

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

MERRICK COUNTY

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Merrick 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 Merrick County.

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

For the Tax Commissioner

A handwritten signature in black ink that reads "Sarah Scott".

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

cc: Jennifer Myers, Merrick County Assessor

Property Assessment Division
Sarah Scott, Administrator
revenue.nebraska.gov/PAD

PO Box 98919
Lincoln, Nebraska 68509-8919
FAX 402-471-5993

Table of Contents

2024 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

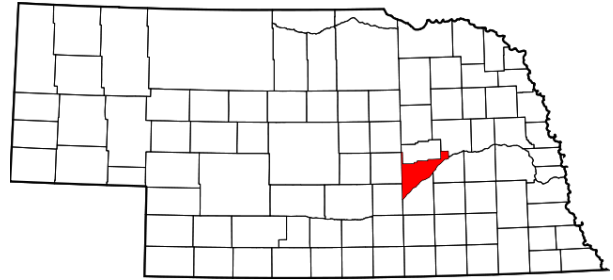
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

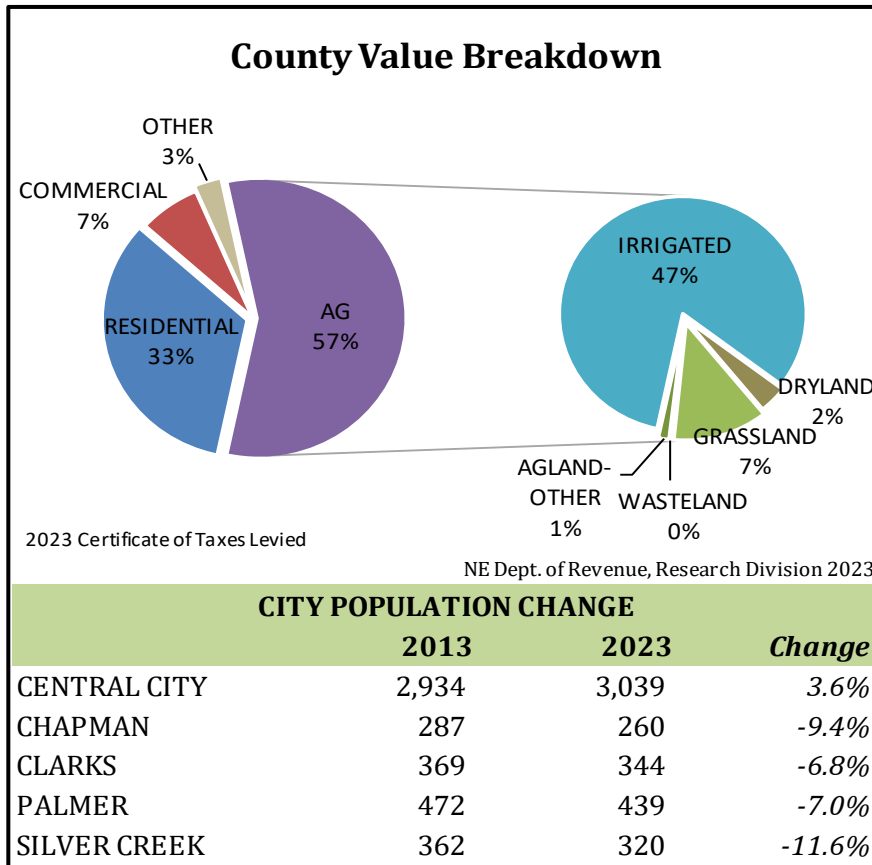
**Further information may be found in Exhibit 94*

County Overview

With a total area of 485 square miles, Merrick County has 7,721 residents, per the Census Bureau Quick Facts for 2024, a 1% increase from the 2023 U.S. Census. Reports indicate that 79% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$157,555 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Merrick County are located in and around Central City, the county seat. According to the latest information available from the U.S. Census Bureau, there are 236 employer establishments with total employment of 1,822, a 10% increase in total employment since 2019.



Agricultural land accounts for a significant portion of the county’s valuation base. Irrigated land makes up the majority of the land in the county. Merrick County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD).

An ethanol plant located in Central City also contributes to the local agricultural economy.

2024 Residential Correlation for Merrick County

Assessment Actions

The county assessor analyzed the preliminary statistics and adjusted various land for the 2024 assessment year. The homesite first acre was increased to \$47,000, the 2nd acres were increased to \$15,000 with the remaining acres are valued at \$7,700. Central City, Silver Creek, Clarks, Chapman, and Palmer all received lot value changes. A physical inspection and review of assessor locations Clarks Lakes, Central IOLL, Central City Rivers/Lakes, Silver Creek Lakes, and Shoups were completed for 2024 and updated costing and depreciation applied. All pick-up work was completed and added to the assessment roll.

Assessment Practice Review

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

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. All sales are reviewed by questionnaires being sent to both the buyer and the seller to make a qualification determination. The county assessor qualified a typical portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's length transactions have been made available for measurement purposes.

An analysis of the lot values is studied utilizing the land to building ratios. The lots have all been studied between 2020 through 2024. The appraisal tables correspond with the same dates as the lots between 2020 through 2024.

There are 14 valuation groups in Merrick County. Valuation Group 2 is Central City and the largest community in the county and the county seat. Valuation Group 1 is the Acreages dispersed throughout the county. Valuation Groups 3, 5, 6, 7 and 12 are all small communities with between 28 to 234 parcels. Valuation Group 13 and 14 are parcels bordering the neighboring Hall County. The remainder of the valuation groups are lake areas and improvements on leased land. Each group is categorized by the characteristics, location, and economic influence.

Review of the six-year inspection and review cycle indicates the parcels have been reviewed between 2018 to 2024. During the process the inspection includes verification of all buildings on the property record card, notes about quality and condition, and a new photo is taken of the front of the improvement for the property record card.

The county assessor has a valuation methodology on file.

2024 Residential Correlation for Merrick County

Description of Analysis

Merrick County recognizes 14 Valuation Groups for the residential class of real property.

Valuation Group	Description
1	Acreages
2	Central City
3	Silver Creek
4	Clarks
5	Chapman
6	Palmer
7	Archer
8	Clarks Lakes
9	Central City IOLL
10	Central City River
11	Silver Creek Lakes
12	Shoups
13	Grand Island Subdivision 1
14	Grand Island Subdivision 11

All three measures of central tendency are within the acceptable ranges for the overall statistics. Each valuation groups with a sufficient sample are also within range for the median, COD and PRD. The COD and PRD are both within the parameters of the IAAO recommended ranges for the overall residential class, as well. Valuation Group 5 COD is low considering there are only five sales within the group. The preliminary statistics indicated a COD of 6%. The assessment actions for this group included lot value changes for the 2024 assessment actions.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales along with all other information, and the assessment practices suggest the assessments within the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the residential class of property in Merrick County complies with generally accepted mass appraisal techniques.

2024 Residential Correlation for Merrick County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	21	92.58	96.11	93.47	16.96	102.82
2	124	91.80	92.94	90.13	15.33	103.12
3	8	97.74	95.81	92.18	09.94	103.94
4	12	94.19	91.73	90.82	13.18	101.00
5	5	98.08	97.36	96.18	04.50	101.23
6	14	94.63	92.78	91.30	20.55	101.62
7	1	97.76	97.76	97.76	00.00	100.00
8	4	97.18	96.96	96.02	11.43	100.98
9	2	99.04	99.04	99.15	00.48	99.89
10	2	93.67	93.67	94.90	05.88	98.70
11	1	98.69	98.69	98.69	00.00	100.00
12	2	98.98	98.98	99.13	00.23	99.85
14	6	94.41	91.47	90.93	08.16	100.59
____ALL____	202	93.01	93.63	91.53	14.74	102.29

Level of Value

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

2024 Commercial Correlation for Merrick County

Assessment Actions

The Merrick County Assessor stated that the commercial class of property was reviewed for equalization. General maintenance and pick-up work were completed.

Assessment Practice Review

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

The sales qualification and verification processes are reviewed to determine if all arm's length transactions are used. The county assessor qualified an above average portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the commercial class.

The lot values were last studied in 2019 and the costing date and depreciation tables are 2019 as well. The six-year inspection and review are current for the commercial class. The county contracts with an appraisal firm to complete all aspects of the inspection and review.

Merrick County now identifies two valuation groups for the commercial class. The city of Central City is Valuation Group 1 and the remainder of the small towns and rural are the second valuation group.

Description of Analysis

The commercial parcels are analyzed utilizing two valuation groups.

Valuation Group	Description
1	Central City
2	Rural and Village

The median and mean are the only two measures of central tendency within the range. The weighted mean is considerably below the acceptable range. Both the COD and PRD are outside of the acceptable range and strongly influenced by the one sale.

One outlier sale over six million dollars has a large impact on both the weighted mean and the PRD. With the hypothetical removal of that sale, the weighted mean and PRD would all be in range.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

2024 Commercial Correlation for Merrick County

Equalization and Quality of Assessment

Although, the weighted mean and the PRD are below and above the acceptable ranges, the county assessor has consistently applied the appraisal models to all commercial properties. Based on the review of the assessment practices in Merrick County it is determined that the commercial property assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	18	91.92	89.35	55.71	28.07	160.38
2	7	106.90	109.11	105.87	18.43	103.06
____ALL____	25	98.31	94.88	60.52	25.64	156.77

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Merrick County is 98%

2024 Agricultural Correlation for Merrick County

Assessment Actions

Following a detailed market analysis of the agricultural sales by land classification, the Merrick County Assessor adjusted the value of irrigated land by an increase of 15%. The dryland and grassland values remained unchanged. All pick-up work was completed and added to the assessment roll.

Assessment Practice Review

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

The sales qualification and verification processes are reviewed to determine if all arm's length transactions are used. The county assessor reviews and qualifies sales at a typical portion in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the agricultural class.

Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of agricultural homes was last done in 2020. Costing and depreciation tables utilized are dated 2020.

Due to the primarily irrigated land use and relatively flat topography across Merrick County, there is one market area. The most recent year land use study was done in 2021.

Merrick County has identified all acres through the various government programs. All maps are updated, and the land is valued accordingly. The intensive use is applied to parcels with feedlots. The six-year inspection and review cycle are current with the last inspection in 2020. The inspection process includes comparing physical characteristics with the current property record card and taking new photos of the fronts of the buildings.

Eight special value applications remain on file in Merrick County, but the county assessor does not have any special value assigned. The assessor has a written special valuation methodology on file.

Description of Analysis

The analysis of 92 qualified sales revealed that the median and weighted mean fall within the acceptable range, with the mean slightly exceeding the acceptable range. The COD is in the IAAO recommended range.

2024 Agricultural Correlation for Merrick County

A review of the 80% Majority Land Use (MLU) substrata shows the irrigated land within the acceptable range. Both the dryland and grass land lack sufficient sales and are not relied on. The Merrick County Average Acre Value Comparison for both dryland and grassland are comparable to most of the neighboring counties.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	66	71.18	76.18	72.92	21.26	104.47
1	66	71.18	76.18	72.92	21.26	104.47
<u> Dry </u>						
County	1	87.02	87.02	87.02	00.00	100.00
1	1	87.02	87.02	87.02	00.00	100.00
<u> Grass </u>						
County	4	80.83	82.30	73.51	25.39	111.96
1	4	80.83	82.30	73.51	25.39	111.96
<u> ALL </u>						
	92	72.92	78.19	73.69	21.65	106.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Merrick County is 73%.

2024 Opinions of the Property Tax Administrator for Merrick County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Merrick County

Residential Real Property - Current

Number of Sales	202	Median	93.01
Total Sales Price	\$38,623,757	Mean	93.63
Total Adj. Sales Price	\$38,623,757	Wgt. Mean	91.53
Total Assessed Value	\$35,351,930	Average Assessed Value of the Base	\$140,256
Avg. Adj. Sales Price	\$191,207	Avg. Assessed Value	\$175,010

Confidence Interval - Current

95% Median C.I	91.15 to 96.58
95% Wgt. Mean C.I	89.16 to 93.89
95% Mean C.I	91.05 to 96.21
% of Value of the Class of all Real Property Value in the County	28.80
% of Records Sold in the Study Period	5.08
% of Value Sold in the Study Period	6.34

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	258	93	92.77
2022	274	97	97.17
2021	258	94	93.63
2020	235	94	93.81

2024 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	25	Median	98.31
Total Sales Price	\$14,810,457	Mean	94.88
Total Adj. Sales Price	\$14,810,457	Wgt. Mean	60.52
Total Assessed Value	\$8,962,835	Average Assessed Value of the Base	\$302,015
Avg. Adj. Sales Price	\$592,418	Avg. Assessed Value	\$358,513

Confidence Interval - Current

95% Median C.I	80.64 to 110.83
95% Wgt. Mean C.I	17.16 to 103.88
95% Mean C.I	81.15 to 108.61
% of Value of the Class of all Real Property Value in the County	6.31
% of Records Sold in the Study Period	6.17
% of Value Sold in the Study Period	7.33

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	28	100	97.62
2022	28	100	95.17
2021	24	95	94.95
2020	22	100	96.65

**61 Merrick
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 202
 Total Sales Price : 38,623,757
 Total Adj. Sales Price : 38,623,757
 Total Assessed Value : 35,351,930
 Avg. Adj. Sales Price : 191,207
 Avg. Assessed Value : 175,010

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 94
 COD : 14.74
 PRD : 102.29

COV : 20.00
 STD : 18.73
 Avg. Abs. Dev : 13.71
 MAX Sales Ratio : 201.01
 MIN Sales Ratio : 55.39

95% Median C.I. : 91.15 to 96.58
 95% Wgt. Mean C.I. : 89.16 to 93.89
 95% Mean C.I. : 91.05 to 96.21

Printed:3/18/2024 2:51:29PM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	28	97.60	101.89	97.93	14.94	104.04	70.25	161.93	92.58 to 105.77	174,341	170,738	
01-JAN-22 To 31-MAR-22	23	102.90	99.98	97.77	12.87	102.26	71.20	125.10	89.63 to 111.94	171,592	167,766	
01-APR-22 To 30-JUN-22	33	93.62	92.41	92.74	11.87	99.64	65.39	128.21	83.09 to 98.75	227,776	211,241	
01-JUL-22 To 30-SEP-22	24	90.40	86.00	85.50	12.17	100.58	57.51	113.46	79.11 to 92.19	210,542	180,010	
01-OCT-22 To 31-DEC-22	27	91.87	99.74	91.19	21.24	109.38	56.24	201.01	86.08 to 104.96	197,860	180,432	
01-JAN-23 To 31-MAR-23	13	97.73	94.60	92.64	09.71	102.12	72.47	114.97	79.32 to 101.93	174,274	161,451	
01-APR-23 To 30-JUN-23	32	88.37	88.07	88.51	15.13	99.50	55.39	121.50	78.78 to 98.56	157,493	139,399	
01-JUL-23 To 30-SEP-23	22	87.86	86.61	87.15	12.11	99.38	64.53	108.94	77.53 to 97.17	208,109	181,370	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	108	93.63	95.05	93.14	14.10	102.05	57.51	161.93	91.22 to 97.76	198,128	184,542	
01-OCT-22 To 30-SEP-23	94	92.08	91.99	89.52	15.46	102.76	55.39	201.01	86.08 to 97.17	183,255	164,058	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	107	92.76	94.45	91.60	15.43	103.11	56.24	201.01	90.38 to 97.91	204,285	187,117	
<u>ALL</u>	202	93.01	93.63	91.53	14.74	102.29	55.39	201.01	91.15 to 96.58	191,207	175,010	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	21	92.58	96.11	93.47	16.96	102.82	66.57	137.04	82.54 to 110.16	300,038	280,453	
2	124	91.80	92.94	90.13	15.33	103.12	56.24	201.01	87.16 to 94.08	174,865	157,604	
3	8	97.74	95.81	92.18	09.94	103.94	56.77	123.39	56.77 to 123.39	85,500	78,813	
4	12	94.19	91.73	90.82	13.18	101.00	68.57	123.93	78.32 to 101.07	99,292	90,180	
5	5	98.08	97.36	96.18	04.50	101.23	87.11	102.86	N/A	126,360	121,534	
6	14	94.63	92.78	91.30	20.55	101.62	55.39	161.93	72.65 to 106.85	206,221	188,290	
7	1	97.76	97.76	97.76	00.00	100.00	97.76	97.76	N/A	150,000	146,645	
8	4	97.18	96.96	96.02	11.43	100.98	81.32	112.15	N/A	475,131	456,214	
9	2	99.04	99.04	99.15	00.48	99.89	98.56	99.52	N/A	150,000	148,725	
10	2	93.67	93.67	94.90	05.88	98.70	88.16	99.18	N/A	572,500	543,295	
11	1	98.69	98.69	98.69	00.00	100.00	98.69	98.69	N/A	175,000	172,700	
12	2	98.98	98.98	99.13	00.23	99.85	98.75	99.20	N/A	18,000	17,843	
14	6	94.41	91.47	90.93	08.16	100.59	75.61	101.93	75.61 to 101.93	256,458	233,210	
<u>ALL</u>	202	93.01	93.63	91.53	14.74	102.29	55.39	201.01	91.15 to 96.58	191,207	175,010	

**61 Merrick
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 202
 Total Sales Price : 38,623,757
 Total Adj. Sales Price : 38,623,757
 Total Assessed Value : 35,351,930
 Avg. Adj. Sales Price : 191,207
 Avg. Assessed Value : 175,010

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 94
 COD : 14.74
 PRD : 102.29

COV : 20.00
 STD : 18.73
 Avg. Abs. Dev : 13.71
 MAX Sales Ratio : 201.01
 MIN Sales Ratio : 55.39

95% Median C.I. : 91.15 to 96.58
 95% Wgt. Mean C.I. : 89.16 to 93.89
 95% Mean C.I. : 91.05 to 96.21

Printed:3/18/2024 2:51:29PM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	202	93.01	93.63	91.53	14.74	102.29	55.39	201.01	91.15 to 96.58	191,207	175,010
06											
07											
<u>ALL</u>	202	93.01	93.63	91.53	14.74	102.29	55.39	201.01	91.15 to 96.58	191,207	175,010

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	1	98.75	98.75	98.75	00.00	100.00	98.75	98.75	N/A	6,000	5,925
Less Than 30,000	4	95.45	95.71	95.30	16.09	100.43	68.57	123.39	N/A	19,000	18,106
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	202	93.01	93.63	91.53	14.74	102.29	55.39	201.01	91.15 to 96.58	191,207	175,010
Greater Than 14,999	201	92.98	93.60	91.53	14.79	102.26	55.39	201.01	91.15 to 96.23	192,128	175,851
Greater Than 29,999	198	93.01	93.58	91.52	14.71	102.25	55.39	201.01	90.52 to 96.58	194,686	178,179
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	98.75	98.75	98.75	00.00	100.00	98.75	98.75	N/A	6,000	5,925
15,000 TO 29,999	3	92.14	94.70	95.00	19.83	99.68	68.57	123.39	N/A	23,333	22,167
30,000 TO 59,999	9	101.07	115.37	114.96	18.50	100.36	93.20	201.01	95.10 to 123.93	41,778	48,026
60,000 TO 99,999	25	99.43	103.69	102.97	18.24	100.70	68.88	161.93	88.93 to 114.75	79,514	81,872
100,000 TO 149,999	36	94.83	95.05	94.70	13.46	100.37	56.77	123.46	89.63 to 102.86	119,553	113,212
150,000 TO 249,999	84	90.47	88.92	89.21	13.19	99.67	55.39	128.21	84.15 to 93.63	197,509	176,192
250,000 TO 499,999	41	91.22	90.59	90.21	13.58	100.42	66.57	137.04	81.32 to 97.76	330,835	298,443
500,000 TO 999,999	3	99.18	97.84	97.89	04.57	99.95	90.38	103.97	N/A	575,000	562,868
1,000,000 +											
<u>ALL</u>	202	93.01	93.63	91.53	14.74	102.29	55.39	201.01	91.15 to 96.58	191,207	175,010

61 Merrick
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 25
Total Sales Price : 14,810,457
Total Adj. Sales Price : 14,810,457
Total Assessed Value : 8,962,835
Avg. Adj. Sales Price : 592,418
Avg. Assessed Value : 358,513

MEDIAN : 98
WGT. MEAN : 61
MEAN : 95
COD : 25.64
PRD : 156.77

COV : 35.07
STD : 33.27
Avg. Abs. Dev : 25.21
MAX Sales Ratio : 163.41
MIN Sales Ratio : 15.79

95% Median C.I. : 80.64 to 110.83
95% Wgt. Mean C.I. : 17.16 to 103.88
95% Mean C.I. : 81.15 to 108.61

Printed:3/18/2024 2:51:30PM

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	3	112.47	122.35	130.35	14.75	93.86	102.40	152.17	N/A	46,308	60,365	
01-JAN-21 To 31-MAR-21	4	85.93	85.35	83.52	23.12	102.19	50.31	119.22	N/A	345,875	288,875	
01-APR-21 To 30-JUN-21	1	71.56	71.56	71.56	00.00	100.00	71.56	71.56	N/A	240,000	171,745	
01-JUL-21 To 30-SEP-21	2	108.59	108.59	96.25	11.90	112.82	95.67	121.50	N/A	66,500	64,005	
01-OCT-21 To 31-DEC-21	1	115.18	115.18	115.18	00.00	100.00	115.18	115.18	N/A	1,250,000	1,439,740	
01-JAN-22 To 31-MAR-22	2	93.42	93.42	93.90	13.22	99.49	81.07	105.76	N/A	218,500	205,168	
01-APR-22 To 30-JUN-22	3	103.04	103.18	123.75	23.25	83.38	67.31	139.20	N/A	380,967	471,448	
01-JUL-22 To 30-SEP-22	3	92.61	103.66	65.87	39.03	157.37	54.95	163.41	N/A	649,046	427,542	
01-OCT-22 To 31-DEC-22	2	78.74	78.74	93.04	24.87	84.63	59.16	98.31	N/A	260,000	241,908	
01-JAN-23 To 31-MAR-23	1	106.90	106.90	106.90	00.00	100.00	106.90	106.90	N/A	1,110,000	1,186,620	
01-APR-23 To 30-JUN-23	2	86.14	86.14	85.39	28.67	100.88	61.44	110.83	N/A	58,250	49,743	
01-JUL-23 To 30-SEP-23	1	15.79	15.79	15.79	00.00	100.00	15.79	15.79	N/A	6,391,494	1,009,520	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	10	99.04	99.72	86.33	22.05	115.51	50.31	152.17	71.56 to 121.50	189,543	163,635	
01-OCT-21 To 30-SEP-22	9	103.04	102.50	95.19	24.54	107.68	54.95	163.41	67.31 to 139.20	530,782	505,227	
01-OCT-22 To 30-SEP-23	6	79.88	75.41	34.15	37.48	220.82	15.79	110.83	15.79 to 110.83	1,356,332	463,240	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	8	93.45	93.16	96.29	21.11	96.75	50.31	121.50	50.31 to 121.50	375,813	361,874	
01-JAN-22 To 31-DEC-22	10	95.46	96.48	88.73	26.67	108.73	54.95	163.41	59.16 to 139.20	404,704	359,112	
<u>ALL</u>	25	98.31	94.88	60.52	25.64	156.77	15.79	163.41	80.64 to 110.83	592,418	358,513	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	18	91.92	89.35	55.71	28.07	160.38	15.79	152.17	67.31 to 110.83	744,025	414,533	
2	7	106.90	109.11	105.87	18.43	103.06	61.44	163.41	61.44 to 163.41	202,571	214,463	
<u>ALL</u>	25	98.31	94.88	60.52	25.64	156.77	15.79	163.41	80.64 to 110.83	592,418	358,513	

**61 Merrick
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 25
 Total Sales Price : 14,810,457
 Total Adj. Sales Price : 14,810,457
 Total Assessed Value : 8,962,835
 Avg. Adj. Sales Price : 592,418
 Avg. Assessed Value : 358,513

MEDIAN : 98
 WGT. MEAN : 61
 MEAN : 95
 COD : 25.64
 PRD : 156.77

COV : 35.07
 STD : 33.27
 Avg. Abs. Dev : 25.21
 MAX Sales Ratio : 163.41
 MIN Sales Ratio : 15.79

95% Median C.I. : 80.64 to 110.83
 95% Wgt. Mean C.I. : 17.16 to 103.88
 95% Mean C.I. : 81.15 to 108.61

Printed:3/18/2024 2:51:30PM

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	24	96.99	94.04	55.48	26.35	169.50	15.79	163.41	71.56 to 110.83	565,019	313,462
04	1	115.18	115.18	115.18	00.00	100.00	115.18	115.18	N/A	1,250,000	1,439,740
<u>ALL</u>	25	98.31	94.88	60.52	25.64	156.77	15.79	163.41	80.64 to 110.83	592,418	358,513

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	1	121.50	121.50	121.50	00.00	100.00	121.50	121.50	N/A	3,000	3,645
Less Than 15,000	1	121.50	121.50	121.50	00.00	100.00	121.50	121.50	N/A	3,000	3,645
Less Than 30,000	2	111.95	111.95	104.45	08.53	107.18	102.40	121.50	N/A	14,000	14,623
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	96.99	93.78	60.50	26.09	155.01	15.79	163.41	71.56 to 110.83	616,977	373,300
Greater Than 14,999	24	96.99	93.78	60.50	26.09	155.01	15.79	163.41	71.56 to 110.83	616,977	373,300
Greater Than 29,999	23	95.67	93.40	60.43	27.29	154.56	15.79	163.41	71.56 to 110.83	642,716	388,417
<u>Incremental Ranges</u>											
0 TO 4,999	1	121.50	121.50	121.50	00.00	100.00	121.50	121.50	N/A	3,000	3,645
5,000 TO 14,999											
15,000 TO 29,999	1	102.40	102.40	102.40	00.00	100.00	102.40	102.40	N/A	25,000	25,600
30,000 TO 59,999	3	112.47	128.90	127.48	15.59	101.11	110.83	163.41	N/A	48,833	62,255
60,000 TO 99,999	5	61.44	88.46	87.05	52.70	101.62	50.31	152.17	N/A	71,485	62,229
100,000 TO 149,999	2	81.49	81.49	82.06	17.40	99.31	67.31	95.67	N/A	124,950	102,538
150,000 TO 249,999	3	81.07	86.13	85.98	14.06	100.17	71.56	105.76	N/A	225,667	194,027
250,000 TO 499,999	4	95.46	96.30	95.69	04.59	100.64	91.22	103.04	N/A	377,500	361,226
500,000 TO 999,999	2	109.92	109.92	108.53	26.64	101.28	80.64	139.20	N/A	811,500	880,753
1,000,000 TO 1,999,999	3	106.90	92.34	89.69	18.78	102.95	54.95	115.18	N/A	1,275,713	1,144,198
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999	1	15.79	15.79	15.79	00.00	100.00	15.79	15.79	N/A	6,391,494	1,009,520
10,000,000 +											
<u>ALL</u>	25	98.31	94.88	60.52	25.64	156.77	15.79	163.41	80.64 to 110.83	592,418	358,513

**61 Merrick
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 25
 Total Sales Price : 14,810,457
 Total Adj. Sales Price : 14,810,457
 Total Assessed Value : 8,962,835
 Avg. Adj. Sales Price : 592,418
 Avg. Assessed Value : 358,513

MEDIAN : 98
 WGT. MEAN : 61
 MEAN : 95
 COD : 25.64
 PRD : 156.77

COV : 35.07
 STD : 33.27
 Avg. Abs. Dev : 25.21
 MAX Sales Ratio : 163.41
 MIN Sales Ratio : 15.79

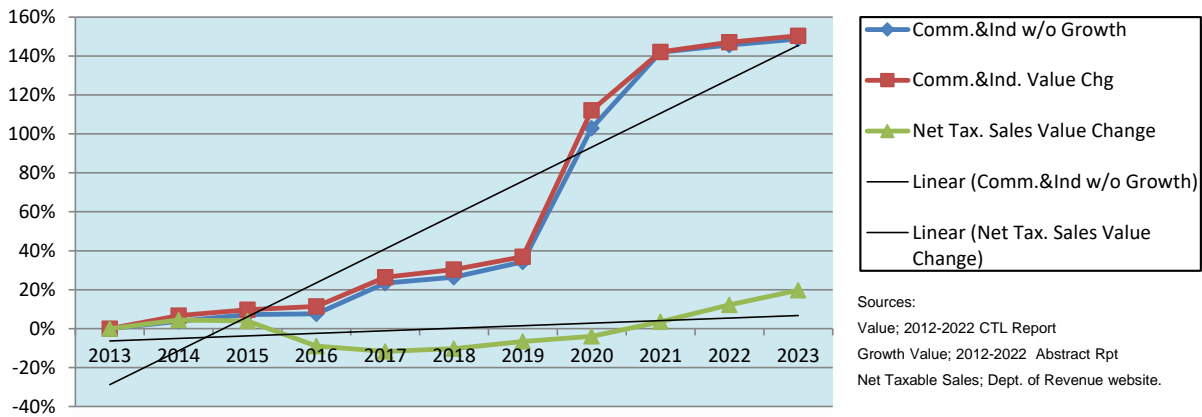
95% Median C.I. : 80.64 to 110.83
 95% Wgt. Mean C.I. : 17.16 to 103.88
 95% Mean C.I. : 81.15 to 108.61

Printed:3/18/2024 2:51:30PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
304	1	80.64	80.64	80.64	00.00	100.00	80.64	80.64	N/A	850,000	685,460
319	2	73.09	73.09	62.33	24.82	117.26	54.95	91.22	N/A	921,069	574,148
326	1	98.31	98.31	98.31	00.00	100.00	98.31	98.31	N/A	450,000	442,400
330	1	15.79	15.79	15.79	00.00	100.00	15.79	15.79	N/A	6,391,494	1,009,520
343	1	139.20	139.20	139.20	00.00	100.00	139.20	139.20	N/A	773,000	1,076,045
344	4	120.36	125.93	128.31	09.06	98.15	110.83	152.17	N/A	49,606	63,651
352	3	92.61	89.98	90.32	12.31	99.62	71.56	105.76	N/A	300,667	271,562
353	5	67.31	74.28	73.18	18.67	101.50	59.16	102.40	N/A	96,980	70,968
380	1	103.04	103.04	103.04	00.00	100.00	103.04	103.04	N/A	250,000	257,590
386	1	112.47	112.47	112.47	00.00	100.00	112.47	112.47	N/A	45,000	50,610
406	1	106.90	106.90	106.90	00.00	100.00	106.90	106.90	N/A	1,110,000	1,186,620
434	1	95.67	95.67	95.67	00.00	100.00	95.67	95.67	N/A	130,000	124,365
470	1	50.31	50.31	50.31	00.00	100.00	50.31	50.31	N/A	88,500	44,525
494	1	115.18	115.18	115.18	00.00	100.00	115.18	115.18	N/A	1,250,000	1,439,740
554	1	163.41	163.41	163.41	00.00	100.00	163.41	163.41	N/A	45,000	73,535
<u>ALL</u>	25	98.31	94.88	60.52	25.64	156.77	15.79	163.41	80.64 to 110.83	592,418	358,513

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 46,370,960	\$ 1,597,345	3.44%	\$ 44,773,615		\$ 42,798,696	
2013	\$ 49,487,925	\$ 1,359,195	2.75%	\$ 48,128,730	3.79%	\$ 44,706,715	4.46%
2014	\$ 50,857,120	\$ 1,165,085	2.29%	\$ 49,692,035	0.41%	\$ 44,452,055	-0.57%
2015	\$ 51,652,140	\$ 1,757,700	3.40%	\$ 49,894,440	-1.89%	\$ 38,935,045	-12.41%
2016	\$ 58,589,905	\$ 1,353,430	2.31%	\$ 57,236,475	10.81%	\$ 37,795,568	-2.93%
2017	\$ 60,415,063	\$ 1,810,945	3.00%	\$ 58,604,118	0.02%	\$ 38,370,068	1.52%
2018	\$ 63,487,733	\$ 1,244,415	1.96%	\$ 62,243,318	3.03%	\$ 39,976,988	4.19%
2019	\$ 98,347,300	\$ 4,251,715	4.32%	\$ 94,095,585	48.21%	\$ 41,119,404	2.86%
2020	\$ 112,264,212	\$ 57,520	0.05%	\$ 112,206,692	14.09%	\$ 44,292,319	7.72%
2021	\$ 114,560,547	\$ 665,920	0.58%	\$ 113,894,627	1.45%	\$ 48,015,221	8.41%
2022	\$ 116,122,542	\$ 773,640	0.67%	\$ 115,348,902	0.69%	\$ 51,239,966	6.72%
2023	\$ 118,103,705	\$ 1,174,015	0.99%	\$ 116,929,690	0.70%	\$ 53,478,644	4.37%
Ann %chg	9.09%			Average	7.39%	1.81%	2.21%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	3.79%	6.72%	4.46%
2014	7.16%	9.67%	3.86%
2015	7.60%	11.39%	-9.03%
2016	23.43%	26.35%	-11.69%
2017	26.38%	30.29%	-10.35%
2018	34.23%	36.91%	-6.59%
2019	102.92%	112.09%	-3.92%
2020	141.98%	142.10%	3.49%
2021	145.62%	147.05%	12.19%
2022	148.75%	150.42%	19.72%
2023	152.16%	154.69%	24.95%

County Number	61
County Name	Merrick

61 Merrick
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 92
Total Sales Price : 69,521,465
Total Adj. Sales Price : 69,521,465
Total Assessed Value : 51,229,915
Avg. Adj. Sales Price : 755,668
Avg. Assessed Value : 556,847

MEDIAN : 73
WGT. MEAN : 74
MEAN : 78
COD : 21.65
PRD : 106.11

COV : 27.14
STD : 21.22
Avg. Abs. Dev : 15.79
MAX Sales Ratio : 165.97
MIN Sales Ratio : 37.81

95% Median C.I. : 69.94 to 80.58
95% Wgt. Mean C.I. : 68.67 to 78.70
95% Mean C.I. : 73.85 to 82.53

Printed:3/18/2024 2:51:31PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	4	86.68	95.44	94.02	14.62	101.51	82.05	126.36	N/A	431,232	405,426
01-JAN-21 To 31-MAR-21	9	93.08	98.81	102.22	21.49	96.66	64.98	134.98	70.62 to 127.56	772,070	789,242
01-APR-21 To 30-JUN-21	6	79.05	84.36	81.60	20.80	103.38	62.63	125.39	62.63 to 125.39	712,371	581,298
01-JUL-21 To 30-SEP-21	2	79.85	79.85	75.88	08.84	105.23	72.79	86.91	N/A	1,201,592	911,800
01-OCT-21 To 31-DEC-21	13	90.61	84.02	81.71	13.04	102.83	51.24	102.13	66.48 to 97.83	596,163	487,146
01-JAN-22 To 31-MAR-22	8	79.27	78.26	75.18	16.95	104.10	55.48	95.43	55.48 to 95.43	690,706	519,289
01-APR-22 To 30-JUN-22	4	82.82	82.37	82.59	10.11	99.73	68.08	95.75	N/A	586,945	484,770
01-JUL-22 To 30-SEP-22	3	70.83	84.52	72.70	19.50	116.26	70.65	112.07	N/A	917,667	667,120
01-OCT-22 To 31-DEC-22	18	68.92	73.78	66.54	23.48	110.88	45.60	165.97	56.66 to 80.58	795,779	529,483
01-JAN-23 To 31-MAR-23	11	63.07	63.02	58.07	16.98	108.52	37.81	88.32	47.33 to 78.02	737,749	428,420
01-APR-23 To 30-JUN-23	11	66.20	67.57	65.28	10.39	103.51	53.62	82.52	58.20 to 80.24	792,881	517,568
01-JUL-23 To 30-SEP-23	3	60.53	63.54	61.07	08.46	104.04	57.36	72.73	N/A	1,544,334	943,147
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	21	86.91	92.23	91.44	19.68	100.86	62.63	134.98	75.06 to 104.92	730,998	668,394
01-OCT-21 To 30-SEP-22	28	86.37	82.19	78.51	14.85	104.69	51.24	112.07	70.83 to 92.77	656,305	515,273
01-OCT-22 To 30-SEP-23	43	66.18	68.72	63.60	18.18	108.05	37.81	165.97	60.53 to 71.73	832,418	529,442
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	30	87.58	88.25	87.70	17.73	100.63	51.24	134.98	75.50 to 93.97	712,538	624,915
01-JAN-22 To 31-DEC-22	33	71.31	76.88	70.64	21.11	108.83	45.60	165.97	66.92 to 85.72	756,074	534,105
<u>ALL</u>	92	72.92	78.19	73.69	21.65	106.11	37.81	165.97	69.94 to 80.58	755,668	556,847

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	92	72.92	78.19	73.69	21.65	106.11	37.81	165.97	69.94 to 80.58	755,668	556,847
<u>ALL</u>	92	72.92	78.19	73.69	21.65	106.11	37.81	165.97	69.94 to 80.58	755,668	556,847

61 Merrick
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 92
 Total Sales Price : 69,521,465
 Total Adj. Sales Price : 69,521,465
 Total Assessed Value : 51,229,915
 Avg. Adj. Sales Price : 755,668
 Avg. Assessed Value : 556,847

MEDIAN : 73
 WGT. MEAN : 74
 MEAN : 78
 COD : 21.65
 PRD : 106.11

COV : 27.14
 STD : 21.22
 Avg. Abs. Dev : 15.79
 MAX Sales Ratio : 165.97
 MIN Sales Ratio : 37.81

95% Median C.I. : 69.94 to 80.58
 95% Wgt. Mean C.I. : 68.67 to 78.70
 95% Mean C.I. : 73.85 to 82.53

Printed:3/18/2024 2:51:31PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	42	68.47	71.57	67.75	16.81	105.64	45.60	102.13	65.04 to 72.79	866,841	587,308
1	42	68.47	71.57	67.75	16.81	105.64	45.60	102.13	65.04 to 72.79	866,841	587,308
Grass											
County	2	83.78	83.78	67.31	33.78	124.47	55.48	112.07	N/A	306,216	206,115
1	2	83.78	83.78	67.31	33.78	124.47	55.48	112.07	N/A	306,216	206,115
ALL	92	72.92	78.19	73.69	21.65	106.11	37.81	165.97	69.94 to 80.58	755,668	556,847

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	66	71.18	76.18	72.92	21.26	104.47	45.60	134.98	66.18 to 78.22	869,603	634,101
1	66	71.18	76.18	72.92	21.26	104.47	45.60	134.98	66.18 to 78.22	869,603	634,101
Dry											
County	1	87.02	87.02	87.02	00.00	100.00	87.02	87.02	N/A	200,000	174,030
1	1	87.02	87.02	87.02	00.00	100.00	87.02	87.02	N/A	200,000	174,030
Grass											
County	4	80.83	82.30	73.51	25.39	111.96	55.48	112.07	N/A	362,511	266,499
1	4	80.83	82.30	73.51	25.39	111.96	55.48	112.07	N/A	362,511	266,499
ALL	92	72.92	78.19	73.69	21.65	106.11	37.81	165.97	69.94 to 80.58	755,668	556,847

Merrick County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	5,400	5,200	5,200	4,900	4,600	4,500	4,200	3,620	5,053
Nance	1	4,094	3,989	3,989	3,985	3,980	3,899	3,900	3,797	3,997
Nance	2	5,565	5,565	5,565	5,515	5,515	5,515	5,460	5,460	5,528
Platte	3	7,015	6,664	6,664	6,154	5,875	5,260	4,500	4,000	6,151
Platte	6	9,520	8,585	8,585	8,381	7,590	7,190	6,900	6,479	8,154
Polk	1	6,457	6,100	6,100	5,725	5,240	5,209	5,020	4,438	6,629
Hamilton	1	8,086	7,970	7,970	7,999	2,200	7,700	7,500	7,500	8,011
Hall	1	5,820	4,402	4,402	4,394	4,260	4,260	3,925	3,925	5,245
Howard	7100	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,016
Howard	7200	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,284
Howard	7300	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,277

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,315
Nance	1	2,399	2,400	2,333	2,343	2,313	2,266	2,220	2,200	2,313
Nance	2	4,595	4,560	4,535	4,535	4,480	4,450	4,390	4,390	4,500
Platte	3	5,200	5,050	4,783	4,700	4,304	3,871	3,300	2,800	4,439
Platte	6	7,841	7,350	6,729	6,639	6,347	5,938	4,900	3,724	6,461
Polk	1	5,710	5,410	4,160	4,150	3,740	3,620	3,490	3,510	5,037
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,452
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,266
Howard	7200	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,194
Howard	7300	2,500	2,500	2,400	2,400	2,300	2,100	2,000	1,996	2,251

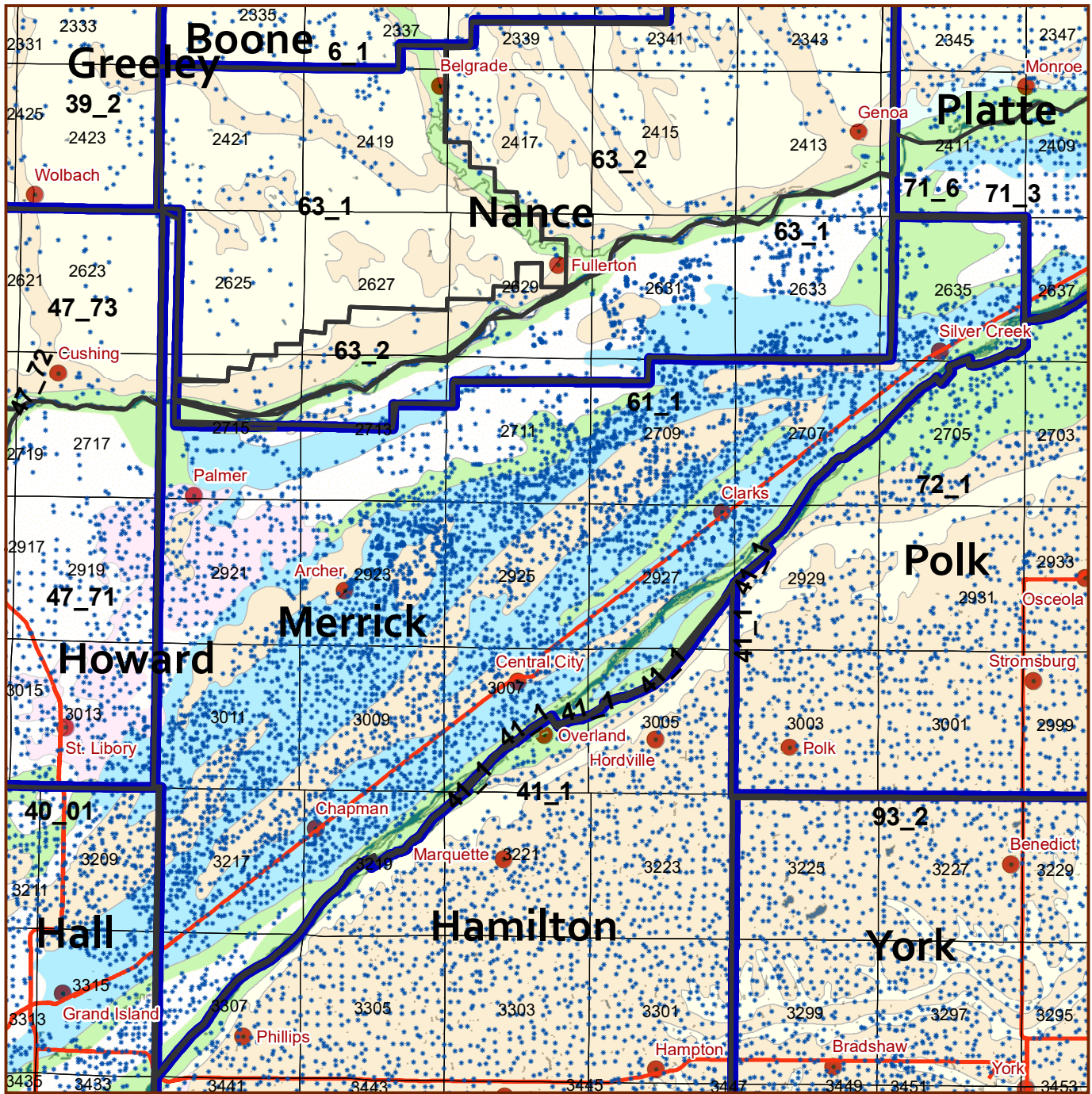
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	1,886	1,750	1,777	1,703	1,616	n/a	1,415	1,200	1,796
Nance	1	2,001	2,000	1,991	1,880	1,852	1,834	1,825	1,780	1,932
Nance	2	1,816	1,817	1,792	1,790	1,720	1,720	n/a	1,675	1,799
Platte	3	2,003	1,924	1,905	1,512	1,735	1,566	1,562	1,442	1,876
Platte	6	2,434	2,456	2,273	2,287	n/a	1,490	2,040	1,948	2,389
Polk	1	1,600	1,595	1,590	1,585	1,580	n/a	1,510	1,500	1,591
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Hall	1	1,455	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,421
Howard	7100	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,710
Howard	7200	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,305
Howard	7300	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,237

County	Mkt Area	CRP	TIMBER	WASTE
Merrick	1	1,583	500	550
Nance	1	2,103	1,300	265
Nance	2	2,300	1,600	263
Platte	3	1,933	1,674	200
Platte	6	2,443	2,064	200
Polk	1	2,200	1,150	300
Hamilton	1	n/a	n/a	900
Hall	1	n/a	n/a	500
Howard	7100	1,832	n/a	750
Howard	7200	1,224	n/a	776
Howard	7300	1,430	n/a	780

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

MERRICK COUNTY



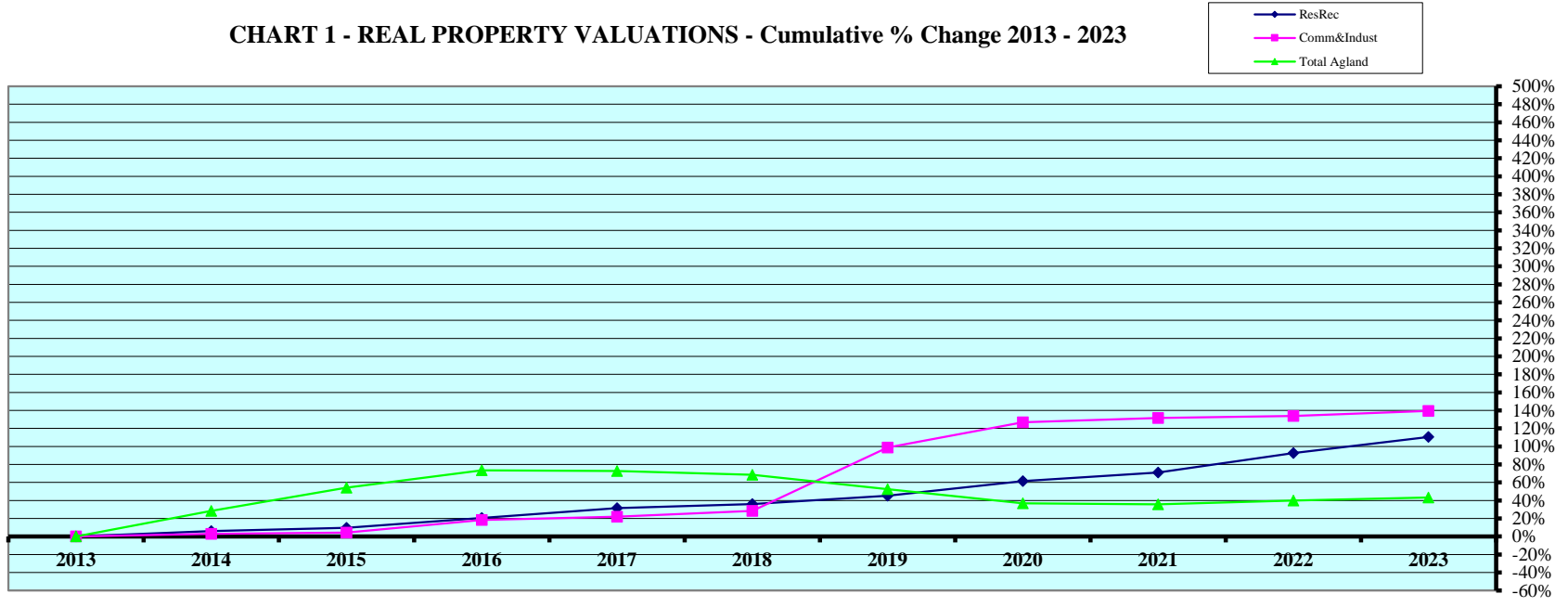
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	237,026,700	-	-	-	49,487,925	-	-	-	677,692,960	-	-	-
2014	251,523,128	14,496,428	6.12%	6.12%	50,857,120	1,369,195	2.77%	2.77%	870,523,275	192,830,315	28.45%	28.45%
2015	259,910,310	8,387,182	3.33%	9.65%	51,652,140	795,020	1.56%	4.37%	1,044,896,100	174,372,825	20.03%	54.18%
2016	285,469,352	25,559,042	9.83%	20.44%	58,589,905	6,937,765	13.43%	18.39%	1,175,522,950	130,626,850	12.50%	73.46%
2017	311,605,236	26,135,884	9.16%	31.46%	60,415,063	1,825,158	3.12%	22.08%	1,170,079,960	-5,442,990	-0.46%	72.66%
2018	322,542,521	10,937,285	3.51%	36.08%	63,487,733	3,072,670	5.09%	28.29%	1,141,343,215	-28,736,745	-2.46%	68.42%
2019	344,058,760	21,516,239	6.67%	45.16%	98,347,300	34,859,567	54.91%	98.73%	1,034,571,710	-106,771,505	-9.35%	52.66%
2020	382,652,305	38,593,545	11.22%	61.44%	112,264,212	13,916,912	14.15%	126.85%	928,204,265	-106,367,445	-10.28%	36.97%
2021	405,304,755	22,652,450	5.92%	71.00%	114,560,547	2,296,335	2.05%	131.49%	919,690,535	-8,513,730	-0.92%	35.71%
2022	456,770,365	51,465,610	12.70%	92.71%	115,769,382	1,208,835	1.06%	133.93%	947,930,120	28,239,585	3.07%	39.88%
2023	498,966,015	42,195,650	9.24%	110.51%	118,511,050	2,741,668	2.37%	139.47%	971,683,460	23,753,340	2.51%	43.38%

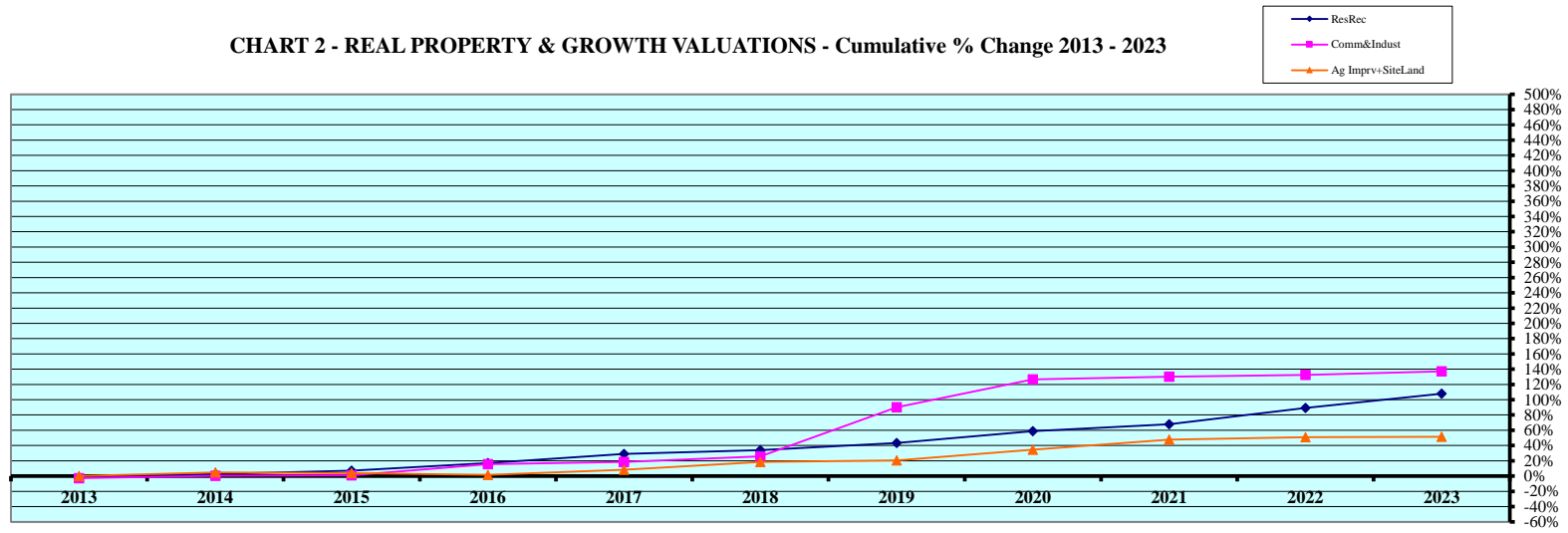
Rate Annual %chg: Residential & Recreational **7.73%** Commercial & Industrial **9.13%** Agricultural Land **3.67%**

Cnty# **61**
County **MERRICK**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	237,026,700	4,339,865	1.83%	232,686,835	-	-1.83%	49,487,925	1,359,195	2.75%	48,128,730	-	-2.75%
2014	251,523,128	8,331,960	3.31%	243,191,168	2.60%	2.60%	50,857,120	1,165,085	2.29%	49,692,035	0.41%	0.41%
2015	259,910,310	6,396,170	2.46%	253,514,140	0.79%	6.96%	51,652,140	1,757,700	3.40%	49,894,440	-1.89%	0.82%
2016	285,469,352	8,083,063	2.83%	277,386,289	6.72%	17.03%	58,589,905	1,353,430	2.31%	57,236,475	10.81%	15.66%
2017	311,605,236	5,763,590	1.85%	305,841,646	7.14%	29.03%	60,415,063	1,810,945	3.00%	58,604,118	0.02%	18.42%
2018	322,542,521	4,713,366	1.46%	317,829,155	2.00%	34.09%	63,487,733	1,244,415	1.96%	62,243,318	3.03%	25.77%
2019	344,058,760	4,351,118	1.26%	339,707,642	5.32%	43.32%	98,347,300	4,251,715	4.32%	94,095,585	48.21%	90.14%
2020	382,652,305	6,382,205	1.67%	376,270,100	9.36%	58.75%	112,264,212	57,520	0.05%	112,206,692	14.09%	126.74%
2021	405,304,755	7,470,360	1.84%	397,834,395	3.97%	67.84%	114,560,547	665,920	0.58%	113,894,627	1.45%	130.15%
2022	456,770,365	8,396,820	1.84%	448,373,545	10.63%	89.17%	115,769,382	773,640	0.67%	114,995,742	0.38%	132.37%
2023	498,966,015	6,195,655	1.24%	492,770,360	7.88%	107.90%	118,511,050	1,174,015	0.99%	117,337,035	1.35%	137.10%
Rate Ann%chg	7.73%			Resid & Recreat w/o growth		5.64%	9.13%			C & I w/o growth		7.79%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	53,834,465	27,851,845	81,686,310	2,816,934	3.45%	78,869,376	-	-
2014	57,150,555	29,849,026	86,999,581	1,428,740	1.64%	85,570,841	4.76%	4.76%
2015	57,543,160	31,858,474	89,401,634	4,666,025	5.22%	84,735,609	-2.60%	3.73%
2016	53,165,615	36,060,930	89,226,545	6,357,960	7.13%	82,868,585	-7.31%	1.45%
2017	53,609,445	39,992,435	93,601,880	5,269,810	5.63%	88,332,070	-1.00%	8.14%
2018	56,444,740	42,239,385	98,684,125	1,897,315	1.92%	96,786,810	3.40%	18.49%
2019	56,946,690	42,981,965	99,928,655	1,576,825	1.58%	98,351,830	-0.34%	20.40%
2020	62,238,221	50,157,880	112,396,101	2,580,060	2.30%	109,816,041	9.89%	34.44%
2021	71,594,715	51,321,325	122,916,040	2,336,620	1.90%	120,579,420	7.28%	47.61%
2022	71,991,005	52,411,185	124,402,190	1,216,285	0.98%	123,185,905	0.22%	50.80%
2023	72,961,100	53,446,765	126,407,865	2,718,945	2.15%	123,688,920	-0.57%	51.42%
Rate Ann%chg	3.09%	6.73%	4.46%	Ag Imprv+Site w/o growth		1.37%		

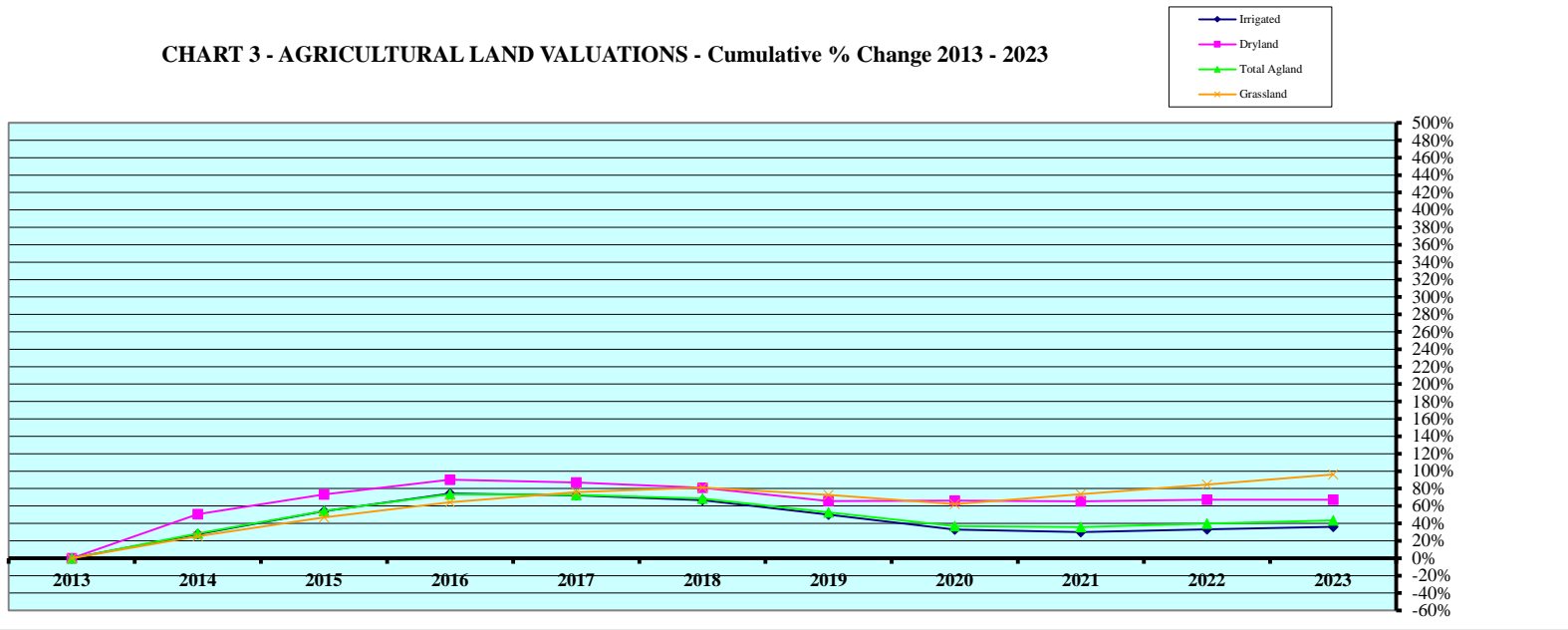
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 61
County MERRICK

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	585,738,230	-	-	-	22,039,185	-	-	-	61,667,900	-	-	-
2014	747,241,200	161,502,970	27.57%	27.57%	33,213,685	11,174,500	50.70%	50.70%	77,283,550	15,615,650	25.32%	25.32%
2015	902,660,135	155,418,935	20.80%	54.11%	38,214,595	5,000,910	15.06%	73.39%	90,653,370	13,369,820	17.30%	47.00%
2016	1,021,023,020	118,362,885	13.11%	74.31%	41,918,875	3,704,280	9.69%	90.20%	101,333,375	10,680,005	11.78%	64.32%
2017	1,009,100,920	-11,922,100	-1.17%	72.28%	41,212,640	-706,235	-1.68%	87.00%	108,549,345	7,215,970	7.12%	76.02%
2018	976,569,410	-32,531,510	-3.22%	66.72%	39,847,950	-1,364,690	-3.31%	80.81%	111,793,400	3,244,055	2.99%	81.28%
2019	878,458,930	-98,110,480	-10.05%	49.97%	36,496,795	-3,351,155	-8.41%	65.60%	106,484,725	-5,308,675	-4.75%	72.67%
2020	778,554,380	-99,904,550	-11.37%	32.92%	36,605,280	108,485	0.30%	66.09%	100,000,940	-6,483,785	-6.09%	62.16%
2021	761,837,200	-16,717,180	-2.15%	30.06%	36,437,010	-168,270	-0.46%	65.33%	107,010,420	7,009,480	7.01%	73.53%
2022	780,066,790	18,229,590	2.39%	33.18%	36,824,385	387,375	1.06%	67.09%	113,907,535	6,897,115	6.45%	84.71%
2023	797,006,980	16,940,190	2.17%	36.07%	36,866,365	41,980	0.11%	67.28%	120,979,090	7,071,555	6.21%	96.18%

Rate Ann.%chg: Irrigated **3.13%** Dryland **5.28%** Grassland **6.97%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	0	-	-	-	8,247,645	-	-	-	677,692,960	-	-	-
2014	0	0	-	-	12,784,840	4,537,195	55.01%	55.01%	870,523,275	192,830,315	28.45%	28.45%
2015	45,175	45,175	-	-	13,322,825	537,985	4.21%	61.53%	1,044,896,100	174,372,825	20.03%	54.18%
2016	39,450	-5,725	-12.67%	-	11,208,230	-2,114,595	-18.87%	35.90%	1,175,522,950	130,626,850	12.50%	73.46%
2017	39,145	-305	-0.77%	-	11,177,910	-30,320	-0.27%	35.53%	1,170,079,960	-5,442,990	-0.46%	72.66%
2018	66,720	27,575	70.44%	-	13,065,735	1,887,825	16.89%	58.42%	1,141,343,215	-28,736,745	-2.46%	68.42%
2019	76,700	9,980	14.96%	-	13,054,560	-11,175	-0.09%	58.28%	1,034,571,710	-106,771,505	-9.35%	52.66%
2020	2,749,515	2,672,815	3484.77%	-	10,294,150	-2,760,410	-21.15%	24.81%	928,204,265	-106,367,445	-10.28%	36.97%
2021	2,753,535	4,020	0.15%	-	11,652,370	1,358,220	13.19%	41.28%	919,690,535	-8,513,730	-0.92%	35.71%
2022	2,736,950	-16,585	-0.60%	-	14,394,460	2,742,090	23.53%	74.53%	947,930,120	28,239,585	3.07%	39.88%
2023	2,916,990	180,040	6.58%	-	13,914,035	-480,425	-3.34%	68.70%	971,683,460	23,753,340	2.51%	43.38%

Cnty# **61**
County **MERRICK**

Rate Ann.%chg: Total Agric Land **3.67%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	586,015,500	186,929	3,135			22,051,610	17,539	1,257			61,691,435	72,558	850		
2014	745,756,805	187,861	3,970	26.63%	26.63%	33,724,165	16,916	1,994	58.56%	58.56%	77,497,975	68,787	1,127	32.51%	32.51%
2015	903,310,330	188,270	4,798	20.86%	53.05%	38,183,405	16,197	2,357	18.25%	87.50%	90,556,205	69,096	1,311	16.33%	54.14%
2016	1,021,137,745	188,247	5,424	13.06%	73.03%	41,913,390	16,153	2,595	10.07%	106.38%	101,349,730	69,068	1,467	11.96%	72.59%
2017	1,009,786,065	188,419	5,359	-1.20%	70.95%	41,351,000	15,937	2,595	-0.01%	106.36%	108,552,075	69,016	1,573	7.19%	84.99%
2018	976,518,485	188,253	5,187	-3.21%	65.47%	39,852,395	15,981	2,494	-3.88%	98.35%	111,820,140	68,939	1,622	3.13%	90.77%
2019	879,481,765	188,256	4,672	-9.94%	49.02%	36,589,450	15,974	2,290	-8.15%	82.17%	106,572,350	68,787	1,549	-4.48%	82.22%
2020	778,531,630	187,720	4,147	-11.23%	32.29%	36,533,455	15,980	2,286	-0.18%	81.84%	99,989,805	68,414	1,462	-5.66%	71.90%
2021	762,190,535	187,753	4,060	-2.12%	29.49%	36,455,620	15,944	2,286	0.01%	81.86%	106,838,935	68,588	1,558	6.58%	83.21%
2022	780,066,280	187,760	4,155	2.34%	32.52%	36,993,520	15,994	2,313	1.16%	83.96%	113,785,430	68,603	1,659	6.48%	95.08%
2023	796,231,430	187,819	4,239	2.04%	35.23%	36,867,430	15,926	2,315	0.09%	84.12%	120,985,455	68,463	1,767	6.55%	107.85%

Rate Annual %chg Average Value/Acre: 3.06%

6.29%

7.59%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	0	0				6,749,730	11,637	580			676,508,275	288,663	2,344		
2014	0	0				10,893,030	18,534	588	1.33%	1.33%	867,871,975	292,098	2,971	26.78%	26.78%
2015	0	0				10,822,930	18,407	588	0.04%	1.37%	1,042,872,870	291,970	3,572	20.22%	52.41%
2016	39,450	132	300			11,207,050	18,837	595	1.19%	2.58%	1,175,647,365	292,436	4,020	12.55%	71.54%
2017	39,145	131	300	-0.01%		11,165,995	18,767	595	0.00%	2.58%	1,170,894,280	292,270	4,006	-0.35%	70.94%
2018	41,610	139	300	0.00%		12,926,640	18,777	688	15.71%	18.69%	1,141,159,270	292,088	3,907	-2.48%	66.71%
2019	76,700	256	300	0.01%		13,054,880	18,933	690	0.16%	18.88%	1,035,775,145	292,207	3,545	-9.27%	51.25%
2020	2,749,480	5,024	547	82.45%		10,295,895	15,031	685	-0.66%	18.10%	928,100,265	292,168	3,177	-10.38%	35.54%
2021	2,753,045	5,039	546	-0.17%		11,645,625	14,996	777	13.37%	33.89%	919,883,760	292,319	3,147	-0.94%	34.27%
2022	2,750,610	5,036	546	-0.03%		14,398,120	15,020	959	23.44%	65.27%	947,993,960	292,413	3,242	3.02%	38.33%
2023	2,915,875	5,303	550	0.67%		14,115,250	14,726	959	-0.01%	65.26%	971,115,440	292,237	3,323	2.50%	41.79%

61
MERRICK

Rate Annual %chg Average Value/Acre: 3.55%

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

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,668	MERRICK	126,494,319	25,425,964	149,626,631	497,837,940	87,434,615	31,076,435	1,128,075	971,683,460	72,961,100	53,446,765	585	2,017,115,889
cnty sectorvalue % of total value:		6.27%	1.26%	7.42%	24.68%	4.33%	1.54%	0.06%	48.17%	3.62%	2.65%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,039	CENTRAL CITY	54,792,184	3,731,147	8,750,532	149,493,835	40,309,080	31,076,435	54,785	302,525	0	21,935	0	288,532,458
39.63%	%sector of county sector	43.32%	14.67%	5.85%	30.03%	46.10%	100.00%	4.86%	0.03%		0.04%		14.30%
	%sector of municipality	18.99%	1.29%	3.03%	51.81%	13.97%	10.77%	0.02%	0.10%		0.01%		100.00%
260	CHAPMAN	639,881	1,467,770	3,704,180	10,420,055	3,462,670	0	0	138,300	0	0	0	19,832,856
3.39%	%sector of county sector	0.51%	5.77%	2.48%	2.09%	3.96%			0.01%				0.98%
	%sector of municipality	3.23%	7.40%	18.68%	52.54%	17.46%			0.70%				100.00%
344	CLARKS	1,262,525	331,279	1,599,100	12,726,770	4,498,180	0	0	0	0	0	0	20,417,854
4.49%	%sector of county sector	1.00%	1.30%	1.07%	2.56%	5.14%							1.01%
	%sector of municipality	6.18%	1.62%	7.83%	62.33%	22.03%							100.00%
439	PALMER	408,613	195,125	66,854	17,536,720	4,545,260	0	0	14,750	0	4,000	0	22,771,322
5.73%	%sector of county sector	0.32%	0.77%	0.04%	3.52%	5.20%			0.00%		0.01%		1.13%
	%sector of municipality	1.79%	0.86%	0.29%	77.01%	19.96%			0.06%		0.02%		100.00%
320	SILVER CREEK	184,945	313,179	2,300,876	15,502,115	2,019,410	0	0	0	0	0	0	20,320,525
4.17%	%sector of county sector	0.15%	1.23%	1.54%	3.11%	2.31%							1.01%
	%sector of municipality	0.91%	1.54%	11.32%	76.29%	9.94%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
4,403	Total Municipalities	57,288,149	6,038,500	16,421,543	205,679,499	54,834,601	31,076,436	54,785	455,575	0	25,935	0	371,875,200
57.41%	%all municip.sectors of cnty	45.29%	23.75%	10.98%	41.31%	62.71%	100.00%	4.86%	0.05%		0.05%		18.44%

61 MERRICK

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,334	Value : 1,937,096,550	Growth 15,214,075	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	170	3,083,695	11	196,530	620	8,206,035	801	11,486,260	
02. Res Improve Land	1,906	43,965,905	151	4,216,450	985	89,444,160	3,042	137,626,515	
03. Res Improvements	1,924	182,618,375	154	17,302,695	1,082	208,431,055	3,160	408,352,125	
04. Res Total	2,094	229,667,975	165	21,715,675	1,702	306,081,250	3,961	557,464,900	9,761,545
% of Res Total	52.87	41.20	4.17	3.90	42.97	54.91	54.01	28.78	64.16
05. Com UnImp Land	40	641,325	0	0	13	528,460	53	1,169,785	
06. Com Improve Land	276	5,283,830	2	166,870	37	3,292,810	315	8,743,510	
07. Com Improvements	289	50,132,060	2	1,178,035	57	30,016,100	348	81,326,195	
08. Com Total	329	56,057,215	2	1,344,905	70	33,837,370	401	91,239,490	2,967,640
% of Com Total	82.04	61.44	0.50	1.47	17.46	37.09	5.47	4.71	19.51
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	344,200	0	0	0	0	3	344,200	
11. Ind Improvements	4	30,732,235	0	0	0	0	4	30,732,235	
12. Ind Total	4	31,076,435	0	0	0	0	4	31,076,435	95,735
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.05	1.60	0.63
13. Rec UnImp Land	0	0	0	0	16	443,475	16	443,475	
14. Rec Improve Land	0	0	0	0	1	22,885	1	22,885	
15. Rec Improvements	0	0	0	0	1	9,005	1	9,005	
16. Rec Total	0	0	0	0	17	475,365	17	475,365	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.23	0.02	0.00
Res & Rec Total	2,094	229,667,975	165	21,715,675	1,719	306,556,615	3,978	557,940,265	9,761,545
% of Res & Rec Total	52.64	41.16	4.15	3.89	43.21	54.94	54.24	28.80	64.16
Com & Ind Total	333	87,133,650	2	1,344,905	70	33,837,370	405	122,315,925	3,063,375
% of Com & Ind Total	82.22	71.24	0.49	1.10	17.28	27.66	5.52	6.31	20.14
17. Taxable Total	2,427	316,801,625	167	23,060,580	1,789	340,393,985	4,383	680,256,190	12,824,920
% of Taxable Total	55.37	46.57	3.81	3.39	40.82	50.04	59.76	35.12	84.30

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	49	272,465	9,785,145	0	0	0
19. Commercial	6	328,855	5,603,560	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	49	272,465	9,785,145
19. Commercial	0	0	0	6	328,855	5,603,560
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				55	601,320	15,388,705

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	0	0	0	0	0
24. Non-Producing	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	220	2	657	879

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	308,230	0	0	2,096	771,340,170	2,103	771,648,400
28. Ag-Improved Land	3	27,890	0	0	789	386,548,365	792	386,576,255
29. Ag Improvements	3	21,700	0	0	840	98,593,420	843	98,615,120

30. Ag Total				2,946	1,256,839,775
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	0.77	4,235	0	0.00	0	
37. FarmSite Improvements	3	0.00	21,700	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	19	24.38	731,400	19	24.38	731,400	
32. HomeSite Improv Land	449	485.25	14,557,500	449	485.25	14,557,500	
33. HomeSite Improvements	459	0.00	58,657,015	459	0.00	58,657,015	552,145
34. HomeSite Total				478	509.63	73,945,915	
35. FarmSite UnImp Land	19	44.88	246,840	19	44.88	246,840	
36. FarmSite Improv Land	719	2,247.56	12,361,565	722	2,248.33	12,365,800	
37. FarmSite Improvements	820	0.00	39,936,405	823	0.00	39,958,105	1,837,010
38. FarmSite Total				842	2,293.21	52,570,745	
39. Road & Ditches	2,350	5,348.38	0	2,350	5,348.38	0	
40. Other- Non Ag Use	44	3,380.36	2,494,165	44	3,380.36	2,494,165	
41. Total Section VI				1,320	11,531.58	129,010,825	2,389,155

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	275.45	288,385	3	275.45	288,385

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	7	248.88	939,715	7	248.88	939,715
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	20,619.79	10.97%	118,357,520	12.46%	5,740.00
46. 1A	17,995.20	9.57%	97,174,080	10.23%	5,400.00
47. 2A1	64,650.13	34.39%	336,180,455	35.39%	5,200.00
48. 2A	54,342.20	28.90%	266,276,600	28.03%	4,900.00
49. 3A1	6,884.29	3.66%	31,667,705	3.33%	4,600.00
50. 3A	11,341.54	6.03%	51,036,950	5.37%	4,500.00
51. 4A1	9,051.98	4.81%	38,018,280	4.00%	4,200.00
52. 4A	3,128.87	1.66%	11,326,510	1.19%	3,620.00
53. Total	188,014.00	100.00%	950,038,100	100.00%	5,053.02
Dry					
54. 1D1	344.84	2.17%	965,550	2.62%	2,799.99
55. 1D	2,913.02	18.29%	7,501,130	20.35%	2,575.04
56. 2D1	5,006.23	31.44%	12,390,510	33.61%	2,475.02
57. 2D	446.77	2.81%	1,072,250	2.91%	2,400.00
58. 3D1	4,457.73	27.99%	9,695,600	26.30%	2,175.01
59. 3D	512.51	3.22%	1,063,475	2.88%	2,075.03
60. 4D1	896.29	5.63%	1,702,960	4.62%	1,900.01
61. 4D	1,346.62	8.46%	2,477,800	6.72%	1,840.01
62. Total	15,924.01	100.00%	36,869,275	100.00%	2,315.33
Grass					
63. 1G1	38,553.70	56.31%	72,061,255	59.29%	1,869.11
64. 1G	2,955.62	4.32%	5,129,085	4.22%	1,735.37
65. 2G1	7,748.14	11.32%	13,557,410	11.15%	1,749.76
66. 2G	7,585.60	11.08%	12,433,120	10.23%	1,639.04
67. 3G1	9,772.09	14.27%	15,768,950	12.97%	1,613.67
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,738.75	2.54%	2,462,260	2.03%	1,416.11
70. 4G	110.22	0.16%	132,255	0.11%	1,199.92
71. Total	68,464.12	100.00%	121,544,335	100.00%	1,775.30
Irrigated Total					
Irrigated Total	188,014.00	64.35%	950,038,100	84.24%	5,053.02
Dry Total					
Dry Total	15,924.01	5.45%	36,869,275	3.27%	2,315.33
Grass Total					
Grass Total	68,464.12	23.43%	121,544,335	10.78%	1,775.30
72. Waste	5,345.78	1.83%	2,939,465	0.26%	549.87
73. Other	14,417.65	4.93%	16,437,775	1.46%	1,140.11
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	292,165.56	100.00%	1,127,828,950	100.00%	3,860.24

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	55.84	276,360	0.00	0	187,958.16	949,761,740	188,014.00	950,038,100
77. Dry Land	11.91	27,355	0.00	0	15,912.10	36,841,920	15,924.01	36,869,275
78. Grass	14.29	25,990	0.00	0	68,449.83	121,518,345	68,464.12	121,544,335
79. Waste	0.00	0	0.00	0	5,345.78	2,939,465	5,345.78	2,939,465
80. Other	5.80	2,180	0.00	0	14,411.85	16,435,595	14,417.65	16,437,775
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	87.84	331,885	0.00	0	292,077.72	1,127,497,065	292,165.56	1,127,828,950

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,014.00	64.35%	950,038,100	84.24%	5,053.02
Dry Land	15,924.01	5.45%	36,869,275	3.27%	2,315.33
Grass	68,464.12	23.43%	121,544,335	10.78%	1,775.30
Waste	5,345.78	1.83%	2,939,465	0.26%	549.87
Other	14,417.65	4.93%	16,437,775	1.46%	1,140.11
Exempt	0.00	0.00%	0	0.00%	0.00
Total	292,165.56	100.00%	1,127,828,950	100.00%	3,860.24

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	0	0	1	8,270	1	8,270	6,140
83.2 Acreage	509	3,150,700	636	50,581,975	690	128,496,935	1,199	182,229,610	2,669,625
83.3 Archer	5	39,150	23	70,240	23	1,022,985	28	1,132,375	0
83.4 Cc Ioll	4	50,315	51	1,270,110	52	8,511,540	56	9,831,965	24,780
83.5 Cc River/lakes	48	2,868,705	79	6,662,185	81	22,177,255	129	31,708,145	2,062,985
83.6 Central City	88	1,885,670	1,235	31,523,965	1,230	131,259,990	1,318	164,669,625	1,536,000
83.7 Chapman	19	229,370	109	2,041,685	137	9,886,570	156	12,157,625	569,430
83.8 Clarks	16	195,460	173	2,798,440	173	12,187,415	189	15,181,315	19,400
83.9 Clarks Lakes	8	632,990	124	25,796,000	128	33,284,825	136	59,713,815	1,183,950
83.10 Gi Subs East	1	20,310	78	1,591,185	79	3,402,395	80	5,013,890	211,365
83.11 Gi Subs West	0	0	65	2,170,850	65	12,329,425	65	14,500,275	57,680
83.12 Palmer	36	680,245	204	6,104,495	198	15,276,875	234	22,061,615	69,940
83.13 Rural	70	2,062,155	32	3,289,740	70	11,431,480	140	16,783,375	1,270,585
83.14 Sc Lakes	1	16,715	21	2,086,985	21	4,651,125	22	6,754,825	8,230
83.15 Shoups	1	5,000	28	122,000	28	464,550	29	591,550	700
83.16 Silver Creek	11	92,950	185	1,539,545	185	13,969,495	196	15,601,990	70,735
84 Residential Total	817	11,929,735	3,043	137,649,400	3,161	408,361,130	3,978	557,940,265	9,761,545

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Acreage	5	186,810	17	805,155	19	10,345,680	24	11,337,645	0
85.2 Archer	2	6,020	5	76,675	5	818,150	7	900,845	203,040
85.3 Cc Ioll	0	0	1	312,340	4	97,390	4	409,730	0
85.4 Central City	20	576,465	157	4,370,830	163	68,129,545	183	73,076,840	980,625
85.5 Chapman	2	15,890	14	329,045	16	3,117,735	18	3,462,670	0
85.6 Clarks	5	8,000	35	242,615	37	4,468,895	42	4,719,510	139,645
85.7 Clarks Lakes	0	0	0	0	1	10,725	1	10,725	0
85.8 Palmer	9	56,625	42	356,420	46	4,780,900	55	5,193,945	44,070
85.9 Rural	4	269,405	15	2,266,995	26	18,670,105	30	21,206,505	1,695,390
85.10 Silver Creek	6	50,570	32	327,635	35	1,619,305	41	1,997,510	605
86 Commercial Total	53	1,169,785	318	9,087,710	352	112,058,430	405	122,315,925	3,063,375

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	37,800.83	56.67%	71,300,780	59.51%	1,886.22
88. 1G	2,832.18	4.25%	4,956,700	4.14%	1,750.14
89. 2G1	7,472.52	11.20%	13,281,680	11.08%	1,777.40
90. 2G	7,147.97	10.72%	12,176,270	10.16%	1,703.46
91. 3G1	9,614.91	14.41%	15,532,910	12.96%	1,615.50
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,723.20	2.58%	2,437,785	2.03%	1,414.68
94. 4G	110.22	0.17%	132,255	0.11%	1,199.92
95. Total	66,701.83	100.00%	119,818,380	100.00%	1,796.33
CRP					
96. 1C1	352.24	45.14%	560,160	45.36%	1,590.28
97. 1C	102.29	13.11%	161,810	13.10%	1,581.88
98. 2C1	127.96	16.40%	201,900	16.35%	1,577.84
99. 2C	35.22	4.51%	55,645	4.51%	1,579.93
100. 3C1	147.14	18.85%	231,020	18.71%	1,570.07
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	15.55	1.99%	24,475	1.98%	1,573.95
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	780.40	100.00%	1,235,010	100.00%	1,582.53
Timber					
105. 1T1	400.63	40.80%	200,315	40.80%	500.00
106. 1T	21.15	2.15%	10,575	2.15%	500.00
107. 2T1	147.66	15.04%	73,830	15.04%	500.00
108. 2T	402.41	40.98%	201,205	40.98%	500.00
109. 3T1	10.04	1.02%	5,020	1.02%	500.00
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	981.89	100.00%	490,945	100.00%	500.00
<hr/>					
Grass Total	66,701.83	97.43%	119,818,380	98.58%	1,796.33
CRP Total	780.40	1.14%	1,235,010	1.02%	1,582.53
Timber Total	981.89	1.43%	490,945	0.40%	500.00
<hr/>					
114. Market Area Total	68,464.12	100.00%	121,544,335	100.00%	1,775.30

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

61 Merrick

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	497,837,940	557,464,900	59,626,960	11.98%	9,761,545	10.02%
02. Recreational	1,128,075	475,365	-652,710	-57.86%	0	-57.86%
03. Ag-Homesite Land, Ag-Res Dwelling	72,961,100	73,945,915	984,815	1.35%	552,145	0.59%
04. Total Residential (sum lines 1-3)	571,927,115	631,886,180	59,959,065	10.48%	10,313,690	8.68%
05. Commercial	87,434,615	91,239,490	3,804,875	4.35%	2,967,640	0.96%
06. Industrial	31,076,435	31,076,435	0	0.00%	95,735	-0.31%
07. Total Commercial (sum lines 5-6)	118,511,050	122,315,925	3,804,875	3.21%	3,063,375	0.63%
08. Ag-Farmsite Land, Outbuildings	51,429,425	52,570,745	1,141,320	2.22%	1,837,010	-1.35%
09. Minerals	585	585	0	0.00	0	0.00%
10. Non Ag Use Land	2,017,340	2,494,165	476,825	23.64%		
11. Total Non-Agland (sum lines 8-10)	53,447,350	55,065,495	1,618,145	3.03%	1,837,010	-0.41%
12. Irrigated	797,006,980	950,038,100	153,031,120	19.20%		
13. Dryland	36,866,365	36,869,275	2,910	0.01%		
14. Grassland	120,979,090	121,544,335	565,245	0.47%		
15. Wasteland	2,916,990	2,939,465	22,475	0.77%		
16. Other Agland	13,914,035	16,437,775	2,523,740	18.14%		
17. Total Agricultural Land	971,683,460	1,127,828,950	156,145,490	16.07%		
18. Total Value of all Real Property (Locally Assessed)	1,715,568,975	1,937,096,550	221,527,575	12.91%	15,214,075	12.03%

2024 Assessment Survey for Merrick County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	1 (shared with Clerk's office)
6.	Assessor's requested budget for current fiscal year:
	\$202,046.43
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Mileage \$1,500.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$19,000.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,490.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000.00
12.	Amount of last year's assessor's budget not used:
	\$38,964.10

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Personal Property software:
	MIPS/County Solutions
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor's Office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://merrick.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor's Office
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA imagery (given to gWorks)
10.	When was the aerial imagery last updated?
	FSA 2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Central City, Chapman, Clarks, Palmer, and Silver Creek are all zoned.
4.	When was zoning implemented?
	1970's

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS software support

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Per State qualifications
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2024 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:																																			
	Assessor Staff and Contract Appraiser																																			
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="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Central City (2020 population - 3,031). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Silver Creek (2020 population – 319) Parcels in this area seem to be influenced by the strong community attitude.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Clarks (2020 population – 347) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Chapman (2020 population – 261) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Palmer (2020 population – 441) Parcels in this area seem to be influenced by the strong community attitude.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Archer. Unincorporated village.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Central City IOLL. Three different lakes in the Central City area; all are IOLL, all have similar further development restrictions.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Central City River/Lakes Located along/or within a 1/2 mile of the Platte River mixture of new and old homes with year round living.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Silver Creek Lakes. Located around Thunderbird Lake. Houses are of average quality. Sale activity is generally limited for these generally seasonal dwellings.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Grand Island Subdivisions I. All parcels in this area are generally newer than 1970. The majority of homes are manufactured or trailer homes.</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Grand Island Subdivisions II. All parcels in this area are stick built and generally newer than 1970 which is heavily influenced by bordering Hall County.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.	2	Central City (2020 population - 3,031). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.	3	Silver Creek (2020 population – 319) Parcels in this area seem to be influenced by the strong community attitude.	4	Clarks (2020 population – 347) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.	5	Chapman (2020 population – 261) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.	6	Palmer (2020 population – 441) Parcels in this area seem to be influenced by the strong community attitude.	7	Archer. Unincorporated village.	8	Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.	9	Central City IOLL. Three different lakes in the Central City area; all are IOLL, all have similar further development restrictions.	10	Central City River/Lakes Located along/or within a 1/2 mile of the Platte River mixture of new and old homes with year round living.	11	Silver Creek Lakes. Located around Thunderbird Lake. Houses are of average quality. Sale activity is generally limited for these generally seasonal dwellings.	12	Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.	13	Grand Island Subdivisions I. All parcels in this area are generally newer than 1970. The majority of homes are manufactured or trailer homes.	14	Grand Island Subdivisions II. All parcels in this area are stick built and generally newer than 1970 which is heavily influenced by bordering Hall County.	AG OB	Agricultural Outbuildings	AG DW	Agricultural Dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																																			
1	Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.																																			
2	Central City (2020 population - 3,031). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.																																			
3	Silver Creek (2020 population – 319) Parcels in this area seem to be influenced by the strong community attitude.																																			
4	Clarks (2020 population – 347) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.																																			
5	Chapman (2020 population – 261) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.																																			
6	Palmer (2020 population – 441) Parcels in this area seem to be influenced by the strong community attitude.																																			
7	Archer. Unincorporated village.																																			
8	Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.																																			
9	Central City IOLL. Three different lakes in the Central City area; all are IOLL, all have similar further development restrictions.																																			
10	Central City River/Lakes Located along/or within a 1/2 mile of the Platte River mixture of new and old homes with year round living.																																			
11	Silver Creek Lakes. Located around Thunderbird Lake. Houses are of average quality. Sale activity is generally limited for these generally seasonal dwellings.																																			
12	Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.																																			
13	Grand Island Subdivisions I. All parcels in this area are generally newer than 1970. The majority of homes are manufactured or trailer homes.																																			
14	Grand Island Subdivisions II. All parcels in this area are stick built and generally newer than 1970 which is heavily influenced by bordering Hall County.																																			
AG OB	Agricultural Outbuildings																																			
AG DW	Agricultural Dwellings																																			
3.	List and describe the approach(es) used to estimate the market value of residential properties.																																			

	Cost approach with market derived depreciation, and sales comparison approach are used to estimate the market value of residential properties in the county.
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed using market derived information.
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
6.	Describe the methodology used to determine the residential lot values?
	Vacant lot sales study.
7.	How are rural residential site values developed?
	Values are determined by market value for acreage sites 20 acres or less.
8.	Are there form 191 applications on file?
	Yes, 2
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	This is hired out to an appraisal service. Each set of lots being held for resale are individually studies and compared to the market. The absorption rate is determined and used to calculate the value of hte property. These proeprties are reviewed annually for any necessary adjustments.

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	2020	2020	2020	2020
	2	2021	2021	2021	2021
	3	2021	2021	2021	2021
	4	2021	2021	2021	2021
	5	2021	2021	2021	2021
	6	2021	2021	2021	2021
	7	2022	2022	2022	2022
	8	2022	2022	2022	2024
	9	2024	2024	2024	2024
	10	2024	2024	2024	2024
	11	2024	2024	2024	2024
	12	2024	2024	2024	2024
	13	2022	2022	2022	2022
	14	2022	2022	2022	2022
	AG OB	2020	2020	2020	2020
	AG DW	2020	2020	2020	2020

Valuation groups are created by looking for similar characteristics, for example, proximity, size, and amenities. The groups are then reviewed annually to ensure that those similarities remain.

2024 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:																		
	Central Plains Valuation																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Central City commercial properties are grouped together for analysis of comparison</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Rural and Village commercial properties are grouped together for analysis for comparison</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Central City commercial properties are grouped together for analysis of comparison	2	Rural and Village commercial properties are grouped together for analysis for comparison									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Central City commercial properties are grouped together for analysis of comparison																		
2	Rural and Village commercial properties are grouped together for analysis for comparison																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches are used and reconciled in the commercial valuation.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	This is handled by contract appraiser, Central Plains Valuation. and looks at outside sales.																		
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?																		
	Local market information																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	Yes (two valuation groups)																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Vacant lot sales were used to determine assessed values.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2019	2019	2019	2019	2	2019	2019	2019	2019
<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	2019	2019	2019	2019															
2	2019	2019	2019	2019															
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.																		

2024 Agricultural Assessment Survey for Merrick County

1.	Valuation data collection done by:							
	County 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: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	2021						
3.	Describe the process used to determine and monitor market areas.							
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales analysis and personal use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	No, methodology is based on market.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	A market analysis was conducted on livestock feed yards to establish how many acres are identified by Department of Environmental Quality.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	WRP has had a static value due to lack of sales in this program area.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	Yes. Irrigated grass							
	<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?							
	Five							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	Review of parcel data, or of land							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							

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

**2024 Plan of Assessment for Merrick County
Assessment Years 2024, 2025 and 2026**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, 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. Each year, the assessor shall present the plan to the county board of equalization.

Assessment Actions Planned for Assessment Year 2024

Residential

The county plans to review the Clarks Lakes, CC Lakes, Thunderbird, Flatwater, Riverside, Shoups and Equineus Corral. This will include drive by inspections along with taking new digital pictures. These properties will be valued for 2024 using the cost approach and market derived depreciation. All other residential properties will be reviewed including statistical and sales review. Pick-up work will also be completed for residential properties.

Commercial

Commercial properties will be on maintenance for this year. A planned review of Central City commercial properties for equalization will be completed. Sales will be reviewed for any necessary adjustments to comply with statistical measures. Sales and pick up work will be completed.

Agricultural

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use will be updated as the information becomes available. Irrigated certifications received from Central Platte and Lower Loup NRDs will be reviewed and adjusted to match the corresponding appraisal card. Drive by inspections will be conducted of the parcel if needed. CRP acres are being monitored on a yearly basis based on previously received contract information.

Assessment Actions Planned for Assessment Year 2025

Residential

The county plans to review the first half of rural improvements. This will include drive by inspections along with taking new digital pictures. These properties will be valued for 2026 using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

Commercial properties will be reviewed for this year. There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures. All commercial properties will physically inspected. All approaches of value will used to determine most appropriate value. New digital photos will be taken. The county will do a land study of the commercial properties. The Sales and pick up work will be completed.

Agricultural

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use will be updated as the information becomes available. Irrigated certifications received from Central Platte and Lower Loup NRDs will be reviewed and adjusted to match the corresponding appraisal card. Drive by inspections will be conducted of the parcel if

needed. CRP acres are being monitored on a yearly basis based on previously received contract information.

Assessment Actions Planned for Assessment Year 2026

Residential

The county plans to review the second half of rural improvements. This will include drive-by-inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. These properties will be valued for 2026. These properties will be valued using the cost approach and market derived depreciation. Pick-up will also be completed for residential properties.

Commercial

Commercial properties will be on maintenance for this year. Sales will be reviewed for any necessary adjustments to comply with statistical measures. Sales and pick up work will be completed.

Agricultural

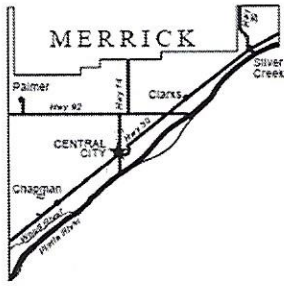
Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use will be updated as the information becomes available. Irrigated certifications received from Central Platte and Lower Loup NRDs will be reviewed and adjusted to match the corresponding appraisal card. Drive by inspections will be conducted of the parcel if needed. CRP acres are being monitored on a yearly basis based on previously received contract information.

Conclusion:

In order to achieve assessment actions, \$183046.43 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping online and GIS maintenance. An additional \$19000 is requested for contract appraisal services including \$4,000 for TERC review.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: *Jennings*
Date: 10-18-23



MERRICK COUNTY ASSESSOR
PO BOX 27
1510 18TH STREET
CENTRAL CITY, NE 68826
308-946-2443

February 27, 2024

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68509-8919

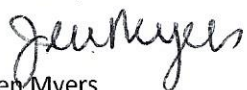
Re: Special Value for 2024

Merrick County submits this report pursuant to Title 350, Neb. Regulation 11-005.04. I have reviewed the five Special Valuation Applications on file in Merrick County. These parcels meet all of the requirements for approval as a special valuation parcel. As such all were approved. Specific descriptions are as follows:

- Parcel # 1 Parcel: 5320.00
Legal: W1/2NE1/4NW1/4, 21-12-08
19.63 acres
- Parcel #2 Parcel: 5321.00
Legal: E1/2NE1/4NW1/4, 21-12-08
19.97 acres
- Parcel #3 Parcel: 5323.00
Legal: N1/4 of W1/2SE1/4NW1/4 & SW1/4NW1/4
19.8 acres
- Parcel #4 Parcel: 5325.00
Legal S1/3 of W1/2SE1/4NW1/4 & S1/3 of SW1/4NW1/4 21-12-8
20.07 acres
- Parcel #5 Parcel: 5761.00
Legal: NE1/4 except Tax Lot 2
160.03 acres

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. At this time my opinion of the highest and best use of the property is the current use of agricultural land. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county.

Sincerely,


Jen Myers
Merrick County Assessor