

NEBRASKA

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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NANCE COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled 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,

Sarah Scott
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.

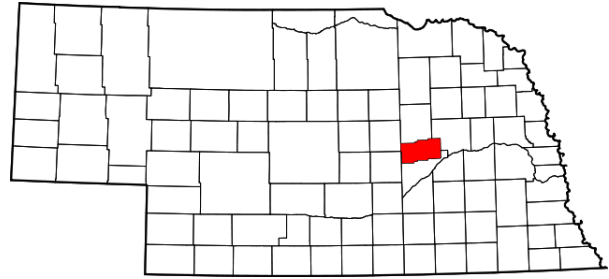
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

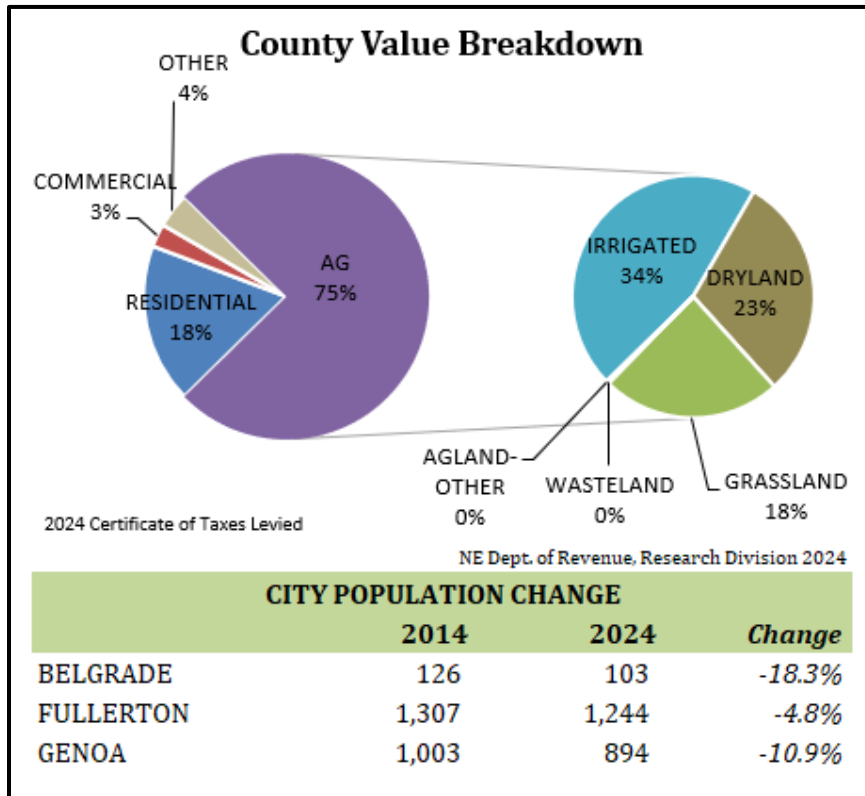
**Further information may be found in Exhibit 94*

County Overview

With a total area of 442 square miles, Nance County has 3,274 residents, per the Census Bureau Quick Facts for 2023, a 3% population decrease from the 2020 U.S. Census. Reports indicate that 79% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$115,980 (2024 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 94 employer establishments with total employment of 491, for a 16% 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).

2025 Residential Correlation for Nance County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length transactions are used. The county assessor qualified sales below the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for measurement purposes.

There are five residential valuation groups defined in the county that follow the county assessor locations. The county assessor created a new valuation group outside of Genoa for the 2025 assessment year.

When completing the inspection and review process the county assessor compares the physical characteristics with the current property record card, new photos are taken. The county assessor also uses tools including aerial photography, zoning, and building permits, improvement statements, depreciation schedules and sales questionnaires.

A valuation methodology is on file in the office.

2025 Residential Assessment Details for Nance County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Fullerton	2022	2022	*2025	2020	All homes 5%
2	Belgrade	2022	2022	*2025	*2024	Adjusted average conditions homes increased 70% and good to excellent condition homes increased 40%
3	Genoa	2022	2022	*2025	*2024	Adjusted average to excellent condition 1 story homes increased 10%, and 1.5 to 2 story homes between 1900-1925 increased 40%
4	Rural	2021	2021	*2025	2022	Increased Homesite acre to 25,000
5	Genoa-Suburban	2022	2022	*2025	*2024	Increased Homesite acre to 25,000 and adjust remaining acres up to 20 acres. Increased all homes 20%
<p><u>Additional comments:</u> Pick-up work was completed.</p> <p>* = assessment action for current year</p>						

2025 Residential Correlation for Nance County

Description of Analysis

The analysis of the residential statistical profile indicates that the median and mean measures of central tendency are within range and the weighted mean is slightly below the range. The COD is within range and the PRD is only slightly above the range. Most of the sales occur in Valuation Group 1 and 3 and are within the acceptable ranges; Valuation Groups 4 and 5 are below the range but have unreliaibly small samples. The county assessor did make valuation adjustments to bring them to market value.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices indicate the assessments are uniform and proportionated across the residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	31	96.20	96.88	92.52	19.01	104.71
2	4	91.60	92.12	93.73	02.54	98.28
3	23	94.44	96.54	94.60	18.36	102.05
4	1	57.83	57.83	57.83	00.00	100.00
5	3	68.97	68.75	68.47	01.06	100.41
____ALL____	62	91.60	94.46	90.69	19.20	104.16

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nance County is 92%.

2025 Commercial Correlation for Nance County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's length transactions are used. The county assessor mails questionnaires for the verification process. Further review of the disqualified sales indicates family transactions, partial interest sales and splits are the reason for most of the disqualified sales. The county assessor qualified a slightly lower portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the commercial class.

There are four commercial valuation groups defined in the county that follow the county assessor locations. Most of the commercial population is in Valuation Group 1.

The county follows the six-year inspection and review cycle and is in compliance with statutory requirements. The parcels were physically inspected, and new photos taken.

2025 Commercial Assessment Details for Nance County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Fullerton	2023	2023	2024	2023	Decreased economic depreciation 20% on main buildings.
2	Belgrade	2023	2023	2024	2023	Decreased economic depreciation 20% on main buildings.
3	Genoa	2023	2023	2024	2023	Decreased economic depreciation 20% on main buildings.
4	Rural	2023	2023	2024	2023	
Additional comments:						
* = assessment action for current year						

Description of Analysis

Analysis of the commercial sales are represented with two sales in each of the study years. The median and weighted mean are within the acceptable range while the mean is higher. The COD is within range while the PRD is high. Neither of the valuation groups achieve the recommended level of value; however, there are too few sales to rely upon stratification of subclasses; based on the variability in the sample the median will not be used as a point estimate of the level of value.

2025 Commercial Correlation for Nance County

The comparison between the change to the sold parcels and the change to the abstract in Valuation Group 1 is significant, but there is only one sale. The disproportionate change between the sales file and the abstract is a result of the exemption of a nursing home and assisted living facility value of \$1,185,845. The Valuation Group 3 with five of the total sales shows a closer difference in the change between the sales and the abstract. The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	1	67.99	67.99	67.99	00.00	100.00
3	5	104.26	111.79	107.48	16.51	104.01
____ALL____	6	100.03	104.49	96.83	20.38	107.91

Level of Value

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

2025 Agricultural Correlation for Nance County

Assessment Practices & Actions

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

The sales qualification and verification processes are reviewed to determine if all arm's length transactions are used. The county assessor qualified a lower portion of sales in comparison to the statewide average. Further review of the disqualified sales indicates family transactions, partial interest filings and splits are the reasons for most of the disqualified sales. All arm's-length transactions have been made available for the measurement of the agricultural class.

Two market areas are currently defined. The areas are defined based on the soil characteristics and the topography in each area. Market Area 1 is the area South of the Loup River and an area in the northwest portion of the county. The topography has steep hills with valleys and gullies. The mix of land use is approximately 25% irrigated land and 24% dryland and 49% grassland. Market Area 2 is the Twin Loups Reclamation District and the northeast area of the county. This area is mostly flat with few gradual hills. There is approximately 37% irrigated land, 32% dryland and 28% grass.

Agricultural homes and improvements are valued using the same practices as the rural residential homes. The Conservation Reserve Program (CRP) acres are identified. The intensive land use associated with chicken, hog and cattle facilities is identified.

2025 Agricultural Assessment Details for Nance County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2021	2021	*2025	2022	
AB DW	Agricultural dwellings	2021	2021	*2025	2022	
Additional comments: Increased Homesite acre						
* = assessment action for current year						

2025 Agricultural Correlation for Nance County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	NW side of the county and the SE side of the county	2020	Increased irrigated land 25%, dry increased 2% and grass increased 12%
2	NE side of the county and meanders SW along the Loup river	2020	Increased irrigated land 36%, dry increased 19% and grass increased 10%
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

The analysis of the agricultural statistics indicated that the overall measures of central tendency are all within the acceptable range. The COD is supportive of the use of the median as the indicated level of value.

Further review of the statistics by 80% Majority Land use (MLU) has limited sales dispersed among the irrigated, dryland and grassland. The irrigated has six total sales with a median of 65%. The irrigated sales are dispersed equally between the two market areas. Market Area 1 is low, Market Area 2 is within the acceptable range. The county assessor increased Market Area 1 irrigated land 25% for the assessment year based on three sales, an additional 19% increase would take the median of the Market Area 1 irrigated land to the midpoint of the acceptable range. This area is most comparable to Greeley, Howard, and Merrick County. The values in Nance County Market Area 1 are approximately 20% less than Greeley County and 7% less than Merrick County and 8% higher than Howard County, suggesting that values are equalized. Based on the small sample size, the assessment action taken for this year, and the comparability of the surrounding counties, a non-binding recommendation will not be made.

The Twin River School District lies partially in Nance County and has a school bond subject to a reduced valuation under LB2. There were 9 qualified sales in the school district for Nance County. Review of the parcel data provided by the county assessor confirms that the county reduced the valuation for purposes of the school bond. The statistical sample indicates most of the sales are in Market Area 1 and indicates a median of 50%.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and have been valued at the statutory level of value. Agricultural land

2025 Agricultural Correlation for Nance County

values are equalized at uniform portions of market value; all values are within the acceptable range and are comparable to adjoining counties. The quality of assessment of agricultural land complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	6	64.83	68.80	65.38	15.95	105.23
1	3	60.34	58.46	55.82	05.14	104.73
2	3	68.58	79.14	76.13	16.46	103.95
____Dry____						
County	2	65.65	65.65	72.41	14.56	90.66
2	2	65.65	65.65	72.41	14.56	90.66
____Grass____						
County	4	70.87	73.03	69.30	15.94	105.38
1	4	70.87	73.03	69.30	15.94	105.38
____ALL____	22	74.19	73.66	71.80	15.64	102.59

Level of Value

Based on analysis of all available information, the level of value of agricultural property in Nance County is 74%

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

A review of agricultural land value in Nance County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%, Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Nance County is 50%.

2025 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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, 2025.



A handwritten signature in cursive script, reading "Sarah Scott".

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary

for Nance County

Residential Real Property - Current

Number of Sales	62	Median	91.60
Total Sales Price	\$9,709,156	Mean	94.46
Total Adj. Sales Price	\$9,709,156	Wgt. Mean	90.69
Total Assessed Value	\$8,805,205	Average Assessed Value of the Base	\$103,655
Avg. Adj. Sales Price	\$156,599	Avg. Assessed Value	\$142,019

Confidence Interval - Current

95% Median C.I	85.55 to 101.88
95% Wgt. Mean C.I	85.09 to 96.29
95% Mean C.I	88.82 to 100.10
% of Value of the Class of all Real Property Value in the County	14.31
% of Records Sold in the Study Period	3.47
% of Value Sold in the Study Period	4.75

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	66	94	91.94
2023	84	94	94.47
2022	79	95	95.32
2021	85	100	90.39

2025 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	6	Median	100.03
Total Sales Price	\$408,000	Mean	104.49
Total Adj. Sales Price	\$408,000	Wgt. Mean	96.83
Total Assessed Value	\$395,075	Average Assessed Value of the Base	\$134,671
Avg. Adj. Sales Price	\$68,000	Avg. Assessed Value	\$65,846

Confidence Interval - Current

95% Median C.I	67.99 to 154.75
95% Wgt. Mean C.I	66.07 to 127.59
95% Mean C.I	73.66 to 135.32
% of Value of the Class of all Real Property Value in the County	2.29
% of Records Sold in the Study Period	2.73
% of Value Sold in the Study Period	1.33

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	9	100	97.84
2023	11	100	96.91
2022	14	100	97.84
2021	9	100	100.28

63 Nance
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 62	MEDIAN : 92	COV : 23.99	95% Median C.I. : 85.55 to 101.88
Total Sales Price : 9,709,156	WGT. MEAN : 91	STD : 22.66	95% Wgt. Mean C.I. : 85.09 to 96.29
Total Adj. Sales Price : 9,709,156	MEAN : 94	Avg. Abs. Dev : 17.59	95% Mean C.I. : 88.82 to 100.10
Total Assessed Value : 8,805,205			
Avg. Adj. Sales Price : 156,599	COD : 19.20	MAX Sales Ratio : 157.96	
Avg. Assessed Value : 142,019	PRD : 104.16	MIN Sales Ratio : 46.08	

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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-22 To 31-DEC-22	4	107.52	101.54	105.74	13.60	96.03	69.74	121.38	N/A	144,750	153,053
01-JAN-23 To 31-MAR-23	2	99.59	99.59	104.18	09.12	95.59	90.51	108.67	N/A	106,250	110,695
01-APR-23 To 30-JUN-23	11	96.20	102.00	96.08	20.74	106.16	72.53	157.96	78.79 to 140.02	130,432	125,316
01-JUL-23 To 30-SEP-23	13	89.07	91.86	85.92	21.67	106.91	54.56	140.97	68.97 to 112.97	171,808	147,614
01-OCT-23 To 31-DEC-23	9	94.34	91.48	84.56	21.25	108.18	46.08	136.83	66.13 to 110.04	129,778	109,743
01-JAN-24 To 31-MAR-24	4	107.69	109.94	106.33	15.41	103.40	84.79	139.58	N/A	175,000	186,079
01-APR-24 To 30-JUN-24	7	85.68	85.61	81.49	16.07	105.06	58.61	108.94	58.61 to 108.94	222,914	181,657
01-JUL-24 To 30-SEP-24	12	87.26	89.37	91.74	11.95	97.42	57.83	116.01	81.45 to 97.81	151,750	139,212
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	30	94.45	97.38	92.63	20.36	105.13	54.56	157.96	85.55 to 108.33	148,659	137,702
01-OCT-23 To 30-SEP-24	32	88.15	91.71	89.04	17.92	103.00	46.08	139.58	83.82 to 101.88	164,044	146,067
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	35	92.69	95.39	89.26	20.89	106.87	46.08	157.96	85.06 to 104.77	144,250	128,758
<u>ALL</u>	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	31	96.20	96.88	92.52	19.01	104.71	54.56	140.97	85.06 to 110.04	151,077	139,773
2	4	91.60	92.12	93.73	02.54	98.28	89.07	96.22	N/A	89,875	84,243
3	23	94.44	96.54	94.60	18.36	102.05	46.08	157.96	82.45 to 104.77	159,576	150,953
4	1	57.83	57.83	57.83	00.00	100.00	57.83	57.83	N/A	175,000	101,200
5	3	68.97	68.75	68.47	01.06	100.41	67.54	69.74	N/A	273,667	187,382
<u>ALL</u>	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019
06											
07											
<u>ALL</u>	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019

63 Nance
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 62	MEDIAN : 92	COV : 23.99	95% Median C.I. : 85.55 to 101.88
Total Sales Price : 9,709,156	WGT. MEAN : 91	STD : 22.66	95% Wgt. Mean C.I. : 85.09 to 96.29
Total Adj. Sales Price : 9,709,156	MEAN : 94	Avg. Abs. Dev : 17.59	95% Mean C.I. : 88.82 to 100.10
Total Assessed Value : 8,805,205			
Avg. Adj. Sales Price : 156,599	COD : 19.20	MAX Sales Ratio : 157.96	
Avg. Assessed Value : 142,019	PRD : 104.16	MIN Sales Ratio : 46.08	

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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
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019
Greater Than 14,999	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019
Greater Than 29,999	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	96.35	96.86	96.98	07.34	99.88	89.07	105.68	N/A	52,000	50,428
60,000 TO 99,999	15	108.94	109.57	107.33	21.69	102.09	69.74	157.96	85.55 to 139.58	77,184	82,842
100,000 TO 149,999	12	86.81	90.94	91.19	14.45	99.73	72.24	124.69	77.00 to 104.11	129,667	118,243
150,000 TO 249,999	23	88.69	89.36	89.45	18.84	99.90	46.08	121.38	83.89 to 103.60	182,996	163,692
250,000 TO 499,999	8	83.76	84.84	84.43	18.49	100.49	58.45	113.49	58.45 to 113.49	322,313	272,129
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	62	91.60	94.46	90.69	19.20	104.16	46.08	157.96	85.55 to 101.88	156,599	142,019

63 Nance
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 6
 Total Sales Price : 408,000
 Total Adj. Sales Price : 408,000
 Total Assessed Value : 395,075
 Avg. Adj. Sales Price : 68,000
 Avg. Assessed Value : 65,846

MEDIAN : 100
 WGT. MEAN : 97
 MEAN : 104
 COD : 20.38
 PRD : 107.91

COV : 28.11
 STD : 29.37
 Avg. Abs. Dev : 20.39
 MAX Sales Ratio : 154.75
 MIN Sales Ratio : 67.99

95% Median C.I. : 67.99 to 154.75
 95% Wgt. Mean C.I. : 66.07 to 127.59
 95% Mean C.I. : 73.66 to 135.32

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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-21 To 31-DEC-21	2	135.19	135.19	137.85	14.48	98.07	115.62	154.75	N/A	44,000	60,655
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	1	95.79	95.79	95.79	00.00	100.00	95.79	95.79	N/A	50,000	47,895
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	104.26	104.26	104.26	00.00	100.00	104.26	104.26	N/A	60,000	62,555
01-OCT-23 To 31-DEC-23	1	67.99	67.99	67.99	00.00	100.00	67.99	67.99	N/A	110,000	74,785
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24	1	88.53	88.53	88.53	00.00	100.00	88.53	88.53	N/A	100,000	88,530
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	2	135.19	135.19	137.85	14.48	98.07	115.62	154.75	N/A	44,000	60,655
01-OCT-22 To 30-SEP-23	2	100.03	100.03	100.41	04.24	99.62	95.79	104.26	N/A	55,000	55,225
01-OCT-23 To 30-SEP-24	2	78.26	78.26	77.77	13.12	100.63	67.99	88.53	N/A	105,000	81,658
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22											
01-JAN-23 To 31-DEC-23	3	95.79	89.35	84.20	12.62	106.12	67.99	104.26	N/A	73,333	61,745
<u>ALL</u>	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	1	67.99	67.99	67.99	00.00	100.00	67.99	67.99	N/A	110,000	74,785
3	5	104.26	111.79	107.48	16.51	104.01	88.53	154.75	N/A	59,600	64,058
<u>ALL</u>	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846

63 Nance
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 6	MEDIAN : 100	COV : 28.11	95% Median C.I. : 67.99 to 154.75
Total Sales Price : 408,000	WGT. MEAN : 97	STD : 29.37	95% Wgt. Mean C.I. : 66.07 to 127.59
Total Adj. Sales Price : 408,000	MEAN : 104	Avg. Abs. Dev : 20.39	95% Mean C.I. : 73.66 to 135.32
Total Assessed Value : 395,075			
Avg. Adj. Sales Price : 68,000	COD : 20.38	MAX Sales Ratio : 154.75	
Avg. Assessed Value : 65,846	PRD : 107.91	MIN Sales Ratio : 67.99	

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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	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846
04											
____ALL____	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
____Ranges Excl. Low \$____											
Greater Than 4,999	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846
Greater Than 14,999	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846
Greater Than 29,999	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	115.62	122.05	122.61	17.00	99.54	95.79	154.75	N/A	46,000	56,402
60,000 TO 99,999	1	104.26	104.26	104.26	00.00	100.00	104.26	104.26	N/A	60,000	62,555
100,000 TO 149,999	2	78.26	78.26	77.77	13.12	100.63	67.99	88.53	N/A	105,000	81,658
150,000 TO 249,999											
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 +											
____ALL____	6	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846

63 Nance
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

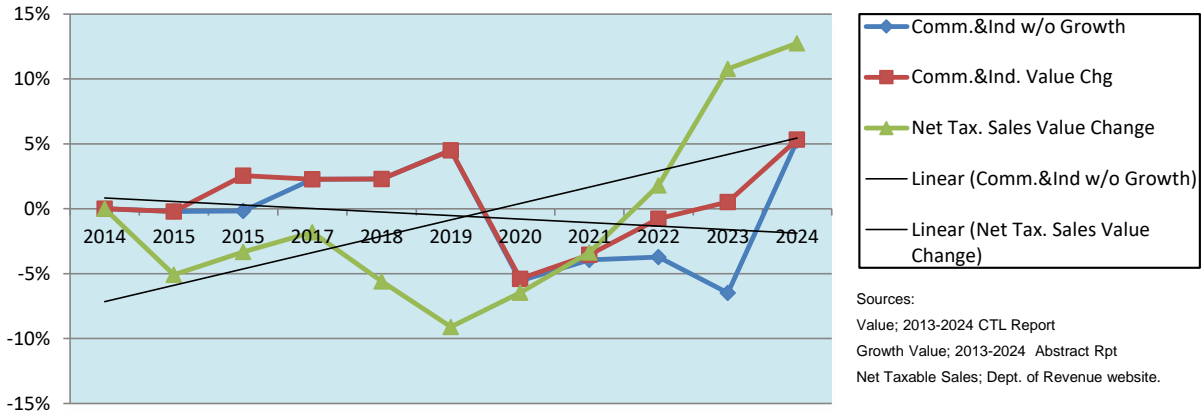
Number of Sales : 6	MEDIAN : 100	COV : 28.11	95% Median C.I. : 67.99 to 154.75
Total Sales Price : 408,000	WGT. MEAN : 97	STD : 29.37	95% Wgt. Mean C.I. : 66.07 to 127.59
Total Adj. Sales Price : 408,000	MEAN : 104	Avg. Abs. Dev : 20.39	95% Mean C.I. : 73.66 to 135.32
Total Assessed Value : 395,075			
Avg. Adj. Sales Price : 68,000	COD : 20.38	MAX Sales Ratio : 154.75	
Avg. Assessed Value : 65,846	PRD : 107.91	MIN Sales Ratio : 67.99	

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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
344	1	95.79	95.79	95.79	00.00	100.00	95.79	95.79	N/A	50,000	47,895
350	1	115.62	115.62	115.62	00.00	100.00	115.62	115.62	N/A	38,000	43,935
406	1	67.99	67.99	67.99	00.00	100.00	67.99	67.99	N/A	110,000	74,785
419	1	154.75	154.75	154.75	00.00	100.00	154.75	154.75	N/A	50,000	77,375
442	1	88.53	88.53	88.53	00.00	100.00	88.53	88.53	N/A	100,000	88,530
528	1	104.26	104.26	104.26	00.00	100.00	104.26	104.26	N/A	60,000	62,555
<u>ALL</u>	<u>6</u>	100.03	104.49	96.83	20.38	107.91	67.99	154.75	67.99 to 154.75	68,000	65,846

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
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730		\$ 17,598,929	
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%
2023	\$ 29,828,070	\$ 21,550	0.07%	\$ 29,806,520	4.71%	\$ 19,844,440	1.79%
2024	\$ 29,599,145	\$ 1,744,830	5.89%	\$ 27,854,315	-6.62%	\$ 20,041,449	0.99%
Ann %chg	0.46%			Average	-1.29%	1.84%	1.27%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.20%	-0.20%	-5.07%
2015	-0.16%	2.56%	-3.32%
2016	2.27%	2.27%	-1.81%
2017	2.30%	2.30%	-5.60%
2018	4.51%	4.51%	-9.10%
2019	-5.55%	-5.39%	-6.46%
2020	-3.94%	-3.54%	-3.37%
2021	-3.73%	-0.75%	1.80%
2022	-6.48%	0.52%	10.78%
2023	5.25%	5.33%	12.76%
2024	-1.64%	4.52%	13.88%

County Number	63
County Name	Nance

63 Nance**AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 22
 Total Sales Price : 23,330,914
 Total Adj. Sales Price : 23,330,914
 Total Assessed Value : 16,752,545
 Avg. Adj. Sales Price : 1,060,496
 Avg. Assessed Value : 761,479

MEDIAN : 74
 WGT. MEAN : 72
 MEAN : 74
 COD : 15.64
 PRD : 102.59

COV : 18.86
 STD : 13.89
 Avg. Abs. Dev : 11.60
 MAX Sales Ratio : 101.35
 MIN Sales Ratio : 52.86

95% Median C.I. : 61.34 to 83.58
 95% Wgt. Mean C.I. : 64.22 to 79.39
 95% Mean C.I. : 67.50 to 79.82

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	6	81.24	80.06	78.27	10.73	102.29	61.23	94.46	61.23 to 94.46	439,950	344,358
01-APR-22 To 30-JUN-22	1	101.35	101.35	101.35	00.00	100.00	101.35	101.35	N/A	1,050,000	1,064,185
01-JUL-22 To 30-SEP-22	1	68.58	68.58	68.58	00.00	100.00	68.58	68.58	N/A	1,674,647	1,148,455
01-OCT-22 To 31-DEC-22	1	75.54	75.54	75.54	00.00	100.00	75.54	75.54	N/A	1,422,500	1,074,595
01-JAN-23 To 31-MAR-23	1	77.27	77.27	77.27	00.00	100.00	77.27	77.27	N/A	820,000	633,615
01-APR-23 To 30-JUN-23	3	62.11	59.05	55.95	04.99	105.54	52.86	62.17	N/A	1,595,873	892,828
01-JUL-23 To 30-SEP-23	1	57.29	57.29	57.29	00.00	100.00	57.29	57.29	N/A	750,000	429,650
01-OCT-23 To 31-DEC-23	1	56.09	56.09	56.09	00.00	100.00	56.09	56.09	N/A	696,000	390,360
01-JAN-24 To 31-MAR-24	3	75.20	75.59	74.95	07.37	100.85	67.48	84.09	N/A	2,292,653	1,718,438
01-APR-24 To 30-JUN-24	3	61.34	72.17	79.91	18.73	90.31	60.34	94.82	N/A	652,496	521,435
01-JUL-24 To 30-SEP-24	1	83.58	83.58	83.58	00.00	100.00	83.58	83.58	N/A	655,000	547,435
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	8	81.24	81.29	79.76	13.10	101.92	61.23	101.35	61.23 to 101.35	670,543	534,848
01-OCT-22 To 30-SEP-23	6	62.14	64.54	61.91	11.46	104.25	52.86	77.27	52.86 to 77.27	1,296,687	802,724
01-OCT-23 To 30-SEP-24	8	71.34	72.87	75.17	16.20	96.94	56.09	94.82	56.09 to 94.82	1,273,306	957,177
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	9	79.62	80.65	78.88	12.45	102.24	61.23	101.35	68.58 to 94.46	754,094	594,820
01-JAN-23 To 31-DEC-23	6	59.70	61.30	58.58	09.87	104.64	52.86	77.27	52.86 to 77.27	1,175,603	688,685
<u>ALL</u>	22	74.19	73.66	71.80	15.64	102.59	52.86	101.35	61.34 to 83.58	1,060,496	761,479

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	13	73.17	73.18	68.03	16.61	107.57	52.86	94.82	61.23 to 89.04	784,985	534,042
2	9	75.20	74.36	74.74	14.06	99.49	56.09	101.35	57.29 to 84.09	1,458,456	1,089,999
<u>ALL</u>	22	74.19	73.66	71.80	15.64	102.59	52.86	101.35	61.34 to 83.58	1,060,496	761,479

63 Nance
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 22	MEDIAN : 74	COV : 18.86	95% Median C.I. : 61.34 to 83.58
Total Sales Price : 23,330,914	WGT. MEAN : 72	STD : 13.89	95% Wgt. Mean C.I. : 64.22 to 79.39
Total Adj. Sales Price : 23,330,914	MEAN : 74	Avg. Abs. Dev : 11.60	95% Mean C.I. : 67.50 to 79.82
Total Assessed Value : 16,752,545			
Avg. Adj. Sales Price : 1,060,496	COD : 15.64	MAX Sales Ratio : 101.35	
Avg. Assessed Value : 761,479	PRD : 102.59	MIN Sales Ratio : 52.86	

Printed:3/18/2025 3:51:00PM

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	80.85	80.85	86.36	25.37	93.62	60.34	101.35	N/A	827,600	714,693
1	1	60.34	60.34	60.34	00.00	100.00	60.34	60.34	N/A	605,200	365,200
2	1	101.35	101.35	101.35	00.00	100.00	101.35	101.35	N/A	1,050,000	1,064,185
____Grass____											
County	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
1	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
____ALL____	22	74.19	73.66	71.80	15.64	102.59	52.86	101.35	61.34 to 83.58	1,060,496	761,479

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	6	64.83	68.80	65.38	15.95	105.23	52.86	101.35	52.86 to 101.35	1,530,798	1,000,858
1	3	60.34	58.46	55.82	05.14	104.73	52.86	62.17	N/A	1,620,047	904,287
2	3	68.58	79.14	76.13	16.46	103.95	67.48	101.35	N/A	1,441,549	1,097,430
____Dry____											
County	2	65.65	65.65	72.41	14.56	90.66	56.09	75.20	N/A	2,386,980	1,728,483
2	2	65.65	65.65	72.41	14.56	90.66	56.09	75.20	N/A	2,386,980	1,728,483
____Grass____											
County	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
1	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
____ALL____	22	74.19	73.66	71.80	15.64	102.59	52.86	101.35	61.34 to 83.58	1,060,496	761,479

Nance County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	5,123	5,118	4,987	4,981	4,974	4,998	4,875	4,741	5,000
Boone	1	9,328	9,267	9,328	9,267	6,554	9,260	9,298	9,296	9,299
Greeley	2	6,325	6,300	6,275	6,250	6,225	6,200	6,175	6,150	6,233
Howard	7300	5,100	5,100	4,600	4,500	4,100	4,000	3,750	3,650	4,618
Merrick	1	5,950	5,800	5,600	5,272	4,925	4,850	4,200	3,620	5,393
Nance	2	7,700	7,700	7,500	7,500	7,500	7,500	7,400	7,400	7,572
Boone	1	9,328	9,267	9,328	9,267	6,554	9,260	9,298	9,296	9,299
Platte	3	7,568	7,505	7,209	7,036	7,050	6,311	5,400	4,800	6,860
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2,449	2,450	2,394	2,393	2,347	2,306	2,265	2,245	2,361
Boone	1	6,678	6,625	6,678	6,158	5,437	6,639	6,634	6,632	6,631
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	2,386
Howard	7300	2,600	2,600	2,500	2,500	2,400	2,200	2,100	2,100	2,351
Merrick	1	2,800	2,700	2,600	2,400	2,300	2,075	1,900	1,840	2,412
Nance	2	5,605	5,500	5,400	5,300	5,300	5,300	5,150	5,150	5,384
Boone	1	6,678	6,625	6,678	6,158	5,437	6,639	6,634	6,632	6,631
Platte	3	6,135	5,960	5,645	5,545	5,181	4,658	3,960	3,360	5,265
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	2,241	2,240	2,231	2,105	2,077	2,054	2,045	1,995	2,165
Boone	1	1,881	1,879	1,880	1,885	1,620	1,690	n/a	n/a	1,878
Greeley	2	1,740	1,640	1,600	1,580	1,537	1,468	n/a	1,460	1,592
Howard	7300	2,150	2,150	1,425	1,425	1,425	1,425	1,425	n/a	1,480
Merrick	1	1,889	1,750	1,781	1,704	1,616	n/a	1,418	1,200	1,799
Nance	2	1,996	1,997	1,972	1,970	1,891	1,890	n/a	1,840	1,978
Boone	1	1,881	1,879	1,880	1,885	1,620	1,690	n/a	n/a	1,878
Platte	3	2,334	2,269	2,250	1,846	2,045	n/a	1,000	1,465	2,211
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	2,243	1,300	265
Boone	1	2,439	748	487
Greeley	2	1,773	n/a	400
Howard	7300	1,649	n/a	1,070
Merrick	1	1,580	500	546
Nance	2	2,300	1,600	262
Boone	1	2,439	748	487
Platte	3	2,273	1,875	195
Platte	6	2,900	2,653	200

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	50	COV :	21.68	95% Median C.I. :	38.19 to 62.97
Total Sales Price :	7,744,322	Wgt. Mean :	49	STD :	11.04	95% Wgt. Mean C.I. :	24.12 to 74.71
Total Adj. Sales Price :	7,744,322	Mean :	51	Avg.Abs.Dev :	09.15	95% Mean C.I. :	42.43 to 59.41
Total Assessed Value :	3,826,661						
Avg. Adj. Sales Price :	860,480	COD :	18.17	MAX Sales Ratio :	67.57		
Avg. Assessed Value :	425,185	PRD :	103.06	MIN Sales Ratio :	37.39		

Printed : 03/28/2025

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>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	3	59.36	59.19	59.42	04.35	99.61	55.23	62.97	N/A	365,058	216,929
04/01/2022 To 06/30/2022	1	67.57	67.57	67.57		100.00	67.57	67.57	N/A	1,050,000	709,457
07/01/2022 To 09/30/2022	1	45.72	45.72	45.72		100.00	45.72	45.72	N/A	1,674,647	765,637
10/01/2022 To 12/31/2022	1	50.36	50.36	50.36		100.00	50.36	50.36	N/A	1,422,500	716,397
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	41.45	41.45	41.45		100.00	41.45	41.45	N/A	1,056,000	437,710
07/01/2023 To 09/30/2023	1	38.19	38.19	38.19		100.00	38.19	38.19	N/A	750,000	286,433
10/01/2023 To 12/31/2023	1	37.39	37.39	37.39		100.00	37.39	37.39	N/A	696,000	260,240
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>_____Study Yrs_____</u>											
10/01/2021 To 09/30/2022	5	59.36	58.17	55.65	09.97	104.53	45.72	67.57	N/A	763,964	425,176
10/01/2022 To 09/30/2023	3	41.45	43.33	44.62	09.79	97.11	38.19	50.36	N/A	1,076,167	480,180
10/01/2023 To 09/30/2024	1	37.39	37.39	37.39		100.00	37.39	37.39	N/A	696,000	260,240
<u>_____Calendar Yrs_____</u>											
01/01/2022 To 12/31/2022	6	57.30	56.87	54.22	11.22	104.89	45.72	67.57	45.72 to 67.57	873,720	473,713
01/01/2023 To 12/31/2023	3	38.19	39.01	39.34	03.53	99.16	37.39	41.45	N/A	834,000	328,128
<u>_____ALL_____</u>											
10/01/2021 To 09/30/2024	9	50.36	50.92	49.41	18.17	103.06	37.39	67.57	38.19 to 62.97	860,480	425,185

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	50	COV :	21.68	95% Median C.I. :	38.19 to 62.97
Total Sales Price :	7,744,322	Wgt. Mean :	49	STD :	11.04	95% Wgt. Mean C.I. :	24.12 to 74.71
Total Adj. Sales Price :	7,744,322	Mean :	51	Avg.Abs.Dev :	09.15	95% Mean C.I. :	42.43 to 59.41
Total Assessed Value :	3,826,661						
Avg. Adj. Sales Price :	860,480	COD :	18.17	MAX Sales Ratio :	67.57		
Avg. Assessed Value :	425,185	PRD :	103.06	MIN Sales Ratio :	37.39		

Printed : 03/28/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	4	57.30	54.75	50.60	11.19	108.20	41.45	62.97	N/A	537,794	272,124
2	5	45.72	47.85	48.96	18.53	97.73	37.39	67.57	N/A	1,118,629	547,633
ALL											
10/01/2021 To 09/30/2024	9	50.36	50.92	49.41	18.17	103.06	37.39	67.57	38.19 to 62.97	860,480	425,185

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
060006											
060017											
060075											
390010											
390060											
610049											
630001											
630030	9	50.36	50.92	49.41	18.17	103.06	37.39	67.57	38.19 to 62.97	860,480	425,185
720075											
ALL											
10/01/2021 To 09/30/2024	9	50.36	50.92	49.41	18.17	103.06	37.39	67.57	38.19 to 62.97	860,480	425,185

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	50	COV :	21.68	95% Median C.I. :	38.19 to 62.97
Total Sales Price :	7,744,322	Wgt. Mean :	49	STD :	11.04	95% Wgt. Mean C.I. :	24.12 to 74.71
Total Adj. Sales Price :	7,744,322	Mean :	51	Avg.Abs.Dev :	09.15	95% Mean C.I. :	42.43 to 59.41
Total Assessed Value :	3,826,661						
Avg. Adj. Sales Price :	860,480	COD :	18.17	MAX Sales Ratio :	67.57		
Avg. Assessed Value :	425,185	PRD :	103.06	MIN Sales Ratio :	37.39		

Printed : 03/28/2025

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	1	67.57	67.57	67.57		100.00	67.57	67.57	N/A	1,050,000	709,457
2	1	67.57	67.57	67.57		100.00	67.57	67.57	N/A	1,050,000	709,457
____Grass____											
County	1	59.36	59.36	59.36		100.00	59.36	59.36	N/A	166,175	98,647
1	1	59.36	59.36	59.36		100.00	59.36	59.36	N/A	166,175	98,647
____ALL____											
10/01/2021 To 09/30/2024	9	50.36	50.92	49.41	18.17	103.06	37.39	67.57	38.19 to 62.97	860,480	425,185

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	3	45.72	51.58	50.59	19.05	101.96	41.45	67.57	N/A	1,260,216	637,601
1	1	41.45	41.45	41.45		100.00	41.45	41.45	N/A	1,056,000	437,710
2	2	56.65	56.65	54.14	19.29	104.64	45.72	67.57	N/A	1,362,324	737,547
____Dry____											
County	1	37.39	37.39	37.39		100.00	37.39	37.39	N/A	696,000	260,240
2	1	37.39	37.39	37.39		100.00	37.39	37.39	N/A	696,000	260,240
____Grass____											
County	1	59.36	59.36	59.36		100.00	59.36	59.36	N/A	166,175	98,647
1	1	59.36	59.36	59.36		100.00	59.36	59.36	N/A	166,175	98,647
____ALL____											
10/01/2021 To 09/30/2024	9	50.36	50.92	49.41	18.17	103.06	37.39	67.57	38.19 to 62.97	860,480	425,185

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	60	COV :	08.43	95% Median C.I. :	N/A
Total Sales Price :	4,860,142	Wgt. Mean :	56	STD :	04.93	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,860,142	Mean :	58	Avg.Abs.Dev :	03.10	95% Mean C.I. :	46.21 to 70.71
Total Assessed Value :	2,712,860						
Avg. Adj. Sales Price :	1,620,047	COD :	05.14	MAX Sales Ratio :	62.17		
Avg. Assessed Value :	904,287	PRD :	104.73	MIN Sales Ratio :	52.86		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	2	57.52	57.52	55.17	08.10	104.26	52.86	62.17	N/A	2,127,471	1,173,830
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	60.34	60.34	60.34		100.00	60.34	60.34	N/A	605,200	365,200
07/01/2024 To 09/30/2024											
____Study Yrs____											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023	2	57.52	57.52	55.17	08.10	104.26	52.86	62.17	N/A	2,127,471	1,173,830
10/01/2023 To 09/30/2024	1	60.34	60.34	60.34		100.00	60.34	60.34	N/A	605,200	365,200
____Calendar Yrs____											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023	2	57.52	57.52	55.17	08.10	104.26	52.86	62.17	N/A	2,127,471	1,173,830

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	60	COV :	08.43	95% Median C.I. :	N/A
Total Sales Price :	4,860,142	Wgt. Mean :	56	STD :	04.93	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,860,142	Mean :	58	Avg.Abs.Dev :	03.10	95% Mean C.I. :	46.21 to 70.71
Total Assessed Value :	2,712,860						
Avg. Adj. Sales Price :	1,620,047	COD :	05.14	MAX Sales Ratio :	62.17		
Avg. Assessed Value :	904,287	PRD :	104.73	MIN Sales Ratio :	52.86		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	3	60.34	58.46	55.82	05.14	104.73	52.86	62.17	N/A	1,620,047	904,287

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	1	60.34	60.34	60.34		100.00	60.34	60.34	N/A	605,200	365,200
1	1	60.34	60.34	60.34		100.00	60.34	60.34	N/A	605,200	365,200
____ALL____											
10/01/2021 To 09/30/2024	3	60.34	58.46	55.82	05.14	104.73	52.86	62.17	N/A	1,620,047	904,287

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	3	60.34	58.46	55.82	05.14	104.73	52.86	62.17	N/A	1,620,047	904,287
1	3	60.34	58.46	55.82	05.14	104.73	52.86	62.17	N/A	1,620,047	904,287
____ALL____											
10/01/2021 To 09/30/2024	3	60.34	58.46	55.82	05.14	104.73	52.86	62.17	N/A	1,620,047	904,287

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	72	COV :	08.44	95% Median C.I. :	N/A
Total Sales Price :	4,860,142	Wgt. Mean :	66	STD :	05.87	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,860,142	Mean :	70	Avg. Abs. Dev :	03.69	95% Mean C.I. :	54.99 to 84.15
Total Assessed Value :	3,228,303						
Avg. Adj. Sales Price :	1,620,047	COD :	05.14	MAX Sales Ratio :	73.99		
Avg. Assessed Value :	1,076,101	PRD :	104.74	MIN Sales Ratio :	62.91		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	2	68.45	68.45	65.66	08.09	104.25	62.91	73.99	N/A	2,127,471	1,396,858
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	71.81	71.81	71.81		100.00	71.81	71.81	N/A	605,200	434,588
07/01/2024 To 09/30/2024											
____Study Yrs____											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023	2	68.45	68.45	65.66	08.09	104.25	62.91	73.99	N/A	2,127,471	1,396,858
10/01/2023 To 09/30/2024	1	71.81	71.81	71.81		100.00	71.81	71.81	N/A	605,200	434,588
____Calendar Yrs____											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023	2	68.45	68.45	65.66	08.09	104.25	62.91	73.99	N/A	2,127,471	1,396,858

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	72	COV :	08.44	95% Median C.I. :	N/A
Total Sales Price :	4,860,142	Wgt. Mean :	66	STD :	05.87	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,860,142	Mean :	70	Avg.Abs.Dev :	03.69	95% Mean C.I. :	54.99 to 84.15
Total Assessed Value :	3,228,303						
Avg. Adj. Sales Price :	1,620,047	COD :	05.14	MAX Sales Ratio :	73.99		
Avg. Assessed Value :	1,076,101	PRD :	104.74	MIN Sales Ratio :	62.91		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	3	71.81	69.57	66.42	05.14	104.74	62.91	73.99	N/A	1,620,047	1,076,101

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	1	71.81	71.81	71.81		100.00	71.81	71.81	N/A	605,200	434,588
1	1	71.81	71.81	71.81		100.00	71.81	71.81	N/A	605,200	434,588

____ALL____

10/01/2021 To 09/30/2024	3	71.81	69.57	66.42	05.14	104.74	62.91	73.99	N/A	1,620,047	1,076,101
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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	3	71.81	69.57	66.42	05.14	104.74	62.91	73.99	N/A	1,620,047	1,076,101
1	3	71.81	69.57	66.42	05.14	104.74	62.91	73.99	N/A	1,620,047	1,076,101
____ALL____											
10/01/2021 To 09/30/2024	3	71.81	69.57	66.42	05.14	104.74	62.91	73.99	N/A	1,620,047	1,076,101

AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Land	Increase	19%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	22	Median :	75	COV :	16.87	95% Median C.I. :	62.91 to 83.58
Total Sales Price :	23,330,914	Wgt. Mean :	74	STD :	12.68	95% Wgt. Mean C.I. :	66.21 to 81.81
Total Adj. Sales Price :	23,330,914	Mean :	75	Avg. Abs. Dev :	10.08	95% Mean C.I. :	69.55 to 80.79
Total Assessed Value :	17,267,988						
Avg. Adj. Sales Price :	1,060,496	COD :	13.51	MAX Sales Ratio :	101.35		
Avg. Assessed Value :	784,909	PRD :	101.57	MIN Sales Ratio :	56.09		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	6	81.24	80.06	78.27	10.73	102.29	61.23	94.46	61.23 to 94.46	439,950	344,358
04/01/2022 To 06/30/2022	1	101.35	101.35	101.35		100.00	101.35	101.35	N/A	1,050,000	1,064,185
07/01/2022 To 09/30/2022	1	68.58	68.58	68.58		100.00	68.58	68.58	N/A	1,674,647	1,148,455
10/01/2022 To 12/31/2022	1	75.54	75.54	75.54		100.00	75.54	75.54	N/A	1,422,500	1,074,595
01/01/2023 To 03/31/2023	1	77.27	77.27	77.27		100.00	77.27	77.27	N/A	820,000	633,615
04/01/2023 To 06/30/2023	3	62.91	66.34	65.26	06.29	101.65	62.11	73.99	N/A	1,595,873	1,041,513
07/01/2023 To 09/30/2023	1	57.29	57.29	57.29		100.00	57.29	57.29	N/A	750,000	429,650
10/01/2023 To 12/31/2023	1	56.09	56.09	56.09		100.00	56.09	56.09	N/A	696,000	390,360
01/01/2024 To 03/31/2024	3	75.20	75.59	74.95	07.37	100.85	67.48	84.09	N/A	2,292,653	1,718,438
04/01/2024 To 06/30/2024	3	71.81	75.99	83.46	15.54	91.05	61.34	94.82	N/A	652,496	544,564
07/01/2024 To 09/30/2024	1	83.58	83.58	83.58		100.00	83.58	83.58	N/A	655,000	547,435
____Study Yrs____											
10/01/2021 To 09/30/2022	8	81.24	81.29	79.76	13.10	101.92	61.23	101.35	61.23 to 101.35	670,543	534,848
10/01/2022 To 09/30/2023	6	68.45	68.19	67.64	10.84	100.81	57.29	77.27	57.29 to 77.27	1,296,687	877,067
10/01/2023 To 09/30/2024	8	73.51	74.30	75.85	13.77	97.96	56.09	94.82	56.09 to 94.82	1,273,306	965,850
____Calendar Yrs____											
01/01/2022 To 12/31/2022	9	79.62	80.65	78.88	12.45	102.24	61.23	101.35	68.58 to 94.46	754,094	594,820
01/01/2023 To 12/31/2023	6	62.51	64.94	64.91	10.32	100.05	56.09	77.27	56.09 to 77.27	1,175,603	763,028

AGRICULTURAL

Type : Qualified

Number of Sales :	22	Median :	75	COV :	16.87	95% Median C.I. :	62.91 to 83.58
Total Sales Price :	23,330,914	Wgt. Mean :	74	STD :	12.68	95% Wgt. Mean C.I. :	66.21 to 81.81
Total Adj. Sales Price :	23,330,914	Mean :	75	Avg.Abs.Dev :	10.08	95% Mean C.I. :	69.55 to 80.79
Total Assessed Value :	17,267,988						
Avg. Adj. Sales Price :	1,060,496	COD :	13.51	MAX Sales Ratio :	101.35		
Avg. Assessed Value :	784,909	PRD :	101.57	MIN Sales Ratio :	56.09		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	13	73.99	75.74	73.08	13.04	103.64	61.23	94.82	62.11 to 89.04	784,985	573,692
2	9	75.20	74.36	74.74	14.06	99.49	56.09	101.35	57.29 to 84.09	1,458,456	1,089,999

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	86.58	86.58	90.55	17.06	95.62	71.81	101.35	N/A	827,600	749,387
1	1	71.81	71.81	71.81		100.00	71.81	71.81	N/A	605,200	434,588
2	1	101.35	101.35	101.35		100.00	101.35	101.35	N/A	1,050,000	1,064,185
<u>Grass</u>											
County	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
1	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
<u>ALL</u>											
10/01/2021 To 09/30/2024	22	74.60	75.17	74.01	13.51	101.57	56.09	101.35	62.91 to 83.58	1,060,496	784,909

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	6	70.20	74.35	70.99	11.44	104.73	62.91	101.35	62.91 to 101.35	1,530,798	1,086,766
1	3	71.81	69.57	66.42	05.14	104.74	62.91	73.99	N/A	1,620,047	1,076,101
2	3	68.58	79.14	76.13	16.46	103.95	67.48	101.35	N/A	1,441,549	1,097,430
<u>Dry</u>											
County	2	65.65	65.65	72.41	14.56	90.66	56.09	75.20	N/A	2,386,980	1,728,483
2	2	65.65	65.65	72.41	14.56	90.66	56.09	75.20	N/A	2,386,980	1,728,483
<u>Grass</u>											
County	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
1	4	70.87	73.03	69.30	15.94	105.38	61.34	89.04	N/A	297,873	206,416
<u>ALL</u>											

10/01/2021 To 09/30/2024	22	74.60	75.17	74.01	13.51	101.57	56.09	101.35	62.91 to 83.58	1,060,496	784,909
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AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Land	Increase	19%

What IF

Nance County 2025 Average Acre Value Comparison

Market Area 1 Hypothetical increase of Irrigated 19%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	6,096	6,090	5,935	5,927	5,919	5,947	5,801	5,941	5,950
Boone	1	9,328	9,267	9,328	9,267	6,554	9,260	9,298	9,296	9,299
Greeley	2	6,325	6,300	6,275	6,250	6,225	6,200	6,175	6,150	6,233
Howard	7300	5,100	5,100	4,600	4,500	4,100	4,000	3,750	3,650	4,618
Merrick	1	5,950	5,800	5,600	5,272	4,925	4,850	4,200	3,620	5,393
Nance	2	7,700	7,700	7,500	7,500	7,500	7,500	7,400	7,400	7,572
Boone	1	9,328	9,267	9,328	9,267	6,554	9,260	9,298	9,296	9,299
Platte	3	7,568	7,505	7,209	7,036	7,050	6,311	5,400	4,800	6,860
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2,449	2,450	2,394	2,393	2,347	2,306	2,265	2,245	2,361
Boone	1	6,678	6,625	6,678	6,158	5,437	6,639	6,634	6,632	6,631
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	2,386
Howard	7300	2,600	2,600	2,500	2,500	2,400	2,200	2,100	2,100	2,351
Merrick	1	2,800	2,700	2,600	2,400	2,300	2,075	1,900	1,840	2,412
Nance	2	5,605	5,500	5,400	5,300	5,300	5,300	5,150	5,150	5,384
Boone	1	6,678	6,625	6,678	6,158	5,437	6,639	6,634	6,632	6,631
Platte	3	6,135	5,960	5,645	5,545	5,181	4,658	3,960	3,360	5,265
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174

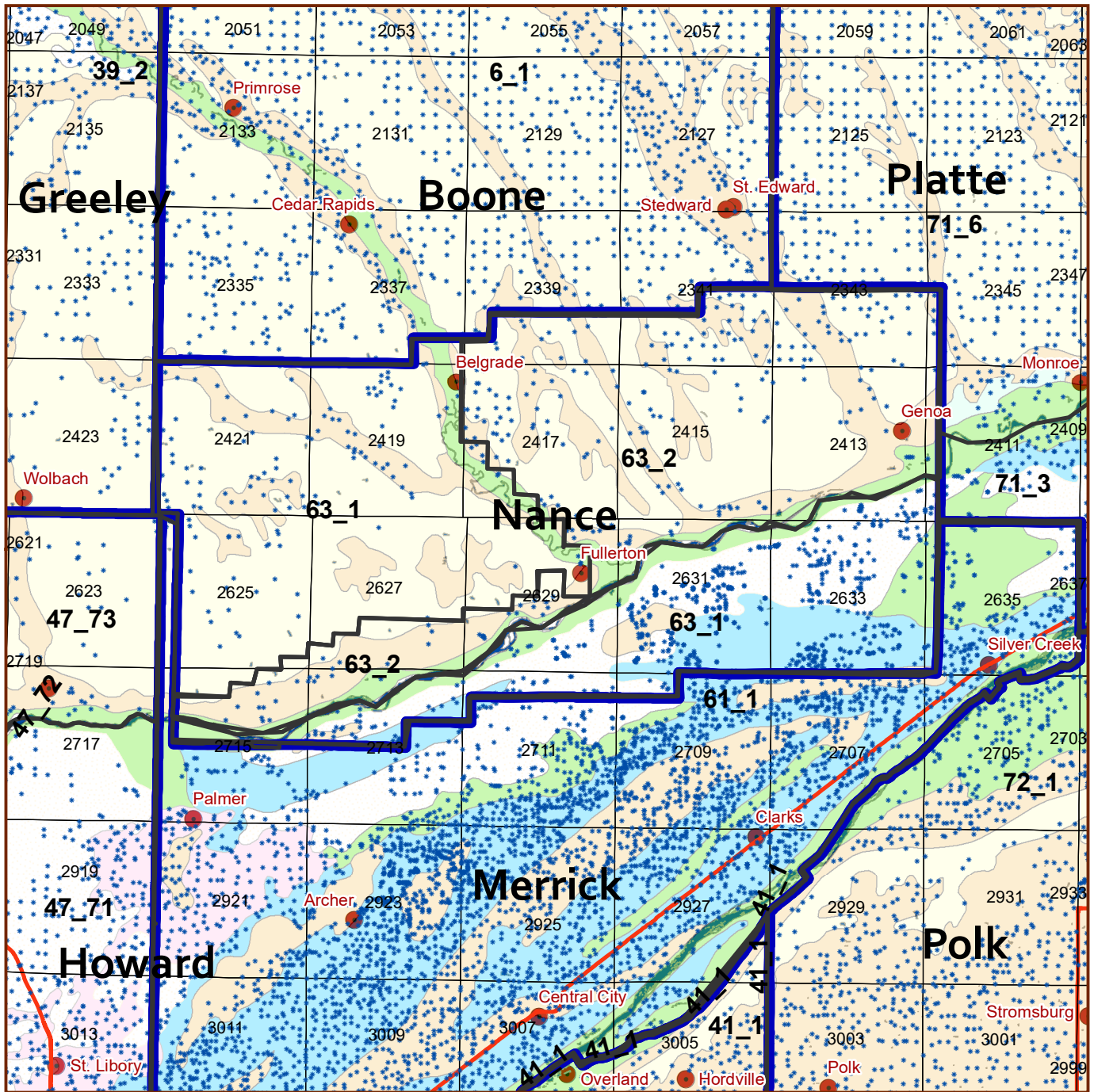
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	2,241	2,240	2,231	2,105	2,077	2,054	2,045	1,995	2,165
Boone	1	1,881	1,879	1,880	1,885	1,620	1,690	n/a	n/a	1,878
Greeley	2	1,740	1,640	1,600	1,580	1,537	1,468	n/a	1,460	1,592
Howard	7300	2,150	2,150	1,425	1,425	1,425	1,425	1,425	n/a	1,480
Merrick	1	1,889	1,750	1,781	1,704	1,616	n/a	1,418	1,200	1,799
Nance	2	1,996	1,997	1,972	1,970	1,891	1,890	n/a	1,840	1,978
Boone	1	1,881	1,879	1,880	1,885	1,620	1,690	n/a	n/a	1,878
Platte	3	2,334	2,269	2,250	1,846	2,045	n/a	1,000	1,465	2,211
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	2,243	1,300	265
Boone	1	2,439	748	487
Greeley	2	1,773	n/a	400
Howard	7300	1,649	n/a	1,070
Merrick	1	1,580	500	546
Nance	2	2,300	1,600	262
Boone	1	2,439	748	487
Platte	3	2,273	1,875	195
Platte	6	2,900	2,653	200

Source: 2025 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.

NANCE COUNTY



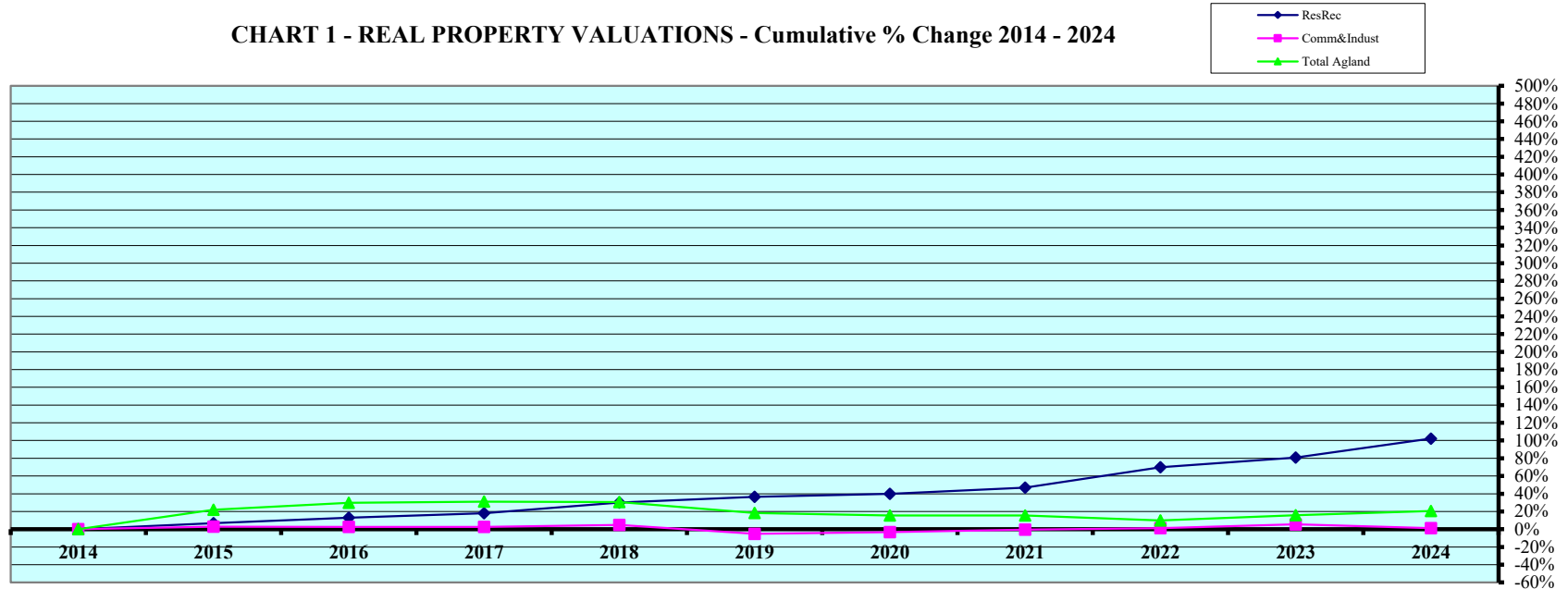
Legend

- 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 2014 - 2024



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
2014	81,143,600	-	-	-	28,262,120	-	-	-	684,631,188	-	-	-
2015	86,595,530	5,451,930	6.72%	6.72%	29,043,470	781,350	2.76%	2.76%	834,214,078	149,582,890	21.85%	21.85%
2016	91,570,013	4,974,483	5.74%	12.85%	28,962,520	-80,950	-0.28%	2.48%	888,572,173	54,358,095	6.52%	29.79%
2017	95,858,338	4,288,325	4.68%	18.13%	28,972,340	9,820	0.03%	2.51%	897,230,318	8,658,145	0.97%	31.05%
2018	105,477,630	9,619,292	10.03%	29.99%	29,597,840	625,500	2.16%	4.73%	894,164,028	-3,066,290	-0.34%	30.61%
2019	110,861,305	5,383,675	5.10%	36.62%	26,794,695	-2,803,145	-9.47%	-5.19%	809,882,148	-84,281,880	-9.43%	18.29%
2020	113,543,525	2,682,220	2.42%	39.93%	27,318,540	523,845	1.96%	-3.34%	790,534,230	-19,347,918	-2.39%	15.47%
2021	119,242,410	5,698,885	5.02%	46.95%	28,106,675	788,135	2.88%	-0.55%	791,122,830	588,600	0.07%	15.55%
2022	137,827,820	18,585,410	15.59%	69.86%	28,620,900	514,225	1.83%	1.27%	752,336,710	-38,786,120	-4.90%	9.89%
2023	146,662,175	8,834,355	6.41%	80.74%	29,825,570	1,204,670	4.21%	5.53%	792,355,150	40,018,440	5.32%	15.73%
2024	164,094,195	17,432,020	11.89%	102.23%	28,592,985	-1,232,585	-4.13%	1.17%	824,378,795	32,023,645	4.04%	20.41%

Rate Annual %chg: Residential & Recreational **7.30%**

Commercial & Industrial **0.12%**

Agricultural Land **1.87%**

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

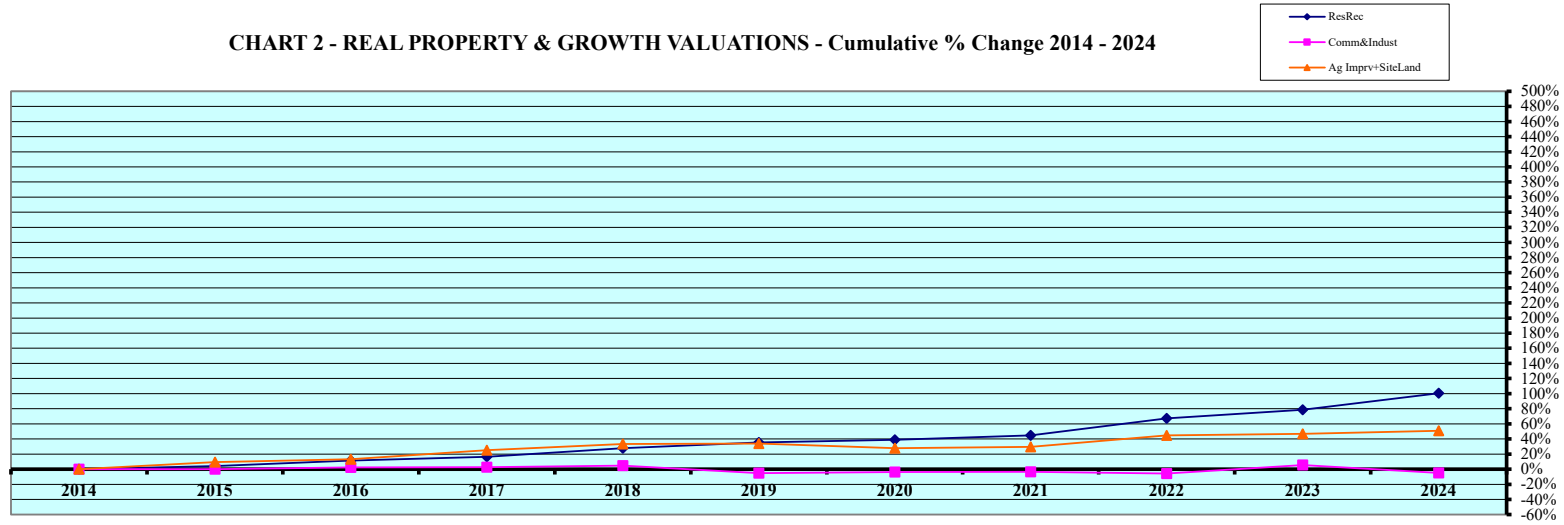
CHART 1

(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.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	81,143,600	1,261,780	1.55%	79,881,820	--	--	28,262,120	0	0.00%	28,262,120	--	--
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	4.07%	29,043,470	769,060	2.65%	28,274,410	0.04%	0.04%
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	11.36%	28,962,520	0	0.00%	28,962,520	-0.28%	2.48%
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	16.43%	28,972,340	0	0.00%	28,972,340	0.03%	2.51%
2018	105,477,630	1,813,205	1.72%	103,664,425	8.14%	27.75%	29,597,840	0	0.00%	29,597,840	2.16%	4.73%
2019	110,861,305	1,038,145	0.94%	109,823,160	4.12%	35.34%	26,794,695	45,635	0.17%	26,749,060	-9.62%	-5.35%
2020	113,543,525	895,135	0.79%	112,648,390	1.61%	38.83%	27,318,540	115,780	0.42%	27,202,760	1.52%	-3.75%
2021	119,242,410	1,796,660	1.51%	117,445,750	3.44%	44.74%	28,106,675	842,065	3.00%	27,264,610	-0.20%	-3.53%
2022	137,827,820	2,135,380	1.55%	135,692,440	13.80%	67.23%	28,620,900	1,981,620	6.92%	26,639,280	-5.22%	-5.74%
2023	146,662,175	1,674,630	1.14%	144,987,545	5.19%	78.68%	29,825,570	21,550	0.07%	29,804,020	4.13%	5.46%
2024	164,094,195	1,428,268	0.87%	162,665,927	10.91%	100.47%	28,592,985	1,744,830	6.10%	26,848,155	-9.98%	-5.00%
Rate Ann%chg	7.30%	Resid & Recreat w/o growth				5.88%	0.12%	C & I w/o growth				-1.74%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	--	--
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%	9.34%
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	13.23%
2017	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	25.10%
2018	28,884,415	39,302,840	68,187,255	1,215,130	1.78%	66,972,125	2.40%	33.38%
2019	28,798,400	39,276,915	68,075,315	878,005	1.29%	67,197,310	-1.45%	33.83%
2020	28,013,870	37,867,235	65,881,105	1,657,035	2.52%	64,224,070	-5.66%	27.91%
2021	27,898,575	40,162,845	68,061,420	3,016,495	4.43%	65,044,925	-1.27%	29.54%
2022	31,540,420	42,591,110	74,131,530	1,526,400	2.06%	72,605,130	6.68%	44.60%
2023	32,301,725	42,702,705	75,004,430	1,346,510	1.80%	73,657,920	-0.64%	46.70%
2024	33,746,865	43,446,715	77,193,580	1,467,185	1.90%	75,726,395	0.96%	50.82%
Rate Ann%chg	4.29%	4.48%	4.39%	Ag Imprv+Site w/o growth			1.49%	

(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; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

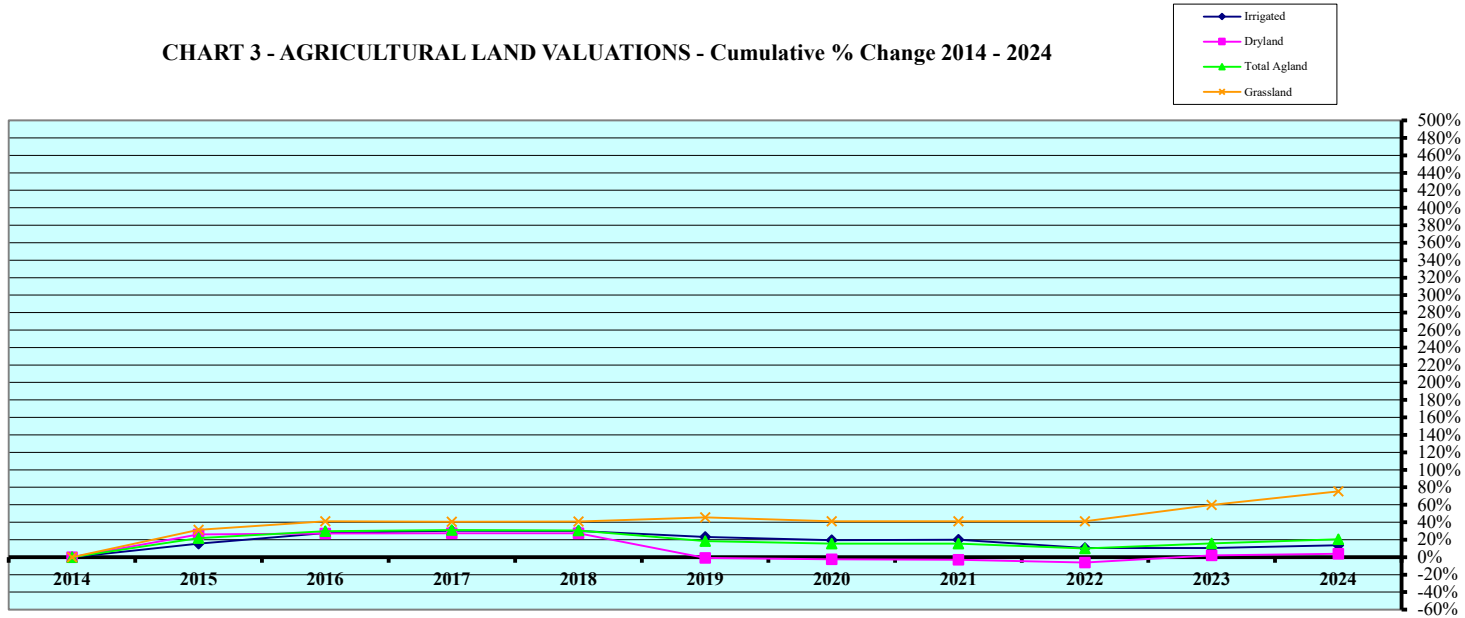
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CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	331,592,020	-	-	-	237,817,450	-	-	-	112,949,520	-	-	-
2015	382,644,960	51,052,940	15.40%	15.40%	299,466,895	61,649,445	25.92%	25.92%	148,477,545	35,528,025	31.45%	31.45%
2016	423,083,425	40,438,465	10.57%	27.59%	302,417,935	2,951,040	0.99%	27.16%	159,422,505	10,944,960	7.37%	41.14%
2017	431,992,335	8,908,910	2.11%	30.28%	302,708,290	290,355	0.10%	27.29%	158,884,215	-538,290	-0.34%	40.67%
2018	430,848,470	-1,143,865	-0.26%	29.93%	302,879,330	171,040	0.06%	27.36%	158,980,620	96,405	0.06%	40.75%
2019	408,094,070	-22,754,400	-5.28%	23.07%	235,862,080	-67,017,250	-22.13%	-0.82%	164,486,440	5,505,820	3.46%	45.63%
2020	395,833,365	-12,260,705	-3.00%	19.37%	232,116,115	-3,745,965	-1.59%	-2.40%	159,246,505	-5,239,935	-3.19%	40.99%
2021	397,545,685	1,712,320	0.43%	19.89%	231,027,545	-1,088,570	-0.47%	-2.86%	159,228,200	-18,305	-0.01%	40.97%
2022	366,525,305	-31,020,380	-7.80%	10.54%	223,259,400	-7,768,145	-3.36%	-6.12%	159,235,160	6,960	0.00%	40.98%
2023	366,102,335	-422,970	-0.12%	10.41%	242,903,695	19,644,295	8.80%	2.14%	180,523,595	21,288,435	13.37%	59.83%
2024	376,611,840	10,509,505	2.87%	13.58%	246,898,675	3,994,980	1.64%	3.82%	198,060,865	17,537,270	9.71%	75.35%

Rate Ann.%chg: Irrigated 1.28%

Dryland 0.38%

Grassland 5.78%

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
2014	400,185	-	-	-	1,872,013	-	-	-	684,631,188	-	-	-
2015	428,995	28,810	7.20%	7.20%	3,195,683	1,323,670	70.71%	70.71%	834,214,078	149,582,890	21.85%	21.85%
2016	222,975	-206,020	-48.02%	-44.28%	3,425,333	229,650	7.19%	82.98%	888,572,173	54,358,095	6.52%	29.79%
2017	216,360	-6,615	-2.97%	-45.94%	3,429,118	3,785	0.11%	83.18%	897,230,318	8,658,145	0.97%	31.05%
2018	231,720	15,360	7.10%	-42.10%	1,223,888	-2,205,230	-64.31%	-34.62%	894,164,028	-3,066,290	-0.34%	30.61%
2019	261,040	29,320	12.65%	-34.77%	1,178,518	-45,370	-3.71%	-37.05%	809,882,148	-84,281,880	-9.43%	18.29%
2020	2,094,480	1,833,440	702.36%	423.38%	1,243,765	65,247	5.54%	-33.56%	790,534,230	-19,347,918	-2.39%	15.47%
2021	2,082,140	-12,340	-0.59%	420.29%	1,239,260	-4,505	-0.36%	-33.80%	791,122,830	588,600	0.07%	15.55%
2022	2,081,135	-1,005	-0.05%	420.04%	1,235,710	-3,550	-0.29%	-33.99%	752,336,710	-38,786,120	-4.90%	9.89%
2023	1,599,320	-481,815	-23.15%	299.65%	1,226,205	-9,505	-0.77%	-34.50%	792,355,150	40,018,440	5.32%	15.73%
2024	1,591,585	-7,735	-0.48%	297.71%	1,215,830	-10,375	-0.85%	-35.05%	824,378,795	32,023,645	4.04%	20.41%

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Rate Ann.%chg: Total Agric Land 1.87%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	332,067,000	77,844	4,266			237,575,680	70,655	3,362			112,906,420	114,338	987		
2015	382,951,920	77,446	4,945	15.92%	15.92%	299,347,455	72,301	4,140	23.13%	23.13%	148,578,745	112,622	1,319	33.60%	33.60%
2016	423,522,325	77,893	5,437	9.96%	27.46%	303,494,035	73,074	4,153	0.31%	23.52%	158,989,705	111,912	1,421	7.69%	43.87%
2017	432,184,145	78,163	5,529	1.69%	29.62%	302,671,485	72,738	4,161	0.19%	23.75%	158,836,630	111,881	1,420	-0.07%	43.77%
2018	431,115,135	77,960	5,530	0.01%	29.63%	302,650,255	72,697	4,163	0.05%	23.81%	159,087,760	112,042	1,420	0.01%	43.79%
2019	412,716,670	78,251	5,274	-4.62%	23.64%	236,836,160	72,215	3,280	-21.22%	-2.47%	166,252,935	112,214	1,482	4.34%	50.03%
2020	396,187,550	77,988	5,080	-3.68%	19.09%	232,204,065	73,078	3,177	-3.11%	-5.50%	159,196,555	106,202	1,499	1.18%	51.80%
2021	397,644,400	78,338	5,076	-0.08%	18.99%	230,970,170	72,715	3,176	-0.04%	-5.54%	159,217,875	106,212	1,499	0.00%	51.81%
2022	366,433,625	78,602	4,662	-8.16%	9.28%	223,317,650	72,470	3,082	-2.99%	-8.36%	159,234,950	106,215	1,499	0.01%	51.82%
2023	365,950,210	78,736	4,648	-0.30%	8.95%	242,930,225	73,013	3,327	7.97%	-1.05%	180,589,275	107,037	1,687	12.54%	70.86%
2024	376,823,780	78,782	4,783	2.91%	12.13%	246,772,075	73,037	3,379	1.55%	0.48%	198,087,480	106,961	1,852	9.77%	87.54%

Rate Annual %chg Average Value/Acre: 1.27%

0.38%

5.78%

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
2014	404,235	1,361	297			1,808,268	2,534	714			684,761,603	266,731	2,567		
2015	406,345	1,369	297	-0.07%	-0.07%	3,168,523	2,886	1,098	53.85%	53.85%	834,452,988	266,625	3,130	21.91%	21.91%
2016	218,670	1,046	209	-29.58%	-29.63%	3,425,333	3,208	1,068	-2.76%	49.61%	889,650,068	267,133	3,330	6.41%	29.73%
2017	214,475	1,085	198	-5.42%	-33.44%	3,429,118	3,211	1,068	0.04%	49.67%	897,335,853	267,077	3,360	0.89%	30.87%
2018	231,720	1,144	203	2.46%	-31.81%	1,223,888	1,373	891	-16.53%	24.92%	894,308,758	265,216	3,372	0.36%	31.35%
2019	232,220	1,146	203	0.07%	-31.76%	1,223,083	1,372	892	0.00%	24.93%	817,261,068	265,198	3,082	-8.61%	20.04%
2020	2,092,690	7,547	277	36.82%	-6.64%	1,243,770	1,100	1,131	26.82%	58.43%	790,924,630	265,914	2,974	-3.48%	15.86%
2021	2,082,145	7,516	277	-0.10%	-6.73%	1,240,500	1,097	1,131	0.06%	58.52%	791,155,090	265,879	2,976	0.04%	15.91%
2022	2,079,745	7,509	277	-0.02%	-6.75%	1,235,710	1,091	1,132	0.08%	58.65%	752,301,680	265,887	2,829	-4.91%	10.21%
2023	1,599,390	6,023	266	-4.13%	-10.60%	1,226,990	1,084	1,132	0.02%	58.69%	792,296,090	265,893	2,980	5.31%	16.07%
2024	1,591,585	6,024	264	-0.50%	-11.05%	1,216,025	1,072	1,135	0.19%	58.99%	824,490,945	265,875	3,101	4.07%	20.79%

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Rate Annual %chg Average Value/Acre: 1.87%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	Aglmprv&FS	Minerals	Total Value
3,380	NANCE	53,053,575	6,372,282	27,575,343	161,861,595	22,420,065	6,172,920	2,232,600	824,378,795	33,746,865	43,446,715	0	1,181,260,755
cnty sector/value % of total value:		4.49%	0.54%	2.33%	13.70%	1.90%	0.52%	0.19%	69.79%	2.86%	3.68%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	Aglmprv&FS	Minerals	Total Value
103	BELGRADE	294,081	81,509	9,505	3,526,280	344,925	0	0	5,540	0	30,150	0	4,291,990
3.05%	%sector of county sector	0.55%	1.28%	0.03%	2.18%	1.54%			0.00%		0.07%		0.36%
	%sector of municipality	6.85%	1.90%	0.22%	82.16%	8.04%			0.13%		0.70%		100.00%
1,244	FULLERTON	6,152,479	792,433	747,681	64,114,100	11,517,940	51,630	0	165,485	204,915	1,415	0	83,748,078
36.80%	%sector of county sector	11.60%	12.44%	2.71%	39.61%	51.37%	0.84%		0.02%	0.61%	0.00%		7.09%
	%sector of municipality	7.35%	0.95%	0.89%	76.56%	13.75%	0.06%		0.20%	0.24%	0.00%		100.00%
894	GENOA	1,220,575	738,794	1,891,539	44,874,040	3,399,495	0	0	211,200	0	53,135	0	52,388,778
26.45%	%sector of county sector	2.30%	11.59%	6.86%	27.72%	15.16%			0.03%		0.12%		4.43%
	%sector of municipality	2.33%	1.41%	3.61%	85.66%	6.49%			0.40%		0.10%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
2,242	Total Municipalities	7,667,135	1,612,736	2,648,725	112,514,423	15,262,361	51,630	0	382,225	204,915	84,700	0	140,428,849
66.32%	%all municip.sectors of cnty	14.45%	25.31%	9.61%	69.51%	68.07%	0.84%		0.05%	0.61%	0.19%		11.89%

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,419	Value : 1,294,031,990	Growth 3,626,540	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	143	1,471,180	60	923,685	188	3,120,950	391	5,515,815	
02. Res Improve Land	1,064	12,148,485	65	2,833,995	192	5,651,525	1,321	20,634,005	
03. Res Improvements	1,072	115,371,380	79	11,686,275	205	29,541,635	1,356	156,599,290	
04. Res Total	1,215	128,991,045	139	15,443,955	393	38,314,110	1,747	182,749,110	2,102,135
% of Res Total	69.55	70.58	7.96	8.45	22.50	20.97	39.53	14.12	57.97
05. Com UnImp Land	19	158,215	4	72,570	3	23,470	26	254,255	
06. Com Improve Land	167	995,855	13	581,655	0	0	180	1,577,510	
07. Com Improvements	174	15,620,345	14	6,483,510	4	24,795	192	22,128,650	
08. Com Total	193	16,774,415	18	7,137,735	7	48,265	218	23,960,415	57,955
% of Com Total	88.53	70.01	8.26	29.79	3.21	0.20	4.93	1.85	1.60
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	2	4,698,940	2	4,698,940	
12. Ind Total	0	51,630	0	0	2	5,615,515	2	5,667,145	0
% of Ind Total	0.00	0.91	0.00	0.00	100.00	99.09	0.05	0.44	0.00
13. Rec UnImp Land	0	0	6	313,270	10	453,055	16	766,325	
14. Rec Improve Land	0	0	2	92,085	9	611,475	11	703,560	
15. Rec Improvements	0	0	2	18,470	22	994,515	24	1,012,985	
16. Rec Total	0	0	8	423,825	32	2,059,045	40	2,482,870	2,170
% of Rec Total	0.00	0.00	20.00	17.07	80.00	82.93	0.91	0.19	0.06
Res & Rec Total	1,215	128,991,045	147	15,867,780	425	40,373,155	1,787	185,231,980	2,104,305
% of Res & Rec Total	67.99	69.64	8.23	8.57	23.78	21.80	40.44	14.31	58.03
Com & Ind Total	193	16,826,045	18	7,137,735	9	5,663,780	220	29,627,560	57,955
% of Com & Ind Total	87.73	56.79	8.18	24.09	4.09	19.12	4.98	2.29	1.60
17. Taxable Total	1,408	145,817,090	165	23,005,515	434	46,036,935	2,007	214,859,540	2,162,260
% of Taxable Total	70.15	67.87	8.22	10.71	21.62	21.43	45.42	16.60	59.62

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	966,000	0	0	0
19. Commercial	3	95,690	4,507,920	0	0	0
20. Industrial	1	51,630	3,895,670	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	966,000
19. Commercial	0	0	0	3	95,690	4,507,920
20. Industrial	0	0	0	1	51,630	3,895,670
21. Other	0	0	0	0	0	0
22. Total Sch II				6	175,140	9,369,590

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban	SubUrban	Rural	Total
Records	Records	Records	Records	Records
26. Exempt	160	13	306	479

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	150,920	37	8,513,425	1,792	734,122,405	1,835	742,786,750
28. Ag-Improved Land	4	473,905	22	6,637,480	513	262,018,170	539	269,129,555
29. Ag Improvements	4	366,725	23	4,573,310	550	62,316,110	577	67,256,145

30. Ag Total				2,412	1,079,172,450
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	3.00	75,000	
32. HomeSite Improv Land	2	3.00	75,000	13	13.00	325,000	
33. HomeSite Improvements	2	0.00	292,270	14	0.00	2,286,610	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,625	2	2.02	6,565	
36. FarmSite Improv Land	3	4.08	13,260	22	57.65	187,380	
37. FarmSite Improvements	4	0.00	74,455	23	0.00	2,286,700	
38. FarmSite Total							
39. Road & Ditches	3	3.81	0	30	49.14	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	32	32.00	800,000	35	35.00	875,000	
32. HomeSite Improv Land	261	270.23	6,755,750	276	286.23	7,155,750	
33. HomeSite Improvements	271	0.00	25,179,790	287	0.00	27,758,670	491,610
34. HomeSite Total				322	321.23	35,789,420	
35. FarmSite UnImp Land	33	69.39	225,560	36	71.91	233,750	
36. FarmSite Improv Land	442	827.87	2,691,045	467	889.60	2,891,685	
37. FarmSite Improvements	523	0.00	37,136,320	550	0.00	39,497,475	972,670
38. FarmSite Total				586	961.51	42,622,910	
39. Road & Ditches	1,747	4,317.05	0	1,780	4,370.00	0	
40. Other- Non Ag Use	23	1,841.23	2,209,465	24	1,850.44	2,220,515	
41. Total Section VI				908	7,503.18	80,632,845	1,464,280

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	2,349,135	9	1,123.70	2,349,135

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	6,606.87	17.26%	33,849,450	17.68%	5,123.37
46. 1A	8,342.36	21.79%	42,694,635	22.30%	5,117.81
47. 2A1	7,091.67	18.52%	35,363,760	18.47%	4,986.66
48. 2A	4,936.29	12.89%	24,587,795	12.84%	4,981.03
49. 3A1	1,374.55	3.59%	6,837,670	3.57%	4,974.48
50. 3A	1,598.72	4.18%	7,991,100	4.17%	4,998.44
51. 4A1	4,501.03	11.76%	21,942,580	11.46%	4,875.01
52. 4A	3,833.09	10.01%	18,174,330	9.49%	4,741.43
53. Total	38,284.58	100.00%	191,441,320	100.00%	5,000.48
Dry					
54. 1D1	3,193.78	8.47%	7,821,345	8.78%	2,448.93
55. 1D	11,281.58	29.91%	27,634,875	31.03%	2,449.56
56. 2D1	5,286.33	14.02%	12,656,260	14.21%	2,394.15
57. 2D	1,854.10	4.92%	4,437,200	4.98%	2,393.18
58. 3D1	1,851.06	4.91%	4,345,140	4.88%	2,347.38
59. 3D	239.28	0.63%	551,710	0.62%	2,305.71
60. 4D1	8,120.02	21.53%	18,390,375	20.65%	2,264.82
61. 4D	5,890.79	15.62%	13,223,625	14.85%	2,244.80
62. Total	37,716.94	100.00%	89,060,530	100.00%	2,361.29
Grass					
63. 1G1	11,122.72	14.71%	24,255,455	15.39%	2,180.71
64. 1G	8,943.75	11.83%	18,916,720	12.00%	2,115.08
65. 2G1	21,576.08	28.53%	47,474,450	30.12%	2,200.33
66. 2G	20,445.54	27.03%	39,656,025	25.16%	1,939.59
67. 3G1	2,813.46	3.72%	5,798,135	3.68%	2,060.86
68. 3G	4,334.14	5.73%	8,785,365	5.57%	2,027.01
69. 4G1	202.40	0.27%	412,865	0.26%	2,039.85
70. 4G	6,193.88	8.19%	12,329,060	7.82%	1,990.52
71. Total	75,631.97	100.00%	157,628,075	100.00%	2,084.15
Irrigated Total	38,284.58	24.58%	191,441,320	43.53%	5,000.48
Dry Total	37,716.94	24.21%	89,060,530	20.25%	2,361.29
Grass Total	75,631.97	48.55%	157,628,075	35.84%	2,084.15
72. Waste	3,407.31	2.19%	902,285	0.21%	264.81
73. Other	737.24	0.47%	735,325	0.17%	997.40
74. Exempt	1,192.76	0.77%	0	0.00%	0.00
75. Market Area Total	155,778.04	100.00%	439,767,535	100.00%	2,823.04

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,739.22	36.41%	113,491,990	37.03%	7,700.00
46. 1A	6,504.70	16.07%	50,086,235	16.34%	7,700.01
47. 2A1	3,530.07	8.72%	26,475,525	8.64%	7,500.00
48. 2A	2,160.67	5.34%	16,205,025	5.29%	7,500.00
49. 3A1	194.70	0.48%	1,460,250	0.48%	7,500.00
50. 3A	124.47	0.31%	933,525	0.30%	7,500.00
51. 4A1	8,532.87	21.08%	63,143,275	20.60%	7,400.00
52. 4A	4,692.85	11.59%	34,727,150	11.33%	7,400.01
53. Total	40,479.55	100.00%	306,522,975	100.00%	7,572.29
Dry					
54. 1D1	7,986.88	22.48%	44,766,490	23.40%	5,605.00
55. 1D	6,840.15	19.25%	37,620,825	19.66%	5,500.00
56. 2D1	2,588.26	7.28%	13,976,605	7.31%	5,400.00
57. 2D	537.36	1.51%	2,847,995	1.49%	5,299.98
58. 3D1	376.81	1.06%	1,997,095	1.04%	5,300.01
59. 3D	10,105.94	28.44%	53,561,500	28.00%	5,300.00
60. 4D1	882.26	2.48%	4,543,665	2.38%	5,150.03
61. 4D	6,212.95	17.49%	31,996,920	16.73%	5,150.04
62. Total	35,530.61	100.00%	191,311,095	100.00%	5,384.40
Grass					
63. 1G1	8,762.56	28.18%	17,368,375	29.06%	1,982.11
64. 1G	2,999.94	9.65%	5,730,090	9.59%	1,910.07
65. 2G1	6,263.70	20.15%	12,220,315	20.44%	1,950.97
66. 2G	12,530.45	40.30%	23,470,950	39.27%	1,873.11
67. 3G1	26.26	0.08%	48,920	0.08%	1,862.91
68. 3G	145.75	0.47%	273,865	0.46%	1,879.01
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	362.11	1.16%	661,140	1.11%	1,825.80
71. Total	31,090.77	100.00%	59,773,655	100.00%	1,922.55
Irrigated Total	40,479.55	36.78%	306,522,975	54.86%	7,572.29
Dry Total	35,530.61	32.28%	191,311,095	34.24%	5,384.40
Grass Total	31,090.77	28.25%	59,773,655	10.70%	1,922.55
72. Waste	2,623.89	2.38%	688,650	0.12%	262.45
73. Other	329.27	0.30%	475,695	0.09%	1,444.70
74. Exempt	2,294.62	2.08%	0	0.00%	0.00
75. Market Area Total	110,054.09	100.00%	558,772,070	100.00%	5,077.25

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	67.05	430,030	1,253.36	8,739,785	77,443.72	488,794,480	78,764.13	497,964,295
77. Dry Land	6.00	33,630	645.64	3,357,185	72,595.91	276,980,810	73,247.55	280,371,625
78. Grass	33.88	70,965	1,263.72	2,385,130	105,425.14	214,945,635	106,722.74	217,401,730
79. Waste	1.32	315	221.64	60,695	5,808.24	1,529,925	6,031.20	1,590,935
80. Other	0.00	0	3.18	3,115	1,063.33	1,207,905	1,066.51	1,211,020
81. Exempt	124.70	0	51.74	0	3,310.94	0	3,487.38	0
82. Total	108.25	534,940	3,387.54	14,545,910	262,336.34	983,458,755	265,832.13	998,539,605

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,764.13	29.63%	497,964,295	49.87%	6,322.22
Dry Land	73,247.55	27.55%	280,371,625	28.08%	3,827.73
Grass	106,722.74	40.15%	217,401,730	21.77%	2,037.07
Waste	6,031.20	2.27%	1,590,935	0.16%	263.78
Other	1,066.51	0.40%	1,211,020	0.12%	1,135.50
Exempt	3,487.38	1.31%	0	0.00%	0.00
Total	265,832.13	100.00%	998,539,605	100.00%	3,756.28

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	1	22,880	1	25,000	1	175,680	2	223,560	0
83.2 Belgrade	36	245,645	91	709,105	93	4,430,090	129	5,384,840	212,990
83.3 Fullerton	59	626,750	582	6,287,185	586	62,992,045	645	69,905,980	996,330
83.4 Genoa	49	602,635	391	5,152,195	393	47,949,245	442	53,704,075	423,785
83.5 Rural	234	4,216,880	205	5,478,450	234	28,973,870	468	38,669,200	84,700
83.6 Suburban Genoa	28	567,350	62	3,685,630	73	13,091,345	101	17,344,325	386,500
84 Residential Total	407	6,282,140	1,332	21,337,565	1,380	157,612,275	1,787	185,231,980	2,104,305

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	1	3,515	17	46,700	17	460,040	18	510,255	39,235
85.2	Fullerton	14	105,040	98	621,505	98	11,610,420	112	12,336,965	6,710
85.3	Genoa	4	49,660	52	331,515	59	3,549,885	63	3,931,060	12,010
85.4	Rural	6	94,505	15	1,520,745	19	10,454,515	25	12,069,765	0
85.5	Suburban Genoa	1	1,535	1	25,250	1	752,730	2	779,515	0
86	Commercial Total	26	254,255	183	2,545,715	194	26,827,590	220	29,627,560	57,955

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	9,957.01	15.37%	22,312,445	15.92%	2,240.88
88. 1G	7,673.45	11.85%	17,191,510	12.26%	2,240.39
89. 2G1	19,031.70	29.39%	42,466,440	30.29%	2,231.35
90. 2G	15,454.76	23.86%	32,539,955	23.21%	2,105.50
91. 3G1	2,750.14	4.25%	5,710,930	4.07%	2,076.60
92. 3G	3,713.51	5.73%	7,626,765	5.44%	2,053.79
93. 4G1	201.01	0.31%	411,060	0.29%	2,044.97
94. 4G	5,981.30	9.24%	11,932,700	8.51%	1,995.00
95. Total	64,762.88	100.00%	140,191,805	100.00%	2,164.69
CRP					
96. 1C1	445.48	12.71%	1,006,735	12.80%	2,259.89
97. 1C	78.45	2.24%	175,845	2.24%	2,241.49
98. 2C1	1,806.99	51.54%	4,049,385	51.49%	2,240.96
99. 2C	668.16	19.06%	1,496,670	19.03%	2,239.99
100. 3C1	5.21	0.15%	11,670	0.15%	2,239.92
101. 3C	374.25	10.67%	838,315	10.66%	2,239.99
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	127.67	3.64%	285,980	3.64%	2,239.99
104. Total	3,506.21	100.00%	7,864,600	100.00%	2,243.05
Timber					
105. 1T1	720.23	9.78%	936,275	9.78%	1,299.97
106. 1T	1,191.85	16.19%	1,549,365	16.19%	1,299.97
107. 2T1	737.39	10.01%	958,625	10.02%	1,300.02
108. 2T	4,322.62	58.71%	5,619,400	58.71%	1,300.00
109. 3T1	58.11	0.79%	75,535	0.79%	1,299.86
110. 3T	246.38	3.35%	320,285	3.35%	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	7,362.88	100.00%	9,571,670	100.00%	1,299.99
Grass Total	64,762.88	85.63%	140,191,805	88.94%	2,164.69
CRP Total	3,506.21	4.64%	7,864,600	4.99%	2,243.05
Timber Total	7,362.88	9.74%	9,571,670	6.07%	1,299.99
114. Market Area Total	75,631.97	100.00%	157,628,075	100.00%	2,084.15

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	7,158.31	30.33%	14,291,255	30.61%	1,996.46
88. 1G	1,970.63	8.35%	3,936,020	8.43%	1,997.34
89. 2G1	5,334.75	22.61%	10,518,730	22.53%	1,971.74
90. 2G	8,636.58	36.60%	17,018,160	36.45%	1,970.47
91. 3G1	23.76	0.10%	44,920	0.10%	1,890.57
92. 3G	134.76	0.57%	254,730	0.55%	1,890.25
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	340.67	1.44%	626,835	1.34%	1,840.01
95. Total	23,599.46	100.00%	46,690,650	100.00%	1,978.46
CRP					
96. 1C1	729.13	46.55%	1,677,020	46.54%	2,300.03
97. 1C	210.29	13.42%	483,670	13.42%	2,300.01
98. 2C1	307.24	19.61%	706,860	19.62%	2,300.68
99. 2C	317.58	20.27%	730,675	20.28%	2,300.76
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2.21	0.14%	5,085	0.14%	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	1,566.45	100.00%	3,603,310	100.00%	2,300.30
Timber					
105. 1T1	875.12	14.77%	1,400,100	14.77%	1,599.89
106. 1T	819.02	13.82%	1,310,400	13.82%	1,599.96
107. 2T1	621.71	10.49%	994,725	10.49%	1,599.98
108. 2T	3,576.29	60.36%	5,722,115	60.36%	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	21.44	0.36%	34,305	0.36%	1,600.05
113. Total	5,924.86	100.00%	9,479,695	100.00%	1,599.99
Grass Total	23,599.46	75.91%	46,690,650	78.11%	1,978.46
CRP Total	1,566.45	5.04%	3,603,310	6.03%	2,300.30
Timber Total	5,924.86	19.06%	9,479,695	15.86%	1,599.99
114. Market Area Total	31,090.77	100.00%	59,773,655	100.00%	1,922.55

2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)

63 Nance

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	161,861,595	182,749,110	20,887,515	12.90%	2,102,135	11.61%
02. Recreational	2,232,600	2,482,870	250,270	11.21%	2,170	11.11%
03. Ag-Homesite Land, Ag-Res Dwelling	33,746,865	35,789,420	2,042,555	6.05%	491,610	4.60%
04. Total Residential (sum lines 1-3)	197,841,060	221,021,400	23,180,340	11.72%	2,595,915	10.40%
05. Commercial	22,420,065	23,960,415	1,540,350	6.87%	57,955	6.61%
06. Industrial	6,172,920	5,667,145	-505,775	-8.19%	0	-8.19%
07. Total Commercial (sum lines 5-6)	28,592,985	29,627,560	1,034,575	3.62%	57,955	3.42%
08. Ag-Farmsite Land, Outbuildings	41,226,200	42,622,910	1,396,710	3.39%	972,670	1.03%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,220,515	2,220,515	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	43,446,715	44,843,425	1,396,710	3.21%	972,670	0.98%
12. Irrigated	376,611,840	497,964,295	121,352,455	32.22%		
13. Dryland	246,898,675	280,371,625	33,472,950	13.56%		
14. Grassland	198,060,865	217,401,730	19,340,865	9.77%		
15. Wasteland	1,591,585	1,590,935	-650	-0.04%		
16. Other Agland	1,215,830	1,211,020	-4,810	-0.40%		
17. Total Agricultural Land	824,378,795	998,539,605	174,160,810	21.13%		
18. Total Value of all Real Property (Locally Assessed)	1,094,259,555	1,294,031,990	199,772,435	18.26%	3,626,540	17.92%

2025 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:
	\$176,510.00
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$10,000.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
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:
	\$1,525.00
12.	Amount of last year's assessor's budget not used:
	\$15,195.63

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 beacon.schneidercorp.com
8.	Who maintains the GIS software and maps?
	Beacon Schneider, the assessor and 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?
	2024

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:
	Beacon Schneider (Changed in January 2024)
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

2025 Residential Assessment Survey for Nance County

1.	Valuation data collection done by:
	County assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and sales comparison approaches are used to estimate the market value of residential property in the county. Also, look at surrounding county sales for similar property characteristics.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The depreciation tables are developed by the CAMA vendor and then depreciation is adjusted based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	Sales and size comparison of value in each town. Also research sales in neighboring counties for addition information.
6.	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.
7.	Are there form 191 applications on file?
	N/A
8.	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.

2025 Commercial Assessment Survey for Nance County

1.	Valuation data collection done by:
	County assessor and staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost approach less depreciation derived from market determines the market value of commercial properties. Also look at surrounding counties commercial sales for similar property characteristics.
2a.	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 looking for sales similar in adjoining counties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, depreciation tables are developed based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the commercial lot values.
	Reviewing sales of commercial property and look for sales in adjoining counties.

2025 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:
	Assessor and staff
2.	Describe the process used to determine and monitor market areas.
	Common geographic characteristics, topography, and market characteristics are reviewed.
3.	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.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	New in 2020, market analysis is conducted using studied data from neighboring counties with similar characteristics.
6.	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
6a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).

	N/A
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Nance County
3-Year Plan of Assessment
2024-2026

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 using 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 law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land.
2. 75% of actual value for agricultural land and horticultural land.
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 2024 County Abstract, Nance County has a total of 4,461 real property parcels. The residential parcel count (1795) is approximately 40% of the total; the commercial parcel count (220) 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 (2,404) 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 valuation as reported on the 2024 Abstract of Assessment, excluding centrally assessed property, is \$1,095,644,375.

Budget

2023/2024 Assessor’s Proposed Budget \$175,654

2023/2024 Appraisal Proposed Budget \$17,834

2024/2025 Assessor’s Proposed Budget \$176,510

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

2025

Residential

Nance County will review Genoa and Belgrade residential properties in the fall of 2024 to be completed for year 2025. New photos will be taken and a physical inspection of Genoa and Belgrade properties will take place. A statistical analysis will be completed for all other 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

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

All agricultural land use is planned to be reviewed in 2024 and completed for 2025 valuation using GIS, FSA records, and the Lower Loup & Central Platte NRDs. If the FSA aerial imagery is not provided to the county until very late in the year, the land use review will have to wait until the following year. 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.

2026

Residential

Nance County will review Fullerton residential properties in the fall of 2025 to be completed for year 2026. New costing and depreciation will be used. New photos will be taken and a physical inspection of Fullerton 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

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.

2027

Residential

Nance County will review rural residential properties in the summer of 2026 to be completed for year 2027. New photos or oblique imagery will be utilized to inspect properties for changes. If changes are detected using the imagery, staff will physically inspect the property. A statistical analysis will be completed for all other Nance County 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

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.

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