhood and valuation grouping.																
7.	How are rural residential site values developed?																

The assessor considers the cost of amenities to improve the site, such a well, septic system and leach field based on servicing the typical three-bedroom home. The cost of these amenities is considered to be 20,000. Thus a \$10,000 home site with above amenities would be \$30,000 (on a parcel with 1 acre only). In the country club area, the vacant first acre of land would be \$23,000.

8. Are there form 191 applications on file?

Yes

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

The methodology used to determine value for vacant lots being held for sale or resale requires a discounted cash flow analysis for the subdivision being developed. Things to look at are estimated time to sell off the lots, average sale price of the lots, expenses and developing a discount rate.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2018	2018	2018	2015
2	2018	2018	2018	2016
3	2018	2018	2018	2016
4	2018	2018	2018-2019	2017-2018
5	2019	2019	2019	2019
8	2016	6/2016	2016	2016
AG	2018	2018	2018	2017-2018

2021 Commercial Assessment Survey for Keith County

1.	Valuation data collection done by:														
	Assessor, staff and Tax Valuation Inc.														
2.	List the valuation group recognized in the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. The primary service providers would be towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake McConaughy</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Ogallala - the county seat and primary provider of services.	2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.	3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. The primary service providers would be towns further to the east or west.	4	Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.	5	Lake McConaughy	8	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.
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5	Lake McConaughy														
8	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.														
3.	List and describe the approach(es) used to estimate the market value of commercial properties.														
	The cost approach is primarily used for determining market value for commercial property.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	The assessor has taken several classes and would value unique properties in house if possible. If needed, the assessor would hire an independent appraiser.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Depreciation tables are developed from the market study during the six-year review.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Ogallala is on their own depreciation table while the other valuation groups share a depreciation table. The land values vary by location to capture the differences in the market														
6.	Describe the methodology used to determine the commercial lot values.														
	Market data is used to establish the lot values.														

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2020	2021	2018
	2	2017	2020	2021	2018
	3	2017	2020	2021	2018
	4	2017	2020	2021	2018
	5	2017	2020	2021	2018
	8	2017	2020	2021	2018

2021 Agricultural Assessment Survey for Keith County

1.	Valuation data collection done by:													
	Assessor and staff.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.</td> <td style="text-align: center;">2017-2021</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.</td> <td style="text-align: center;">2017-2018</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.</td> <td style="text-align: center;">2017-2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.	2017-2021	2	Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.	2017-2018	3	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.	2017-2018
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	Every two years the county reviews aerial imagery for land use. Additionally, the county physically inspects all parcels in the course of their six-year review.													
3.	Describe the process used to determine and monitor market areas.													
	GIS maps, topography and comparable maps of surrounding counties help to identify the unique characteristics that drive the market in each of these areas.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes													
6.	What separate market analysis has been conducted where intensive use is identified in the county?													
	Commercial feedlots were updated during the rural review. Buildings and structures were priced out in the same manner as ag and rural residential outbuildings. The assessor completed a market analysis and left the feedlot acres at the prior value of \$1,375.													

7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	An analysis is done of the sales and if available, the contracts will be examined as well, to try and establish a value for the WRP acres.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	NA
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	346
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Market data of sales with similar influences are analyzed.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	Recreational, primarily used for hunting.
8d.	Where is the influenced area located within the county?
	Primarily along the North and South Platte Rivers,
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	It is a sales comparison approach, the sales are verified and the market data is analyzed to arrive at a market value in the influenced area.

**2020 PLAN OF ASSESSMENT
FOR
KEITH COUNTY**

Plan of Assessment Requirements

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 of each year, the Assessor shall prepare a plan of Assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the Assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31 of each year.

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 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 called 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 (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.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Keith County

Per the 2020 Abstract, Keith County consists of the following real property types:

	% of Total Parcels	Taxable Value Base	% of Value	
Residential	5,188	56.51%	588,099,850	37.59%
Commercial	692	7.54%	130,861,600	8.36%
Industrial	15	0.16%	7,763,650	0.50%
Recreational	793	8.64%	28,077,630	1.79%
Agricultural	2,430	26.47%	809,732,765	51.75%
Minerals	63	0.69%	138,830	0.01%
Sub Total	9,181		1,564,674,325	

Exempt	672	7.3		
Game and Parks	5	0.05		
Total	9,858		1,564,674,325	
Special Value	250			
Tax Increment Financing	30		31,692,325	

Total Valuation excluding TIF Excess **1,532,982,000.00**

Agricultural Land

Use	Acres	Value
Irrigated	112,583.38	392,650,730
Dry	105,635.29	118,187,135
Grass	402,972.78	188,257,985
Waste	1,218.73	400,150
Other (primarily Accretion)	14,316.26	9,944,110
Sub-Total Land Only	636,726.44	709,440,110
Ag Home Sites	370.00	11,100,000
Ag Farm Sites	403.01	1,915,625
Improvements		87,232,405
Public Road/Ditches	87.13	44,625
SUB-Total Sites + IMPS	860.14	100,292,655.00
Total Agricultural Valuation	637,586.58	809,732,765

All of this and more information can be found in the 2020 County Abstract of Assessment for Real Property, Form 45

While the Agricultural parcel count consists of less than half of the Residential parcel count, the Agricultural total valuations are almost double the Residential total valuation. As you can see from the acre count and values listed above, the majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County, which is north of Lake McConaughy and the North Platte River in Area 1. The Irrigated acres consist of a little over a fourth of the Grassland acres. Irrigated Land Market total valuation of Irrigated land is more than double the valuation of the total Grassland valuation for 2020. However, we were able to lower some agricultural values this year due to the market and the soil conversion mandated by the State of Nebraska Department of revenue soil conversion. Dry land consists of slightly less acres than Irrigated and it comprises the least amount of valuation per use. Dryland Acres were historically more than the Irrigated Acres. This change is due to the Well Moratorium and in 2011, there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium, producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated. There are many requirements that must be met prior to approval by the NRD. With the grain prices, Irrigated Acres were quite desirable, therefore, property owners

requested transfer of acres from one location to another location so they are able to utilize their “right to irrigate” in a more productive way. In some cases they transfer acres into a bank with the NRD and wait until they have banked enough acres to drop a new pivot in another location. Some property owners are also buying the Certified Irrigated Acres (CIA), without the land attached, from the land owner; which allows them to move the Certified Irrigated Acres to former Dry or Grass land. All transfers and new wells must be approved by the NRD. The NRD works well with the Keith County Assessor Office on all transfers to ensure accuracy of acre counts on correct parcels.

The first year that market value on Accretion was implemented in Keith County was in 2007. This was when all of the county was reviewed and was again reviewed in 2011. We currently review properties with accretion and use the Special Value Methodology when reviewing accretion properties. We are planning on a complete review of all Special valuation areas for 2021.

New Property: For the assessment year of 2020, approximately 213 building permits for new property/construction/additions, and 406 parcels to be rechecked from the year before. That could be from new homes not being finished at the first of the year the prior year, discovery, and interior inspections from property owners. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Unfortunately, Keith County now does require building permits for our Agricultural zoned parcels to be completed and filed with the zoning department. In the fall of 2017, GIS Workshop flew Keith County for oblique imagery to assist us with identification and a remedy to this issue of new construction in the rural areas.

For more information see 2020 Reports & Opinion, Abstract and Assessor Survey

Current Resources

- A. **Staff/Budget/Training:** 1 Assessor, 1 Deputy, 2 Appraisal Clerks, 1 Summer Fulltime Student Appraisal Clerk, 1 Assessment Clerk/office manager,

The current Assessor has her Appraiser license and is current with required continued education classes and is working to meet all of the required continuing education for the Assessor Certificate. The assessor and deputy attend workshops, classes, and meetings to further our knowledge of the assessment field and to receive continuing education for our licenses. For the 2020 Assessment year, we had 2 new appraisal clerks Sadie Schwarzkopf and Drew Shaffer. Sadie worked for us until July 16, 2020. We are in the process of hiring another appraisal clerk. We hired a new summer student fulltime appraisal clerk. She is classified in the appraisal field, working with our appraisal clerks. The Other Assessment Clerk/office manager stays busy with Homestead, 521's and sales letters and anything else needed done in the office.

The adopted budget for 2019-2020 was \$354,875, the actual expense used was \$304,831.36. The requested amount for the 2020-2021 budget is 422,835. The adopted budget is at 367,035.

- B. **Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps.** We are contracted with GWORKS and they help us to maintain our maps and mapping systems.
- C. **Property Record Cards:** Our property record files are electronically generated. We haven't updated hard cards for years.
- D. **Software for CAMA, Assessment Administration, and GIS:** Keith County is on the MIPS CAMA system package. GWORKS provides the software for the web based GIS system.
- E. **Web based – property record information access:**
www.keith.gworks.com and nebraskaassessorsonline.us

Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property.**
- B. **Data collection.**
- C. **Review assessment sales ratio studies before assessment actions.**
- D. **All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. **Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of final value and documentation.**
- F. **Review assessment sales ratio studies after assessment actions.**
- G. **Notices and public relations are completed by the County Assessor.**

Level of Value, Quality, and Uniformity for assessment year 2020

<u>PROPERTY CLASS</u>	<u>MEDIAN RATIO</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97%	17.21%	105.56%
Commercial	100%	18.76%	132.30%
Agricultural	72%	12.96%	101.64%
Special Value Agricultural	72%		

**COD means Coefficient of Dispersion and PRD means Price Related Differential. For more information regarding statistical measures see 2020 Reports & Opinions.*

Assessment Actions Planned for Assessment Year 2021

Residential (Land/or subclasses):

For Assessment year 2021, we will be completing our 6 year reappraisal for the city of Ogallala Residential. We have six neighborhoods in Ogallala and this area was last reviewed in 2016. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be updated into the CAMA system. Costing tables will be updated to current and new land and depreciation tables will be derived from current market study period. This review will involve approximately 5,942 parcels.

We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Commercial (and/or subclasses):

For the Assessment year of 2021 we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, and utilize NRD maps to identify irrigated land use. Every two years we send out a request letter for property owners to supply us with current FSA maps to update the use of the properties. This will be our request year. These changes will be implemented in the CAMA system and sent to GWORKS to be updated there as well. We are still working on reviewing every parcel on GWORKS to correct shelterbelts and have just signed a contract to sketch and enter all shelterbelts in the county. We hope to complete updated sketched home and farm sites on GWORKS as well determining on time and cost.

Special Value – Agland:

For 2021, Special value will be thoroughly reviewed. We will be going through every parcel that is checked with having greenbelt on the computer system to determine if they have an application on file. We will also be working on updating current owners to the files. Any splits or parcels that have changed and no longer have an application on file will have a letter mailed to them and request a new application. This in turn will be reviewed for agricultural use again. Any Agland influences for other than agriculture-horticulture use will be reviewed also. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology. Special valuation boundaries will be reviewed and verified as well. A new market neighborhood may be created to clarify greenbelt areas.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2018 to September 30, 2020, Commercial and Ag from October 1, 2017 to September 30, 2020, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure coincides with the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2022

Residential (and/or subclasses):

For Assessment year 2022, Paxton (Residential subclass 02), Brule (Residential subclass 03), Keystone, Roscoe, and Sarben (all Residential subclass 08) will be reviewed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 633 parcels.

Commercial (and/or subclasses):

For the Assessment year of 2021 we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Agricultural Land (and/or subclasses):

We will continue the analysis of Ag Land Market Areas and sales. Any adjustments will be made in price per acre if needed. Sales will determine if they need adjusted. We will continue to process all Irrigation Transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File, identify and remap agricultural land use changes. If we have not completed the new home site and farm site layer this will continue for this year.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed the previous year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2019 to September 30, 2021, Commercial and Ag from October 1, 2018 to September 30, 2021, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2023

Residential (Land/or subclasses):

For Assessment year 2023, we will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Commercial (and/or subclasses):

Commercial (and/or subclasses):

For Assessment year 2023, Keith County Commercial neighborhoods will be reviewed. We are hoping that it will be just a one year project this time. We are thinking about having a

questionnaire for commercial property owners to fill out during our field work and hand back or mail back to us. Ogallala Commercial was last reviewed in 2017. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be updated into the CAMA system and new land and depreciation tables will be built and derived from current sales. This review will involve approximately 694 parcels.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes. FSA maps will again be requested for this year.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2020 to September 30, 2022, Commercial and Ag from October 1, 2019 to September 30, 2022, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Other functions performed by the assessor's office, but not limited to

Record Maintenance, Mapping updates, & Ownership changes: Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Since we were a State office, and now a county office, record maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. In 2010 all of our property record cards had appraisal information that supported the values of the property and were completely generated by the computer system. The Appraisal and Administrative File balanced and were generated on all parcels in CAMA. Now that we have a new CAMA, the depreciation and cost tables need to be reviewed so that the Appraisal information again supports the values on the Administrative File of the Property Record Card. With the reliance on computerized record maintenance we need to be assured that CAMA stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information,

building characteristics and annual value postings.

The sketches and appraisal information were updated in the Terra Scan CAMA; however, some of the sketches need to be redrawn as some of the sketches currently in the new CAMA did not convert accurately. For the Assessment year 2019 everything will be sketched into the MIPS CAMA system and will be table driven off of current costing tables and depreciation tables derived from the market. All information within the Appraisal File will continue to be verified for accuracy. Our goal after the review of each year will be that the Appraisal File will match the Assessment File.

All agricultural sales and land values were reviewed for all three market areas. New land values were set by soil type if changes were needed. We continue to process any irrigation transfers of certified base acres approved by the Twin Platte Natural Resource District. We continue to use the Farm Service Agency (FSA) maps provided from a request that will be made this year at the end of summer, unless the owner brings in changes to the property and a new FSA map. Agricultural land received new pictures with the review of the Rural Residential and Ogallala Suburban properties in the county for our two-year project for assessment year 2019. Type of crop and irrigation was noted at this time. A new soil survey from the Department of Revenue, Property Assessment Division was implemented in the fall of 2019.

Currently we use the GIS website GWORKS for our acre counts per soil and use, however, we do not change the total number of acres within the parcel. We have a blue line cadastral map that includes both the aerial picture and the ownership boundary lines. There are also separate pages for each subdivision filed directly behind the section map that the subdivision is located in. For each blue line cadastral map there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name, and Legal Description.

1. Annually prepare and file Assessor Reports required by law/regulation

- a. Assessor Survey
- b. Sales information to PAD rosters & annual Assessed Value Update with Abstract
- c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
- d. Special Valuation Methodology
- e. Real Property Abstract
- f. Annual Plan of Assessment Report
- g. Certification of Value to Political Subdivisions
- h. School District Taxable Value Report
- i. Average Assessed Value Report for Homestead Exemption
- j. Generate Tax Roll
- k. Certificate of Taxes Levied Report
- l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

2. Updating 521/Ownership Transfers

3. Permissive Exemption

4. Mobile Home Report

5. Personal Property

6. **Notice of Taxable Status**
7. **Change of Value Notices**
8. **Homestead Exemptions**
9. **Centrally Assessed**
10. **Tax Increment Financing**
11. **Special Valuation**
12. **Tax Districts and Tax Rates**
13. **Tax Lists**
14. **Tax List Corrections**
15. **County Board of Equalization**
16. **TERC Appeals**
17. **TERC Statewide Equalization**
18. **Education**

Conclusion

With all the entities of county government that utilize the assessor's records in their operation, it is important for us to maintain the most accurate data as possible.

With the continual review of all properties and implementation of GIS, records will become more accurate and values will be assessed more equitable and uniformly across the county. With a well-developed plan in place, this process can flow more smoothly. A sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessor signature: Renae J. A.

Date 10-30-20

2021 Special Valuation Methodology For Keith County

Identification of the Recreation Influenced Area

The Special Valuation Areas in Keith County are the accretion land along the North & South Platte Rivers and Lake McConaughy and also any parcel that is less than 80 acres. These areas were first recognized in Assessment year 2007. The properties that are less than 80 acres consist of property in market areas 1, 2, and 3. For 2021 properties that have some form of accretion are now in market areas 4, 5, and 6. Area 4 has the same boundary lines as area 1, 5 the same as area 2, and 6 the same as area 3 the only difference is accretion.

The highest and best use of Properties in the Accretion Influenced Area

The highest and best use of the accretion market area is for recreational use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold along either river have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was reviewed for 2021. If the parcel contained more accretion acres than deeded acres we then looked at adjoining parcels to identify adjoining parcels with the same ownership as the parcel with accretion. If the total acres of adjoining parcels contained more deeded acres *used for agricultural purpose*, than accretion acres; these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the total deeded acres *used for agricultural purpose*, is a small difference than the accretion acres, these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the Accretion Acres contain some acres used for agricultural purpose, then these acres are valued as all other land of similar use and considered agricultural purpose and added to the deeded acres to determine whether a parcel is primarily agricultural purpose. **Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County.** Parcels determined as not being **primarily used** for agricultural purposes were sent Disqualification Letters and were valued at 100% of market value.

The highest and best use of smaller rural Properties in the Influenced Area

The highest and best use of smaller rural tracts in the Keith County market area is mostly for residential use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold in Keith County and have been purchased for residential living instead of agricultural/horticultural use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. For 2021 we started the study of working with gworks, gathering new FSA maps from property owners who certify their acres, and imagery to identify land use, and features within the parcel. These features are adding shelter belts, correcting the size of Home and

farm sites and any other use that if different from our MIPS CAMA system. Other documentation from the property owners were used also to determine the use of the parcel. Once these changes were sent in to gworks to correct, we then used their base tool to calculated acres from them on soil types and amounts. Parcels determined as not being **primarily used** for agricultural purposes were sent Disqualification Letters and were valued as rural residential properties.

Valuation Models Used for Value Estimates

The valuation models used in these areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were influenced by other than agricultural use. This Special Valuation Area was selected because the sold properties were not reflecting the true agricultural market. This Special Valuation Area was developed to define a market trend for agricultural parcels being used for residential or recreational use within Keith County. This same study was used for the smaller rural tracts as well.

Market areas Analyzed-In County and out of County

All seven market areas within Keith County area analyzed on an annual basis. Market trends are analyzed and sales within the Special Valuation area are used to determine the areas and market value. When necessary we have also reviewed adjoining counties, Garden and Lincoln, Special Valuation Areas and their Valuation Methodology.

Adjustments made to Sales to reflect current cash equivalency of typical market conditions

We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.

Estimates of Economic Rent or Net Operating Income

We have not studied rents for these properties. Typically actual income information is not readily available to our office.

Typical Expenses Allowed in Income Capitalization Approach

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Overall Capitalization Rate used in Income Capitalization Approach

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Other Supporting Information for the estimate of Special Value

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to the close proximity of Lake McConaughy, the North Platte River and the South

Platte River. This area is primarily agricultural parcels. The Special Valuation Market Area is determined by current sales within Keith County. The Special Value Methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The Keith County Assessment office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Keith County Assessor Office by any interested person. Our Special Valuation area is currently being reviewed. Special valuation properties as well as all vacant agland in the county is included in a three year project. In 2019, we physically took pictures of all of the vacant land and special valuation land in the county. In 2020, we started reviewing each parcel with our GIS website and are sketching out shelterbelts, trees, home sites, farm sites, and reviewing the acres by soil type. These are being compared with FSA maps that have been provided from the property owners or lessee's of the property. We are currently still working on this project and are hoping to be completed for Assessment Year 2022 half way through and this study will be finished for assessment year for 2021.

Submitted by
Rena Zink
Keith County Assessor