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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NANCE COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Nance 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 Nance County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Megan Zoucha, Nance County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

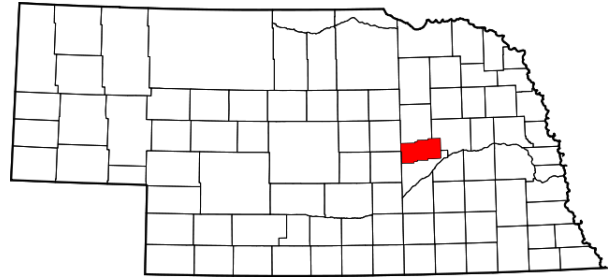
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

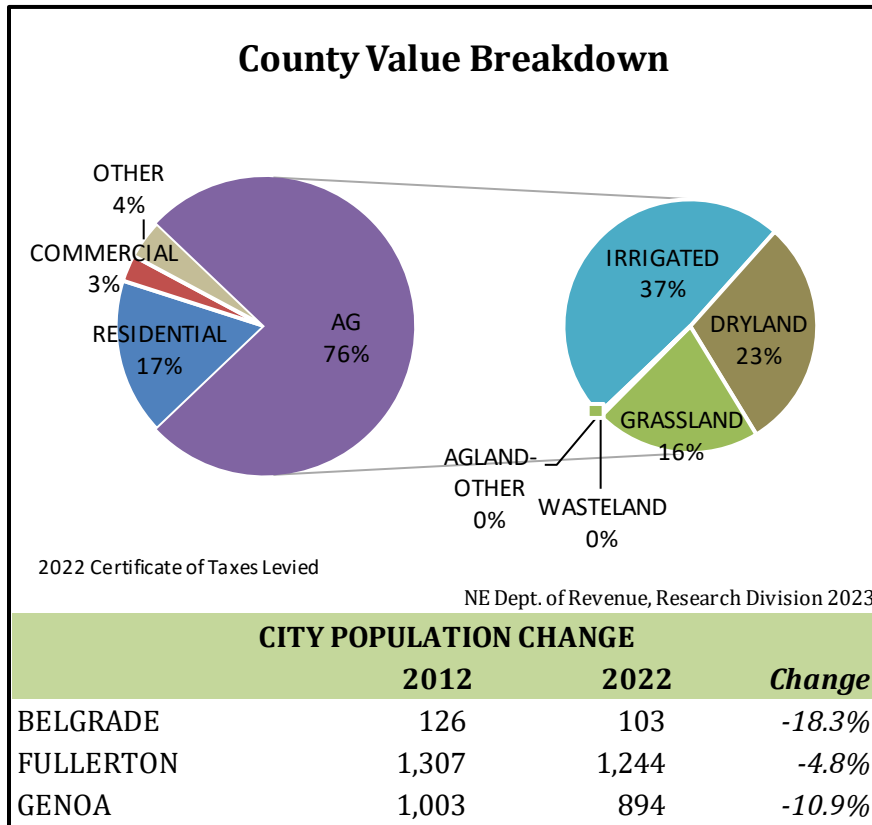
**Further information may be found in Exhibit 94*

County Overview

With a total area of 442 square miles, Nance County has 3,390 residents, per the Census Bureau Quick Facts for 2021, a slight population increase from the 2020 U.S. Census. Reports indicate that 84% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$100,134 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



There is not a commercial hub in Nance County; rather, the commercial properties are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there are 89 employer establishments with total employment of 465, for a 7% increase in employment since 2019.



Agricultural land is the single largest contributor to the valuation base of the county by an overwhelming majority. A mix of grass and irrigated land makes up the majority of the land in the county. Nance County is included in both the Lower Loup and Central Platte Natural Resources Districts (NRD).

2023 Residential Correlation for Nance County

Assessment Actions

The villages of Fullerton, Belgrade and Genoa were all updated to the 2022 costing. A lot study was completed, and lot values changed. The rural residential parcels remain at the 2021 costing. The residential class of property increased approximately 5%.

All pick-up work was completed and assessed.

Assessment Practice Review

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

Sales verification and qualification processes were reviewed and the county falls near the state average. Review of the qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Nance county has four valuation groups which mirror the assessor locations. Residential costing is currently 2022 for the Valuation Groups 1, 2, and 3. The remainder of the valuation groups and the rural improvements remain at the 2021 costing. Depreciation tables for Valuation Groups 1, 2 and 3 are from 2013, an economic adjustment was applied to the valuation groups to adjust to the market trends. A lot study was completed for Valuation Groups 1, 2, and 3 for the 2023 assessment year.

The county is up to date with the six-year inspection and review cycle. The Nance county assessor does not have a valuation methodology. This has been discussed with the county assessor and though it is a work in progress, the goal is to have a valuation methodology written for the 2023 assessment year.

Description of Analysis

There are four valuation groups identified which mirror the assessor locations.

Valuation Group	Description
1	Fullerton
2	Belgrade
3	Genoa and Suburban Genoa
4	Rural

The statistical profile includes 84 qualified sales. The weighted mean is slightly below the acceptable range, however, the median and mean are within range. While the qualitative statistics are a few points outside of the range, the small sample size in Valuation Group 2 is influencing

2023 Residential Correlation for Nance County

the overall statistics. One sale in Valuation Group 2 greatly impacts the COD and PRD. If that sale were to be removed, the Valuation Group 2 COD would be 18% and the PRD 97%, and the remainder of the statistics would be within the acceptable range.

A comparison of the statistics and the 2023 County Abstract of Assessment for Real Property Form 45 Compared to the Certificate of Taxes Levied (CTL) Report indicates that both sold properties and the unsold changed similarly.

Equalization and Quality of Assessment

Based on the review of the assessment practices, and the statistical analysis of the valuation groups with a reliable number of sales, the quality of assessment in the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	48	93.49	96.36	91.24	19.92	105.61
2	6	82.94	112.62	89.80	50.55	125.41
3	26	95.93	92.96	88.54	21.11	104.99
4	4	94.75	87.02	97.30	24.54	89.43
____ALL____	84	94.47	96.03	90.87	22.38	105.68

Level of Value

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

2023 Commercial Correlation for Nance County

Assessment Actions

A sales review was completed of the commercial class of property for the 2023 assessment year. All improvements were increased 7% throughout the county. All pick-up work was completed.

Assessment Practice Review

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

The review of the sales verification and qualifications indicates the usability rate is comparable to similar size counties for the commercial property class. A trimmed analysis of qualified and non-qualified sales was completed to test the impact of the qualification decisions on the calculated statistics, using 20 commercial sales, no bias was detected. A review of the sales roster shows that all disqualified sales have a valid reason for not being used.

Four commercial valuation groups are used, based on the county assessor locations. All commercial lot studies were last completed in 2010, with costing updated in 2017 and depreciation tables updated in 2018. The County Assessor plans to complete a reappraisal of the commercial class in 2024. An on-staff appraiser uses cost and sales comparison approach for the commercial properties.

Nance County completed an inspection and review of the commercial class in 2018. The county is up to date with the six-year review cycle. Nance County does not have a valuation methodology, but the county assessor has committed to work on completing a methodology.

Description of Analysis

There are four valuation groups identified which mirror the county assessor locations.

Valuation Group	Description
1	Fullerton
2	Belgrade
3	Genoa and Suburban Genoa
4	Rural

The commercial statistical profile includes 11 sales. The measures of central tendency and the PRD are within the acceptable range. The COD is high and demonstrates that the small sample is not reliable for measurement purposes.

2023 Commercial Correlation for Nance County

The review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows a 5% increase to value and reflects the assessment actions reported.

Equalization and Quality of Assessment

The review of the assessment practices by the county assessor, determined that commercial property assessment in Nance County complies with generally accepted mass appraisal techniques and is uniformly assessed.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	96.47	105.80	89.91	29.40	117.67
2	1	39.00	39.00	39.00	00.00	100.00
3	6	100.70	91.62	86.45	29.49	105.98
4	1	107.11	107.11	107.11	00.00	100.00
____ALL____	11	96.91	92.11	92.70	31.13	99.36

Level of Value

Based on the review of all available information, the level of value of the commercial property in Nance County is determined to be at the statutory level of 100% of market value.

2023 Agricultural Correlation for Nance County

Assessment Actions

A sales analysis was completed, and each market area had percentage adjustments for 2023. Market Area 1 dryland increased 5%, grassland increased 20% and Conservation Reserve Program (CRP) acres increased 20%. Market Area 2 irrigated increased 5%, dryland increased 10% and CRP increased 15%.

Pick-up work was completed in the agricultural class of property and placed on the assessment roll.

Assessment Practice Review

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

Sales verification and qualification is reviewed on a yearly basis. The Nance County Assessor's sale usability for the agricultural property class is below the statewide average. An analysis of the sales rosters showed all non-qualified sales have an explanation for the non-qualification of sales and all arm's length transactions have been made available for measurement purposes.

Nance County has two market areas, and a land use review was completed in both in 2020. Questionnaires are completed from buyers/sellers for detailed information as well as property inspections. Agricultural outbuildings and dwellings were last inspected in 2020, with costing and depreciation tables from 2021, the site values were last studied in 2022.

Intensive use in the county includes one chicken barn, several feedlots and hog confinements. There are not any special valuation applications on file. The Nance County Assessor has identified 5,161 acres enrolled in the government programs.

Description of Analysis

The Nance County Assessor has two market areas defined for agricultural analysis. Overall, two of the three measures of central tendency are within the acceptable range. The weighted mean is well below the acceptable range and is attributed to the newest year median ratio dropping to 62% as shown on the statistical profile. The COD is within the range. Each market area is also within the acceptable range.

Review of each class by 80 % Majority Land Use (MLU) substrata, irrigated is a slightly high overall. Analysis of the irrigated subclass provided that in Market Area 1 the three irrigated sales occurred in the oldest study year. The six sales in Market Area 2 are distributed amongst all study years. The irrigated values in Market Area 1 were not adjusted in 2023. The 2023 Average Acre Value Comparison chart also indicated that the irrigated land is already lower than surrounding counties, supporting that it is not over assessed. The remainder of the irrigated, comparison of the dryland and grassland values to surrounding counties indicates that the agricultural land in Nance County are comparable to surrounding counties.

2023 Agricultural Correlation for Nance County

Analysis of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the county assessor

Equalization and Quality of Assessment

Review of the agricultural improvements and site acres indicate that these parcels have been valued using the same valuation process as the rural residential improvements. Agricultural improvements are equalized and meet generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	9	77.97	74.58	68.72	14.45	108.53
1	3	78.45	82.16	83.54	05.14	98.35
2	6	69.22	70.79	65.60	17.84	107.91
<u>Dry</u>						
County	3	69.64	71.44	70.11	05.13	101.90
1	2	72.34	72.34	70.62	07.41	102.44
2	1	69.64	69.64	69.64	00.00	100.00
<u>Grass</u>						
County	3	69.15	86.91	76.47	32.75	113.65
1	2	65.49	65.49	64.79	05.60	101.08
2	1	129.77	129.77	129.77	00.00	100.00
<u>ALL</u>	35	70.59	71.59	66.85	17.41	107.09

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nance County is 71%.

2023 Opinions of the Property Tax Administrator for Nance County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary

for Nance County

Residential Real Property - Current

Number of Sales	84	Median	94.47
Total Sales Price	\$10,335,750	Mean	96.03
Total Adj. Sales Price	\$10,335,750	Wgt. Mean	90.87
Total Assessed Value	\$9,391,580	Average Assessed Value of the Base	\$80,650
Avg. Adj. Sales Price	\$123,045	Avg. Assessed Value	\$111,805

Confidence Interval - Current

95% Median C.I	83.57 to 100.38
95% Wgt. Mean C.I	86.17 to 95.56
95% Mean C.I	89.14 to 102.92
% of Value of the Class of all Real Property Value in the County	14.06
% of Records Sold in the Study Period	4.62
% of Value Sold in the Study Period	6.40

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	79	95	95.32
2021	85	100	90.39
2020	72	98	98.27
2019	64	100	99.40

2023 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	11	Median	96.91
Total Sales Price	\$613,000	Mean	92.11
Total Adj. Sales Price	\$613,000	Wgt. Mean	92.70
Total Assessed Value	\$568,225	Average Assessed Value of the Base	\$137,457
Avg. Adj. Sales Price	\$55,727	Avg. Assessed Value	\$51,657

Confidence Interval - Current

95% Median C.I	39.00 to 147.16
95% Wgt. Mean C.I	70.12 to 115.27
95% Mean C.I	64.53 to 119.69
% of Value of the Class of all Real Property Value in the County	2.86
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	1.91

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	14	100	97.84
2021	9	100	100.28
2020	9	100	99.66
2019	9	100	98.43

**63 Nance
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 84
 Total Sales Price : 10,335,750
 Total Adj. Sales Price : 10,335,750
 Total Assessed Value : 9,391,580
 Avg. Adj. Sales Price : 123,045
 Avg. Assessed Value : 111,805

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 96
 COD : 22.38
 PRD : 105.68

COV : 33.53
 STD : 32.20
 Avg. Abs. Dev : 21.14
 MAX Sales Ratio : 266.77
 MIN Sales Ratio : 43.10

95% Median C.I. : 83.57 to 100.38
 95% Wgt. Mean C.I. : 86.17 to 95.56
 95% Mean C.I. : 89.14 to 102.92

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	9	118.16	123.31	117.33	24.82	105.10	75.96	199.50	82.83 to 163.50	64,111	75,223
01-JAN-21 To 31-MAR-21	11	102.08	101.29	101.08	12.43	100.21	67.84	144.38	74.99 to 115.49	157,818	159,526
01-APR-21 To 30-JUN-21	13	100.38	103.88	101.44	16.32	102.41	73.32	169.84	89.46 to 114.29	125,062	126,861
01-JUL-21 To 30-SEP-21	17	81.57	84.92	82.35	19.35	103.12	44.86	131.20	69.13 to 103.92	132,603	109,195
01-OCT-21 To 31-DEC-21	11	92.32	103.07	85.01	28.22	121.24	63.46	266.77	70.18 to 102.46	109,809	93,351
01-JAN-22 To 31-MAR-22	6	74.78	73.65	77.07	18.91	95.56	49.49	108.81	49.49 to 108.81	123,667	95,313
01-APR-22 To 30-JUN-22	10	93.02	91.77	85.87	13.81	106.87	67.39	112.58	69.05 to 108.93	124,250	106,696
01-JUL-22 To 30-SEP-22	7	77.70	79.27	82.98	23.53	95.53	43.10	122.36	43.10 to 122.36	135,757	112,654
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	50	99.82	100.36	95.87	20.27	104.68	44.86	199.50	89.46 to 103.35	123,861	118,746
01-OCT-21 To 30-SEP-22	34	84.58	89.65	83.38	24.26	107.52	43.10	266.77	75.99 to 95.32	121,844	101,596
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	52	96.44	96.96	92.13	20.05	105.24	44.86	266.77	83.57 to 100.56	131,230	120,907
<u>ALL</u>	84	94.47	96.03	90.87	22.38	105.68	43.10	266.77	83.57 to 100.38	123,045	111,805

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	48	93.49	96.36	91.24	19.92	105.61	49.49	199.50	81.91 to 101.86	121,872	111,197
2	6	82.94	112.62	89.80	50.55	125.41	61.70	266.77	61.70 to 266.77	37,583	33,748
3	26	95.93	92.96	88.54	21.11	104.99	44.86	169.84	73.32 to 103.18	129,000	114,220
4	4	94.75	87.02	97.30	24.54	89.43	43.10	115.49	N/A	226,600	220,476
<u>ALL</u>	84	94.47	96.03	90.87	22.38	105.68	43.10	266.77	83.57 to 100.38	123,045	111,805

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	84	94.47	96.03	90.87	22.38	105.68	43.10	266.77	83.57 to 100.38	123,045	111,805
06											
07											
<u>ALL</u>	84	94.47	96.03	90.87	22.38	105.68	43.10	266.77	83.57 to 100.38	123,045	111,805

63 Nance
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 84
 Total Sales Price : 10,335,750
 Total Adj. Sales Price : 10,335,750
 Total Assessed Value : 9,391,580
 Avg. Adj. Sales Price : 123,045
 Avg. Assessed Value : 111,805

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 96
 COD : 22.38
 PRD : 105.68

COV : 33.53
 STD : 32.20
 Avg. Abs. Dev : 21.14
 MAX Sales Ratio : 266.77
 MIN Sales Ratio : 43.10

95% Median C.I. : 83.57 to 100.38
 95% Wgt. Mean C.I. : 86.17 to 95.56
 95% Mean C.I. : 89.14 to 102.92

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	2	171.37	171.37	141.24	55.67	121.33	75.96	266.77	N/A	9,500	13,418
Less Than 30,000	8	101.75	125.82	113.30	40.58	111.05	74.39	266.77	74.39 to 266.77	18,750	21,244
Ranges Excl. Low \$											
Greater Than 4,999	84	94.47	96.03	90.87	22.38	105.68	43.10	266.77	83.57 to 100.38	123,045	111,805
Greater Than 14,999	82	94.47	94.19	90.77	20.46	103.77	43.10	199.50	83.57 to 100.38	125,814	114,204
Greater Than 29,999	76	93.31	92.89	90.53	20.32	102.61	43.10	199.50	81.91 to 100.38	134,023	121,337
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	171.37	171.37	141.24	55.67	121.33	75.96	266.77	N/A	9,500	13,418
15,000 TO 29,999	6	101.75	110.63	109.25	22.85	101.26	74.39	163.50	74.39 to 163.50	21,833	23,853
30,000 TO 59,999	10	86.83	92.12	88.25	33.99	104.39	43.10	199.50	49.49 to 111.33	40,900	36,094
60,000 TO 99,999	25	100.98	102.80	102.84	18.23	99.96	62.88	169.84	89.46 to 112.58	82,632	84,982
100,000 TO 149,999	12	93.13	87.70	88.53	18.42	99.06	44.86	127.51	70.18 to 101.86	123,075	108,955
150,000 TO 249,999	22	77.32	83.43	82.58	17.33	101.03	56.29	112.55	69.80 to 98.59	193,336	159,651
250,000 TO 499,999	7	96.96	97.24	96.75	09.25	100.51	84.45	115.49	84.45 to 115.49	282,950	273,767
500,000 TO 999,999											
1,000,000 +											
ALL	84	94.47	96.03	90.87	22.38	105.68	43.10	266.77	83.57 to 100.38	123,045	111,805

63 Nance
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 11
Total Sales Price : 613,000
Total Adj. Sales Price : 613,000
Total Assessed Value : 568,225
Avg. Adj. Sales Price : 55,727
Avg. Assessed Value : 51,657

MEDIAN : 97
WGT. MEAN : 93
MEAN : 92
COD : 31.13
PRD : 99.36

COV : 44.57
STD : 41.05
Avg. Abs. Dev : 30.17
MAX Sales Ratio : 153.00
MIN Sales Ratio : 18.62

95% Median C.I. : 39.00 to 147.16
95% Wgt. Mean C.I. : 70.12 to 115.27
95% Mean C.I. : 64.53 to 119.69

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	2	105.80	105.80	106.64	01.24	99.21	104.49	107.11	N/A	112,500	119,975
01-JAN-20 To 31-MAR-20	1	39.00	39.00	39.00	00.00	100.00	39.00	39.00	N/A	5,500	2,145
01-APR-20 To 30-JUN-20	1	96.47	96.47	96.47	00.00	100.00	96.47	96.47	N/A	29,500	28,460
01-JUL-20 To 30-SEP-20	1	18.62	18.62	18.62	00.00	100.00	18.62	18.62	N/A	32,500	6,050
01-OCT-20 To 31-DEC-20	1	70.23	70.23	70.23	00.00	100.00	70.23	70.23	N/A	160,000	112,365
01-JAN-21 To 31-MAR-21	2	90.12	90.12	85.68	24.63	105.18	67.92	112.32	N/A	31,250	26,775
01-APR-21 To 30-JUN-21	1	153.00	153.00	153.00	00.00	100.00	153.00	153.00	N/A	10,000	15,300
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	2	122.04	122.04	125.46	20.59	97.27	96.91	147.16	N/A	44,000	55,203
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	5	96.47	73.14	94.57	31.93	77.34	18.62	107.11	N/A	58,500	55,321
01-OCT-20 To 30-SEP-21	4	91.28	100.87	77.94	34.83	129.42	67.92	153.00	N/A	58,125	45,304
01-OCT-21 To 30-SEP-22	2	122.04	122.04	125.46	20.59	97.27	96.91	147.16	N/A	44,000	55,203
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	4	54.62	56.08	65.50	49.93	85.62	18.62	96.47	N/A	56,875	37,255
01-JAN-21 To 31-DEC-21	5	112.32	115.46	111.69	24.10	103.38	67.92	153.00	N/A	32,100	35,851
<u>ALL</u>	11	96.91	92.11	92.70	31.13	99.36	18.62	153.00	39.00 to 147.16	55,727	51,657

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	3	96.47	105.80	89.91	29.40	117.67	67.92	153.00	N/A	25,667	23,077
2	1	39.00	39.00	39.00	00.00	100.00	39.00	39.00	N/A	5,500	2,145
3	6	100.70	91.62	86.45	29.49	105.98	18.62	147.16	18.62 to 147.16	57,583	49,783
4	1	107.11	107.11	107.11	00.00	100.00	107.11	107.11	N/A	185,000	198,155
<u>ALL</u>	11	96.91	92.11	92.70	31.13	99.36	18.62	153.00	39.00 to 147.16	55,727	51,657

63 Nance
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 11
Total Sales Price : 613,000
Total Adj. Sales Price : 613,000
Total Assessed Value : 568,225
Avg. Adj. Sales Price : 55,727
Avg. Assessed Value : 51,657

MEDIAN : 97
WGT. MEAN : 93
MEAN : 92
COD : 31.13
PRD : 99.36

COV : 44.57
STD : 41.05
Avg. Abs. Dev : 30.17
MAX Sales Ratio : 153.00
MIN Sales Ratio : 18.62

95% Median C.I. : 39.00 to 147.16
95% Wgt. Mean C.I. : 70.12 to 115.27
95% Mean C.I. : 64.53 to 119.69

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	11	96.91	92.11	92.70	31.13	99.36	18.62	153.00	39.00 to 147.16	55,727	51,657
04											
<u>ALL</u>	11	96.91	92.11	92.70	31.13	99.36	18.62	153.00	39.00 to 147.16	55,727	51,657

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	96.00	96.00	112.55	59.38	85.30	39.00	153.00	N/A	7,750	8,723
Less Than 30,000	4	104.40	100.20	105.69	31.09	94.81	39.00	153.00	N/A	17,500	18,496
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	96.91	92.11	92.70	31.13	99.36	18.62	153.00	39.00 to 147.16	55,727	51,657
Greater Than 14,999	9	96.91	91.25	92.18	24.97	98.99	18.62	147.16	67.92 to 112.32	66,389	61,198
Greater Than 29,999	7	96.91	87.49	91.02	29.78	96.12	18.62	147.16	18.62 to 147.16	77,571	70,606
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	96.00	96.00	112.55	59.38	85.30	39.00	153.00	N/A	7,750	8,723
15,000 TO 29,999	2	104.40	104.40	103.74	07.60	100.64	96.47	112.32	N/A	27,250	28,270
30,000 TO 59,999	5	96.91	87.02	92.79	34.07	93.78	18.62	147.16	N/A	39,600	36,744
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	88.67	88.67	90.01	20.80	98.51	70.23	107.11	N/A	172,500	155,260
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	11	96.91	92.11	92.70	31.13	99.36	18.62	153.00	39.00 to 147.16	55,727	51,657

63 Nance
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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 COD : 31.13
 PRD : 99.36

COV : 44.57
 STD : 41.05
 Avg. Abs. Dev : 30.17
 MAX Sales Ratio : 153.00
 MIN Sales Ratio : 18.62

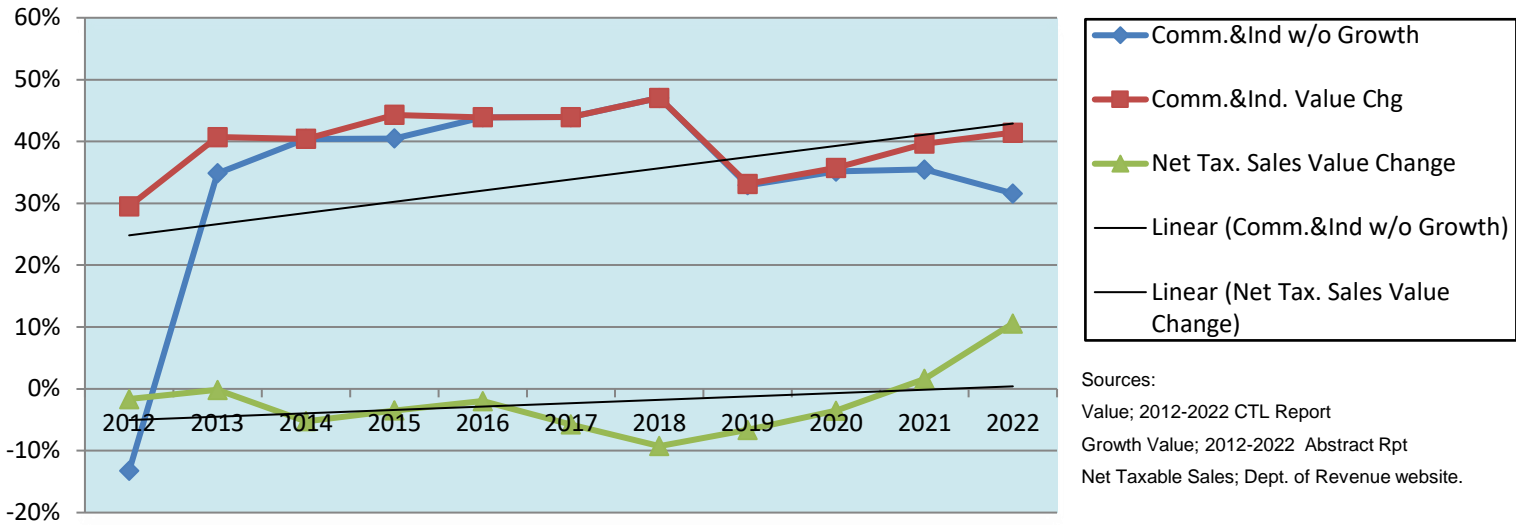
95% Median C.I. : 39.00 to 147.16
 95% Wgt. Mean C.I. : 70.12 to 115.27
 95% Mean C.I. : 64.53 to 119.69

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	18.62	18.62	18.62	00.00	100.00	18.62	18.62	N/A	32,500	6,050
346	1	39.00	39.00	39.00	00.00	100.00	39.00	39.00	N/A	5,500	2,145
350	2	104.62	104.62	103.02	07.37	101.55	96.91	112.32	N/A	31,500	32,453
406	1	67.92	67.92	67.92	00.00	100.00	67.92	67.92	N/A	37,500	25,470
419	2	127.14	127.14	115.63	15.75	109.95	107.11	147.16	N/A	117,500	135,868
434	1	70.23	70.23	70.23	00.00	100.00	70.23	70.23	N/A	160,000	112,365
442	2	100.48	100.48	101.09	03.99	99.40	96.47	104.49	N/A	34,750	35,128
472	1	153.00	153.00	153.00	00.00	100.00	153.00	153.00	N/A	10,000	15,300
<u>ALL</u>	11	96.91	92.11	92.70	31.13	99.36	18.62	153.00	39.00 to 147.16	55,727	51,657

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 20,126,965	\$ 2,770,970	13.77%	\$ 17,355,995		\$ 17,629,232	
2012	\$ 26,067,375	\$ 8,609,865	33.03%	\$ 17,457,510	-13.26%	\$ 17,339,101	-1.65%
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730	4.13%	\$ 17,598,929	1.50%
2014	\$ 28,262,120	\$ -	0.00%	\$ 28,262,120	-0.20%	\$ 16,706,008	-5.07%
2015	\$ 29,043,470	\$ 769,060	2.65%	\$ 28,274,410	0.04%	\$ 17,014,459	1.85%
2016	\$ 28,962,520	\$ -	0.00%	\$ 28,962,520	-0.28%	\$ 17,280,867	1.57%
2017	\$ 28,972,340	\$ -	0.00%	\$ 28,972,340	0.03%	\$ 16,613,699	-3.86%
2018	\$ 29,597,840	\$ -	0.00%	\$ 29,597,840	2.16%	\$ 15,997,934	-3.71%
2019	\$ 26,794,695	\$ 45,635	0.17%	\$ 26,749,060	-9.62%	\$ 16,462,797	2.91%
2020	\$ 27,318,540	\$ 115,780	0.42%	\$ 27,202,760	1.52%	\$ 17,006,689	3.30%
2021	\$ 28,106,675	\$ 842,065	3.00%	\$ 27,264,610	-0.20%	\$ 17,916,459	5.35%
2022	\$ 28,465,985	\$ 1,981,620	6.96%	\$ 26,484,365	-5.77%	\$ 19,495,806	8.82%
Ann %chg	0.88%			Average	-1.95%	1.18%	1.00%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-13.26%	29.51%	-1.65%
2013	34.86%	40.71%	-0.17%
2014	40.42%	40.42%	-5.24%
2015	40.48%	44.30%	-3.49%
2016	43.90%	43.90%	-1.98%
2017	43.95%	43.95%	-5.76%
2018	47.06%	47.06%	-9.25%
2019	32.90%	33.13%	-6.62%
2020	35.16%	35.73%	-3.53%
2021	35.46%	39.65%	1.63%
2022	31.59%	41.43%	10.59%

County Number	63
County Name	Nance

63 Nance
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 35
Total Sales Price : 25,391,717
Total Adj. Sales Price : 25,391,717
Total Assessed Value : 16,973,735
Avg. Adj. Sales Price : 725,478
Avg. Assessed Value : 484,964

MEDIAN : 71
WGT. MEAN : 67
MEAN : 72
COD : 17.41
PRD : 107.09

COV : 23.15
STD : 16.57
Avg. Abs. Dev : 12.29
MAX Sales Ratio : 129.77
MIN Sales Ratio : 40.54

95% Median C.I. : 64.12 to 77.97
95% Wgt. Mean C.I. : 62.34 to 71.36
95% Mean C.I. : 66.10 to 77.08

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	4	78.95	72.84	71.09	23.62	102.46	40.54	92.93	N/A	688,459	489,454
01-JAN-20 To 31-MAR-20	4	68.31	68.37	68.93	03.91	99.19	64.43	72.43	N/A	789,638	544,334
01-APR-20 To 30-JUN-20	1	83.23	83.23	83.23	00.00	100.00	83.23	83.23	N/A	168,000	139,820
01-JUL-20 To 30-SEP-20	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
01-OCT-20 To 31-DEC-20	3	77.97	71.77	65.54	08.36	109.51	58.89	78.45	N/A	749,965	491,537
01-JAN-21 To 31-MAR-21	5	64.12	69.66	61.90	14.38	112.54	58.25	87.43	N/A	829,554	513,461
01-APR-21 To 30-JUN-21	3	88.08	85.86	84.77	04.55	101.29	78.73	90.76	N/A	736,667	624,470
01-JUL-21 To 30-SEP-21	1	80.78	80.78	80.78	00.00	100.00	80.78	80.78	N/A	700,000	565,440
01-OCT-21 To 31-DEC-21	2	64.14	64.14	65.40	20.67	98.07	50.88	77.39	N/A	593,160	387,955
01-JAN-22 To 31-MAR-22	8	60.43	63.15	60.58	13.21	104.24	50.18	80.89	50.18 to 80.89	619,088	375,066
01-APR-22 To 30-JUN-22	2	71.97	71.97	71.97	01.92	100.00	70.59	73.34	N/A	1,050,000	755,638
01-JUL-22 To 30-SEP-22	1	48.58	48.58	48.58	00.00	100.00	48.58	48.58	N/A	1,674,647	813,495
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	10	71.04	77.79	71.17	22.38	109.30	40.54	129.77	64.43 to 92.93	617,039	439,177
01-OCT-20 To 30-SEP-21	12	78.21	75.16	69.63	11.35	107.94	58.25	90.76	60.78 to 87.43	775,639	540,064
01-OCT-21 To 30-SEP-22	13	61.82	63.54	61.54	15.42	103.25	48.58	80.89	50.88 to 73.34	762,590	469,323
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	9	72.43	77.98	68.98	16.79	113.05	58.89	129.77	64.43 to 83.23	629,605	434,284
01-JAN-21 To 31-DEC-21	11	77.70	74.08	70.14	13.38	105.62	50.88	90.76	58.25 to 88.08	749,463	525,642
<u>ALL</u>	35	70.59	71.59	66.85	17.41	107.09	40.54	129.77	64.12 to 77.97	725,478	484,964

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	19	72.66	71.04	68.34	13.24	103.95	50.18	90.06	61.82 to 80.78	550,579	376,268
2	16	70.12	72.26	65.80	21.86	109.82	40.54	129.77	58.25 to 88.08	933,170	614,040
<u>ALL</u>	35	70.59	71.59	66.85	17.41	107.09	40.54	129.77	64.12 to 77.97	725,478	484,964

63 Nance
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 35
Total Sales Price : 25,391,717
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Avg. Assessed Value : 484,964

MEDIAN : 71
WGT. MEAN : 67
MEAN : 72
COD : 17.41
PRD : 107.09

COV : 23.15
STD : 16.57
Avg. Abs. Dev : 12.29
MAX Sales Ratio : 129.77
MIN Sales Ratio : 40.54

95% Median C.I. : 64.12 to 77.97
95% Wgt. Mean C.I. : 62.34 to 71.36
95% Mean C.I. : 66.10 to 77.08

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	80.68	80.68	76.26	12.51	105.80	70.59	90.76	N/A	730,000	556,683
2	2	80.68	80.68	76.26	12.51	105.80	70.59	90.76	N/A	730,000	556,683
_____Dry_____											
County	2	73.67	73.67	71.55	05.47	102.96	69.64	77.70	N/A	543,612	388,948
1	1	77.70	77.70	77.70	00.00	100.00	77.70	77.70	N/A	257,700	200,225
2	1	69.64	69.64	69.64	00.00	100.00	69.64	69.64	N/A	829,524	577,670
_____Grass_____											
County	3	69.15	86.91	76.47	32.75	113.65	61.82	129.77	N/A	166,842	127,587
1	2	65.49	65.49	64.79	05.60	101.08	61.82	69.15	N/A	205,263	132,983
2	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
_____ALL_____	35	70.59	71.59	66.85	17.41	107.09	40.54	129.77	64.12 to 77.97	725,478	484,964

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	9	77.97	74.58	68.72	14.45	108.53	48.58	90.76	58.89 to 90.06	899,264	617,996
1	3	78.45	82.16	83.54	05.14	98.35	77.97	90.06	N/A	468,978	391,788
2	6	69.22	70.79	65.60	17.84	107.91	48.58	90.76	48.58 to 90.76	1,114,407	731,100
_____Dry_____											
County	3	69.64	71.44	70.11	05.13	101.90	66.98	77.70	N/A	529,075	370,928
1	2	72.34	72.34	70.62	07.41	102.44	66.98	77.70	N/A	378,850	267,558
2	1	69.64	69.64	69.64	00.00	100.00	69.64	69.64	N/A	829,524	577,670
_____Grass_____											
County	3	69.15	86.91	76.47	32.75	113.65	61.82	129.77	N/A	166,842	127,587
1	2	65.49	65.49	64.79	05.60	101.08	61.82	69.15	N/A	205,263	132,983
2	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
_____ALL_____	35	70.59	71.59	66.85	17.41	107.09	40.54	129.77	64.12 to 77.97	725,478	484,964

Nance County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	4,099	4,094	3,989	3,985	3,980	3,899	3,900	3,797	3,997
Boone	1	5,460	5,436	5,460	5,433	4,425	5,430	5,444	5,443	5,446
Merrick	1	4,900	4,600	4,300	4,100	3,900	3,800	3,600	3,150	4,239
Howard	7300	4,700	4,700	4,300	4,200	3,800	3,700	3,500	3,400	4,277
Greeley	2	4,855	4,795	4,735	4,675	4,615	4,555	4,495	4,435	4,634
Nance	2	5,300	5,300	5,300	5,250	5,250	5,250	5,200	5,200	5,264
Platte	6	9,088	8,500	7,758	7,500	6,900	6,498	6,000	5,400	7,253
Platte	3	6,399	6,100	5,572	5,215	4,900	4,473	4,100	3,650	5,307
Merrick	1	4,900	4,600	4,300	4,100	3,900	3,800	3,600	3,150	4,239

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2,519	2,520	2,409	2,408	2,402	2,306	2,310	2,310	2,414
Boone	1	4,450	4,418	4,450	4,123	3,686	4,425	4,422	4,421	4,421
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,315
Howard	7300	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,252
Greeley	2	n/a	2,400	2,360	2,320	2,280	2,240	2,200	2,160	2,272
Nance	2	4,375	4,345	4,320	4,320	4,265	4,235	4,180	4,180	4,284
Platte	6	7,467	7,000	6,376	6,324	5,875	5,299	4,375	3,325	5,996
Platte	3	5,200	5,050	4,851	4,700	4,408	4,102	3,300	2,800	4,401
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,315

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1,741	1,740	1,731	1,710	1,682	1,664	1,660	1,620	1,712
Boone	1	1,786	1,781	1,782	1,795	1,272	1,422	n/a	n/a	1,781
Merrick	1	1,877	1,750	1,764	1,703	1,613	n/a	1,405	1,200	1,789
Howard	7300	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,237
Greeley	2	1,470	1,450	1,430	1,410	1,355	1,339	n/a	1,330	1,416
Nance	2	1,727	1,702	1,677	1,650	1,651	1,575	n/a	1,575	1,682
Platte	6	2,073	2,051	1,897	1,907	n/a	1,837	n/a	1,761	2,012
Platte	3	1,791	1,756	1,700	675	1,550	1,384	1,396	1,327	1,663
Merrick	1	1,877	1,750	1,764	1,703	1,613	n/a	1,405	1,200	1,789

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	1,923	1,300	267
Boone	1	2,439	714	487
Merrick	1	1,572	500	550
Howard	7300	1,430	n/a	781
Greeley	2	1,370	n/a	200
Nance	2	2,300	1,600	264
Platte	6	2,057	1,780	100
Platte	3	1,700	1,364	100
Merrick	1	1,572	500	550

Source: 2023 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.

PAD 2023 R&O Agricultural Statistics

AGRICULTURAL

Type : Qualified

Number of Sales :	9	Median :	78	COV :	19.51	95% Median C.I. :	58.89 to 90.06
Total Sales Price :	8,093,377	Wgt. Mean :	69	STD :	14.55	95% Wgt. Mean C.I. :	55.38 to 82.06
Total Adj. Sales Price :	8,093,377	Mean :	75	Avg. Abs. Dev :	11.27	95% Mean C.I. :	63.40 to 85.76
Total Assessed Value :	5,561,965						
Avg. Adj. Sales Price :	899,264	COD :	14.45	MAX Sales Ratio :	90.76		
Avg. Assessed Value :	617,996	PRD :	108.53	MIN Sales Ratio :	48.58		

What IF

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>											
10/01/2019 To 12/31/2019	2	78.95	78.95	75.61	14.07	104.42	67.84	90.06	N/A	904,417	683,868
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	3	77.97	71.77	65.54	08.36	109.51	58.89	78.45	N/A	749,965	491,537
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	2	89.42	89.42	88.92	01.50	100.56	88.08	90.76	N/A	655,000	582,440
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	70.59	70.59	70.59		100.00	70.59	70.59	N/A	1,050,000	741,245
07/01/2022 To 09/30/2022	1	48.58	48.58	48.58		100.00	48.58	48.58	N/A	1,674,647	813,495
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	2	78.95	78.95	75.61	14.07	104.42	67.84	90.06	N/A	904,417	683,868
10/01/2020 To 09/30/2021	5	78.45	78.83	74.15	10.71	106.31	58.89	90.76	N/A	711,979	527,898
10/01/2021 To 09/30/2022	2	59.59	59.59	57.06	18.48	104.43	48.58	70.59	N/A	1,362,324	777,370
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	3	77.97	71.77	65.54	08.36	109.51	58.89	78.45	N/A	749,965	491,537
01/01/2021 To 12/31/2021	2	89.42	89.42	88.92	01.50	100.56	88.08	90.76	N/A	655,000	582,440

AGRICULTURAL

Type : Qualified

Number of Sales :	9	Median :	78	COV :	19.51	95% Median C.I. :	58.89 to 90.06
Total Sales Price :	8,093,377	Wgt. Mean :	69	STD :	14.55	95% Wgt. Mean C.I. :	55.38 to 82.06
Total Adj. Sales Price :	8,093,377	Mean :	75	Avg. Abs. Dev :	11.27	95% Mean C.I. :	63.40 to 85.76
Total Assessed Value :	5,561,965						
Avg. Adj. Sales Price :	899,264	COD :	14.45	MAX Sales Ratio :	90.76		
Avg. Assessed Value :	617,996	PRD :	108.53	MIN Sales Ratio :	48.58		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	3	78.45	82.16	83.54	05.14	98.35	77.97	90.06	N/A	468,978	391,788
2	6	69.22	70.79	65.60	17.84	107.91	48.58	90.76	48.58 to 90.76	1,114,407	731,100

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 Value
<u>Irrigated</u>											
County	2	80.68	80.68	76.26	12.51	105.80	70.59	90.76	N/A	730,000	556,683
2	2	80.68	80.68	76.26	12.51	105.80	70.59	90.76	N/A	730,000	556,683
<u>ALL</u>											
10/01/2019 To 09/30/2022	9	77.97	74.58	68.72	14.45	108.53	48.58	90.76	58.89 to 90.06	899,264	617,996

80%MLU By Market Area

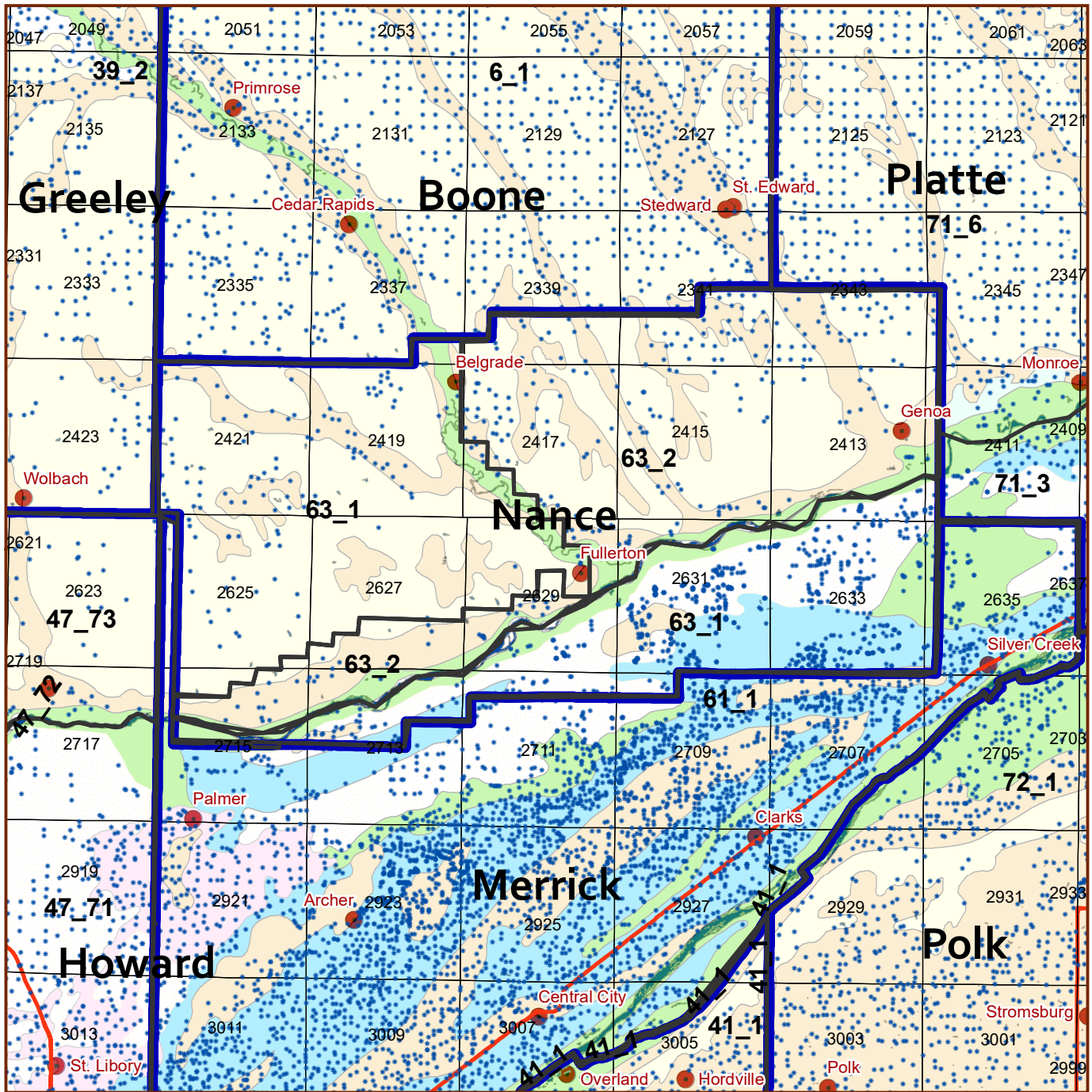
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	9	77.97	74.58	68.72	14.45	108.53	48.58	90.76	58.89 to 90.06	899,264	617,996
1	3	78.45	82.16	83.54	05.14	98.35	77.97	90.06	N/A	468,978	391,788
2	6	69.22	70.79	65.60	17.84	107.91	48.58	90.76	48.58 to 90.76	1,114,407	731,100
<u>ALL</u>											
10/01/2019 To 09/30/2022	9	77.97	74.58	68.72	14.45	108.53	48.58	90.76	58.89 to 90.06	899,264	617,996

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_County	Total	Increase	0%

What IF

NANCE COUNTY



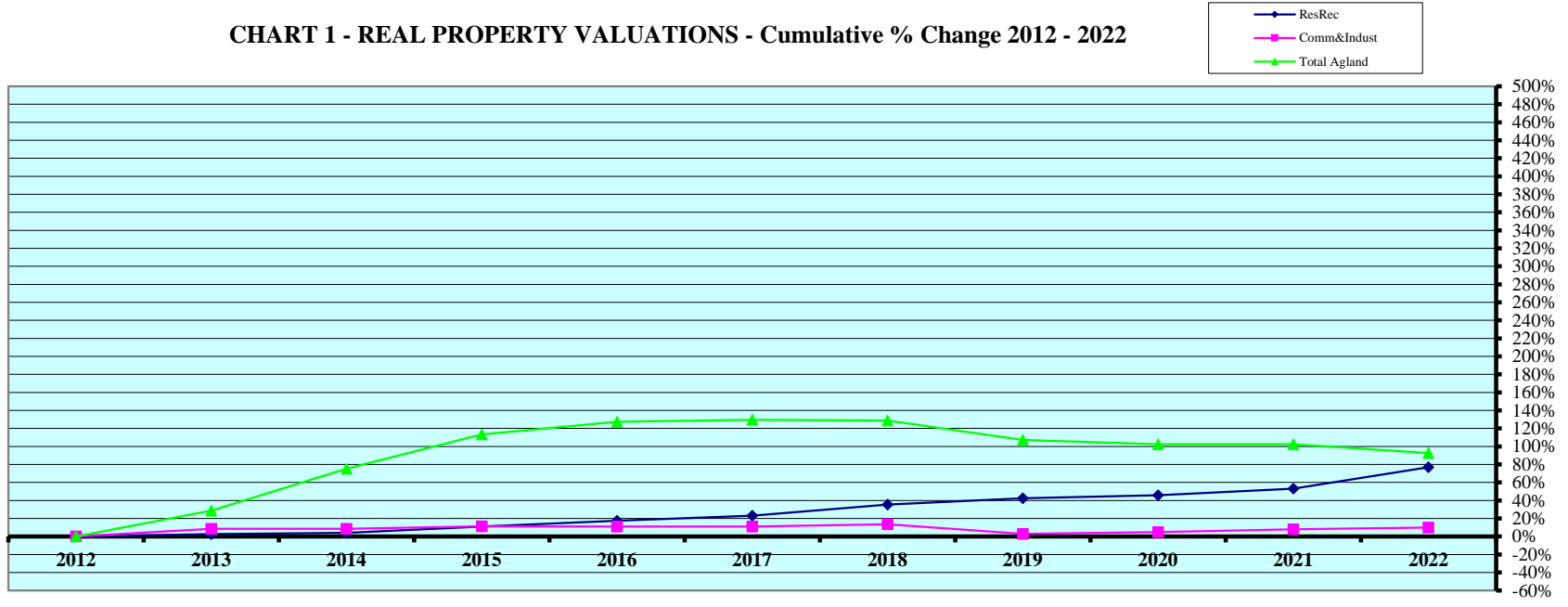
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	77,902,031	-	-	-	26,067,375	-	-	-	390,753,683	-	-	-
2013	79,875,061	1,973,030	2.53%	2.53%	28,319,865	2,252,490	8.64%	8.64%	502,842,238	112,088,555	28.69%	28.69%
2014	81,143,600	1,268,539	1.59%	4.16%	28,262,120	-57,745	-0.20%	8.42%	684,631,188	181,788,950	36.15%	75.21%
2015	86,595,530	5,451,930	6.72%	11.16%	29,043,470	781,350	2.76%	11.42%	834,214,078	149,582,890	21.85%	113.49%
2016	91,570,013	4,974,483	5.74%	17.55%	28,962,520	-80,950	-0.28%	11.11%	888,572,173	54,358,095	6.52%	127.40%
2017	95,858,338	4,288,325	4.68%	23.05%	28,972,340	9,820	0.03%	11.14%	897,230,318	8,658,145	0.97%	129.62%
2018	105,477,630	9,619,292	10.03%	35.40%	29,597,840	625,500	2.16%	13.54%	894,164,028	-3,066,290	-0.34%	128.83%
2019	110,861,305	5,383,675	5.10%	42.31%	26,794,695	-2,803,145	-9.47%	2.79%	809,882,148	-84,281,880	-9.43%	107.26%
2020	113,543,525	2,682,220	2.42%	45.75%	27,318,540	523,845	1.96%	4.80%	790,534,230	-19,347,918	-2.39%	102.31%
2021	119,242,410	5,698,885	5.02%	53.07%	28,106,675	788,135	2.88%	7.82%	791,122,830	588,600	0.07%	102.46%
2022	137,827,820	18,585,410	15.59%	76.92%	28,620,900	514,225	1.83%	9.80%	752,336,710	-38,786,120	-4.90%	92.53%

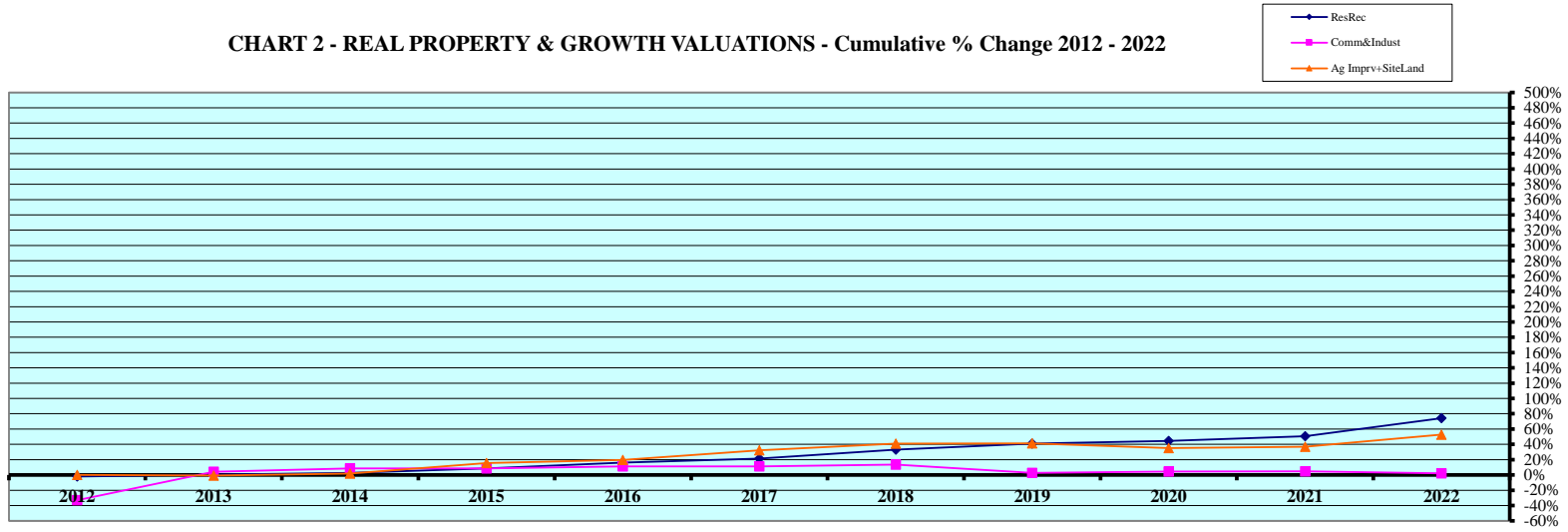
Rate Annual %chg: Residential & Recreational **5.87%** Commercial & Industrial **0.94%** Agricultural Land **6.77%**

Cnty# **63**
County **NANCE**

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 2012 - 2022



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						
2012	77,902,031	1,593,182	2.05%	76,308,849	-	-2.05%	26,067,375	8,609,865	33.03%	17,457,510	-	-33.03%						
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	0.35%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	4.13%						
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	2.54%	28,262,120	0	0.00%	28,262,120	-0.20%	8.42%						
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	8.40%	29,043,470	769,060	2.65%	28,274,410	0.04%	8.47%						
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	16.00%	28,962,520	0	0.00%	28,962,520	-0.28%	11.11%						
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	21.28%	28,972,340	0	0.00%	28,972,340	0.03%	11.14%						
2018	105,477,630	1,813,205	1.72%	103,664,425	8.14%	33.07%	29,597,840	0	0.00%	29,597,840	2.16%	13.54%						
2019	110,861,305	1,038,145	0.94%	109,823,160	4.12%	40.98%	26,794,695	45,635	0.17%	26,749,060	-9.62%	2.62%						
2020	113,543,525	895,135	0.79%	112,648,390	1.61%	44.60%	27,318,540	115,780	0.42%	27,202,760	1.52%	4.36%						
2021	119,242,410	1,796,660	1.51%	117,445,750	3.44%	50.76%	28,106,675	842,065	3.00%	27,264,610	-0.20%	4.59%						
2022	137,827,820	2,135,380	1.55%	135,692,440	13.80%	74.18%	28,620,900	1,981,620	6.92%	26,639,280	-5.22%	2.19%						
Rate Ann%chg	5.87%			Resid & Recreat w/o growth			4.31%			0.94%			C & I w/o growth			-0.76%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	--	--		
2013	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%	-0.74%		
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%	1.92%		
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%	15.52%		
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	19.62%		
2017	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	32.16%		
2018	28,884,415	39,302,840	68,187,255	1,215,130	1.78%	66,972,125	2.40%	40.91%		
2019	28,798,400	39,276,915	68,075,315	878,005	1.29%	67,197,310	-1.45%	41.39%		
2020	28,013,870	37,867,235	65,881,105	1,657,035	2.52%	64,224,070	-5.66%	35.13%		
2021	27,898,575	40,162,845	68,061,420	3,016,495	4.43%	65,044,925	-1.27%	36.86%		
2022	31,540,420	42,591,110	74,131,530	1,526,400	2.06%	72,605,130	6.68%	52.77%		
Rate Ann%chg	4.41%		4.65%		4.55%		Ag Imprv+Site w/o growth		1.34%	

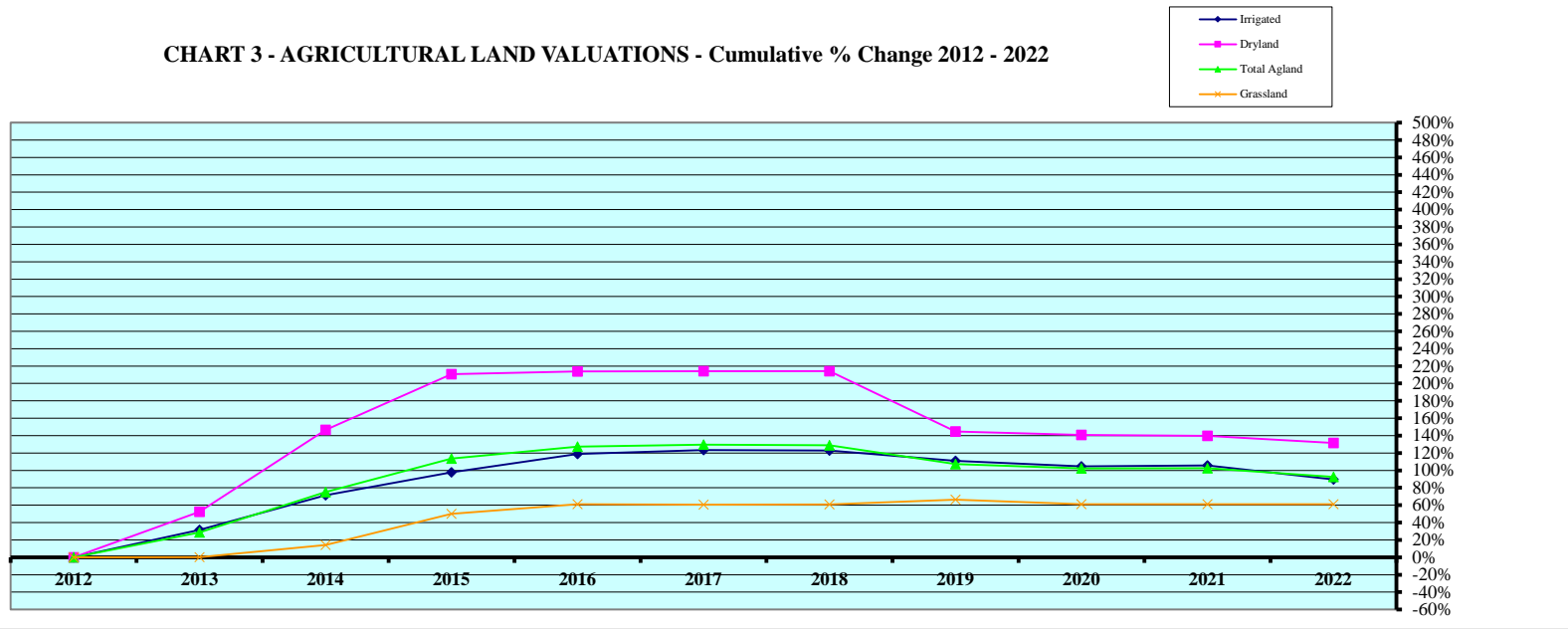
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2012 - 2022 CTL
Growth Value; 2012 - 2022 Abstract of Asmnt Rpt.
Prepared as of 12/29/2022

Cnty# 63
County NANCE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	193,360,830	-	-	-	96,392,725	-	-	-	98,879,215	-	-	-
2013	254,596,520	61,235,690	31.67%	31.67%	146,981,335	50,588,610	52.48%	52.48%	99,049,530	170,315	0.17%	0.17%
2014	331,592,020	76,995,500	30.24%	71.49%	237,817,450	90,836,115	61.80%	146.72%	112,949,520	13,899,990	14.03%	14.23%
2015	382,644,960	51,052,940	15.40%	97.89%	299,466,895	61,649,445	25.92%	210.67%	148,477,545	35,528,025	31.45%	50.16%
2016	423,083,425	40,438,465	10.57%	118.81%	302,417,935	2,951,040	0.99%	213.74%	159,422,505	10,944,960	7.37%	61.23%
2017	431,992,335	8,908,910	2.11%	123.41%	302,708,290	290,355	0.10%	214.04%	158,884,215	-538,290	-0.34%	60.69%
2018	430,848,470	-1,143,865	-0.26%	122.82%	302,879,330	171,040	0.06%	214.21%	158,980,620	96,405	0.06%	60.78%
2019	408,094,070	-22,754,400	-5.28%	111.05%	235,862,080	-67,017,250	-22.13%	144.69%	164,486,440	5,505,820	3.46%	66.35%
2020	395,833,365	-12,260,705	-3.00%	104.71%	232,116,115	-3,745,965	-1.59%	140.80%	159,246,505	-5,239,935	-3.19%	61.05%
2021	397,545,685	1,712,320	0.43%	105.60%	231,027,545	-1,088,570	-0.47%	139.67%	159,228,200	-18,305	-0.01%	61.03%
2022	366,525,305	-31,020,380	-7.80%	89.56%	223,259,400	-7,768,145	-3.36%	131.61%	159,235,160	6,960	0.00%	61.04%

Rate Ann.%chg: Irrigated **6.60%** Dryland **8.76%** Grassland **4.88%**

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
2012	415,395	-	-	-	1,705,518	-	-	-	390,753,683	-	-	-
2013	404,700	-10,695	-2.57%	-2.57%	1,810,153	104,635	6.14%	6.14%	502,842,238	112,088,555	28.69%	28.69%
2014	400,185	-4,515	-1.12%	-3.66%	1,872,013	61,860	3.42%	9.76%	684,631,188	181,788,950	36.15%	75.21%
2015	428,995	28,810	7.20%	3.27%	3,195,683	1,323,670	70.71%	87.37%	834,214,078	149,582,890	21.85%	113.49%
2016	222,975	-206,020	-48.02%	-46.32%	3,425,333	229,650	7.19%	100.84%	888,572,173	54,358,095	6.52%	127.40%
2017	216,360	-6,615	-2.97%	-47.91%	3,429,118	3,785	0.11%	101.06%	897,230,318	8,658,145	0.97%	129.62%
2018	231,720	15,360	7.10%	-44.22%	1,223,888	-2,205,230	-64.31%	-28.24%	894,164,028	-3,066,290	-0.34%	128.83%
2019	261,040	29,320	12.65%	-37.16%	1,178,518	-45,370	-3.71%	-30.90%	809,882,148	-84,281,880	-9.43%	107.26%
2020	2,094,480	1,833,440	702.36%	404.21%	1,243,765	65,247	5.54%	-27.07%	790,534,230	-19,347,918	-2.39%	102.31%
2021	2,082,140	-12,340	-0.59%	401.24%	1,239,260	-4,505	-0.36%	-27.34%	791,122,830	588,600	0.07%	102.46%
2022	2,081,135	-1,005	-0.05%	401.00%	1,235,710	-3,550	-0.29%	-27.55%	752,336,710	-38,786,120	-4.90%	92.53%

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County **NANCE**

Rate Ann.%chg: Total Agric Land **6.77%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	193,796,775	77,455	2,502			96,289,600	69,832	1,379			98,940,425	115,858	854		
2013	254,747,445	77,675	3,280	31.08%	31.08%	147,032,385	70,486	2,086	51.28%	51.28%	99,005,190	114,680	863	1.09%	1.09%
2014	332,067,000	77,844	4,266	30.07%	70.49%	237,575,680	70,655	3,362	61.20%	143.86%	112,906,420	114,338	987	14.38%	15.63%
2015	382,951,920	77,446	4,945	15.92%	97.63%	299,347,455	72,301	4,140	23.13%	200.27%	148,578,745	112,622	1,319	33.60%	54.48%
2016	423,522,325	77,893	5,437	9.96%	117.31%	303,494,035	73,074	4,153	0.31%	201.21%	158,989,705	111,912	1,421	7.69%	66.36%
2017	432,184,145	78,163	5,529	1.69%	120.99%	302,671,485	72,738	4,161	0.19%	201.78%	158,836,630	111,881	1,420	-0.07%	66.24%
2018	431,115,135	77,960	5,530	0.01%	121.01%	302,650,255	72,697	4,163	0.05%	201.93%	159,087,760	112,042	1,420	0.01%	66.27%
2019	412,716,670	78,251	5,274	-4.62%	110.80%	236,836,160	72,215	3,280	-21.22%	137.84%	166,252,935	112,214	1,482	4.34%	73.49%
2020	396,187,550	77,988	5,080	-3.68%	103.04%	232,204,065	73,078	3,177	-3.11%	130.44%	159,196,555	106,202	1,499	1.18%	75.53%
2021	397,644,400	78,338	5,076	-0.08%	102.87%	230,970,170	72,715	3,176	-0.04%	130.36%	159,217,875	106,212	1,499	0.00%	75.54%
2022	366,433,625	78,602	4,662	-8.16%	86.32%	223,317,650	72,470	3,082	-2.99%	123.48%	159,234,950	106,215	1,499	0.01%	75.55%

Rate Annual %chg Average Value/Acre: 6.42%

8.37%

5.79%

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
2012	414,850	1,389	299			1,564,303	2,102	744			391,005,953	266,636	1,466		
2013	403,450	1,358	297	-0.54%	-0.54%	1,788,763	2,519	710	-4.61%	-4.61%	502,977,233	266,719	1,886	28.60%	28.60%
2014	404,235	1,361	297	0.01%	-0.53%	1,808,268	2,534	714	0.51%	-4.13%	684,761,603	266,731	2,567	36.14%	75.07%
2015	406,345	1,369	297	-0.07%	-0.60%	3,168,523	2,886	1,098	53.85%	47.50%	834,452,988	266,625	3,130	21.91%	113.42%
2016	218,670	1,046	209	-29.58%	-30.00%	3,425,333	3,208	1,068	-2.76%	43.43%	889,650,068	267,133	3,330	6.41%	127.10%
2017	214,475	1,085	198	-5.42%	-33.79%	3,429,118	3,211	1,068	0.04%	43.49%	897,335,853	267,077	3,360	0.89%	129.12%
2018	231,720	1,144	203	2.46%	-32.17%	1,223,888	1,373	891	-16.53%	19.77%	894,308,758	265,216	3,372	0.36%	129.94%
2019	232,220	1,146	203	0.07%	-32.12%	1,223,083	1,372	892	0.00%	19.77%	817,261,068	265,198	3,082	-8.61%	110.15%
2020	2,092,690	7,547	277	36.82%	-7.13%	1,243,770	1,100	1,131	26.82%	51.89%	790,924,630	265,914	2,974	-3.48%	102.83%
2021	2,082,145	7,516	277	-0.10%	-7.23%	1,240,500	1,097	1,131	0.06%	51.98%	791,155,090	265,879	2,976	0.04%	102.91%
2022	2,079,745	7,509	277	-0.02%	-7.24%	1,235,710	1,091	1,132	0.08%	52.10%	752,301,680	265,887	2,829	-4.91%	92.94%

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NANCE

Rate Annual %chg Average Value/Acre: 6.79%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 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
3,380	NANCE	42,295,825	5,246,990	25,151,266	135,896,110	21,997,355	6,623,545	1,931,710	752,336,710	31,540,420	42,591,110	0	1,065,611,041
cnty sectorvalue % of total value:		3.97%	0.49%	2.36%	12.75%	2.06%	0.62%	0.18%	70.60%	2.96%	4.00%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
126	BELGRADE	24,231	76,707	10,990	2,722,250	309,700	0	0	4,015	0	26,310	0	3,174,203
3.73%	%sector of county sector	0.06%	1.46%	0.04%	2.00%	1.41%			0.00%		0.06%		0.30%
	%sector of municipality	0.76%	2.42%	0.35%	85.76%	9.76%			0.13%		0.83%		100.00%
1,307	FULLERTON	5,244,163	832,165	707,227	50,314,890	12,007,140	51,630	0	163,910	159,855	1,415	0	69,482,395
38.67%	%sector of county sector	12.40%	15.86%	2.81%	37.02%	54.58%	0.78%		0.02%	0.51%	0.00%		6.52%
	%sector of municipality	7.55%	1.20%	1.02%	72.41%	17.28%	0.07%		0.24%	0.23%	0.00%		100.00%
1,003	GENOA	865,607	586,552	1,751,055	37,776,335	3,558,175	0	0	198,740	0	52,770	0	44,789,234
29.67%	%sector of county sector	2.05%	11.18%	6.96%	27.80%	16.18%			0.03%		0.12%		4.20%
	%sector of municipality	1.93%	1.31%	3.91%	84.34%	7.94%			0.44%		0.12%		100.00%
	%sector of county sector												
	%sector of municipality												
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2,437	Total Municipalities	6,134,001	1,495,424	2,469,272	90,813,478	15,875,016	51,630	0	366,665	159,855	80,495	0	117,445,835
72.09%	%all municip.sectors of cnty	14.50%	28.50%	9.82%	66.83%	72.17%	0.78%		0.05%	0.51%	0.19%		11.02%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,437	Value : 1,043,907,565	Growth 3,042,690	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	144	823,865	93	1,123,155	202	3,323,700	439	5,270,720	
02. Res Improve Land	1,067	5,697,125	64	1,152,000	186	3,367,440	1,317	10,216,565	
03. Res Improvements	1,069	91,890,095	77	9,973,365	196	27,307,485	1,342	129,170,945	
04. Res Total	1,213	98,411,085	170	12,248,520	398	33,998,625	1,781	144,658,230	1,674,630
% of Res Total	68.11	68.03	9.55	8.47	22.35	23.50	40.14	13.86	55.04
05. Com UnImp Land	20	186,780	4	38,340	4	67,185	28	292,305	
06. Com Improve Land	159	544,405	13	319,330	0	0	172	863,735	
07. Com Improvements	168	16,107,345	14	5,914,140	4	27,000	186	22,048,485	
08. Com Total	188	16,838,530	18	6,271,810	8	94,185	214	23,204,525	21,550
% of Com Total	87.85	72.57	8.41	27.03	3.74	0.41	4.82	2.22	0.71
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	51,630	0	0	2	916,575	3	968,205	
11. Ind Improvements	0	0	0	0	3	5,655,340	3	5,655,340	
12. Ind Total	0	51,630	0	0	3	6,571,915	3	6,623,545	0
% of Ind Total	0.00	0.78	0.00	0.00	100.00	99.22	0.07	0.63	0.00
13. Rec UnImp Land	0	0	6	289,170	10	410,260	16	699,430	
14. Rec Improve Land	0	0	2	79,920	9	465,445	11	545,365	
15. Rec Improvements	0	0	2	18,470	21	860,600	23	879,070	
16. Rec Total	0	0	8	387,560	31	1,736,305	39	2,123,865	0
% of Rec Total	0.00	0.00	20.51	18.25	79.49	81.75	0.88	0.20	0.00
Res & Rec Total	1,213	98,411,085	178	12,636,080	429	35,734,930	1,820	146,782,095	1,674,630
% of Res & Rec Total	66.65	67.05	9.78	8.61	23.57	24.35	41.02	14.06	55.04
Com & Ind Total	188	16,890,160	18	6,271,810	11	6,666,100	217	29,828,070	21,550
% of Com & Ind Total	86.64	56.63	8.29	21.03	5.07	22.35	4.89	2.86	0.71
17. Taxable Total	1,401	115,301,245	196	18,907,890	440	42,401,030	2,037	176,610,165	1,696,180
% of Taxable Total	68.78	65.29	9.62	10.71	21.60	24.01	45.91	16.92	55.75

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	701,290	0	0	0
19. Commercial	2	56,190	3,159,090	0	0	0
20. Industrial	1	51,630	4,115,965	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	27,820	701,290
19. Commercial	0	0	0	2	56,190	3,159,090
20. Industrial	0	0	0	1	51,630	4,115,965
21. Other	0	0	0	0	0	0
22. Total Sch II				5	135,640	7,976,345

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	157	12	302	471

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	119,780	37	6,541,510	1,777	580,918,005	1,820	587,579,295
28. Ag-Improved Land	3	296,170	23	4,989,810	512	209,998,215	538	215,284,195
29. Ag Improvements	3	213,705	25	4,437,695	552	59,782,510	580	64,433,910

30. Ag Total					2,400	867,297,400
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	3.00	54,000	
32. HomeSite Improv Land	1	2.00	36,000	13	13.00	234,000	
33. HomeSite Improvements	1	0.00	139,925	14	0.00	2,118,630	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	3	3.02	9,060	
36. FarmSite Improv Land	2	2.86	8,580	21	40.57	121,710	
37. FarmSite Improvements	3	0.00	73,780	25	0.00	2,319,065	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	29	49.02	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	33	33.00	594,000	36	36.00	648,000	
32. HomeSite Improv Land	264	270.23	4,864,140	278	285.23	5,134,140	
33. HomeSite Improvements	274	0.00	24,261,030	289	0.00	26,519,585	1,048,145
34. HomeSite Total				325	321.23	32,301,725	
35. FarmSite UnImp Land	36	72.34	217,020	40	75.86	227,580	
36. FarmSite Improv Land	445	740.76	2,222,280	468	784.19	2,352,570	
37. FarmSite Improvements	524	0.00	35,521,480	552	0.00	37,914,325	298,365
38. FarmSite Total				592	860.05	40,494,475	
39. Road & Ditches	1,740	4,319.37	0	1,771	4,371.48	0	
40. Other- Non Ag Use	23	1,828.39	2,194,060	24	1,837.60	2,205,110	
41. Total Section VI				917	7,390.36	75,001,310	1,346,510

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	9	1,123.70	2,014,525	9	1,123.70	2,014,525

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6,596.25	17.23%	27,035,890	17.67%	4,098.68
46. 1A	8,328.09	21.75%	34,096,835	22.28%	4,094.20
47. 2A1	7,121.34	18.60%	28,409,680	18.57%	3,989.37
48. 2A	4,931.74	12.88%	19,652,035	12.84%	3,984.81
49. 3A1	1,373.78	3.59%	5,467,060	3.57%	3,979.57
50. 3A	1,622.79	4.24%	6,326,935	4.13%	3,898.80
51. 4A1	4,488.67	11.72%	17,505,820	11.44%	3,900.00
52. 4A	3,826.83	9.99%	14,531,115	9.50%	3,797.17
53. Total	38,289.49	100.00%	153,025,370	100.00%	3,996.54
Dry					
54. 1D1	3,197.32	8.56%	8,053,630	8.93%	2,518.87
55. 1D	11,277.59	30.18%	28,414,150	31.49%	2,519.52
56. 2D1	5,239.52	14.02%	12,622,515	13.99%	2,409.10
57. 2D	1,858.78	4.97%	4,476,345	4.96%	2,408.22
58. 3D1	1,836.79	4.91%	4,412,510	4.89%	2,402.29
59. 3D	239.28	0.64%	551,710	0.61%	2,305.71
60. 4D1	7,991.18	21.38%	18,458,130	20.46%	2,309.81
61. 4D	5,733.19	15.34%	13,242,570	14.68%	2,309.81
62. Total	37,373.65	100.00%	90,231,560	100.00%	2,414.31
Grass					
63. 1G1	11,148.60	14.67%	19,179,430	15.01%	1,720.34
64. 1G	8,957.84	11.79%	15,077,560	11.80%	1,683.17
65. 2G1	21,716.43	28.58%	37,622,440	29.44%	1,732.44
66. 2G	20,536.36	27.03%	33,485,740	26.20%	1,630.56
67. 3G1	2,814.22	3.70%	4,711,435	3.69%	1,674.15
68. 3G	4,380.40	5.77%	7,296,960	5.71%	1,665.82
69. 4G1	202.42	0.27%	335,515	0.26%	1,657.52
70. 4G	6,219.88	8.19%	10,094,530	7.90%	1,622.95
71. Total	75,976.15	100.00%	127,803,610	100.00%	1,682.15
Irrigated Total					
Irrigated Total	38,289.49	24.58%	153,025,370	41.06%	3,996.54
Dry Total					
Dry Total	37,373.65	23.99%	90,231,560	24.21%	2,414.31
Grass Total					
Grass Total	75,976.15	48.77%	127,803,610	34.29%	1,682.15
72. Waste	3,411.18	2.19%	910,655	0.24%	266.96
73. Other	742.59	0.48%	739,875	0.20%	996.34
74. Exempt	1,191.63	0.76%	0	0.00%	0.00
75. Market Area Total	155,793.06	100.00%	372,711,070	100.00%	2,392.35

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,736.42	36.43%	78,103,025	36.68%	5,300.00
46. 1A	6,505.77	16.08%	34,480,540	16.19%	5,299.99
47. 2A1	3,526.77	8.72%	18,691,910	8.78%	5,300.01
48. 2A	2,159.00	5.34%	11,334,945	5.32%	5,250.09
49. 3A1	194.70	0.48%	1,022,195	0.48%	5,250.10
50. 3A	124.47	0.31%	653,505	0.31%	5,250.30
51. 4A1	8,510.47	21.04%	44,254,485	20.78%	5,200.00
52. 4A	4,689.28	11.59%	24,384,235	11.45%	5,200.00
53. Total	40,446.88	100.00%	212,924,840	100.00%	5,264.31
Dry					
54. 1D1	8,000.64	22.45%	35,003,035	22.92%	4,375.03
55. 1D	6,852.31	19.23%	29,773,370	19.50%	4,345.01
56. 2D1	2,625.57	7.37%	11,342,480	7.43%	4,320.01
57. 2D	543.94	1.53%	2,349,830	1.54%	4,320.02
58. 3D1	379.88	1.07%	1,620,190	1.06%	4,265.00
59. 3D	10,128.41	28.42%	42,893,805	28.09%	4,235.00
60. 4D1	881.24	2.47%	3,683,570	2.41%	4,179.99
61. 4D	6,227.84	17.47%	26,032,385	17.05%	4,180.00
62. Total	35,639.83	100.00%	152,698,665	100.00%	4,284.49
Grass					
63. 1G1	8,736.40	28.13%	15,424,480	29.22%	1,765.54
64. 1G	2,992.12	9.63%	5,142,615	9.74%	1,718.72
65. 2G1	6,257.75	20.15%	10,638,510	20.15%	1,700.05
66. 2G	12,537.68	40.37%	20,730,775	39.27%	1,653.48
67. 3G1	26.85	0.09%	44,190	0.08%	1,645.81
68. 3G	145.75	0.47%	231,430	0.44%	1,587.86
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	363.87	1.17%	573,665	1.09%	1,576.57
71. Total	31,060.42	100.00%	52,785,665	100.00%	1,699.45
Irrigated Total					
	40,446.88	36.74%	212,924,840	50.75%	5,264.31
Dry Total					
	35,639.83	32.37%	152,698,665	36.39%	4,284.49
Grass Total					
	31,060.42	28.21%	52,785,665	12.58%	1,699.45
72. Waste	2,612.03	2.37%	688,735	0.16%	263.68
73. Other	340.92	0.31%	487,115	0.12%	1,428.82
74. Exempt	2,284.18	2.07%	0	0.00%	0.00
75. Market Area Total	110,100.08	100.00%	419,585,020	100.00%	3,810.94

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	67.05	314,805	1,253.36	6,216,850	77,415.96	359,418,555	78,736.37	365,950,210
77. Dry Land	6.00	26,250	654.15	2,723,010	72,353.33	240,180,965	73,013.48	242,930,225
78. Grass	16.58	28,500	1,276.54	2,098,695	105,743.45	178,462,080	107,036.57	180,589,275
79. Waste	1.32	315	211.46	59,565	5,810.43	1,539,510	6,023.21	1,599,390
80. Other	0.00	0	3.45	3,380	1,080.06	1,223,610	1,083.51	1,226,990
81. Exempt	124.70	0	42.69	0	3,308.42	0	3,475.81	0
82. Total	90.95	369,870	3,398.96	11,101,500	262,403.23	780,824,720	265,893.14	792,296,090

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,736.37	29.61%	365,950,210	46.19%	4,647.79
Dry Land	73,013.48	27.46%	242,930,225	30.66%	3,327.20
Grass	107,036.57	40.26%	180,589,275	22.79%	1,687.17
Waste	6,023.21	2.27%	1,599,390	0.20%	265.54
Other	1,083.51	0.41%	1,226,990	0.15%	1,132.42
Exempt	3,475.81	1.31%	0	0.00%	0.00
Total	265,893.14	100.00%	792,296,090	100.00%	2,979.75

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	2	22,350	1	18,000	1	175,680	3	216,030	0
83.2 Belgrade	37	193,850	90	489,185	91	2,790,505	128	3,473,540	3,250
83.3 Fullerton	58	394,120	585	3,406,160	585	53,335,245	643	57,135,525	768,370
83.4 Genoa	51	241,885	392	1,801,780	393	35,764,345	444	37,808,010	340,830
83.5 Rural	307	5,117,945	260	5,046,805	295	37,984,240	602	48,148,990	562,180
84 Residential Total	455	5,970,150	1,328	10,761,930	1,365	130,050,015	1,820	146,782,095	1,674,630

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	Belgrade	2	2,985	15	18,040	15	290,605	17	311,630	0
85.2	Fullerton	12	101,110	95	386,385	96	12,238,710	108	12,726,205	21,550
85.3	Genoa	6	82,685	49	143,845	57	3,578,030	63	3,804,560	0
85.4	Rural	8	105,525	16	1,283,670	21	11,596,480	29	12,985,675	0
86	Commercial Total	28	292,305	175	1,831,940	189	27,703,825	217	29,828,070	21,550

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	9,984.19	15.34%	17,380,655	15.59%	1,740.82
88. 1G	7,686.26	11.81%	13,376,735	12.00%	1,740.34
89. 2G1	19,163.01	29.43%	33,177,295	29.76%	1,731.32
90. 2G	15,570.77	23.92%	26,633,705	23.89%	1,710.49
91. 3G1	2,750.90	4.23%	4,625,895	4.15%	1,681.59
92. 3G	3,767.72	5.79%	6,268,445	5.62%	1,663.72
93. 4G1	201.03	0.31%	333,710	0.30%	1,660.00
94. 4G	5,983.30	9.19%	9,692,945	8.69%	1,620.00
95. Total	65,107.18	100.00%	111,489,385	100.00%	1,712.40
CRP					
96. 1C1	445.48	12.71%	864,195	12.82%	1,939.92
97. 1C	76.90	2.19%	147,775	2.19%	1,921.65
98. 2C1	1,812.77	51.70%	3,482,280	51.65%	1,920.97
99. 2C	639.93	18.25%	1,228,675	18.22%	1,920.01
100. 3C1	5.21	0.15%	10,005	0.15%	1,920.35
101. 3C	374.25	10.67%	718,565	10.66%	1,920.01
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	151.67	4.33%	291,205	4.32%	1,919.99
104. Total	3,506.21	100.00%	6,742,700	100.00%	1,923.07
Timber					
105. 1T1	718.93	9.76%	934,580	9.76%	1,299.96
106. 1T	1,194.68	16.23%	1,553,050	16.23%	1,299.97
107. 2T1	740.65	10.06%	962,865	10.06%	1,300.03
108. 2T	4,325.66	58.75%	5,623,360	58.75%	1,300.00
109. 3T1	58.11	0.79%	75,535	0.79%	1,299.86
110. 3T	238.43	3.24%	309,950	3.24%	1,299.96
111. 4T1	1.39	0.02%	1,805	0.02%	1,298.56
112. 4T	84.91	1.15%	110,380	1.15%	1,299.96
113. Total	7,362.76	100.00%	9,571,525	100.00%	1,299.99
<hr/>					
Grass Total	65,107.18	85.69%	111,489,385	87.23%	1,712.40
CRP Total	3,506.21	4.61%	6,742,700	5.28%	1,923.07
Timber Total	7,362.76	9.69%	9,571,525	7.49%	1,299.99
<hr/>					
114. Market Area Total	75,976.15	100.00%	127,803,610	100.00%	1,682.15

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7,071.66	30.13%	12,210,425	30.93%	1,726.67
88. 1G	1,944.58	8.29%	3,310,335	8.38%	1,702.34
89. 2G1	5,327.87	22.70%	8,935,050	22.63%	1,677.04
90. 2G	8,626.00	36.75%	14,237,065	36.06%	1,650.48
91. 3G1	24.35	0.10%	40,190	0.10%	1,650.51
92. 3G	134.76	0.57%	212,295	0.54%	1,575.36
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	341.13	1.45%	537,280	1.36%	1,575.00
95. Total	23,470.35	100.00%	39,482,640	100.00%	1,682.23
CRP					
96. 1C1	786.48	47.52%	1,808,920	47.51%	2,300.02
97. 1C	223.21	13.49%	513,385	13.48%	2,300.01
98. 2C1	307.81	18.60%	708,170	18.60%	2,300.67
99. 2C	335.34	20.26%	771,525	20.27%	2,300.72
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2.21	0.13%	5,085	0.13%	2,300.90
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,655.05	100.00%	3,807,085	100.00%	2,300.28
Timber					
105. 1T1	878.26	14.80%	1,405,135	14.80%	1,599.91
106. 1T	824.33	13.89%	1,318,895	13.89%	1,599.96
107. 2T1	622.07	10.48%	995,290	10.48%	1,599.96
108. 2T	3,576.34	60.26%	5,722,185	60.26%	1,600.01
109. 3T1	2.50	0.04%	4,000	0.04%	1,600.00
110. 3T	8.78	0.15%	14,050	0.15%	1,600.23
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	22.74	0.38%	36,385	0.38%	1,600.04
113. Total	5,935.02	100.00%	9,495,940	100.00%	1,599.98
<hr/>					
Grass Total	23,470.35	75.56%	39,482,640	74.80%	1,682.23
CRP Total	1,655.05	5.33%	3,807,085	7.21%	2,300.28
Timber Total	5,935.02	19.11%	9,495,940	17.99%	1,599.98
<hr/>					
114. Market Area Total	31,060.42	100.00%	52,785,665	100.00%	1,699.45

2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)

63 Nance

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	135,896,110	144,658,230	8,762,120	6.45%	1,674,630	5.22%
02. Recreational	1,931,710	2,123,865	192,155	9.95%	0	9.95%
03. Ag-Homesite Land, Ag-Res Dwelling	31,540,420	32,301,725	761,305	2.41%	1,048,145	-0.91%
04. Total Residential (sum lines 1-3)	169,368,240	179,083,820	9,715,580	5.74%	2,722,775	4.13%
05. Commercial	21,997,355	23,204,525	1,207,170	5.49%	21,550	5.39%
06. Industrial	6,623,545	6,623,545	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	28,620,900	29,828,070	1,207,170	4.22%	21,550	4.14%
08. Ag-Farmsite Land, Outbuildings	40,386,000	40,494,475	108,475	0.27%	298,365	-0.47%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,205,110	2,205,110	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	42,591,110	42,699,585	108,475	0.25%	298,365	-0.45%
12. Irrigated	366,525,305	365,950,210	-575,095	-0.16%		
13. Dryland	223,259,400	242,930,225	19,670,825	8.81%		
14. Grassland	159,235,160	180,589,275	21,354,115	13.41%		
15. Wasteland	2,081,135	1,599,390	-481,745	-23.15%		
16. Other Agland	1,235,710	1,226,990	-8,720	-0.71%		
17. Total Agricultural Land	752,336,710	792,296,090	39,959,380	5.31%		
18. Total Value of all Real Property (Locally Assessed)	992,916,960	1,043,907,565	50,990,605	5.14%	3,042,690	4.83%

2023 Assessment Survey for Nance County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 (part-time)
3.	Other full-time employees:
	N/A
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1 (part time appraiser listed above)
6.	Assessor's requested budget for current fiscal year:
	\$171,401.00
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	19,278.22
10.	Part of the assessor's budget that is dedicated to the computer system:
	0, paid out of the county's general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	\$520,00
12.	Amount of last year's assessor's budget not used:
	\$34,979.16

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	County assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes nance.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks and assessor staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA flown imagery that is flown every two years
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	County wide except the village of Belgrade

3.	What municipalities in the county are zoned?
	All except the village of Belgrade
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2023 Residential Assessment Survey for Nance County

1.	Valuation data collection done by:														
	County assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	4	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG DW	Agricultural Dwellings	AG OB	Agricultural Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.														
2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.														
3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.														
4	Rural - All residential properties not within the boundaries of a municipality or subdivision														
AG DW	Agricultural Dwellings														
AG OB	Agricultural Outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Cost and sales comparison approaches are used to estimate the market value of residential property in the county.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Depreciation tables are developed based on local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	Sales and size comparison of value in each town.														
7.	How are rural residential site values developed?														
	The sales are used and the cost to develop the vacant land as well as surrounding counties values for the first acre.														
8.	Are there form 191 applications on file?														

N/A

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

All lots are treated the same; no applications to combine lots have been received.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2013	2022	2023	2020
2	2013	2022	2023	2020
3	2013	2022	2023	2020
4	2021	2021	2022	2022
AG DW	2021	2021	2022	2022
AG OB	2021	2021	2022	2022

2023 Commercial Assessment Survey for Nance County

1.	Valuation data collection done by:																												
	County assessor and staff																												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Cost approach less depreciation derived from market determines the market value of commercial properties.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	On staff appraiser uses cost and sales comparison approaches; state sales file query.																												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																												
	Depreciation tables are developed based on local market information.																												
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																												
	Yes																												
6.	Describe the methodology used to determine the commercial lot values.																												
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2023 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:										
	Assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.	2020	02	This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.	2020
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3.	Describe the process used to determine and monitor market areas.										
	Common geographic characteristics, topography, and market characteristics are reviewed.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	New in 2020, market analysis is conducted using studied data from neighboring counties with similar characteristics.										

7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Questionnaires, buyer/seller interviews by phone or correspondence, and location. \$1200 per acre
7a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**Nance County
3-Year Plan of Assessment
2023-2025**

Introduction

Pursuant to Neb. Revised Statute 77-1311.02, on or before June 15th each year the county assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31st, and a copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31st. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

Real Property Assessment Requirements

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Nance County

As reported on the 2022 County Abstract, Nance County has a total of 4,421 real property parcels. The residential parcel count (1,770) is approximately 40% of the total; the commercial parcel count (215) is approximately 5% of the total; the industrial parcel count (3) is less than 0.1% of the total; and the recreational parcel count (39) is less than 1% of the total. Agriculture parcels (2,394) account for about 54% of the total. The remainder of parcels are a combination of centrally assessed, tax exempt and Games & Parks properties. The total Nance County real estate valuations as reported on the 2022 Abstract of Assessment, excluding centrally assessed property, is \$992,807,475.

Budget

2021/2022 Assessor’s Proposed Budget \$171,072

2021/2022 Appraisal Proposed Budget \$20,783

2022/2023 Assessor’s Proposed Budget \$174,201

Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor and one full-time Deputy Assessor. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 Real Estate Transfer Statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, compiles and reports office inventory and supervises all other duties with the assistance of the deputy assessor. The assessor and deputy manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of the Nance County GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy Assessor hold the assessor's certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

3-YEAR APPRAISAL PLAN

2023

Residential

All residential properties will be maintained using statistical and sales review. A lot study will take place for Fullerton, Genoa and Belgrade residential properties and updates/changes to lot value will result if necessary. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2024

Residential

A statistical analysis will be done for Nance County's residential properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all residential properties in the county.

Commercial

Review of commercial and industrial properties will begin in 2023 to be completed for year 2024 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of all commercial properties will take place. Nance County has 215 commercial parcels, of which 186 are improved parcels.

Agricultural

All agricultural land use will be reviewed using GIS, FSA records, and the Lower Loup & Central Platte NRDs. The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance.

2025

Residential

Nance County will review Fullerton, Genoa and Belgrade residential properties in the fall of 2024 to be completed for year 2025. This is one year prior to the 6-year review requirement, however, in 2026, Nance County agricultural land use will require a 6-year review also, so these residential properties will be pushed up one year to ensure adequate time for all appraisals. New costing and depreciation will be used. New photos will be taken and a physical inspection of Fullerton, Genoa and Belgrade properties will take place. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

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Conclusion

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.



Megan Zoucha
Nance County Assessor