

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

MERRICK COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

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

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jennifer Myers, Merrick County Assessor

Table of Contents

2026 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
- 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.

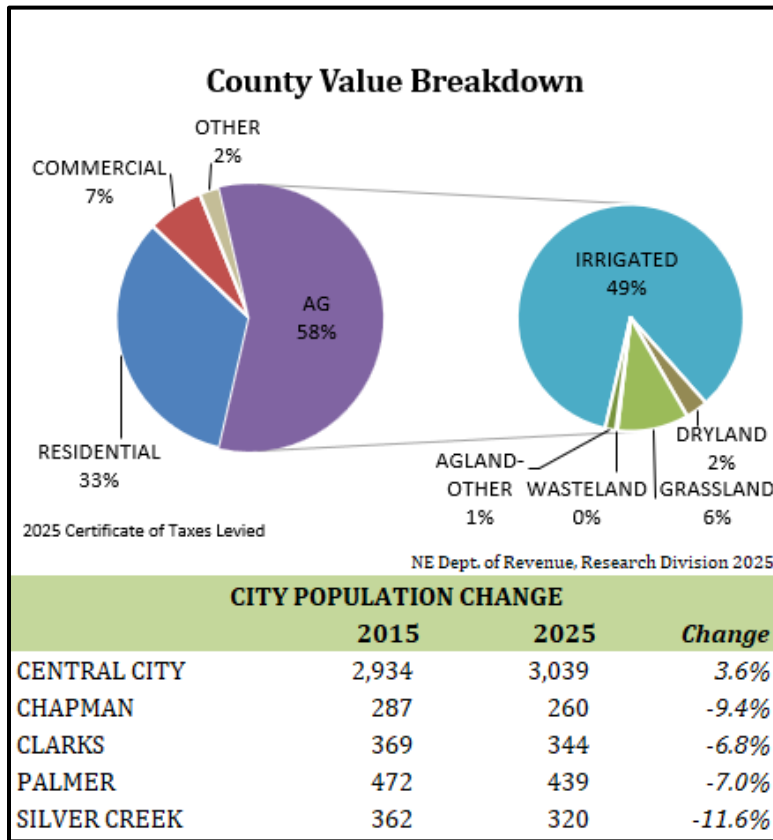
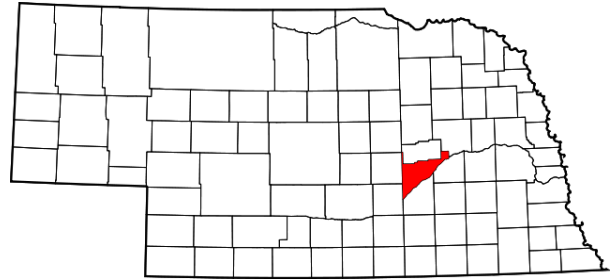
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 7,837 residents, a 2% increase from the 2020 U.S. Census.¹ The report indicates that 82% of county housing is owner occupied and 91% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$193,113.²



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 249 employer establishments with a total employment figure of 1,766. This represents a slight decrease in total employment from 2022-2023.¹

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

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

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

2026 Residential Correlation for Merrick County

Assessment Practices & Actions

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

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. The county assessor's usability is above the statewide average. All sales are reviewed by questionnaires sent to both the buyer and seller to make a qualification determination.

Currently there are 14 valuation groups in Merrick County residential. Valuation Group 1 is all acreages throughout the county. Valuation Group 2 is Central City, the largest community and county seat. Valuation Groups 3, 4, 5, 6, 7 and 12 are all small communities. Valuation Groups 13 and 14 are parcels bordering Hall County. The remainder of valuation groups are lake areas and improvements on leased land. Each valuation group is categorized by the characteristics, location and economic influence.

The six-year review and inspection cycle indicates the parcels have been reviewed timely. The review process 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. Letters are mailed out beforehand letting property owners know assessor staff will be there.

The county assessor has a valuation methodology on file.

2026 Residential Correlation for Merrick County

2026 Residential Assessment Details for Merrick County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Acreages	2026*	2025*	2026*	2024-2025*	
2	Central City	2022	2021	2026*	2021	Good, Average & Badly worn conditions all had a depreciation adjustment to increase values
3	Silver Creek	2022	2025*	2026*	2021	
4	Clarks	2021	2021	2026*	2021	Lot values studied, but not changed
5	Chapman	2026	2025*	2026*	2021	
6	Palmer	2021	2025*	2026*	2021	Average conditions had a depreciation adjustment to increase value
7	Archer/Worms*	2026*	2025*	2026*	2024-2025*	
8	Clarks Lakes	2022	2022	2026*	2022	Average condition dwellings 34 years or older had a depreciation adjustment to increase values
9	Central City IOLL	2024	2024	2024	2024	
10	Central City River/Lakes	2024	2024	2024	2024	
11	Silver Creek Lakes	2024	2024	2024	2024	
12	Shoups	2024	2024	2024	2024	
13	Grand Island Subdivision I-East	2023	2022	2022	2022	
14	Grand Island Subdivision II-West	2023	2022	2024	2022	
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

Upon review of the overall statistical sample, all three measures of central tendency are within range. The COD and PRD meet IAAO standards. The median is within range for all valuation groups that have enough sales for measurement purposes. Valuation groups 3 and 4 have a high PRD but are not regressive.

The statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) show that the statistical sample changed more than the residential parcels. Individual assessor locations, however, reflected a similar change between the sold parcels and the abstract, indicating that not all valuation groups were adequately represented in the sales file, but that assessment were uniformly applied.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Merrick County are uniform across the residential class. The quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

2026 Residential Correlation for Merrick County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	21	95.16	97.27	95.80	11.06	101.53
2	131	94.30	96.40	94.49	15.82	102.02
3	7	95.55	102.91	97.21	13.74	105.86
4	7	94.22	91.03	86.02	18.14	105.82
5	6	95.50	91.65	90.47	15.09	101.30
6	13	98.79	100.95	98.87	09.43	102.10
7	3	97.70	94.65	97.47	08.41	97.11
8	8	93.78	92.43	93.16	04.85	99.22
13	1	134.43	134.43	134.43	00.00	100.00
14	3	85.40	89.03	88.52	09.29	100.58
____ALL____	200	94.87	96.58	94.60	14.46	102.09

Level of Value

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

2026 Commercial Correlation for Merrick County

Assessment Practices & Actions

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

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. The percentage of sales used was below the statewide average, however, further review of the disqualified sales supports that all arm's-length sales have been made available for measurement purposes.

Merrick County 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 areas are the second valuation group.

The six-year inspection and review processes are examined and are current for the commercial class. The county contracts with an appraisal firm to complete all aspects of the inspection review.

2026 Commercial Assessment Details for Merrick County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
15	Central City	2025	2024	2024	2025*	
16	All Other Commercial	2025	2024	2024	2025*	Chicken barns and RV Parks adjusted
<p><u>Additional comments:</u> Pickup work and reappraisal completed for the 2026 assessment year.</p> <p>* = assessment action for current year</p>						

Description of Analysis

The median and the weighted mean are within the acceptable range and the mean is slightly high. The COD is within the IAAO recommended range and the PRD is high. Review of the sale price substratum indicates that there are two low dollar sales with ratios over 100%; however, the sample overall does not display a regressive pattern.

The median is within the acceptable range for both valuation groups. The PRD is slightly high for Valuation Group 16; one of the two previously mentioned low dollar sales occur in valuation group 16 inflating the median.

The sales file shows a 14% increase to the sample, which is largely accounted for by a single mobile home park sale. The overall median changed very little from preliminary statistics to final. Comparison of the statistics and the 2026 County Abstract of Assessment for Real Property, Form

2026 Commercial Correlation for Merrick County

45 Compared with the Certificate of Taxes Levied Report (CTL) reflects minimal changes in the overall commercial class, which is consistent with the reported actions, and the overall observation of changes to sold properties.

Equalization and Quality of Assessment

Review of the assessment practices demonstrate that the commercial valuations are equalized. Review of the overall class demonstrates that the quality of assessment of commercial property in Merrick County complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
15	11	98.48	106.05	105.85	24.57	100.19
16	9	95.48	95.79	90.38	06.04	105.99
____ALL____	20	97.77	101.43	93.13	16.51	108.91

Level of Value

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

2026 Agricultural Correlation for Merrick County

Assessment Practices & Actions

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

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. The sales usability rate is near the statewide average. Review of the disqualified sales supports that all arm's-length transactions have been made available for measurement purposes.

Due to the primarily irrigated land use and relatively flat topography across the county there is one market area. The six-year inspection and review cycle are current. The inspection process includes comparing physical characteristics with the current property record card and taking new pictures of the buildings.

The Merrick County Assessor 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.

Five special value applications remain on file in Merrick County; however, the county assessor does not have any special value assigned. The assessor has provided a special valuation methodology.

2026 Agricultural Assessment Details for Merrick County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2026*	2025*	2026*	2024-2025*	
AB DW	Agricultural dwellings	2026*	2025*	2026*	2024-2025*	
<u>Additional comments:</u> All pick-up work completed.						
* = assessment action for current year						

2026 Agricultural Correlation for Merrick County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2025	Irrigated 4-12% increase Dryland 4-22% increase Grassland 6-15% increase
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

All three measures of central tendency are within the acceptable range for the overall agricultural class. The COD is within the standard range. When stratified by 80% Majority Land Use (MLU), the county has few dryland and grassland sales. The review of dryland and grassland values for Merrick County is best served by comparison to neighboring counties' values. The Average Acre Value Comparison chart demonstrates that the values for each class of agricultural land are equalized with adjacent county value.

There is a sufficient number of irrigated sales to support the use of the statistics as a measure of value and both the median and the weighted mean are within range.

The changes made to the agricultural land as shown in the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) supports the stated assessment actions.

Merrick County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report; the statistic contains thirteen sales with a median at the high end of the acceptable range. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

Agricultural homes are inspected and valued the same as rural residential parcels in Merrick County. Agricultural improvements are equalized at the statutory level. Agricultural land values are equalized, uniformly representing market value. The quality of assessment of agricultural property in Merrick County complies with generally accepted mass appraisal techniques.

2026 Agricultural Correlation for Merrick County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	62	70.93	76.34	72.65	18.16	105.08
1	62	70.93	76.34	72.65	18.16	105.08
<u>Dry</u>						
County	1	50.29	50.29	50.29	00.00	100.00
1	1	50.29	50.29	50.29	00.00	100.00
<u>Grass</u>						
County	4	59.46	63.60	60.74	14.38	104.71
1	4	59.46	63.60	60.74	14.38	104.71
<u>ALL</u>						
	83	72.67	77.24	72.96	20.23	105.87

Level of Value

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

Level of Value of School Bond Valuation- LB2 (Operative January 1, 2022)

A review of agricultural land value in Merrick County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Merrick County is 48%.

2026 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	95	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.
School Bond Value Agricultural Land	48	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Merrick County

Residential Real Property - Current

Number of Sales	200	Median	94.87
Total Sales Price	\$44,474,655	Mean	96.58
Total Adj. Sales Price	\$44,474,655	Wgt. Mean	94.60
Total Assessed Value	\$42,071,815	Average Assessed Value of the Base	\$169,748
Avg. Adj. Sales Price	\$222,373	Avg. Assessed Value	\$210,359

Confidence Interval - Current

95% Median C.I	92.69 to 96.29
95% Wgt. Mean C.I	92.40 to 96.79
95% Mean C.I	93.76 to 99.40
% of Value of the Class of all Real Property Value in the County	29.98
% of Records Sold in the Study Period	4.99
% of Value Sold in the Study Period	6.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	176	94	94.09
2024	202	93	93.01
2023	258	93	92.77
2022	274	97	97.17

2026 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	20	Median	97.77
Total Sales Price	\$13,516,550	Mean	101.43
Total Adj. Sales Price	\$13,516,550	Wgt. Mean	93.13
Total Assessed Value	\$12,588,234	Average Assessed Value of the Base	\$359,178
Avg. Adj. Sales Price	\$675,828	Avg. Assessed Value	\$629,412

Confidence Interval - Current

95% Median C.I	90.57 to 99.84
95% Wgt. Mean C.I	84.03 to 102.23
95% Mean C.I	85.96 to 116.90
% of Value of the Class of all Real Property Value in the County	6.37
% of Records Sold in the Study Period	4.98
% of Value Sold in the Study Period	8.72

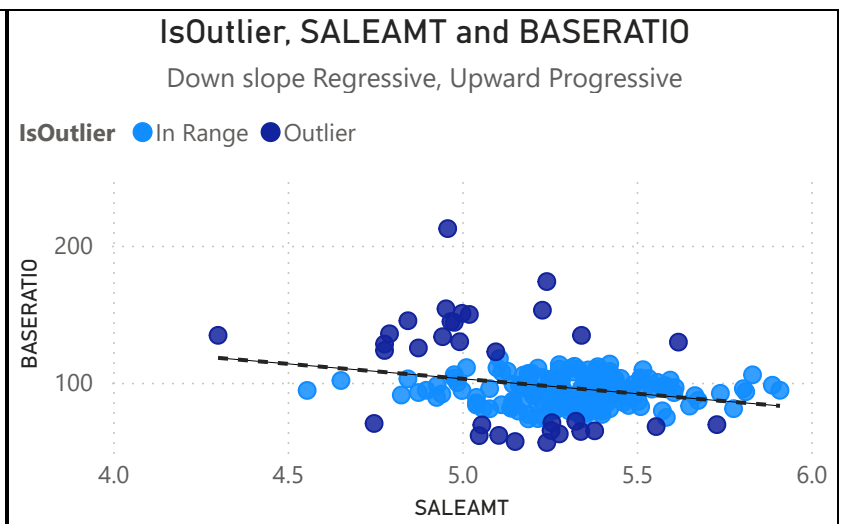
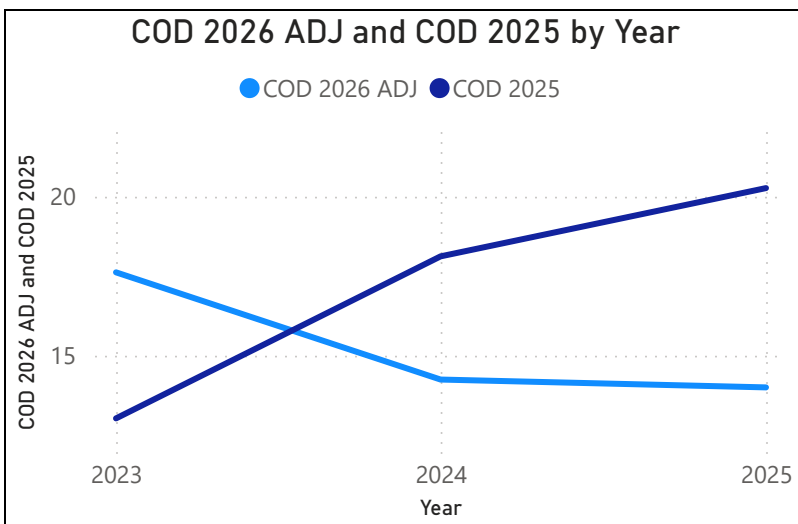
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	23	98	97.92
2024	25	98	98.31
2023	28	100	97.62
2022	28	100	95.17

Merrick Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	21	95.16	92.42	2.96%	97.27	94.07	3.40%	95.80	92.99	3.02%
2	131	94.30	86.12	9.50%	96.40	87.54	10.13%	94.49	86.59	9.12%
3	7	95.55	67.30	41.98%	102.92	68.07	51.20%	97.21	67.22	44.61%
4	7	94.22	94.22	0.00%	91.03	91.03	-0.00%	86.02	86.02	0.00%
5	6	95.50	60.01	59.15%	91.65	61.37	49.35%	90.47	60.21	50.26%
6	13	98.79	89.30	10.63%	100.96	89.36	12.97%	98.87	87.76	12.66%
7	3	97.70	98.76	-1.07%	94.65	101.35	-6.61%	97.47	102.55	-4.95%
8	8	93.78	88.73	5.70%	92.43	88.31	4.67%	93.16	88.96	4.72%
13	1	134.43	134.43	0.00%	134.43	134.43	0.00%	134.43	134.43	0.00%
14	3	85.40	85.40	0.00%	89.03	89.03	0.00%	88.52	88.52	0.00%
Total	200	94.86	87.25	8.73%	96.58	87.49	10.39%	94.60	87.10	8.61%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	21	11.06	13.82	-19.97%	101.54	101.17	0.37%	69.25	48.51	42.75%	134.39	136.23	-1.35%
2	131	15.82	19.05	-16.97%	102.02	101.09	0.92%	56.19	30.31	85.41%	212.34	182.30	16.48%
3	7	13.74	14.75	-6.87%	105.87	101.25	4.56%	86.16	42.00	105.12%	133.44	92.21	44.71%
4	7	18.14	18.14	0.00%	105.82	105.82	0.00%	61.22	61.22	0.00%	135.56	135.56	0.00%
5	6	15.09	23.26	-35.11%	101.31	101.92	-0.61%	64.25	39.46	62.82%	110.52	80.19	37.83%
6	13	9.43	11.11	-15.12%	102.11	101.83	0.28%	80.91	72.67	11.33%	122.41	118.20	3.56%
7	3	8.41	16.60	-49.34%	97.11	98.84	-1.75%	80.80	78.06	3.52%	105.46	127.25	-17.13%
8	8	4.85	9.11	-46.77%	99.22	99.27	-0.05%	79.33	70.14	13.11%	100.13	100.13	0.00%
13	1	0.00	0.00	0.00%	100.00	100.00	0.00%	134.43	134.43	0.00%	134.43	134.43	0.00%
14	3	9.29	9.29	0.00%	100.58	100.58	0.00%	78.95	78.95	0.00%	102.75	102.75	0.00%
Total	200	14.46	18.36	-21.21%	102.10	100.45	1.64%	56.19	30.31	85.41%	212.34	182.30	16.48%



**61 Merrick
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 200
 Total Sales Price : 44,474,655
 Total Adj. Sales Price : 44,474,655
 Total Assessed Value : 42,071,815
 Avg. Adj. Sales Price : 222,373
 Avg. Assessed Value : 210,359

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 97
 COD : 14.46
 PRD : 102.09

COV : 21.05
 STD : 20.33
 Avg. Abs. Dev : 13.72
 MAX Sales Ratio : 212.34
 MIN Sales Ratio : 56.19

95% Median C.I. : 92.69 to 96.29
 95% Wgt. Mean C.I. : 92.40 to 96.79
 95% Mean C.I. : 93.76 to 99.40

Printed:3/12/2026 6:30:18AM

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-23 To 31-DEC-23	19	95.79	103.85	97.90	17.62	106.08	73.64	212.34	86.85 to 105.37	194,989	190,896	
01-JAN-24 To 31-MAR-24	11	95.86	96.64	94.58	15.23	102.18	70.10	128.07	79.24 to 123.39	137,545	130,094	
01-APR-24 To 30-JUN-24	26	96.86	96.37	94.83	10.42	101.62	64.98	149.67	91.23 to 101.01	284,442	269,749	
01-JUL-24 To 30-SEP-24	27	94.13	97.95	97.37	16.50	100.60	69.06	173.68	82.15 to 103.27	204,348	198,964	
01-OCT-24 To 31-DEC-24	34	90.65	91.78	87.47	14.88	104.93	56.90	150.46	83.59 to 95.14	224,270	196,173	
01-JAN-25 To 31-MAR-25	14	102.53	102.91	100.80	11.83	102.09	81.47	129.76	88.99 to 111.53	201,836	203,453	
01-APR-25 To 30-JUN-25	26	94.27	94.94	96.51	10.37	98.37	64.74	129.47	87.16 to 103.14	235,635	227,423	
01-JUL-25 To 30-SEP-25	43	94.30	95.36	94.17	16.64	101.26	56.19	153.78	85.20 to 102.23	227,130	213,885	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	83	95.81	98.63	96.21	14.64	102.52	64.98	212.34	92.10 to 98.75	218,442	210,163	
01-OCT-24 To 30-SEP-25	117	94.30	95.13	93.49	14.26	101.75	56.19	153.78	90.84 to 95.95	225,162	210,498	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	98	94.22	95.24	92.90	14.24	102.52	56.90	173.68	90.17 to 96.29	225,011	209,045	
<u>ALL</u>	200	94.87	96.58	94.60	14.46	102.09	56.19	212.34	92.69 to 96.29	222,373	210,359	

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	95.16	97.27	95.80	11.06	101.53	69.25	134.39	88.99 to 101.99	342,795	328,395	
2	131	94.30	96.40	94.49	15.82	102.02	56.19	212.34	90.17 to 96.42	200,971	189,904	
3	7	95.55	102.91	97.21	13.74	105.86	86.16	133.44	86.16 to 133.44	155,082	150,753	
4	7	94.22	91.03	86.02	18.14	105.82	61.22	135.56	61.22 to 135.56	82,143	70,662	
5	6	95.50	91.65	90.47	15.09	101.30	64.25	110.52	64.25 to 110.52	177,917	160,961	
6	13	98.79	100.95	98.87	09.43	102.10	80.91	122.41	90.45 to 110.85	173,923	171,955	
7	3	97.70	94.65	97.47	08.41	97.11	80.80	105.46	N/A	174,233	169,828	
8	8	93.78	92.43	93.16	04.85	99.22	79.33	100.13	79.33 to 100.13	580,375	540,683	
13	1	134.43	134.43	134.43	00.00	100.00	134.43	134.43	N/A	20,000	26,885	
14	3	85.40	89.03	88.52	09.29	100.58	78.95	102.75	N/A	258,000	228,370	
<u>ALL</u>	200	94.87	96.58	94.60	14.46	102.09	56.19	212.34	92.69 to 96.29	222,373	210,359	

**61 Merrick
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 200	MEDIAN : 95	COV : 21.05	95% Median C.I. : 92.69 to 96.29
Total Sales Price : 44,474,655	WGT. MEAN : 95	STD : 20.33	95% Wgt. Mean C.I. : 92.40 to 96.79
Total Adj. Sales Price : 44,474,655	MEAN : 97	Avg. Abs. Dev : 13.72	95% Mean C.I. : 93.76 to 99.40
Total Assessed Value : 42,071,815			
Avg. Adj. Sales Price : 222,373	COD : 14.46	MAX Sales Ratio : 212.34	
Avg. Assessed Value : 210,359	PRD : 102.09	MIN Sales Ratio : 56.19	

Printed:3/12/2026 6:30:18AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	200	94.87	96.58	94.60	14.46	102.09	56.19	212.34	92.69 to 96.29	222,373	210,359
06											
07											
<u>ALL</u>	<u>200</u>	<u>94.87</u>	<u>96.58</u>	<u>94.60</u>	<u>14.46</u>	<u>102.09</u>	<u>56.19</u>	<u>212.34</u>	<u>92.69 to 96.29</u>	<u>222,373</u>	<u>210,359</u>

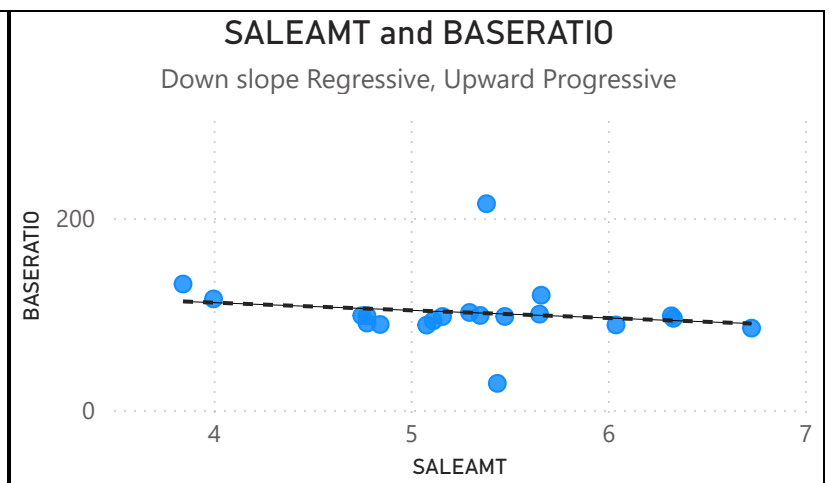
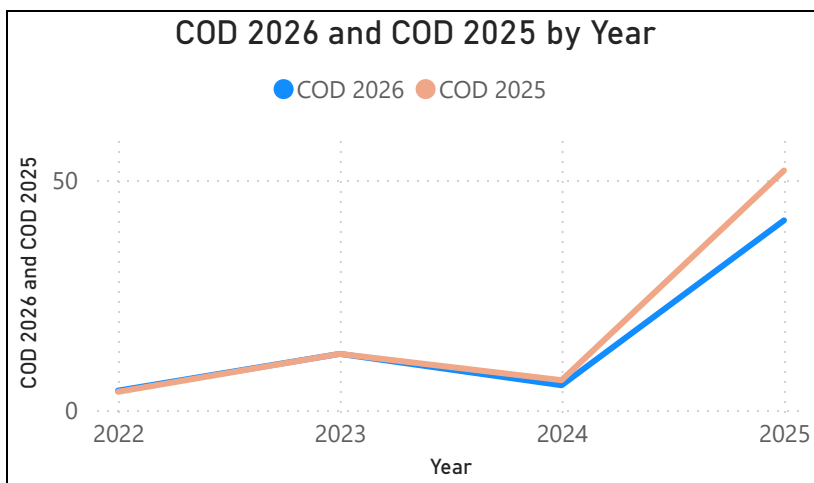
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	134.43	134.43	134.43	00.00	100.00	134.43	134.43	N/A	20,000	26,885
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	200	94.87	96.58	94.60	14.46	102.09	56.19	212.34	92.69 to 96.29	222,373	210,359
Greater Than 14,999	200	94.87	96.58	94.60	14.46	102.09	56.19	212.34	92.69 to 96.29	222,373	210,359
Greater Than 29,999	199	94.83	96.39	94.58	14.33	101.91	56.19	212.34	92.69 to 96.09	223,390	211,281
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	134.43	134.43	134.43	00.00	100.00	134.43	134.43	N/A	20,000	26,885
30,000 TO 59,999	3	94.22	88.59	86.74	11.09	102.13	70.10	101.46	N/A	45,667	39,610
60,000 TO 99,999	21	123.39	121.09	121.63	18.67	99.56	89.09	212.34	97.85 to 135.56	81,785	99,475
100,000 TO 149,999	29	85.39	92.94	92.08	18.96	100.93	56.90	150.46	81.47 to 98.79	125,134	115,219
150,000 TO 249,999	85	93.65	93.54	93.60	13.72	99.94	56.19	173.68	87.62 to 95.95	199,299	186,544
250,000 TO 499,999	53	95.16	94.30	94.21	08.44	100.10	67.83	129.47	92.04 to 98.53	316,668	298,337
500,000 TO 999,999	8	93.78	91.11	92.00	07.71	99.03	69.25	105.60	69.25 to 105.60	655,938	603,458
1,000,000 +											
<u>ALL</u>	<u>200</u>	<u>94.87</u>	<u>96.58</u>	<u>94.60</u>	<u>14.46</u>	<u>102.09</u>	<u>56.19</u>	<u>212.34</u>	<u>92.69 to 96.29</u>	<u>222,373</u>	<u>210,359</u>

Merrick Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
15	11	98.48	99.84	-1.36%	106.05	107.39	-1.25%	105.85	106.59	-0.70%
16	9	95.48	90.57	5.42%	95.79	83.99	14.05%	90.38	75.72	19.36%
Total	20	97.77	97.42	0.36%	101.43	96.86	4.72%	93.13	81.21	14.68%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
15	11	24.57	23.63	3.98%	100.19	100.75	-1.25%	27.74	27.74	0.00%	214.89	214.89	0.00%
16	9	6.04	11.40	-46.98%	105.98	110.92	14.05%	85.29	35.02	143.55%	115.70	98.09	17.95%
Total	20	16.51	19.91	-17.09%	108.91	119.27	4.72%	27.74	27.74	0.00%	214.89	214.89	0.00%



**61 Merrick
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 20
 Total Sales Price : 13,516,550
 Total Adj. Sales Price : 13,516,550
 Total Assessed Value : 12,588,234
 Avg. Adj. Sales Price : 675,828
 Avg. Assessed Value : 629,412

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 101
 COD : 16.51
 PRD : 108.91

COV : 32.59
 STD : 33.06
 Avg. Abs. Dev : 16.14
 MAX Sales Ratio : 214.89
 MIN Sales Ratio : 27.74

95% Median C.I. : 90.57 to 99.84
 95% Wgt. Mean C.I. : 84.03 to 102.23
 95% Mean C.I. : 85.96 to 116.90

Printed:3/12/2026 6:30:21AM

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-22 To 31-DEC-22	3	89.08	92.51	91.75	04.20	100.83	88.61	99.84	N/A	540,000	495,440
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	3	98.25	102.80	114.46	09.84	89.81	90.57	119.58	N/A	191,833	219,577
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23	2	116.40	116.40	102.60	12.72	113.45	101.59	131.21	N/A	102,900	105,575
01-JAN-24 To 31-MAR-24	1	92.88	92.88	92.88	00.00	100.00	92.88	92.88	N/A	130,000	120,745
01-APR-24 To 30-JUN-24	4	97.78	99.14	89.26	07.95	111.07	85.29	115.70	N/A	1,941,844	1,733,294
01-JUL-24 To 30-SEP-24											
01-OCT-24 To 31-DEC-24	2	97.94	97.94	98.06	00.55	99.88	97.40	98.48	N/A	185,000	181,403
01-JAN-25 To 31-MAR-25	2	61.61	61.61	87.80	54.97	70.17	27.74	95.48	N/A	1,212,500	1,064,533
01-APR-25 To 30-JUN-25	3	98.09	133.80	162.28	42.97	82.45	88.43	214.89	N/A	140,958	228,748
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	6	94.41	97.66	97.70	08.73	99.96	88.61	119.58	88.61 to 119.58	365,917	357,508
01-OCT-23 To 30-SEP-24	7	98.10	103.17	89.66	10.61	115.07	85.29	131.21	85.29 to 131.21	1,157,596	1,037,867
01-OCT-24 To 30-SEP-25	7	97.40	102.93	98.76	29.30	104.22	27.74	214.89	27.74 to 214.89	459,696	454,016
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	5	101.59	108.24	111.34	12.20	97.22	90.57	131.21	N/A	156,260	173,976
01-JAN-24 To 31-DEC-24	7	97.45	97.90	89.71	05.38	109.13	85.29	115.70	85.29 to 115.70	1,181,054	1,059,532
<u>ALL</u>	20	97.77	101.43	93.13	16.51	108.91	27.74	214.89	90.57 to 99.84	675,828	629,412

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
15	11	98.48	106.05	105.85	24.57	100.19	27.74	214.89	88.43 to 131.21	218,561	231,343
16	9	95.48	95.79	90.38	06.04	105.99	85.29	115.70	88.61 to 98.10	1,234,708	1,115,940
<u>ALL</u>	20	97.77	101.43	93.13	16.51	108.91	27.74	214.89	90.57 to 99.84	675,828	629,412

**61 Merrick
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 20
 Total Sales Price : 13,516,550
 Total Adj. Sales Price : 13,516,550
 Total Assessed Value : 12,588,234
 Avg. Adj. Sales Price : 675,828
 Avg. Assessed Value : 629,412

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 101
 COD : 16.51
 PRD : 108.91

COV : 32.59
 STD : 33.06
 Avg. Abs. Dev : 16.14
 MAX Sales Ratio : 214.89
 MIN Sales Ratio : 27.74

95% Median C.I. : 90.57 to 99.84
 95% Wgt. Mean C.I. : 84.03 to 102.23
 95% Mean C.I. : 85.96 to 116.90

Printed:3/12/2026 6:30:21AM

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	20	97.77	101.43	93.13	16.51	108.91	27.74	214.89	90.57 to 99.84	675,828	629,412
04											
<u>ALL</u>	20	97.77	101.43	93.13	16.51	108.91	27.74	214.89	90.57 to 99.84	675,828	629,412

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	2	123.46	123.46	122.09	06.29	101.12	115.70	131.21	N/A	8,500	10,378
Less Than 30,000	2	123.46	123.46	122.09	06.29	101.12	115.70	131.21	N/A	8,500	10,378
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	97.77	101.43	93.13	16.51	108.91	27.74	214.89	90.57 to 99.84	675,828	629,412
Greater Than 14,999	18	97.43	98.99	93.10	15.44	106.33	27.74	214.89	89.08 to 98.48	749,975	698,193
Greater Than 29,999	18	97.43	98.99	93.10	15.44	106.33	27.74	214.89	89.08 to 98.48	749,975	698,193
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	123.46	123.46	122.09	06.29	101.12	115.70	131.21	N/A	8,500	10,378
15,000 TO 29,999											
30,000 TO 59,999	1	98.25	98.25	98.25	00.00	100.00	98.25	98.25	N/A	56,500	55,510
60,000 TO 99,999	3	90.57	92.58	92.39	03.31	100.21	89.08	98.09	N/A	63,333	58,517
100,000 TO 149,999	3	92.88	92.90	93.18	03.22	99.70	88.43	97.40	N/A	131,833	122,842
150,000 TO 249,999	3	101.59	138.32	141.76	38.19	97.57	98.48	214.89	N/A	222,058	314,793
250,000 TO 499,999	4	98.65	86.15	92.10	23.88	93.54	27.74	119.58	N/A	371,000	341,696
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	88.61	88.61	88.61	00.00	100.00	88.61	88.61	N/A	1,100,000	974,685
2,000,000 TO 4,999,999	2	96.79	96.79	96.77	01.35	100.02	95.48	98.10	N/A	2,125,000	2,056,400
5,000,000 TO 9,999,999	1	85.29	85.29	85.29	00.00	100.00	85.29	85.29	N/A	5,357,375	4,569,244
10,000,000 +											
<u>ALL</u>	20	97.77	101.43	93.13	16.51	108.91	27.74	214.89	90.57 to 99.84	675,828	629,412

**61 Merrick
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 20
 Total Sales Price : 13,516,550
 Total Adj. Sales Price : 13,516,550
 Total Assessed Value : 12,588,234
 Avg. Adj. Sales Price : 675,828
 Avg. Assessed Value : 629,412

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 101
 COD : 16.51
 PRD : 108.91

COV : 32.59
 STD : 33.06
 Avg. Abs. Dev : 16.14
 MAX Sales Ratio : 214.89
 MIN Sales Ratio : 27.74

95% Median C.I. : 90.57 to 99.84
 95% Wgt. Mean C.I. : 84.03 to 102.23
 95% Mean C.I. : 85.96 to 116.90

Printed:3/12/2026 6:30:21AM

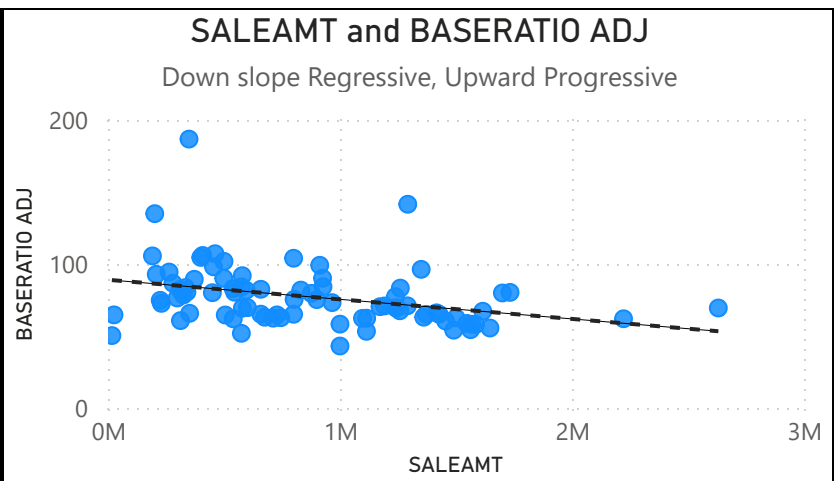
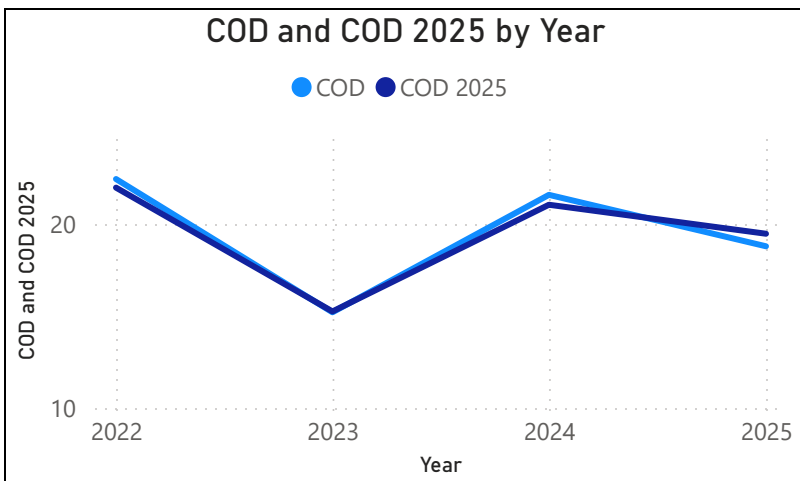
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
117	1	98.10	98.10	98.10	00.00	100.00	98.10	98.10	N/A	2,100,000	2,060,020
118	1	88.61	88.61	88.61	00.00	100.00	88.61	88.61	N/A	1,100,000	974,685
309	1	119.58	119.58	119.58	00.00	100.00	119.58	119.58	N/A	459,000	548,880
326	1	99.84	99.84	99.84	00.00	100.00	99.84	99.84	N/A	450,000	449,280
344	5	98.25	119.63	136.76	25.82	87.47	88.43	214.89	N/A	140,875	192,667
350	1	97.45	97.45	97.45	00.00	100.00	97.45	97.45	N/A	300,000	292,340
353	3	90.57	98.45	91.62	09.79	107.45	89.08	115.70	N/A	46,667	42,755
386	1	97.40	97.40	97.40	00.00	100.00	97.40	97.40	N/A	145,000	141,225
471	1	131.21	131.21	131.21	00.00	100.00	131.21	131.21	N/A	7,000	9,185
494	1	27.74	27.74	27.74	00.00	100.00	27.74	27.74	N/A	275,000	76,285
528	1	101.59	101.59	101.59	00.00	100.00	101.59	101.59	N/A	198,800	201,965
554	1	85.29	85.29	85.29	00.00	100.00	85.29	85.29	N/A	5,357,375	4,569,244
581	1	92.88	92.88	92.88	00.00	100.00	92.88	92.88	N/A	130,000	120,745
851	1	95.48	95.48	95.48	00.00	100.00	95.48	95.48	N/A	2,150,000	2,052,780
<u>ALL</u>	20	97.77	101.43	93.13	16.51	108.91	27.74	214.89	90.57 to 99.84	675,828	629,412

Merrick Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	83	72.67	67.11	8.27%	77.24	71.57	7.92%	72.96	67.65	7.85%
Total	83	72.67	67.11	8.27%	77.24	71.57	7.92%	72.96	67.65	7.85%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	83	20.22	20.15	0.36%	105.86	105.80	0.06%
Total	83	20.22	20.15	0.36%	105.86	105.80	0.06%



61 Merrick
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 83
Total Sales Price : 74,303,959
Total Adj. Sales Price : 74,303,959
Total Assessed Value : 54,214,050
Avg. Adj. Sales Price : 895,228
Avg. Assessed Value : 653,181

MEDIAN : 73
WGT. MEAN : 73
MEAN : 77
COD : 20.23
PRD : 105.87

COV : 27.72
STD : 21.41
Avg. Abs. Dev : 14.70
MAX Sales Ratio : 186.74
MIN Sales Ratio : 43.04

95% Median C.I. : 67.50 to 79.88
95% Wgt. Mean C.I. : 68.55 to 77.38
95% Mean C.I. : 72.63 to 81.85

Printed:3/12/2026 6:30:23AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	15	79.88	87.00	79.39	22.45	109.59	55.55	186.74	69.62 to 91.89	773,539	614,136
01-JAN-23 To 31-MAR-23	11	72.67	72.14	66.10	17.85	109.14	43.04	101.82	53.23 to 90.05	737,749	487,662
01-APR-23 To 30-JUN-23	9	80.28	77.54	75.72	08.25	102.40	62.37	92.82	70.36 to 82.92	862,195	652,867
01-JUL-23 To 30-SEP-23	3	69.44	72.87	69.91	09.13	104.23	65.07	84.10	N/A	1,544,334	1,079,710
01-OCT-23 To 31-DEC-23	6	74.89	76.56	75.52	21.02	101.38	50.29	104.57	50.29 to 104.57	655,399	494,934
01-JAN-24 To 31-MAR-24	10	65.38	73.69	64.73	21.41	113.84	54.05	134.96	54.40 to 83.63	881,124	570,355
01-APR-24 To 30-JUN-24	7	80.07	87.61	86.64	26.74	101.12	61.90	141.49	61.90 to 141.49	890,788	771,739
01-JUL-24 To 30-SEP-24	3	70.88	74.50	74.59	06.55	99.88	69.35	83.26	N/A	1,231,747	918,715
01-OCT-24 To 31-DEC-24	5	75.41	76.40	75.08	14.69	101.76	60.42	99.12	N/A	931,989	699,748
01-JAN-25 To 31-MAR-25	7	69.30	75.55	77.11	19.71	97.98	58.24	104.00	58.24 to 104.00	948,809	731,611
01-APR-25 To 30-JUN-25	7	58.74	64.59	61.72	13.96	104.65	51.86	98.02	51.86 to 98.02	1,173,839	724,470
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	38	77.44	79.34	73.78	17.60	107.54	43.04	186.74	69.69 to 82.45	845,029	623,454
01-OCT-23 To 30-SEP-24	26	70.12	78.19	74.23	22.88	105.33	50.29	141.49	64.66 to 83.26	872,092	647,364
01-OCT-24 To 30-SEP-25	19	65.03	71.74	70.15	19.02	102.27	51.86	104.00	58.74 to 81.89	1,027,289	720,595
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	29	74.78	74.81	71.39	15.20	104.79	43.04	104.57	65.76 to 82.45	842,772	601,684
01-JAN-24 To 31-DEC-24	25	70.88	78.22	74.18	21.59	105.45	54.05	141.49	64.66 to 81.89	936,078	694,424
<u>ALL</u>	83	72.67	77.24	72.96	20.23	105.87	43.04	186.74	67.50 to 79.88	895,228	653,181

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	83	72.67	77.24	72.96	20.23	105.87	43.04	186.74	67.50 to 79.88	895,228	653,181
<u>ALL</u>	83	72.67	77.24	72.96	20.23	105.87	43.04	186.74	67.50 to 79.88	895,228	653,181

61 Merrick
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)
Qualified
Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 83
Total Sales Price : 74,303,959
Total Adj. Sales Price : 74,303,959
Total Assessed Value : 54,214,050
Avg. Adj. Sales Price : 895,228
Avg. Assessed Value : 653,181

MEDIAN : 73
WGT. MEAN : 73
MEAN : 77
COD : 20.23
PRD : 105.87

COV : 27.72
STD : 21.41
Avg. Abs. Dev : 14.70
MAX Sales Ratio : 186.74
MIN Sales Ratio : 43.04

95% Median C.I. : 67.50 to 79.88
95% Wgt. Mean C.I. : 68.55 to 77.38
95% Mean C.I. : 72.63 to 81.85

Printed:3/12/2026 6:30:23AM

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	43	70.88	72.44	69.04	13.54	104.92	54.05	105.93	64.67 to 79.60	970,440	670,023
1	43	70.88	72.44	69.04	13.54	104.92	54.05	105.93	64.67 to 79.60	970,440	670,023
_____Dry_____											
County	1	50.29	50.29	50.29	00.00	100.00	50.29	50.29	N/A	404,612	203,485
1	1	50.29	50.29	50.29	00.00	100.00	50.29	50.29	N/A	404,612	203,485
_____Grass_____											
County	4	59.46	63.60	60.74	14.38	104.71	51.86	83.63	N/A	555,244	337,278
1	4	59.46	63.60	60.74	14.38	104.71	51.86	83.63	N/A	555,244	337,278
_____ALL_____	83	72.67	77.24	72.96	20.23	105.87	43.04	186.74	67.50 to 79.88	895,228	653,181

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	62	70.93	76.34	72.65	18.16	105.08	53.23	141.49	66.09 to 80.07	978,767	711,122
1	62	70.93	76.34	72.65	18.16	105.08	53.23	141.49	66.09 to 80.07	978,767	711,122
_____Dry_____											
County	1	50.29	50.29	50.29	00.00	100.00	50.29	50.29	N/A	404,612	203,485
1	1	50.29	50.29	50.29	00.00	100.00	50.29	50.29	N/A	404,612	203,485
_____Grass_____											
County	4	59.46	63.60	60.74	14.38	104.71	51.86	83.63	N/A	555,244	337,278
1	4	59.46	63.60	60.74	14.38	104.71	51.86	83.63	N/A	555,244	337,278
_____ALL_____	83	72.67	77.24	72.96	20.23	105.87	43.04	186.74	67.50 to 79.88	895,228	653,181

Merrick County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	6,200	6,150	6,000	5,700	5,300	5,200	4,700	4,000	5,782
Nance	1	5,798	5,792	5,685	5,678	5,571	5,598	5,550	5,546	5,689
Polk	1	8,784	7,868	7,442	6,982	6,393	6,355	6,124	5,414	8,086
Hamilton	1	8,488	8,490	8,367	8,399	2,200	8,085	7,875	7,875	8,411
Hall	1	7,240	6,970	5,277	5,261	5,161	5,104	4,705	4,713	6,284
Howard	7100	6,000	6,000	5,450	5,300	4,850	4,700	4,450	4,350	5,097

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	2,900	2,850	2,900	2,700	2,600	2,400	2,300	2,250	2,696
Nance	1	3,299	3,299	3,192	3,191	3,084	3,094	3,000	3,000	3,152
Polk	1	6,281	5,951	4,576	4,565	4,114	3,982	3,839	3,861	5,544
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
Hall	1	2,855	2,866	2,445	2,445	2,155	2,155	1,925	1,935	2,499
Howard	7100	3,000	3,000	2,850	2,850	2,700	2,500	2,400	2,400	2,705

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	2,178	2,000	1,965	1,804	1,718	n/a	1,527	1,200	2,022
Nance	1	2,601	2,600	2,502	2,501	2,402	2,404	2,300	2,300	2,501
Polk	1	2,484	2,261	2,253	2,246	2,240	n/a	1,823	1,811	2,362
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Hall	1	1,529	1,529	1,455	1,452	1,380	1,380	1,335	1,335	1,490
Howard	7100	2,400	2,400	1,600	1,600	1,600	1,600	1,600	n/a	2,120

County	Mkt Area	CRP	TIMBER	WASTE
Merrick	1	1,580	500	547
Nance	1	2,603	1,600	264
Polk	1	2,310	1,150	300
Hamilton	1	n/a	n/a	900
Hall	1	n/a	n/a	596
Howard	7100	2,273	n/a	1,200

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	13	Median :	48	COV :	43.83	95% Median C.I. :	41.27 to 89.97
Total Sales Price :	8,419,470	Wgt. Mean :	58	STD :	27.05	95% Wgt. Mean C.I. :	25.37 to 90.21
Total Adj. Sales Price :	8,649,470	Mean :	62	Avg.Abs.Dev :	20.25	95% Mean C.I. :	45.36 to 78.06
Total Assessed Value :	4,998,350						
Avg. Adj. Sales Price :	665,344	COD :	41.80	MAX Sales Ratio :	124.49		
Avg. Assessed Value :	384,488	PRD :	106.78	MIN Sales Ratio :	34.57		

Printed : 03/19/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	3	71.43	79.24	69.15	38.60	114.59	41.79	124.49	N/A	518,389	358,454
01/01/2023 To 03/31/2023	1	48.44	48.44	48.44		100.00	48.44	48.44	N/A	460,000	222,843
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	89.97	89.97	89.97		100.00	89.97	89.97	N/A	201,564	181,353
04/01/2024 To 06/30/2024	3	62.93	66.18	76.71	28.11	86.27	41.27	94.33	N/A	698,490	535,807
07/01/2024 To 09/30/2024	1	47.25	47.25	47.25		100.00	47.25	47.25	N/A	1,192,268	563,370
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	1	38.83	38.83	38.83		100.00	38.83	38.83	N/A	1,000,000	388,277
04/01/2025 To 06/30/2025	3	41.58	47.17	44.74	24.68	105.43	34.57	65.35	N/A	715,000	319,908
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	4	59.94	71.54	64.42	44.08	111.05	41.79	124.49	N/A	503,792	324,552
10/01/2023 To 09/30/2024	5	62.93	67.15	67.41	30.45	99.61	41.27	94.33	N/A	697,860	470,429
10/01/2024 To 09/30/2025	4	40.21	45.08	42.86	20.84	105.18	34.57	65.35	N/A	786,250	337,000
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	48.44	48.44	48.44		100.00	48.44	48.44	N/A	460,000	222,843
01/01/2024 To 12/31/2024	5	62.93	67.15	67.41	30.45	99.61	41.27	94.33	N/A	697,860	470,429
<u>ALL</u>											
10/01/2022 To 09/30/2025	13	48.44	61.71	57.79	41.80	106.78	34.57	124.49	41.27 to 89.97	665,344	384,488

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	13	Median :	48	COV :	43.83	95% Median C.I. :	41.27 to 89.97
Total Sales Price :	8,419,470	Wgt. Mean :	58	STD :	27.05	95% Wgt. Mean C.I. :	25.37 to 90.21
Total Adj. Sales Price :	8,649,470	Mean :	62	Avg.Abs.Dev :	20.25	95% Mean C.I. :	45.36 to 78.06
Total Assessed Value :	4,998,350						
Avg. Adj. Sales Price :	665,344	COD :	41.80	MAX Sales Ratio :	124.49		
Avg. Assessed Value :	384,488	PRD :	106.78	MIN Sales Ratio :	34.57		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	13	48.44	61.71	57.79	41.80	106.78	34.57	124.49	41.27 to 89.97	665,344	384,488
<u>ALL</u>											
10/01/2022 To 09/30/2025	13	48.44	61.71	57.79	41.80	106.78	34.57	124.49	41.27 to 89.97	665,344	384,488

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
400002											
400082											
610004											
610049											
630001											
630030	13	48.44	61.71	57.79	41.80	106.78	34.57	124.49	41.27 to 89.97	665,344	384,488
720075											
<u>ALL</u>											
10/01/2022 To 09/30/2025	13	48.44	61.71	57.79	41.80	106.78	34.57	124.49	41.27 to 89.97	665,344	384,488

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	44.52	44.52	45.15	06.13	98.60	41.79	47.25	N/A	968,542	437,307
1	2	44.52	44.52	45.15	06.13	98.60	41.79	47.25	N/A	968,542	437,307
<u>Grass</u>											
County	2	36.70	36.70	37.27	05.80	98.47	34.57	38.83	N/A	787,500	293,529
1	2	36.70	36.70	37.27	05.80	98.47	34.57	38.83	N/A	787,500	293,529
<u>ALL</u>											
10/01/2022 To 09/30/2025	13	48.44	61.71	57.79	41.80	106.78	34.57	124.49	41.27 to 89.97	665,344	384,488

AGRICULTURAL - BASE STAT

Type : Qualified

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

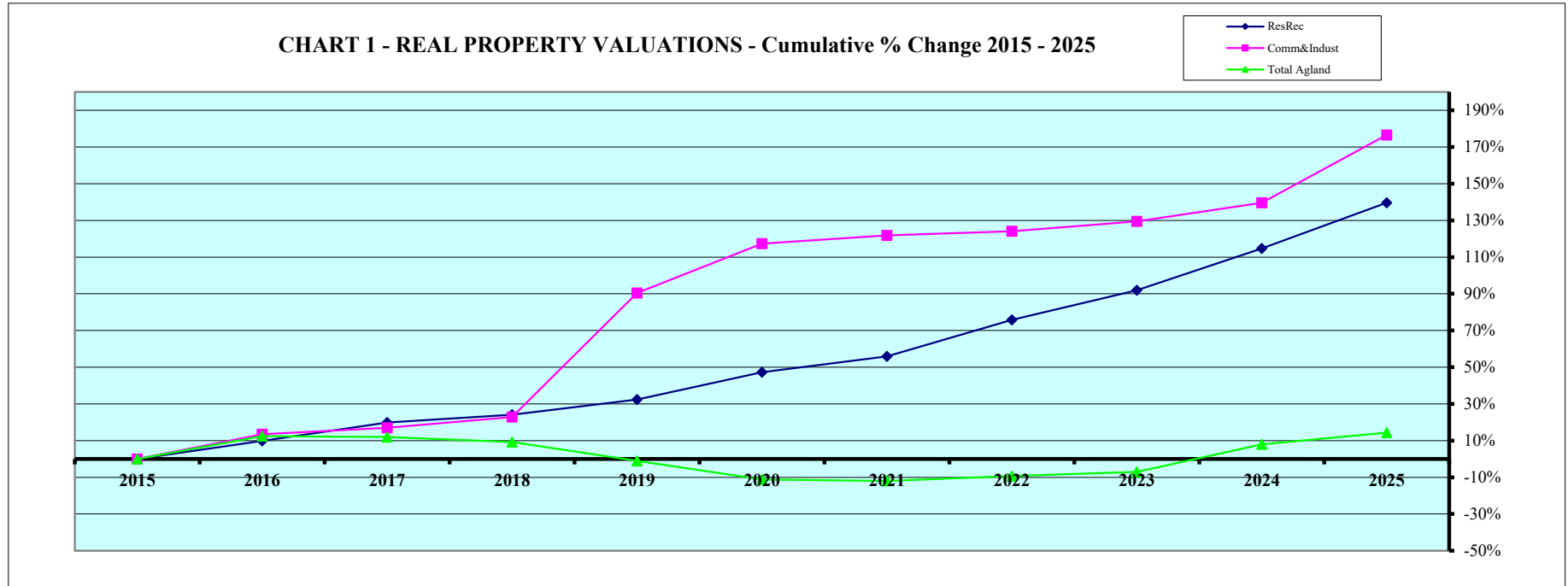
Number of Sales :	13	Median :	48	COV :	43.83	95% Median C.I. :	41.27 to 89.97
Total Sales Price :	8,419,470	Wgt. Mean :	58	STD :	27.05	95% Wgt. Mean C.I. :	25.37 to 90.21
Total Adj. Sales Price :	8,649,470	Mean :	62	Avg.Abs.Dev :	20.25	95% Mean C.I. :	45.36 to 78.06
Total Assessed Value :	4,998,350						
Avg. Adj. Sales Price :	665,344	COD :	41.80	MAX Sales Ratio :	124.49		
Avg. Assessed Value :	384,488	PRD :	106.78	MIN Sales Ratio :	34.57		

Printed : 03/19/2026

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	6	64.14	66.94	65.99	25.38	101.44	41.79	94.33	41.79 to 94.33	691,520	456,313
1	6	64.14	66.94	65.99	25.38	101.44	41.79	94.33	41.79 to 94.33	691,520	456,313
<u>Grass</u>											
County	2	36.70	36.70	37.27	05.80	98.47	34.57	38.83	N/A	787,500	293,529
1	2	36.70	36.70	37.27	05.80	98.47	34.57	38.83	N/A	787,500	293,529
<u>ALL</u>											
10/01/2022 To 09/30/2025	13	48.44	61.71	57.79	41.80	106.78	34.57	124.49	41.27 to 89.97	665,344	384,488

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	259,910,310	-	-	-	51,652,140	-	-	-	1,044,896,100	-	-	-
2016	285,469,352	25,559,042	9.83%	9.83%	58,589,905	6,937,765	13.43%	13.43%	1,175,522,950	130,626,850	12.50%	12.50%
2017	311,605,236	26,135,884	9.16%	19.89%	60,415,063	1,825,158	3.12%	16.97%	1,170,079,960	-5,442,990	-0.46%	11.98%
2018	322,542,521	10,937,285	3.51%	24.10%	63,487,733	3,072,670	5.09%	22.91%	1,141,343,215	-28,736,745	-2.46%	9.23%
2019	344,058,760	21,516,239	6.67%	32.38%	98,347,300	34,859,567	54.91%	90.40%	1,034,571,710	-106,771,505	-9.35%	-0.99%
2020	382,652,305	38,593,545	11.22%	47.22%	112,264,212	13,916,912	14.15%	117.35%	928,204,265	-106,367,445	-10.28%	-11.17%
2021	405,304,755	22,652,450	5.92%	55.94%	114,560,547	2,296,335	2.05%	121.79%	919,690,535	-8,513,730	-0.92%	-11.98%
2022	456,770,365	51,465,610	12.70%	75.74%	115,769,382	1,208,835	1.06%	124.13%	947,930,120	28,239,585	3.07%	-9.28%
2023	498,966,015	42,195,650	9.24%	91.98%	118,511,050	2,741,668	2.37%	129.44%	971,683,460	23,753,340	2.51%	-7.01%
2024	558,030,395	59,064,380	11.84%	114.70%	123,749,485	5,238,435	4.42%	139.58%	1,127,587,665	155,904,205	16.04%	7.91%
2025	622,837,845	64,807,450	11.61%	139.64%	142,857,874	19,108,389	15.44%	176.58%	1,194,861,505	67,273,840	5.97%	14.35%

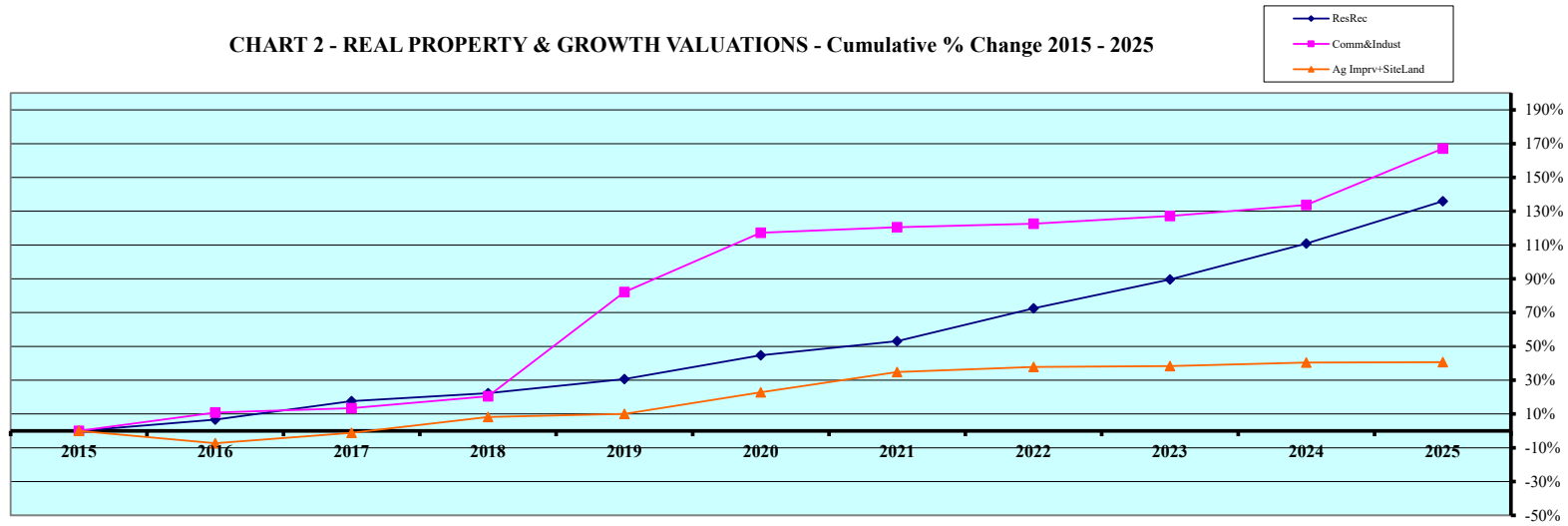
Rate Annual %chg: Residential & Recreational **9.13%** Commercial & Industrial **10.71%** Agricultural Land **1.35%**

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 2015 - 2025



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
2015	259,910,310	6,396,170	2.46%	253,514,140	--	--	51,652,140	1,757,700	3.40%	49,894,440	--	--
2016	285,469,352	8,083,063	2.83%	277,386,289	6.72%	6.72%	58,589,905	1,353,430	2.31%	57,236,475	10.81%	10.81%
2017	311,605,236	5,763,590	1.85%	305,841,646	7.14%	17.67%	60,415,063	1,810,945	3.00%	58,604,118	0.02%	13.46%
2018	322,542,521	4,713,366	1.46%	317,829,155	2.00%	22.28%	63,487,733	1,244,415	1.96%	62,243,318	3.03%	20.50%
2019	344,058,760	4,351,118	1.26%	339,707,642	5.32%	30.70%	98,347,300	4,251,715	4.32%	94,095,585	48.21%	82.17%
2020	382,652,305	6,382,205	1.67%	376,270,100	9.36%	44.77%	112,264,212	57,520	0.05%	112,206,692	14.09%	117.24%
2021	405,304,755	7,470,360	1.84%	397,834,395	3.97%	53.07%	114,560,547	665,920	0.58%	113,894,627	1.45%	120.50%
2022	456,770,365	8,396,820	1.84%	448,373,545	10.63%	72.51%	115,769,382	773,640	0.67%	114,995,742	0.38%	122.64%
2023	498,966,015	6,195,655	1.24%	492,770,360	7.88%	89.59%	118,511,050	1,174,015	0.99%	117,337,035	1.35%	127.17%
2024	558,030,395	9,761,545	1.75%	548,268,850	9.88%	110.95%	123,749,485	3,063,375	2.48%	120,686,110	1.84%	133.65%
2025	622,837,845	9,608,098	1.54%	613,229,747	9.89%	135.94%	142,857,874	4,909,990	3.44%	137,947,884	11.47%	167.07%
Rate Ann%chg	9.13%	Resid & Recreat w/o growth				7.28%	C & I w/o growth				9.27%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	57,543,160	31,858,474	89,401,634	4,666,025	5.22%	84,735,609	--	--
2016	53,165,615	36,060,930	89,226,545	6,357,960	7.13%	82,868,585	-7.31%	-7.31%
2017	53,609,445	39,992,435	93,601,880	5,269,810	5.63%	88,332,070	-1.00%	-1.20%
2018	56,444,740	42,239,385	98,684,125	1,897,315	1.92%	96,786,810	3.40%	8.26%
2019	56,946,690	42,981,965	99,928,655	1,576,825	1.58%	98,351,830	-0.34%	10.01%
2020	62,238,221	50,157,880	112,396,101	2,580,060	2.30%	109,816,041	9.89%	22.83%
2021	71,594,715	51,321,325	122,916,040	2,336,620	1.90%	120,579,420	7.28%	34.87%
2022	71,991,005	52,411,185	124,402,190	1,216,285	0.98%	123,185,905	0.22%	37.79%
2023	72,961,100	53,446,765	126,407,865	2,718,945	2.15%	123,688,920	-0.57%	38.35%
2024	74,023,160	53,986,065	128,009,225	2,389,155	1.87%	125,620,070	-0.62%	40.51%
2025	76,674,385	51,911,345	128,585,730	2,842,270	2.21%	125,743,460	-1.77%	40.65%
Rate Ann%chg	2.91%	5.00%	3.70%	Ag Imprv+Site w/o growth			0.92%	

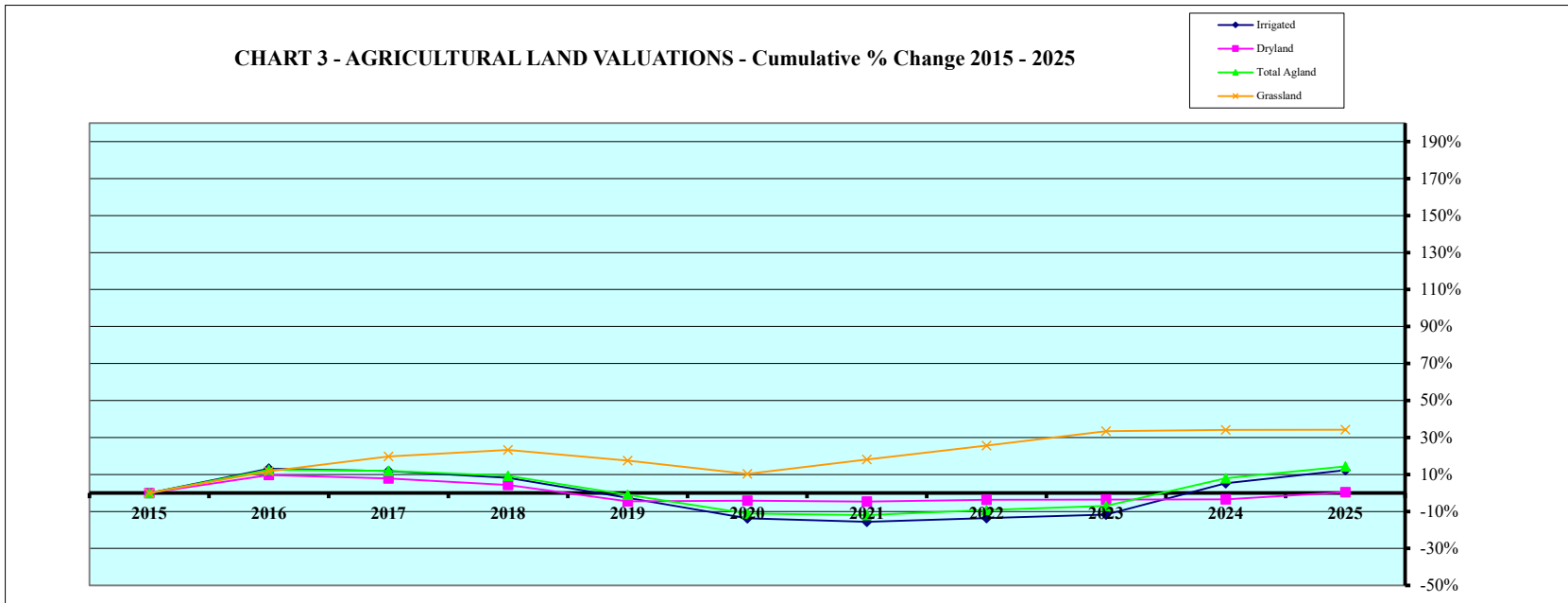
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 61
County MERRICK

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	902,660,135	-	-	-	38,214,595	-	-	-	90,653,370	-	-	-
2016	1,021,023,020	118,362,885	13.11%	13.11%	41,918,875	3,704,280	9.69%	9.69%	101,333,375	10,680,005	11.78%	11.78%
2017	1,009,100,920	-11,922,100	-1.17%	11.79%	41,212,640	-706,235	-1.68%	7.85%	108,549,345	7,215,970	7.12%	19.74%
2018	976,569,410	-32,531,510	-3.22%	8.19%	39,847,950	-1,364,690	-3.31%	4.27%	111,793,400	3,244,055	2.99%	23.32%
2019	878,458,930	-98,110,480	-10.05%	-2.68%	36,496,795	-3,351,155	-8.41%	-4.50%	106,484,725	-5,308,675	-4.75%	17.46%
2020	778,554,380	-99,904,550	-11.37%	-13.75%	36,605,280	108,485	0.30%	-4.21%	100,000,940	-6,483,785	-6.09%	10.31%
2021	761,837,200	-16,717,180	-2.15%	-15.60%	36,437,010	-168,270	-0.46%	-4.65%	107,010,420	7,009,480	7.01%	18.04%
2022	780,066,790	18,229,590	2.39%	-13.58%	36,824,385	387,375	1.06%	-3.64%	113,907,535	6,897,115	6.45%	25.65%
2023	797,006,980	16,940,190	2.17%	-11.70%	36,866,365	41,980	0.11%	-3.53%	120,979,090	7,071,555	6.21%	33.45%
2024	949,724,060	152,717,080	19.16%	5.21%	36,893,180	26,815	0.07%	-3.46%	121,560,235	581,145	0.48%	34.09%
2025	1,014,168,375	64,444,315	6.79%	12.35%	38,381,765	1,488,585	4.03%	0.44%	121,650,945	90,710	0.07%	34.19%

Rate Ann.%chg: Irrigated 1.17% Dryland 0.04% Grassland 2.98%

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
2015	45,175	-	-	-	13,322,825	-	-	-	1,044,896,100	-	-	-
2016	39,450	-5,725	-12.67%	-12.67%	11,208,230	-2,114,595	-15.87%	-15.87%	1,175,522,950	130,626,850	12.50%	12.50%
2017	39,145	-305	-0.77%	-13.35%	11,177,910	-30,320	-0.27%	-16.10%	1,170,079,960	-5,442,990	-0.46%	11.98%
2018	66,720	27,575	70.44%	47.69%	13,065,735	1,887,825	16.89%	-1.93%	1,141,343,215	-28,736,745	-2.46%	9.23%
2019	76,700	9,980	14.96%	69.78%	13,054,560	-11,175	-0.09%	-2.01%	1,034,571,710	-106,771,505	-9.35%	-0.99%
2020	2,749,515	2,672,815	3484.77%	5986.36%	10,294,150	-2,760,410	-21.15%	-22.73%	928,204,265	-106,367,445	-10.28%	-11.17%
2021	2,753,535	4,020	0.15%	5995.26%	11,652,370	1,358,220	13.19%	-12.54%	919,690,535	-8,513,730	-0.92%	-11.98%
2022	2,736,950	-16,585	-0.60%	5958.55%	14,394,460	2,742,090	23.53%	8.04%	947,930,120	28,239,585	3.07%	-9.28%
2023	2,916,990	180,040	6.58%	6357.09%	13,914,035	-480,425	-3.34%	4.44%	971,683,460	23,753,340	2.51%	-7.01%
2024	2,956,580	39,590	1.36%	6444.73%	16,453,610	2,539,575	18.25%	23.50%	1,127,587,665	155,904,205	16.04%	7.91%
2025	2,932,510	-24,070	-0.81%	6391.44%	17,727,910	1,274,300	7.74%	33.06%	1,194,861,505	67,273,840	5.97%	14.35%

Cnty# 61
County MERRICK

Rate Ann.%chg: Total Agric Land 1.35%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	903,310,330	188,270	4,798			38,183,405	16,197	2,357			90,556,205	69,096	1,311		
2016	1,021,137,745	188,247	5,424	13.06%	13.06%	41,913,390	16,153	2,595	10.07%	10.07%	101,349,730	69,068	1,467	11.96%	11.96%
2017	1,009,786,065	188,419	5,359	-1.20%	11.70%	41,351,000	15,937	2,595	-0.01%	10.06%	108,552,075	69,016	1,573	7.19%	20.01%
2018	976,518,485	188,253	5,187	-3.21%	8.11%	39,852,395	15,981	2,494	-3.88%	5.79%	111,820,140	68,939	1,622	3.13%	23.76%
2019	879,481,765	188,256	4,672	-9.94%	-2.63%	36,589,450	15,974	2,290	-8.15%	-2.84%	106,572,350	68,787	1,549	-4.48%	18.21%
2020	778,531,630	187,720	4,147	-11.23%	-13.56%	36,533,455	15,980	2,286	-0.18%	-3.02%	99,989,805	68,414	1,462	-5.66%	11.52%
2021	762,190,535	187,753	4,060	-2.12%	-15.39%	36,455,620	15,944	2,286	0.01%	-3.01%	106,838,935	68,588	1,558	6.58%	18.86%
2022	780,066,280	187,760	4,155	2.34%	-13.41%	36,993,520	15,994	2,313	1.16%	-1.89%	113,785,430	68,603	1,659	6.48%	26.55%
2023	796,231,430	187,819	4,239	2.04%	-11.64%	36,867,430	15,926	2,315	0.09%	-1.80%	120,985,455	68,463	1,767	6.55%	34.84%
2024	950,038,100	188,014	5,053	19.19%	5.32%	36,869,275	15,924	2,315	0.02%	-1.78%	121,544,335	68,464	1,775	0.46%	35.46%
2025	1,014,167,195	188,063	5,393	6.72%	12.40%	38,388,525	15,914	2,412	4.19%	2.33%	121,677,465	68,420	1,778	0.17%	35.69%

Rate Annual %chg Average Value/Acre: 1.16% 0.05% 3.00%

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
2015	0	0				10,822,930	18,407	588			1,042,872,870	291,970	3,572		
2016	39,450	132	300			11,207,050	18,837	595	1.19%	1.19%	1,175,647,365	292,436	4,020	12.55%	12.55%
2017	39,145	131	300	-0.01%		11,165,995	18,767	595	0.00%	1.19%	1,170,894,280	292,270	4,006	-0.35%	12.16%
2018	41,610	139	300	0.00%		12,926,640	18,777	688	15.71%	17.08%	1,141,159,270	292,088	3,907	-2.48%	9.38%
2019	76,700	256	300	0.01%		13,054,880	18,933	690	0.16%	17.27%	1,035,775,145	292,207	3,545	-9.27%	-0.76%
2020	2,749,480	5,024	547	82.45%		10,295,895	15,031	685	-0.66%	16.50%	928,100,265	292,168	3,177	-10.38%	-11.07%
2021	2,753,045	5,039	546	-0.17%		11,645,625	14,996	777	13.37%	32.07%	919,883,760	292,319	3,147	-0.94%	-11.90%
2022	2,750,610	5,036	546	-0.03%		14,398,120	15,020	959	23.44%	63.03%	947,993,960	292,413	3,242	3.02%	-9.24%
2023	2,915,875	5,303	550	0.67%		14,115,250	14,726	959	-0.01%	63.02%	971,115,440	292,237	3,323	2.50%	-6.97%
2024	2,939,465	5,346	550	0.00%		16,437,775	14,418	1,140	18.95%	93.90%	1,127,828,950	292,166	3,860	16.17%	8.07%
2025	2,986,560	5,474	546	-0.78%		17,761,550	14,424	1,231	8.00%	109.42%	1,194,981,295	292,296	4,088	5.91%	14.46%

61
MERRICK

Rate Annual %chg Average Value/Acre: 1.37%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,668	MERRICK	128,658,058	27,792,217	137,220,219	621,478,935	111,968,584	30,889,290	1,358,910	1,194,861,505	76,674,385	51,911,345	585	2,382,814,033
cnty sectorvalue % of total value:		5.40%	1.17%	5.76%	26.08%	4.70%	1.30%	0.06%	50.14%	3.22%	2.18%	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	45,229,896	3,989,963	8,013,508	173,983,445	0	0	46,185,965	30,889,290	203,360	135,490	0	308,630,917
39.63%	%sector of county sector	35.16%	14.36%	5.84%	28.00%			3398.75%	2.59%	0.27%	0.26%		12.95%
	%sector of municipality	14.66%	1.29%	2.60%	56.37%			14.96%	10.01%	0.07%	0.04%		100.00%
260	CHAPMAN	877,113	1,766,615	3,398,119	12,458,010	0	0	3,955,835	0	177,080	0	0	22,632,772
3.39%	%sector of county sector	0.68%	6.36%	2.48%	2.00%			291.10%		0.23%			0.95%
	%sector of municipality	3.88%	7.81%	15.01%	55.04%			17.48%		0.78%			100.00%
344	CLARKS	1,161,012	320,294	1,468,509	15,483,455	0	0	5,587,765	0	0	0	0	24,021,035
4.49%	%sector of county sector	0.90%	1.15%	1.07%	2.49%			411.19%					1.01%
	%sector of municipality	4.83%	1.33%	6.11%	64.46%			23.26%					100.00%
439	PALMER	776,046	180,913	72,195	26,986,110	0	0	5,614,665	0	15,055	4,000	0	33,648,984
5.73%	%sector of county sector	0.60%	0.65%	0.05%	4.34%			413.17%		0.02%	0.01%		1.41%
	%sector of municipality	2.31%	0.54%	0.21%	80.20%			16.69%		0.04%	0.01%		100.00%
320	SILVER CREEK	300,729	341,000	2,111,963	16,985,100	0	0	2,548,620	0	0	0	0	22,287,412
4.17%	%sector of county sector	0.23%	1.23%	1.54%	2.73%			187.55%					0.94%
	%sector of municipality	1.35%	1.53%	9.48%	76.21%			11.44%					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												
	%sector of county sector												
	%sector of municipality												
4,403	Total Municipalities	48,344,797	6,598,785	15,064,294	245,896,124	0	0	63,892,898	30,889,290	395,495	139,490	0	411,221,125
57.41%	%all municip.sectors of cnty	37.58%	23.74%	10.98%	39.57%			4701.78%	2.59%	0.52%	0.27%		17.26%

61 MERRICK

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,371	Value : 2,268,013,099	Growth 11,331,865	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	161	4,314,960	11	211,055	632	8,693,490	804	13,219,505	
02. Res Improve Land	1,927	53,414,430	151	5,115,765	1,001	101,693,690	3,079	160,223,885	
03. Res Improvements	1,938	224,765,765	154	18,019,545	1,087	262,387,020	3,179	505,172,330	
04. Res Total	2,099	282,495,155	165	23,346,365	1,719	372,774,200	3,983	678,615,720	9,410,045
% of Res Total	52.70	41.63	4.14	3.44	43.16	54.93	54.04	29.92	83.04
05. Com UnImp Land	39	1,196,390	2	25,220	14	701,135	55	1,922,745	
06. Com Improve Land	274	11,964,530	2	232,305	38	4,492,534	314	16,689,369	
07. Com Improvements	284	48,555,245	2	1,195,675	61	45,204,260	347	94,955,180	
08. Com Total	323	61,716,165	4	1,453,200	75	50,397,929	402	113,567,294	815,545
% of Com Total	80.35	54.34	1.00	1.28	18.66	44.38	5.45	5.01	7.20
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	662,075	0	0	0	0	2	662,075	
11. Ind Improvements	2	30,227,215	0	0	0	0	2	30,227,215	
12. Ind Total	2	30,889,290	0	0	0	0	2	30,889,290	113,570
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.03	1.36	1.00
13. Rec UnImp Land	0	0	0	0	19	516,175	19	516,175	
14. Rec Improve Land	0	0	0	0	4	238,955	4	238,955	
15. Rec Improvements	0	0	0	0	4	640,665	4	640,665	
16. Rec Total	0	0	0	0	23	1,395,795	23	1,395,795	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.31	0.06	0.00
Res & Rec Total	2,099	282,495,155	165	23,346,365	1,742	374,169,995	4,006	680,011,515	9,410,045
% of Res & Rec Total	52.40	41.54	4.12	3.43	43.48	55.02	54.35	29.98	83.04
Com & Ind Total	325	92,605,455	4	1,453,200	75	50,397,929	404	144,456,584	929,115
% of Com & Ind Total	80.45	64.11	0.99	1.01	18.56	34.89	5.48	6.37	8.20
17. Taxable Total	2,424	375,100,610	169	24,799,565	1,817	424,567,924	4,410	824,468,099	10,339,160
% of Taxable Total	54.97	45.50	3.83	3.01	41.20	51.50	59.83	36.35	91.24

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	50	300,480	14,265,260	31	61,380	5,269,530
19. Commercial	13	448,340	9,513,120	2	2,085	809,495
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	1	1,980	271,170	82	363,840	19,805,960
19. Commercial	0	0	0	15	450,425	10,322,615
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				97	814,265	30,128,575

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	237	2	659	898

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	8	373,495	12	23,760	2,141	899,274,050	2,161	899,671,305
28. Ag-Improved Land	4	63,060	20	38,660	759	420,142,685	783	420,244,405
29. Ag Improvements	3	176,480	0	0	792	123,452,225	795	123,628,705

30. Ag Total				2,956	1,443,544,415
--------------	--	--	--	-------	---------------

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	176,480	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	2	2.00	48,110	32	32.00	62,420	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	24	33.27	1,164,450	24	33.27	1,164,450	
32. HomeSite Improv Land	431	468.69	16,404,150	431	468.69	16,404,150	
33. HomeSite Improvements	439	0.00	80,459,790	439	0.00	80,459,790	243,310
34. HomeSite Total				463	501.96	98,028,390	
35. FarmSite UnImp Land	40	98.28	540,540	40	98.28	540,540	
36. FarmSite Improv Land	688	2,150.52	11,827,845	691	2,151.29	11,832,080	
37. FarmSite Improvements	770	0.00	42,992,435	773	0.00	43,168,915	749,395
38. FarmSite Total				813	2,249.57	55,541,535	
39. Road & Ditches	2,357	5,337.10	0	2,357	5,337.10	0	
40. Other- Non Ag Use	37	3,531.87	2,458,160	71	3,565.87	2,568,690	
41. Total Section VI				1,276	11,654.50	156,138,615	992,705

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	337,075	3	275.45	337,075

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	248.82	1,079,005	7	248.82	1,079,005
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	20,610.85	10.96%	127,787,275	11.75%	6,200.00
46. 1A	18,129.04	9.64%	111,493,855	10.25%	6,150.01
47. 2A1	64,900.49	34.50%	389,402,825	35.80%	6,000.00
48. 2A	54,458.74	28.95%	310,414,610	28.54%	5,700.00
49. 3A1	6,680.22	3.55%	35,405,170	3.26%	5,300.00
50. 3A	11,305.04	6.01%	58,786,255	5.41%	5,200.00
51. 4A1	8,999.39	4.78%	42,297,095	3.89%	4,700.00
52. 4A	3,009.11	1.60%	12,036,450	1.11%	4,000.00
53. Total	188,092.88	100.00%	1,087,623,535	100.00%	5,782.37
Dry					
54. 1D1	346.48	2.18%	1,004,795	2.34%	2,900.01
55. 1D	2,921.98	18.35%	8,327,820	19.39%	2,850.06
56. 2D1	4,993.44	31.35%	14,480,910	33.72%	2,899.99
57. 2D	445.43	2.80%	1,202,650	2.80%	2,699.98
58. 3D1	4,460.09	28.00%	11,596,330	27.00%	2,600.02
59. 3D	522.66	3.28%	1,254,375	2.92%	2,399.98
60. 4D1	894.40	5.62%	2,057,115	4.79%	2,299.99
61. 4D	1,342.92	8.43%	3,021,875	7.04%	2,250.23
62. Total	15,927.40	100.00%	42,945,870	100.00%	2,696.35
Grass					
63. 1G1	38,502.34	56.43%	83,021,395	60.96%	2,156.27
64. 1G	2,916.37	4.27%	5,758,685	4.23%	1,974.61
65. 2G1	7,692.09	11.27%	14,863,000	10.91%	1,932.24
66. 2G	7,556.09	11.07%	13,103,185	9.62%	1,734.12
67. 3G1	9,724.62	14.25%	16,674,810	12.24%	1,714.70
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,724.88	2.53%	2,633,755	1.93%	1,526.92
70. 4G	110.22	0.16%	132,255	0.10%	1,199.92
71. Total	68,226.61	100.00%	136,187,085	100.00%	1,996.10
Irrigated Total					
	188,092.88	64.42%	1,087,623,535	84.48%	5,782.37
Dry Total					
	15,927.40	5.45%	42,945,870	3.34%	2,696.35
Grass Total					
	68,226.61	23.37%	136,187,085	10.58%	1,996.10
72. Waste	5,327.04	1.82%	2,911,715	0.23%	546.59
73. Other	14,412.22	4.94%	17,737,595	1.38%	1,230.73
74. Exempt	3,308.84	1.13%	31,575	0.00%	9.54
75. Market Area Total	291,986.15	100.00%	1,287,405,800	100.00%	4,409.13

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	55.84	320,760	0.00	0	188,037.04	1,087,302,775	188,092.88	1,087,623,535
77. Dry Land	11.91	31,440	0.00	0	15,915.49	42,914,430	15,927.40	42,945,870
78. Grass	14.29	29,830	0.00	0	68,212.32	136,157,255	68,226.61	136,187,085
79. Waste	0.00	0	0.00	0	5,327.04	2,911,715	5,327.04	2,911,715
80. Other	5.80	2,180	0.00	0	14,406.42	17,735,415	14,412.22	17,737,595
81. Exempt	160.54	0	1.62	0	3,146.68	31,575	3,308.84	31,575
82. Total	87.84	384,210	0.00	0	291,898.31	1,287,021,590	291,986.15	1,287,405,800

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,092.88	64.42%	1,087,623,535	84.48%	5,782.37
Dry Land	15,927.40	5.45%	42,945,870	3.34%	2,696.35
Grass	68,226.61	23.37%	136,187,085	10.58%	1,996.10
Waste	5,327.04	1.82%	2,911,715	0.23%	546.59
Other	14,412.22	4.94%	17,737,595	1.38%	1,230.73
Exempt	3,308.84	1.13%	31,575	0.00%	9.54
Total	291,986.15	100.00%	1,287,405,800	100.00%	4,409.13

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	0
83.2 Acreage	511	3,163,495	641	54,271,510	685	168,622,940	1,196	226,057,945	2,948,230
83.3 Archer/worms	8	62,150	20	648,845	23	1,845,385	31	2,556,380	29,275
83.4 Cc Ioll	4	50,710	51	1,286,310	52	8,654,035	56	9,991,055	42,430
83.5 Cc River/lakes	44	3,121,315	83	6,967,585	85	24,050,930	129	34,139,830	742,465
83.6 Central City	86	2,928,970	1,254	37,811,545	1,240	152,012,475	1,326	192,752,990	961,685
83.7 Chapman	20	390,815	110	3,221,545	141	14,468,025	161	18,080,385	260,690
83.8 Clarks	17	207,760	171	2,757,710	171	13,009,060	188	15,974,530	343,060
83.9 Clarks Lakes	9	750,750	124	32,061,765	128	38,581,940	137	71,394,455	2,024,150
83.10 Gi Subs East	1	20,310	78	1,591,185	79	3,550,725	80	5,162,220	44,605
83.11 Gi Subs West	0	0	65	2,985,405	65	12,480,440	65	15,465,845	4,000
83.12 Palmer	30	742,010	207	6,461,530	200	24,662,305	230	31,865,845	218,275
83.13 Rural	82	2,141,325	44	4,779,310	78	17,402,470	160	24,323,105	1,593,000
83.14 Sc Lakes	1	16,715	22	2,264,660	22	5,378,155	23	7,659,530	50,755
83.15 Shoups	1	5,000	28	122,000	28	568,990	29	695,990	96,980
83.16 Silver Creek	9	134,355	185	3,231,935	185	20,516,850	194	23,883,140	50,445
84 Residential Total	823	13,735,680	3,083	160,462,840	3,183	505,812,995	4,006	680,011,515	9,410,045

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreage	5	311,815	18	1,436,595	21	13,749,335	26	15,497,745	138,880
85.2	Archer/worms	3	95,540	4	34,875	4	544,775	7	675,190	0
85.3	Cc Ioll	0	0	1	328,170	4	120,670	4	448,840	0
85.4	Central City	20	995,805	155	10,074,930	158	65,288,455	178	76,359,190	0
85.5	Chapman	2	31,785	14	654,745	15	3,269,305	17	3,955,835	0
85.6	Clarks	5	20,005	36	594,885	38	4,976,510	43	5,591,400	3,635
85.7	Clarks Lakes	0	0	0	0	1	2,900	1	2,900	0
85.8	Palmer	10	172,165	42	852,920	46	5,433,025	56	6,458,110	383,460
85.9	Rural	4	214,730	15	2,861,779	28	29,826,990	32	32,903,499	392,495
85.10	Silver Creek	6	80,900	31	512,545	34	1,970,430	40	2,563,875	10,645
86	Commercial Total	55	1,922,745	316	17,351,444	349	125,182,395	404	144,456,584	929,115

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	37,853.51	56.82%	82,427,690	61.19%	2,177.54
88. 1G	2,793.98	4.19%	5,587,950	4.15%	2,000.00
89. 2G1	7,449.17	11.18%	14,638,785	10.87%	1,965.16
90. 2G	7,138.34	10.71%	12,877,545	9.56%	1,804.00
91. 3G1	9,569.10	14.36%	16,441,390	12.20%	1,718.18
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,710.37	2.57%	2,610,915	1.94%	1,526.52
94. 4G	110.22	0.17%	132,255	0.10%	1,199.92
95. Total	66,624.69	100.00%	134,716,530	100.00%	2,022.02
CRP					
96. 1C1	248.20	40.03%	393,390	40.16%	1,584.97
97. 1C	101.24	16.33%	160,160	16.35%	1,581.98
98. 2C1	95.26	15.36%	150,385	15.35%	1,578.68
99. 2C	15.34	2.47%	24,435	2.49%	1,592.89
100. 3C1	145.48	23.46%	228,400	23.32%	1,569.98
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	14.51	2.34%	22,840	2.33%	1,574.09
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	620.03	100.00%	979,610	100.00%	1,579.94
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	66,624.69	97.65%	134,716,530	98.92%	2,022.02
CRP Total	620.03	0.91%	979,610	0.72%	1,579.94
Timber Total	981.89	1.44%	490,945	0.36%	500.00
<hr/>					
114. Market Area Total	68,226.61	100.00%	136,187,085	100.00%	1,996.10

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

61 Merrick

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	621,478,935	678,615,720	57,136,785	9.19%	9,410,045	7.68%
02. Recreational	1,358,910	1,395,795	36,885	2.71%	0	2.71%
03. Ag-Homesite Land, Ag-Res Dwelling	76,674,385	98,028,390	21,354,005	27.85%	243,310	27.53%
04. Total Residential (sum lines 1-3)	699,512,230	778,039,905	78,527,675	11.23%	9,653,355	9.85%
05. Commercial	111,968,584	113,567,294	1,598,710	1.43%	815,545	0.70%
06. Industrial	30,889,290	30,889,290	0	0.00%	113,570	-0.37%
07. Total Commercial (sum lines 5-6)	142,857,874	144,456,584	1,598,710	1.12%	929,115	0.47%
08. Ag-Farmsite Land, Outbuildings	49,628,065	55,541,535	5,913,470	11.92%	749,395	10.41%
09. Minerals	585	585	0	0.00	0	0.00%
10. Non Ag Use Land	2,283,280	2,568,690	285,410	12.50%		
11. Total Non-Agland (sum lines 8-10)	51,911,930	58,110,810	6,198,880	11.94%	749,395	10.50%
12. Irrigated	1,014,168,375	1,087,623,535	73,455,160	7.24%		
13. Dryland	38,381,765	42,945,870	4,564,105	11.89%		
14. Grassland	121,650,945	136,187,085	14,536,140	11.95%		
15. Wasteland	2,932,510	2,911,715	-20,795	-0.71%		
16. Other Agland	17,727,910	17,737,595	9,685	0.05%		
17. Total Agricultural Land	1,194,861,505	1,287,405,800	92,544,295	7.75%		
18. Total Value of all Real Property (Locally Assessed)	2,089,143,539	2,268,013,099	178,869,560	8.56%	11,331,865	8.02%

2026 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:
	\$194,604.02
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:
	\$14,000.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$15,460.00
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:
	\$2,201.07

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, 2024 imagery loaded 2/2025

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, LLC
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, LLC
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, just as maintenance.

2026 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:
	County Assessor and Staff
2.	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.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed using market derived information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	Vacant lot sales study. And extraction method.
6.	How are rural residential site values developed?
	Values are determined by market value for acreage sites 20 acres or less.
7.	Are there form 191 applications on file?
	Yes, 2
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Each set of lots being held for resale are individually studied and compared to the market. The absorption rate is determined and used to calculate the value of the property. These properties are reviewed annually for any necessary adjustments.

2026 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:
	Central Plains Valuation
2.	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.
2a.	Describe the process used to determine the value of unique commercial properties.
	This is handled by a contract appraiser, Central Plains Valuation, who looks at outside sales.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Local market information
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes (two valuation groups)
5.	Describe the methodology used to determine the commercial lot values.
	Vacant lot sales were used to determine assessed values.

2026 Agricultural Assessment Survey for Merrick County

1.	Valuation data collection done by:
	County Assessor and Staff
2.	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.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Sales analysis and personal use.
4.	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.
5.	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.
6.	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.
6a.	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>
7a.	How many parcels have a special valuation application on file?
	Five
7b.	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>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).

	N/A
--	-----

**2026 Plan of Assessment for Merrick County
Assessment Years 2026, 2027 and 2028**

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 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.

Assessment Actions Planned for Assessment Year 2027

Residential

The county plans to complete the appraisal update of towns and villages to include Central City, Silver Creek, Clarks, Palmer, Chapman, and Archer. This will include drive by inspections along with taking new digital pictures. These properties will be valued for 2027 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 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.

Assessment Actions Planned for Assessment Year 2028

Residential

The county plans to complete the appraisal update of Grand Island Subdivisions. This will include drive by inspections along with taking new digital pictures. These properties will be valued for 2028 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 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, \$191,404.02 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping online and GIS maintenance. An additional \$14000 is requested for contract appraisal services including \$4,000 for TERC review.

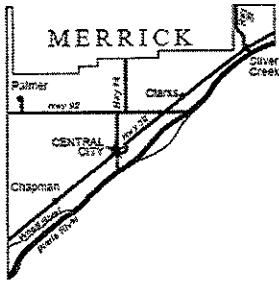
I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: _____

Jenny

Date _____

10-8-25



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

February 20, 2026

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

Re: Special Value for 2026

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