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

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**PHELPS COUNTY**

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Phelps 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 Phelps 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,

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

cc: Larissa Davenport, Phelps County Assessor

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## Introduction

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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.

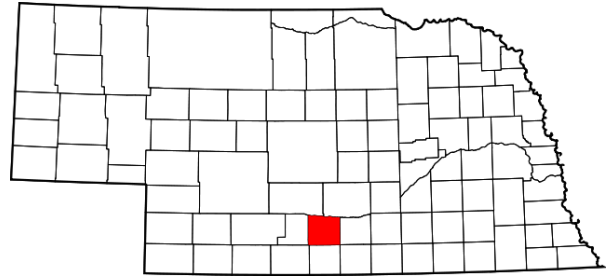
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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*

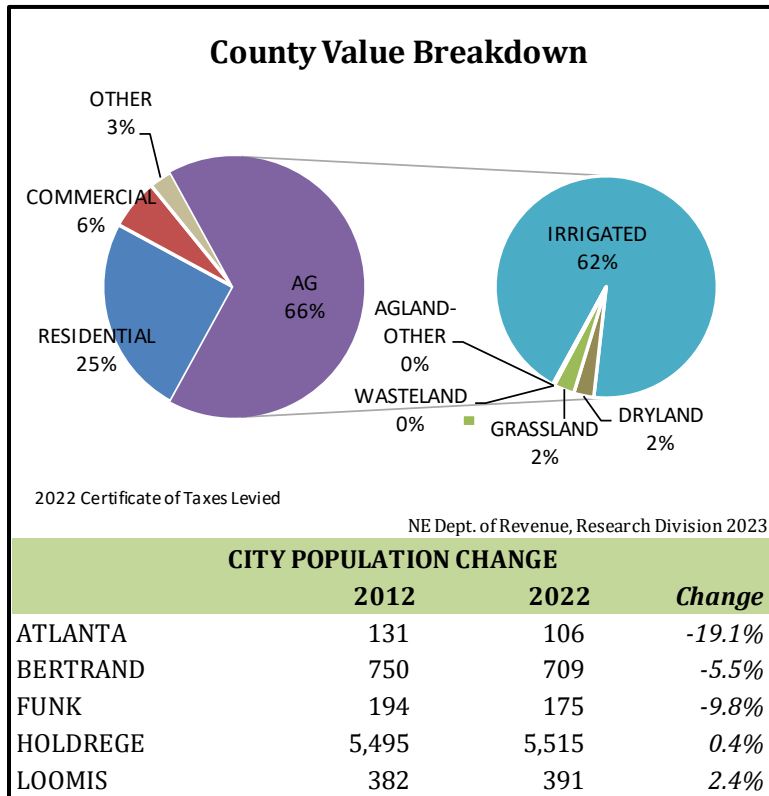


## County Overview

With a total area of 540 square miles, Phelps County has 8,937 residents, per the Census Bureau Quick Facts for 2021, reflecting a slight decrease from the 2020 U.S. Census. Reports indicate that 74% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$138,462 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Phelps County are located in and around Holdrege, the county seat. According to the latest information available from the U.S. Census Bureau, there are 346 employer establishments with total employment of 3,934, for a decrease of 6% in total employment since 2019.



Agricultural land makes up the majority of the county’s valuation base and irrigated land makes up the majority of the land in the county. Phelps County is included in the Tri Basin Natural Resources Districts (NRD).

# 2023 Residential Correlation for Phelps County

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## *Assessment Actions*

All residential property costing was updated to 2021. Four assessor locations were increased this year including Loomis 7%, Atlanta 3%, Rural Residential 10%, and the four neighborhoods in Holdrege were increased an average of 10%.

Pick-up work and maintenance were completed as necessary and added to the assessment roll.

## *Assessment Practice Review*

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

The sales verification and qualification was completed and all sales were considered arm's-length transactions unless determined otherwise. The county assessor is conscientious in qualifying sales; however, more professional judgment should be used in disqualifying sales when limited verification information is available. The sales usability rate for Phelps County is above the statewide average.

Residential costing and depreciation were both updated to 2021 with a lot value study last completed in 2018. All lots being held for sale or resale are valued the same as all other lots in the neighborhood, as no applications to combine lots have been filed by local developers. Valuation groups were reviewed and appear to reflect general economic conditions, the villages are grouped based on population and market activity

The six-year inspection and review cycle is current for the residential class. Phelps County typically has reviewed rural residential from the west side of the county to the east and accomplished as many in a year as weather would allow. Holdrege and small villages are the only exceptions to that plan as they were completed separately. The new county assessor moving forward has created a plan that will complete the rural residential properties at the same time.

The county assessor does have a written valuation methodology on file.

## *Description of Analysis*

Residential property in Phelps County is placed into four valuation groups based on economic differences.

<b>Valuation Group</b>	<b>Description</b>
1	Holdrege
2	Bertrand, Loomis
3	Atlanta, Funk
4	Rural Residential

## 2023 Residential Correlation for Phelps County

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All three measures of central tendency are within the acceptable range and the PRD is within the IAAO acceptable ranges, with the COD slightly higher than desired. Further analysis of the residential statistics shows that the removal of outlier ratios and high or low dollar sales will not ultimately improve the COD. The COD is slightly high, however as discussed previously, the county assessor uses a high percent of sales resulting in a larger amount of outliers.

An examination of the study years shows a 17 percentage point drop in the median in the two-year study period. This change in median and the number of sales indicates an increasing and active market. All four valuation groups are represented in the sample and have medians within the acceptable range.

Analysis of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 8% to the residential class excluding growth, which correlates to the movement of the sold parcels and supports assessment equity.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	308	93.17	94.36	93.27	23.13	101.17
2	39	94.25	100.31	88.86	28.55	113.14
3	21	91.98	94.74	88.10	23.30	107.54
4	14	92.85	94.00	87.84	19.54	107.01
____ALL____	382	93.07	94.98	92.29	23.62	102.91

### *Level of Value*

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

# 2023 Commercial Correlation for Phelps County

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## *Assessment Actions*

For the commercial class of property in Phelps County, pick-up work and routine maintenance was completed and placed on the assessment roll.

## *Assessment Practice Review*

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

A review of the sales verification and qualification for Phelps County determined that the commercial sales usability rate falls to the higher end of the statewide average. All arm's-length transactions are being used for measurement purpose.

Phelps commercial class has four valuation groups. The commercial depreciation table was updated to 2021, while the costing and lot studies show 2018. The six-year review cycle is up to date, and the next commercial reappraisal should be completed in 2024

## *Description of Analysis*

Phelps County commercial property is identified in four valuation groups.

<b>Valuation Group</b>	<b>Description</b>
1	Holdrege
2	Bertrand, Loomis
3	Atlanta, Funk
4	Rural Residential

A review of the commercial statistics shows that the median and PRD are both within the acceptable range, while the weighted mean, mean and COD are all high. A significant number of extreme ratios at both end of the ratio array are impacting the weighted mean, mean, and COD; however the median remains stable as these outliers are removed. This suggests that although the uniformity of the class could be improved, there is sufficient evidence that commercial properties are assessed near the low end of the acceptable range. A commercial reappraisal is planned for next year.

Only Valuation Group 1 has a sufficient number of sales, but valuation groups are all appraised using the same techniques and are all at uniform portions of market value.

Analysis of the 2023 County Abstract of Assessment for Real Property, Form 45, Compared to the 2022 Certificate of Taxes Levied Report (CTL) reflects the assessment actions taken by the County Assessor, that only routine maintenance was completed this year.

## 2023 Commercial Correlation for Phelps County

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### *Equalization and Quality of Assessment*

Although Valuation Groups 2, 3, and 4 have an insufficient number of sales for measurement, these areas are subject to the same appraisal techniques as Valuation Group 1. All commercial property in Phelps County is equalized and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	38	93.12	100.48	90.34	37.07	111.22
2	5	52.73	101.63	61.82	106.64	164.40
3	2	63.05	63.05	49.26	23.44	127.99
4	4	201.02	178.30	132.76	29.91	134.30
____ALL____	49	92.78	105.42	102.95	46.41	102.40

### *Level of Value*

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

## 2023 Agricultural Correlation for Phelps County

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### *Assessment Actions*

Based on sales analysis, the agricultural property in the county increased 5% to dryland values, 7% increase to irrigated land and an 8% increase to grassland.

Routine maintenance and pick-up work was also completed as necessary and placed on the assessment roll.

### *Assessment Practice Review*

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

Sales verification and qualification processes are discussed. The usability rates of agricultural sales in Phelps County are below the statewide average. Further review of the sales roster shows that disqualified sales have a valid reason for removal and all qualified sales are used for the measurement purposes.

Phelps County agricultural class consists of two market areas. Market Area 1 consists mostly of irrigated farmland while Market Area 2 is primarily pasture-land.

The six-year inspection and review cycle is up to date. Aerial imagery was updated in 2020 and is used to help determine if new improvements have been added to agricultural properties. The costing, depreciation and land tables were updated in 2021. Home and farm site values are the same for both farm and rural residential dwellings.

Intensive use in the county consists of cattle feed yards and are not identified. Phelps County does not have any special value applications on file.

### *Description of Analysis*

Two of the three measures of central tendency are in the acceptable range as well as the COD. The weighted mean is slightly low at 67%.

The 80% Majority Land Use (MLU) substrata reflects only irrigated land has a sufficient sample of sales and is within the acceptable range. There are not sufficient sales of dryland or grassland, however, the average acre chart shows that the agricultural land values in Phelps County are comparable with the surrounding counties.

Analysis of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 7% to the agricultural class excluding growth.

## 2023 Agricultural Correlation for Phelps County

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### *Equalization and Quality of Assessment*

The review of assessment practices in Phelps County supports that agricultural property is uniformly established. The quality of assessment complies with generally accepted mass appraisal techniques and are uniformly assessed.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	47	69.72	69.89	67.42	14.82	103.66
1	46	70.04	70.31	67.74	14.48	103.79
2	1	50.69	50.69	50.69	00.00	100.00
<u>Grass</u>						
County	3	74.22	76.77	73.27	30.88	104.78
1	1	74.22	74.22	74.22	00.00	100.00
2	2	78.04	78.04	72.12	44.05	108.21
<u>ALL</u>	50	70.04	70.30	67.47	15.96	104.19

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Phelps County is 70%.

## 2023 Opinions of the Property Tax Administrator for Phelps 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
<b>Residential Real Property</b>	93	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	93	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary

### for Phelps County

#### Residential Real Property - Current

Number of Sales	382	Median	93.07
Total Sales Price	\$59,315,054	Mean	94.98
Total Adj. Sales Price	\$59,315,054	Wgt. Mean	92.29
Total Assessed Value	\$54,742,508	Average Assessed Value of the Base	\$116,531
Avg. Adj. Sales Price	\$155,275	Avg. Assessed Value	\$143,305

#### Confidence Interval - Current

95% Median C.I	89.08 to 95.24
95% Wgt. Mean C.I	89.81 to 94.77
95% Mean C.I	91.89 to 98.07
% of Value of the Class of all Real Property Value in the County	19.99
% of Records Sold in the Study Period	9.93
% of Value Sold in the Study Period	12.21

#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	347	94	94.13
2021	296	94	94.21
2020	297	94	93.52
2019	301	93	93.26

## 2023 Commission Summary for Phelps County

### Commercial Real Property - Current

Number of Sales	49	Median	92.78
Total Sales Price	\$15,636,389	Mean	105.42
Total Adj. Sales Price	\$15,636,389	Wgt. Mean	102.95
Total Assessed Value	\$16,097,046	Average Assessed Value of the Base	\$222,081
Avg. Adj. Sales Price	\$319,110	Avg. Assessed Value	\$328,511

### Confidence Interval - Current

95% Median C.I	71.75 to 98.31
95% Wgt. Mean C.I	68.13 to 137.76
95% Mean C.I	84.31 to 126.53
% of Value of the Class of all Real Property Value in the County	5.99
% of Records Sold in the Study Period	8.10
% of Value Sold in the Study Period	11.98

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	42	97	98.13
2021	44	97	97.27
2020	47	98	97.55
2019	45	98	97.82

**69 Phelps**  
**RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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

Number of Sales : 382  
 Total Sales Price : 59,315,054  
 Total Adj. Sales Price : 59,315,054  
 Total Assessed Value : 54,742,508  
 Avg. Adj. Sales Price : 155,275  
 Avg. Assessed Value : 143,305

MEDIAN : 93  
 WGT. MEAN : 92  
 MEAN : 95  
 COD : 23.62  
 PRD : 102.91

COV : 32.43  
 STD : 30.80  
 Avg. Abs. Dev : 21.98  
 MAX Sales Ratio : 313.35  
 MIN Sales Ratio : 25.29

95% Median C.I. : 89.08 to 95.24  
 95% Wgt. Mean C.I. : 89.81 to 94.77  
 95% Mean C.I. : 91.89 to 98.07

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	47	103.06	101.90	101.57	16.71	100.32	45.38	176.37	92.76 to 110.14	158,598	161,088
01-JAN-21 To 31-MAR-21	32	106.14	107.66	106.56	16.01	101.03	71.99	177.94	93.73 to 114.25	149,905	159,746
01-APR-21 To 30-JUN-21	50	99.30	100.41	99.02	16.45	101.40	52.20	194.15	94.27 to 105.20	145,292	143,867
01-JUL-21 To 30-SEP-21	52	97.25	101.25	95.86	21.25	105.62	49.75	216.24	86.37 to 101.12	151,745	145,468
01-OCT-21 To 31-DEC-21	45	92.50	92.00	90.59	22.32	101.56	45.69	171.34	76.81 to 100.21	149,222	135,185
01-JAN-22 To 31-MAR-22	54	80.78	88.93	88.46	29.31	100.53	41.09	196.04	71.96 to 94.84	136,614	120,845
01-APR-22 To 30-JUN-22	60	78.92	84.56	82.01	30.65	103.11	25.29	313.35	71.48 to 87.12	181,393	148,756
01-JUL-22 To 30-SEP-22	42	82.98	89.18	83.19	26.08	107.20	27.25	188.27	77.01 to 90.25	165,070	137,320
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	181	99.95	102.32	100.13	18.17	102.19	45.38	216.24	95.37 to 103.40	151,417	151,606
01-OCT-21 To 30-SEP-22	201	82.59	88.37	85.56	28.07	103.28	25.29	313.35	78.64 to 88.60	158,750	135,830
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	179	98.76	99.84	97.32	19.40	102.59	45.69	216.24	94.27 to 100.54	148,979	144,988
<u>ALL</u>	382	93.07	94.98	92.29	23.62	102.91	25.29	313.35	89.08 to 95.24	155,275	143,305

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	308	93.17	94.36	93.27	23.13	101.17	27.25	216.24	88.60 to 95.41	155,403	144,939
2	39	94.25	100.31	88.66	28.55	113.14	25.29	313.35	82.71 to 104.52	111,894	99,204
3	21	91.98	94.74	88.10	23.30	107.54	54.25	175.46	74.33 to 100.49	121,589	107,122
4	14	92.85	94.00	87.84	19.54	107.01	66.68	149.85	73.37 to 110.59	323,843	284,476
<u>ALL</u>	382	93.07	94.98	92.29	23.62	102.91	25.29	313.35	89.08 to 95.24	155,275	143,305

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	382	93.07	94.98	92.29	23.62	102.91	25.29	313.35	89.08 to 95.24	155,275	143,305
06											
07											
<u>ALL</u>	382	93.07	94.98	92.29	23.62	102.91	25.29	313.35	89.08 to 95.24	155,275	143,305

**69 Phelps**  
**RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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

Number of Sales : 382  
 Total Sales Price : 59,315,054  
 Total Adj. Sales Price : 59,315,054  
 Total Assessed Value : 54,742,508  
 Avg. Adj. Sales Price : 155,275  
 Avg. Assessed Value : 143,305

MEDIAN : 93  
 WGT. MEAN : 92  
 MEAN : 95  
 COD : 23.62  
 PRD : 102.91

COV : 32.43  
 STD : 30.80  
 Avg. Abs. Dev : 21.98  
 MAX Sales Ratio : 313.35  
 MIN Sales Ratio : 25.29

95% Median C.I. : 89.08 to 95.24  
 95% Wgt. Mean C.I. : 89.81 to 94.77  
 95% Mean C.I. : 91.89 to 98.07

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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	4	136.00	141.62	145.43	18.40	97.38	106.20	188.27	N/A	7,525	10,943
Less Than 30,000	10	143.84	158.95	166.14	31.06	95.67	85.73	313.35	106.20 to 196.04	15,735	26,142
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	382	93.07	94.98	92.29	23.62	102.91	25.29	313.35	89.08 to 95.24	155,275	143,305
Greater Than 14,999	378	92.75	94.48	92.26	23.39	102.41	25.29	313.35	88.77 to 95.14	156,839	144,706
Greater Than 29,999	372	92.60	93.26	92.09	22.41	101.27	25.29	216.24	88.53 to 95.12	159,026	146,455
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	4	136.00	141.62	145.43	18.40	97.38	106.20	188.27	N/A	7,525	10,943
15,000 TO 29,999	6	159.07	170.50	171.04	36.33	99.68	85.73	313.35	85.73 to 313.35	21,208	36,275
30,000 TO 59,999	26	98.53	105.85	106.17	29.09	99.70	52.20	216.24	84.07 to 127.62	46,038	48,878
60,000 TO 99,999	85	95.74	98.82	98.27	29.57	100.56	27.25	194.15	83.67 to 107.19	78,175	76,821
100,000 TO 149,999	95	92.16	89.71	89.66	21.93	100.06	39.15	180.32	84.95 to 95.37	126,057	113,021
150,000 TO 249,999	118	88.93	88.72	88.62	17.24	100.11	25.29	148.89	83.27 to 93.50	188,968	167,471
250,000 TO 499,999	43	98.76	95.09	96.00	16.18	99.05	54.48	140.66	86.14 to 105.55	324,750	311,763
500,000 TO 999,999	5	92.59	91.82	90.19	16.45	101.81	67.95	114.25	N/A	615,600	555,219
1,000,000 +											
<b>ALL</b>	<b>382</b>	<b>93.07</b>	<b>94.98</b>	<b>92.29</b>	<b>23.62</b>	<b>102.91</b>	<b>25.29</b>	<b>313.35</b>	<b>89.08 to 95.24</b>	<b>155,275</b>	<b>143,305</b>

**69 Phelps**  
**COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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

Number of Sales : 49  
 Total Sales Price : 15,636,389  
 Total Adj. Sales Price : 15,636,389  
 Total Assessed Value : 16,097,046  
 Avg. Adj. Sales Price : 319,110  
 Avg. Assessed Value : 328,511

MEDIAN : 93  
 WGT. MEAN : 103  
 MEAN : 105  
 COD : 46.41  
 PRD : 102.40

COV : 71.53  
 STD : 75.41  
 Avg. Abs. Dev : 43.06  
 MAX Sales Ratio : 488.44  
 MIN Sales Ratio : 36.59

95% Median C.I. : 71.75 to 98.31  
 95% Wgt. Mean C.I. : 68.13 to 137.76  
 95% Mean C.I. : 84.31 to 126.53

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	2	113.29	113.29	103.90	13.22	109.04	98.31	128.26	N/A	52,250	54,288
01-JAN-20 To 31-MAR-20	2	101.98	101.98	98.47	04.02	103.56	97.88	106.08	N/A	175,000	172,320
01-APR-20 To 30-JUN-20	2	73.07	73.07	65.27	33.94	111.95	48.27	97.86	N/A	87,500	57,113
01-JUL-20 To 30-SEP-20	8	97.82	103.66	136.63	28.13	75.87	58.46	181.32	58.46 to 181.32	762,875	1,042,332
01-OCT-20 To 31-DEC-20	5	220.71	189.31	125.52	24.14	150.82	91.92	256.12	N/A	90,479	113,570
01-JAN-21 To 31-MAR-21	1	55.05	55.05	55.05	00.00	100.00	55.05	55.05	N/A	1,951,100	1,074,120
01-APR-21 To 30-JUN-21	2	86.54	86.54	121.00	54.06	71.52	39.76	133.31	N/A	475,000	574,755
01-JUL-21 To 30-SEP-21	7	77.83	140.04	105.37	101.27	132.90	46.30	488.44	46.30 to 488.44	93,857	98,896
01-OCT-21 To 31-DEC-21	4	67.51	67.30	69.60	21.74	96.70	41.41	92.78	N/A	538,125	374,533
01-JAN-22 To 31-MAR-22	7	97.64	96.02	95.49	43.13	100.56	43.16	197.05	43.16 to 197.05	134,000	127,955
01-APR-22 To 30-JUN-22	5	80.59	75.78	72.94	18.13	103.89	50.18	93.46	N/A	273,780	199,691
01-JUL-22 To 30-SEP-22	4	74.04	71.17	72.57	23.88	98.07	36.59	100.00	N/A	108,499	78,732
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	14	97.91	100.42	132.29	22.53	75.91	48.27	181.32	61.98 to 128.26	480,893	636,150
01-OCT-20 To 30-SEP-21	15	103.77	143.66	86.87	75.25	165.37	39.76	488.44	57.29 to 220.71	267,366	232,250
01-OCT-21 To 30-SEP-22	20	74.44	80.25	75.76	35.81	105.93	36.59	197.05	52.73 to 93.46	244,670	185,360
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	17	97.94	125.05	132.27	44.86	94.54	48.27	256.12	86.41 to 181.32	416,494	550,904
01-JAN-21 To 31-DEC-21	14	71.47	105.54	77.30	72.76	136.53	39.76	488.44	46.30 to 133.31	407,900	315,288
<u>ALL</u>	49	92.78	105.42	102.95	46.41	102.40	36.59	488.44	71.75 to 98.31	319,110	328,511

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	38	93.12	100.48	90.34	37.07	111.22	36.59	488.44	71.75 to 98.31	263,787	238,306
2	5	52.73	101.63	61.82	106.64	164.40	43.16	240.03	N/A	87,500	54,097
3	2	63.05	63.05	49.26	23.44	127.99	48.27	77.83	N/A	59,500	29,312
4	4	201.02	178.30	132.76	29.91	134.30	55.05	256.12	N/A	1,263,999	1,678,074
<u>ALL</u>	49	92.78	105.42	102.95	46.41	102.40	36.59	488.44	71.75 to 98.31	319,110	328,511

**69 Phelps**  
**COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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

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 MEAN : 105  
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COV : 71.53  
 STD : 75.41  
 Avg. Abs. Dev : 43.06  
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 95% Wgt. Mean C.I. : 68.13 to 137.76  
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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	47	92.23	103.22	80.15	45.69	128.78	36.59	488.44	71.19 to 97.94	249,391	199,880
04	2	157.32	157.32	171.21	15.26	91.89	133.31	181.32	N/A	1,957,500	3,351,338
<u>ALL</u>	49	92.78	105.42	102.95	46.41	102.40	36.59	488.44	71.75 to 98.31	319,110	328,511

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	77.83	77.83	77.83	00.00	100.00	77.83	77.83	N/A	4,000	3,113
Less Than 15,000	3	220.71	184.89	203.38	26.93	90.91	77.83	256.12	N/A	6,298	12,809
Less Than 30,000	6	117.17	141.05	115.98	51.76	121.62	57.29	256.12	57.29 to 256.12	15,232	17,666
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	48	93.12	106.00	102.95	46.88	102.96	36.59	488.44	71.19 to 100.00	325,675	335,290
Greater Than 14,999	46	92.51	100.24	102.82	42.40	97.49	36.59	488.44	70.38 to 98.31	339,511	349,100
Greater Than 29,999	43	92.23	100.45	102.87	43.35	97.65	36.59	488.44	70.38 to 97.94	361,512	371,885
<u>Incremental Ranges</u>											
0 TO 4,999	1	77.83	77.83	77.83	00.00	100.00	77.83	77.83	N/A	4,000	3,113
5,000 TO 14,999	2	238.42	238.42	237.10	07.43	100.56	220.71	256.12	N/A	7,447	17,657
15,000 TO 29,999	3	106.08	97.21	93.20	22.30	104.30	57.29	128.26	N/A	24,167	22,524
30,000 TO 59,999	6	118.79	186.12	167.93	86.13	110.83	52.73	488.44	52.73 to 488.44	41,333	69,409
60,000 TO 99,999	6	87.78	88.51	88.65	24.89	99.84	58.46	134.89	58.46 to 134.89	76,667	67,967
100,000 TO 149,999	8	59.33	66.40	67.15	39.90	98.88	36.59	100.00	36.59 to 100.00	115,187	77,347
150,000 TO 249,999	9	91.92	92.56	92.16	39.04	100.43	43.16	197.05	43.98 to 137.76	187,933	173,195
250,000 TO 499,999	7	92.78	87.19	86.95	15.51	100.28	41.41	113.61	41.41 to 113.61	323,571	281,333
500,000 TO 999,999	3	131.83	109.19	116.15	17.92	94.01	62.44	133.31	N/A	711,667	826,619
1,000,000 TO 1,999,999	3	61.98	62.74	62.04	08.68	101.13	55.05	71.19	N/A	1,578,033	979,066
2,000,000 TO 4,999,999	1	181.32	181.32	181.32	00.00	100.00	181.32	181.32	N/A	3,090,000	5,602,861
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	49	92.78	105.42	102.95	46.41	102.40	36.59	488.44	71.75 to 98.31	319,110	328,511

**69 Phelps**  
**COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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 95% Wgt. Mean C.I. : 68.13 to 137.76  
 95% Mean C.I. : 84.31 to 126.53

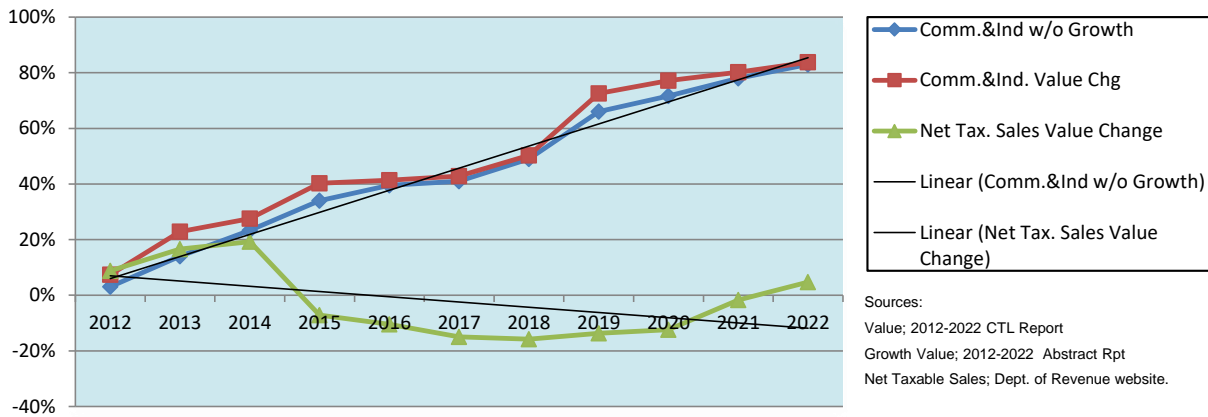
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	2	79.08	79.08	80.55	09.27	98.18	71.75	86.41	N/A	300,000	241,643
303	1	55.05	55.05	55.05	00.00	100.00	55.05	55.05	N/A	1,951,100	1,074,120
340	1	240.03	240.03	240.03	00.00	100.00	240.03	240.03	N/A	30,000	72,010
341	1	113.61	113.61	113.61	00.00	100.00	113.61	113.61	N/A	300,000	340,839
342	1	61.98	61.98	61.98	00.00	100.00	61.98	61.98	N/A	1,283,000	795,228
343	2	101.51	101.51	92.45	29.87	109.80	71.19	131.83	N/A	1,155,000	1,067,850
344	3	92.78	96.26	96.01	04.15	100.26	92.23	103.77	N/A	181,667	174,410
350	2	110.86	110.86	96.55	15.70	114.82	93.46	128.26	N/A	109,750	105,967
352	2	88.15	88.15	61.57	53.02	143.17	41.41	134.89	N/A	191,250	117,750
353	7	91.92	79.71	82.19	20.53	96.98	36.59	100.76	36.59 to 100.76	102,714	84,420
380	1	137.76	137.76	137.76	00.00	100.00	137.76	137.76	N/A	187,500	258,295
384	1	77.83	77.83	77.83	00.00	100.00	77.83	77.83	N/A	4,000	3,113
386	4	89.24	93.56	100.12	24.70	93.45	62.44	133.31	N/A	512,500	513,123
406	11	97.64	116.53	89.59	60.84	130.07	43.16	488.44	46.30 to 136.82	103,045	92,318
434	2	49.11	49.11	47.33	19.04	103.76	39.76	58.46	N/A	105,000	49,694
470	1	43.98	43.98	43.98	00.00	100.00	43.98	43.98	N/A	170,000	74,772
471	2	238.42	238.42	237.10	07.43	100.56	220.71	256.12	N/A	7,447	17,657
494	1	181.32	181.32	181.32	00.00	100.00	181.32	181.32	N/A	3,090,000	5,602,861
498	1	106.08	106.08	106.08	00.00	100.00	106.08	106.08	N/A	25,000	26,520
528	3	63.83	103.69	113.27	76.70	91.54	50.18	197.05	N/A	137,133	155,336
<u>ALL</u>	49	92.78	105.42	102.95	46.41	102.40	36.59	488.44	71.75 to 98.31	319,110	328,511



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 71,154,462	\$ 3,978,845	5.59%	\$ 67,175,617		\$ 85,366,415	
2012	\$ 76,405,158	\$ 3,075,170	4.02%	\$ 73,329,988	3.06%	\$ 92,895,999	8.82%
2013	\$ 87,429,003	\$ 6,264,645	7.17%	\$ 81,164,358	6.23%	\$ 99,534,068	7.15%
2014	\$ 90,779,753	\$ 3,000,565	3.31%	\$ 87,779,188	0.40%	\$ 101,791,727	2.27%
2015	\$ 99,831,964	\$ 4,509,805	4.52%	\$ 95,322,159	5.00%	\$ 79,286,020	-22.11%
2016	\$ 100,614,024	\$ 1,337,960	1.33%	\$ 99,276,064	-0.56%	\$ 76,414,974	-3.62%
2017	\$ 101,659,312	\$ 1,356,985	1.33%	\$ 100,302,327	-0.31%	\$ 72,622,250	-4.96%
2018	\$ 106,965,598	\$ 920,190	0.86%	\$ 106,045,408	4.31%	\$ 71,885,363	-1.01%
2019	\$ 122,818,224	\$ 4,664,619	3.80%	\$ 118,153,605	10.46%	\$ 73,707,412	2.53%
2020	\$ 126,083,642	\$ 3,960,455	3.14%	\$ 122,123,187	-0.57%	\$ 74,751,246	1.42%
2021	\$ 128,193,317	\$ 1,561,140	1.22%	\$ 126,632,177	0.44%	\$ 83,881,688	12.21%
2022	\$ 130,756,328	\$ 555,470	0.42%	\$ 130,200,858	1.57%	\$ 89,384,494	6.56%
<b>Ann %chg</b>	<b>5.52%</b>			<b>Average</b>	<b>2.73%</b>	-0.38%	<b>0.84%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	3.06%	7.38%	8.82%
2013	14.07%	22.87%	16.60%
2014	23.36%	27.58%	19.24%
2015	33.97%	40.30%	-7.12%
2016	39.52%	41.40%	-10.49%
2017	40.96%	42.87%	-14.93%
2018	49.04%	50.33%	-15.79%
2019	66.05%	72.61%	-13.66%
2020	71.63%	77.20%	-12.43%
2021	77.97%	80.16%	-1.74%
2022	82.98%	83.76%	4.71%

County Number: 69  
 County Name: Phelps

**69 Phelps**  
**AGRICULTURAL LAND**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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

Number of Sales : 50  
Total Sales Price : 63,234,529  
Total Adj. Sales Price : 63,234,529  
Total Assessed Value : 42,663,358  
Avg. Adj. Sales Price : 1,264,691  
Avg. Assessed Value : 853,267

MEDIAN : 70  
WGT. MEAN : 67  
MEAN : 70  
COD : 15.96  
PRD : 104.19

COV : 19.62  
STD : 13.79  
Avg. Abs. Dev : 11.18  
MAX Sales Ratio : 112.42  
MIN Sales Ratio : 43.66

95% Median C.I. : 64.06 to 77.21  
95% Wgt. Mean C.I. : 63.25 to 71.69  
95% Mean C.I. : 66.48 to 74.12

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	1	61.71	61.71	61.71	00.00	100.00	61.71	61.71	N/A	1,070,000	660,267	
01-JAN-20 To 31-MAR-20	5	76.70	75.04	69.46	06.43	108.03	61.01	83.27	N/A	1,310,326	910,176	
01-APR-20 To 30-JUN-20	3	70.35	71.04	71.02	02.36	100.03	68.89	73.87	N/A	1,185,820	842,201	
01-JUL-20 To 30-SEP-20	2	74.31	74.31	73.03	13.48	101.75	64.29	84.33	N/A	1,101,315	804,241	
01-OCT-20 To 31-DEC-20	4	80.85	82.03	81.34	06.07	100.85	74.22	92.22	N/A	1,417,361	1,152,866	
01-JAN-21 To 31-MAR-21	7	81.28	81.39	74.66	12.44	109.01	64.04	112.42	64.04 to 112.42	811,003	605,479	
01-APR-21 To 30-JUN-21	4	65.73	67.73	67.11	07.42	100.92	60.00	79.46	N/A	1,239,403	831,814	
01-JUL-21 To 30-SEP-21	1	77.59	77.59	77.59	00.00	100.00	77.59	77.59	N/A	1,122,123	870,661	
01-OCT-21 To 31-DEC-21	7	70.60	70.47	69.33	10.11	101.64	57.19	80.26	57.19 to 80.26	1,644,811	1,140,364	
01-JAN-22 To 31-MAR-22	6	57.52	62.68	61.45	18.08	102.00	50.69	90.73	50.69 to 90.73	1,170,405	719,222	
01-APR-22 To 30-JUN-22	3	84.59	75.79	75.59	15.31	100.26	51.97	90.82	N/A	864,117	653,157	
01-JUL-22 To 30-SEP-22	7	53.70	53.34	53.21	12.44	100.24	43.66	63.73	43.66 to 63.73	1,614,022	858,864	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	11	73.87	72.60	69.84	08.89	103.95	61.01	84.33	61.71 to 83.27	1,216,520	849,657	
01-OCT-20 To 30-SEP-21	16	78.53	77.90	74.87	11.32	104.05	60.00	112.42	65.75 to 83.56	1,089,138	815,483	
01-OCT-21 To 30-SEP-22	23	61.95	63.92	62.51	18.03	102.26	43.66	90.82	53.08 to 70.60	1,409,853	881,278	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	14	76.31	76.08	73.95	08.23	102.88	61.01	92.22	68.89 to 83.27	1,284,369	949,816	
01-JAN-21 To 31-DEC-21	19	75.07	74.29	70.56	12.07	105.29	57.19	112.42	65.13 to 80.26	1,224,760	864,148	
<u>ALL</u>	50	70.04	70.30	67.47	15.96	104.19	43.66	112.42	64.06 to 77.21	1,264,691	853,267	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	47	70.35	70.39	67.77	14.23	103.87	46.12	92.22	64.29 to 77.21	1,316,050	891,871	
2	3	50.69	68.92	54.01	45.22	127.61	43.66	112.42	N/A	460,057	248,479	
<u>ALL</u>	50	70.04	70.30	67.47	15.96	104.19	43.66	112.42	64.06 to 77.21	1,264,691	853,267	

**69 Phelps**  
**AGRICULTURAL LAND**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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

Number of Sales : 50  
 Total Sales Price : 63,234,529  
 Total Adj. Sales Price : 63,234,529  
 Total Assessed Value : 42,663,358  
 Avg. Adj. Sales Price : 1,264,691  
 Avg. Assessed Value : 853,267

MEDIAN : 70  
 WGT. MEAN : 67  
 MEAN : 70  
 COD : 15.96  
 PRD : 104.19

COV : 19.62  
 STD : 13.79  
 Avg. Abs. Dev : 11.18  
 MAX Sales Ratio : 112.42  
 MIN Sales Ratio : 43.66

95% Median C.I. : 64.06 to 77.21  
 95% Wgt. Mean C.I. : 63.25 to 71.69  
 95% Mean C.I. : 66.48 to 74.12

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	35	70.60	72.00	68.29	14.29	105.43	46.12	92.22	65.70 to 79.46	1,173,289	801,262
1	35	70.60	72.00	68.29	14.29	105.43	46.12	92.22	65.70 to 79.46	1,173,289	801,262
<b>Grass</b>											
County	3	74.22	76.77	73.27	30.88	104.78	43.66	112.42	N/A	157,924	115,716
1	1	74.22	74.22	74.22	00.00	100.00	74.22	74.22	N/A	260,000	192,981
2	2	78.04	78.04	72.12	44.05	108.21	43.66	112.42	N/A	106,887	77,083
<b>ALL</b>	<b>50</b>	<b>70.04</b>	<b>70.30</b>	<b>67.47</b>	<b>15.96</b>	<b>104.19</b>	<b>43.66</b>	<b>112.42</b>	<b>64.06 to 77.21</b>	<b>1,264,691</b>	<b>853,267</b>

**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
<b>Irrigated</b>											
County	47	69.72	69.89	67.42	14.82	103.66	46.12	92.22	64.06 to 77.21	1,335,335	900,345
1	46	70.04	70.31	67.74	14.48	103.79	46.12	92.22	64.06 to 77.59	1,339,008	907,064
2	1	50.69	50.69	50.69	00.00	100.00	50.69	50.69	N/A	1,166,399	591,272
<b>Grass</b>											
County	3	74.22	76.77	73.27	30.88	104.78	43.66	112.42	N/A	157,924	115,716
1	1	74.22	74.22	74.22	00.00	100.00	74.22	74.22	N/A	260,000	192,981
2	2	78.04	78.04	72.12	44.05	108.21	43.66	112.42	N/A	106,887	77,083
<b>ALL</b>	<b>50</b>	<b>70.04</b>	<b>70.30</b>	<b>67.47</b>	<b>15.96</b>	<b>104.19</b>	<b>43.66</b>	<b>112.42</b>	<b>64.06 to 77.21</b>	<b>1,264,691</b>	<b>853,267</b>

## Phelps County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Phelps	1	5,798	5,798	4,700	4,298	4,100	4,000	3,900	3,504	<b>5,434</b>
Dawson	1	4,546	4,551	4,229	3,989	3,703	3,553	3,394	3,426	<b>4,330</b>
Buffalo	1	5,549	5,537	5,350	5,216	3,948	4,859	4,538	4,538	<b>5,115</b>
Kearney	1	5,500	5,499	5,415	5,190	4,500	4,000	3,250	3,120	<b>5,137</b>
Franklin	2	4,378	4,346	4,060	4,122	1,250	3,598	3,664	3,601	<b>4,193</b>
Harlan	1	5,736	5,735	4,788	3,275	n/a	3,048	2,903	2,894	<b>5,264</b>
Gosper	1	5,473	5,473	4,510	3,630	n/a	3,410	3,190	3,025	<b>5,199</b>
Phelps	2	4,800	4,700	4,400	4,200	4,097	3,999	3,900	3,500	<b>4,416</b>
Gosper	4	4,532	4,532	3,849	3,237	2,983	n/a	2,767	2,589	<b>3,835</b>
Furnas	1	4,075	4,073	3,300	3,105	n/a	2,280	2,185	2,185	<b>3,661</b>
Harlan	2	5,054	5,061	5,612	2,944	n/a	3,048	2,888	2,889	<b>4,498</b>

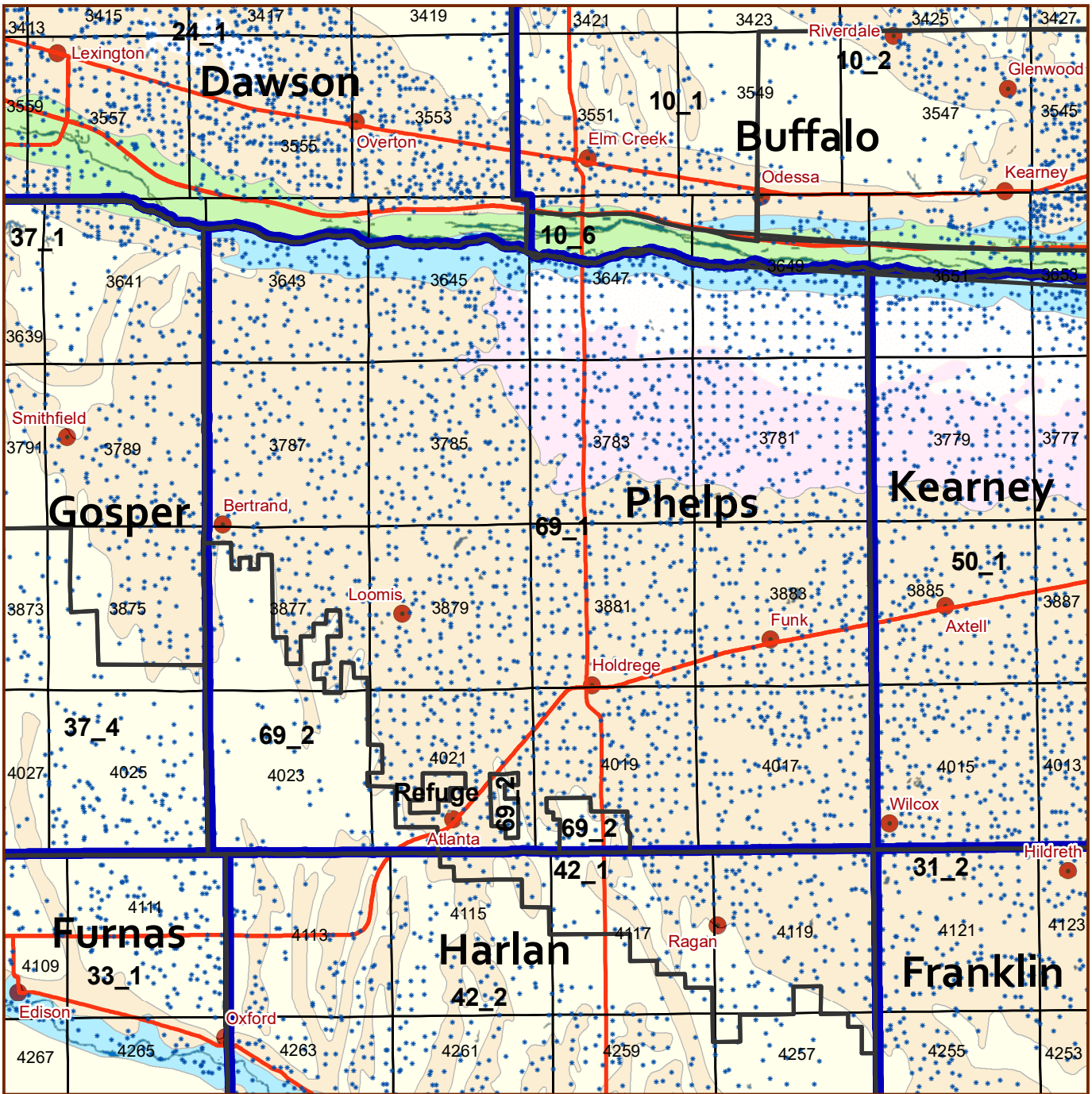
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Phelps	1	2,500	2,500	2,400	2,200	2,100	2,000	1,800	1,550	<b>2,390</b>
Dawson	1	n/a	2,277	2,277	2,065	2,054	1,854	1,602	1,587	<b>2,021</b>
Buffalo	1	2,330	2,329	2,170	2,169	2,020	2,010	1,885	1,885	<b>2,074</b>
Kearney	1	n/a	3,000	2,600	2,600	2,214	2,000	2,000	1,785	<b>2,779</b>
Franklin	2	2,600	2,500	2,300	2,280	1,970	1,960	1,615	1,615	<b>2,311</b>
Harlan	1	n/a	3,100	2,766	2,162	n/a	2,154	1,972	1,972	<b>2,897</b>
Gosper	1	n/a	1,820	1,730	1,635	1,500	1,280	1,215	1,215	<b>1,714</b>
Phelps	2	n/a	2,089	1,899	1,700	1,466	1,324	1,200	1,099	<b>1,739</b>
Gosper	4	n/a	1,744	1,626	1,525	n/a	1,177	1,156	1,156	<b>1,613</b>
Furnas	1	1,910	1,910	1,310	1,310	1,310	n/a	1,195	1,195	<b>1,676</b>
Harlan	2	3,100	2,328	1,961	1,517	1,460	1,619	1,720	1,720	<b>2,166</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Phelps	1	1,343	1,299	1,250	1,197	1,150	1,101	903	1,000	<b>1,237</b>
Dawson	1	1,108	1,108	1,097	1,051	1,015	1,005	979	969	<b>1,082</b>
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	<b>1,257</b>
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	<b>1,300</b>
Franklin	2	1,140	1,135	1,125	1,115	1,110	1,105	1,095	1,090	<b>1,127</b>
Harlan	1	1,060	1,060	1,060	1,060	n/a	n/a	n/a	1,060	<b>1,060</b>
Gosper	1	975	983	975	975	1,269	n/a	975	1,334	<b>977</b>
Phelps	2	1,350	1,300	1,250	1,200	n/a	1,103	1,050	1,000	<b>1,195</b>
Gosper	4	910	911	910	1,252	1,252	n/a	911	1,252	<b>911</b>
Furnas	1	824	825	825	825	825	n/a	825	n/a	<b>825</b>
Harlan	2	1,060	1,060	1,060	1,060	1,060	1,060	n/a	1,060	<b>1,060</b>

County	Mkt Area	CRP	TIMBER	WASTE
Phelps	1	1,005	1,000	35
Dawson	1	n/a	n/a	50
Buffalo	1	1,202	514	490
Kearney	1	n/a	n/a	150
Franklin	2	1,124	550	150
Harlan	1	n/a	n/a	100
Gosper	1	n/a	n/a	100
Phelps	2	n/a	1,000	35
Gosper	4	n/a	n/a	100
Furnas	1	825	825	75
Harlan	2	n/a	n/a	100

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# PHELPS COUNTY



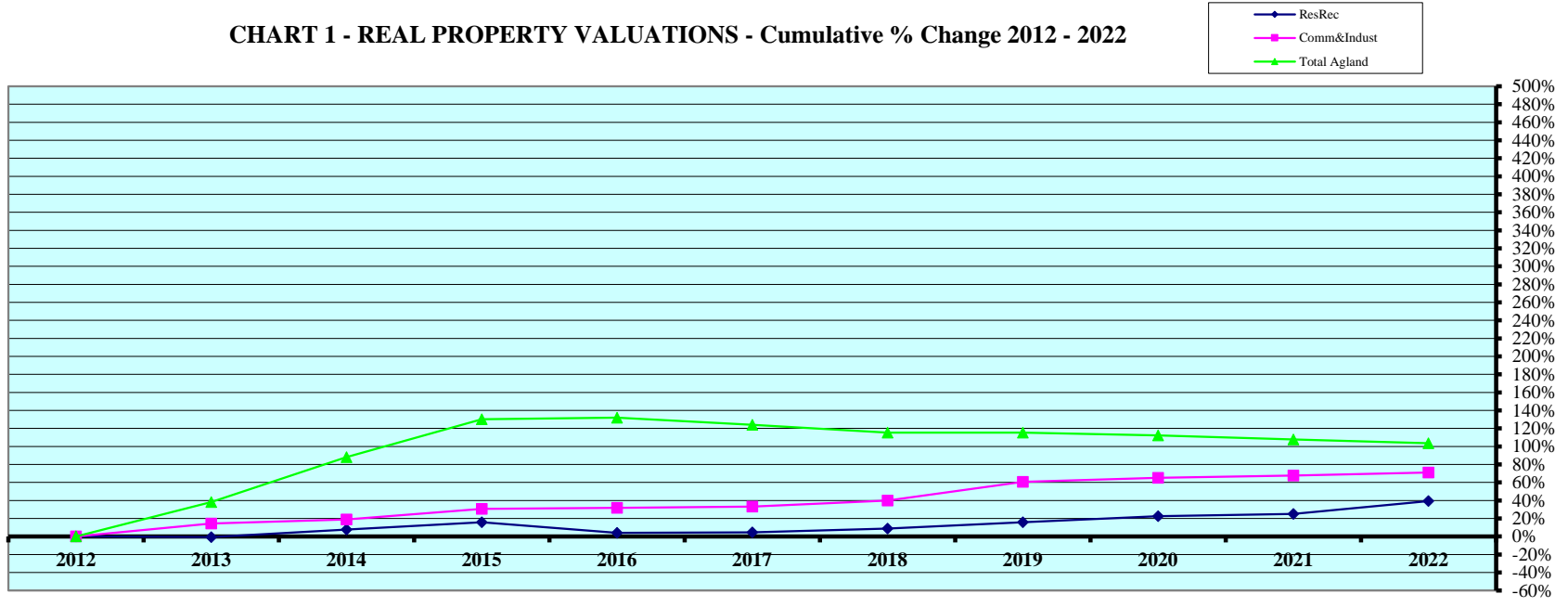
### Legend

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

### Soils CLASS

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	294,545,578	-	-	-	76,405,158	-	-	-	677,592,474	-	-	-
2013	292,511,588	-2,033,990	-0.69%	-0.69%	87,429,003	11,023,845	14.43%	14.43%	937,428,313	259,835,839	38.35%	38.35%
2014	316,759,410	24,247,822	8.29%	7.54%	90,779,753	3,350,750	3.83%	18.81%	1,275,729,596	338,301,283	36.09%	88.27%
2015	340,913,018	24,153,608	7.63%	15.74%	99,831,964	9,052,211	9.97%	30.66%	1,559,165,373	283,435,777	22.22%	130.10%
2016	306,263,135	-34,649,883	-10.16%	3.98%	100,614,024	782,060	0.78%	31.68%	1,571,801,414	12,636,041	0.81%	131.97%
2017	307,824,158	1,561,023	0.51%	4.51%	101,659,312	1,045,288	1.04%	33.05%	1,517,378,410	-54,423,004	-3.46%	123.94%
2018	320,686,143	12,861,985	4.18%	8.87%	106,965,598	5,306,286	5.22%	40.00%	1,458,841,143	-58,537,267	-3.86%	115.30%
2019	341,154,541	20,468,398	6.38%	15.82%	122,818,224	15,852,626	14.82%	60.75%	1,458,536,231	-304,912	-0.02%	115.25%
2020	360,525,016	19,370,475	5.68%	22.40%	126,083,642	3,265,418	2.66%	65.02%	1,438,457,819	-20,078,412	-1.38%	112.29%
2021	367,942,924	7,417,908	2.06%	24.92%	128,193,317	2,109,675	1.67%	67.78%	1,408,640,039	-29,817,780	-2.07%	107.89%
2022	410,320,532	42,377,608	11.52%	39.31%	130,682,088	2,488,771	1.94%	71.04%	1,379,316,011	-29,324,028	-2.08%	103.56%

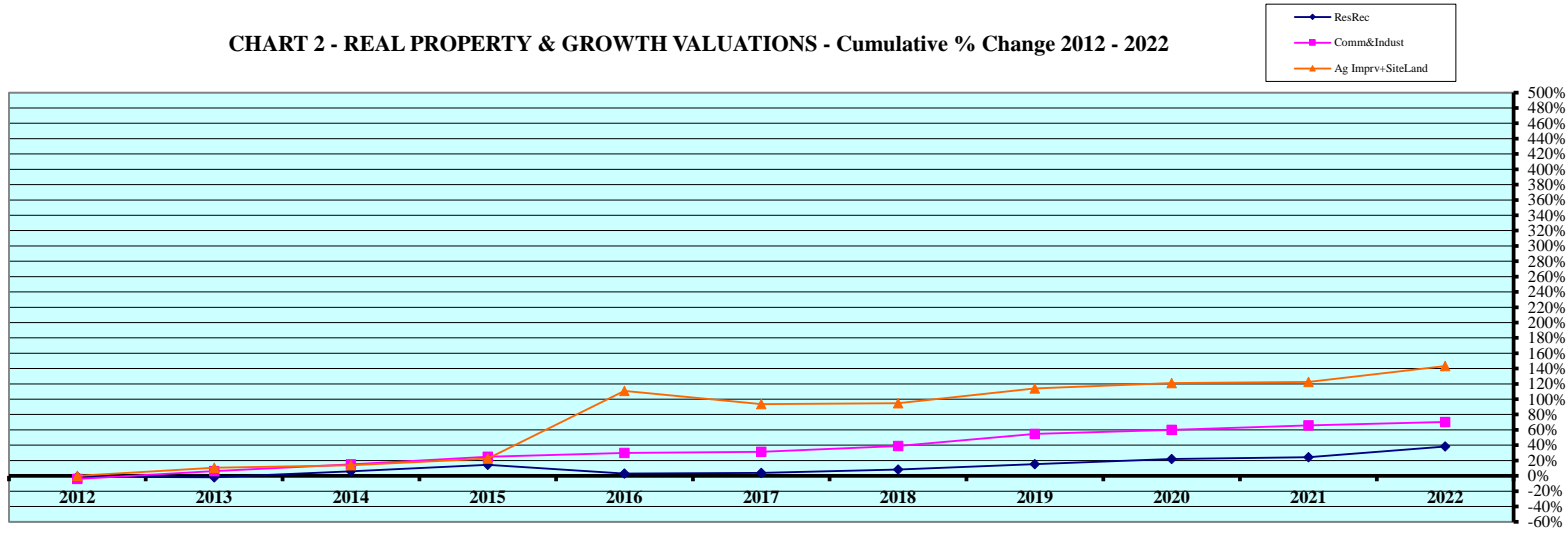
Rate Annual %chg: Residential & Recreational **3.37%** Commercial & Industrial **5.51%** Agricultural Land **7.37%**

Cnty# **69**  
County **PHELPS**

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2012	294,545,578	3,567,407	1.21%	290,978,171	-	-1.21%	76,405,158	3,075,170	4.02%	73,329,988	-	-4.02%	
2013	292,511,588	3,445,907	1.18%	289,065,681	-1.86%	-1.86%	87,429,003	6,264,645	7.17%	81,164,358	6.23%	6.23%	
2014	316,759,410	4,577,864	1.45%	312,181,546	6.72%	5.99%	90,779,753	3,000,565	3.31%	87,779,188	0.40%	14.89%	
2015	340,913,018	3,706,449	1.09%	337,206,569	6.46%	14.48%	99,831,964	4,509,805	4.52%	95,322,159	5.00%	24.76%	
2016	306,263,135	3,039,105	0.99%	303,224,030	-11.06%	2.95%	100,614,024	1,337,960	1.33%	99,276,064	-0.56%	29.93%	
2017	307,824,158	1,813,408	0.59%	306,010,750	-0.08%	3.89%	101,659,312	1,356,985	1.33%	100,302,327	-0.31%	31.28%	
2018	320,686,143	2,253,553	0.70%	318,432,590	3.45%	8.11%	106,965,598	920,190	0.86%	106,045,408	4.31%	38.79%	
2019	341,154,541	1,818,973	0.53%	339,335,568	5.82%	15.21%	122,818,224	4,664,619	3.80%	118,153,605	10.46%	54.64%	
2020	360,525,016	1,409,955	0.39%	359,115,061	5.26%	21.92%	126,083,642	3,960,455	3.14%	122,123,187	-0.57%	59.84%	
2021	367,942,924	1,426,782	0.39%	366,516,142	1.66%	24.43%	128,193,317	1,561,140	1.22%	126,632,177	0.44%	65.74%	
2022	410,320,532	3,143,122	0.77%	407,177,410	10.66%	38.24%	130,682,088	555,470	0.43%	130,126,618	1.51%	70.31%	
Rate Ann%chg	3.37%			Resid & Recreat w/o growth			5.51%			C & I w/o growth			2.69%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	43,048,985	24,539,530	67,588,515	2,475,301	3.66%	65,113,214	-	-
2013	48,646,786	29,517,429	78,164,215	3,475,900	4.45%	74,688,315	10.50%	10.50%
2014	52,302,935	28,398,714	80,701,649	3,831,371	4.75%	76,870,278	-1.66%	13.73%
2015	55,127,595	29,537,887	84,665,482	1,902,520	2.25%	82,762,962	2.55%	22.45%
2016	107,716,190	39,719,469	147,435,659	4,844,380	3.29%	142,591,279	68.42%	110.97%
2017	92,000,773	40,718,196	132,718,969	1,800,418	1.36%	130,918,551	-11.20%	93.70%
2018	89,994,155	43,882,549	133,876,704	2,220,812	1.66%	131,655,892	-0.80%	94.79%
2019	99,421,265	46,798,286	146,219,551	1,637,920	1.12%	144,581,631	8.00%	113.91%
2020	103,141,710	47,334,296	150,476,006	1,001,680	0.67%	149,474,326	2.23%	121.15%
2021	103,092,185	48,188,654	151,280,839	925,270	0.61%	150,355,569	-0.08%	122.46%
2022	110,590,555	57,794,959	168,385,514	3,961,700	2.35%	164,423,814	8.69%	143.27%
Rate Ann%chg	9.89%	8.94%	9.56%	Ag Imprv+Site w/o growth			8.66%	

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

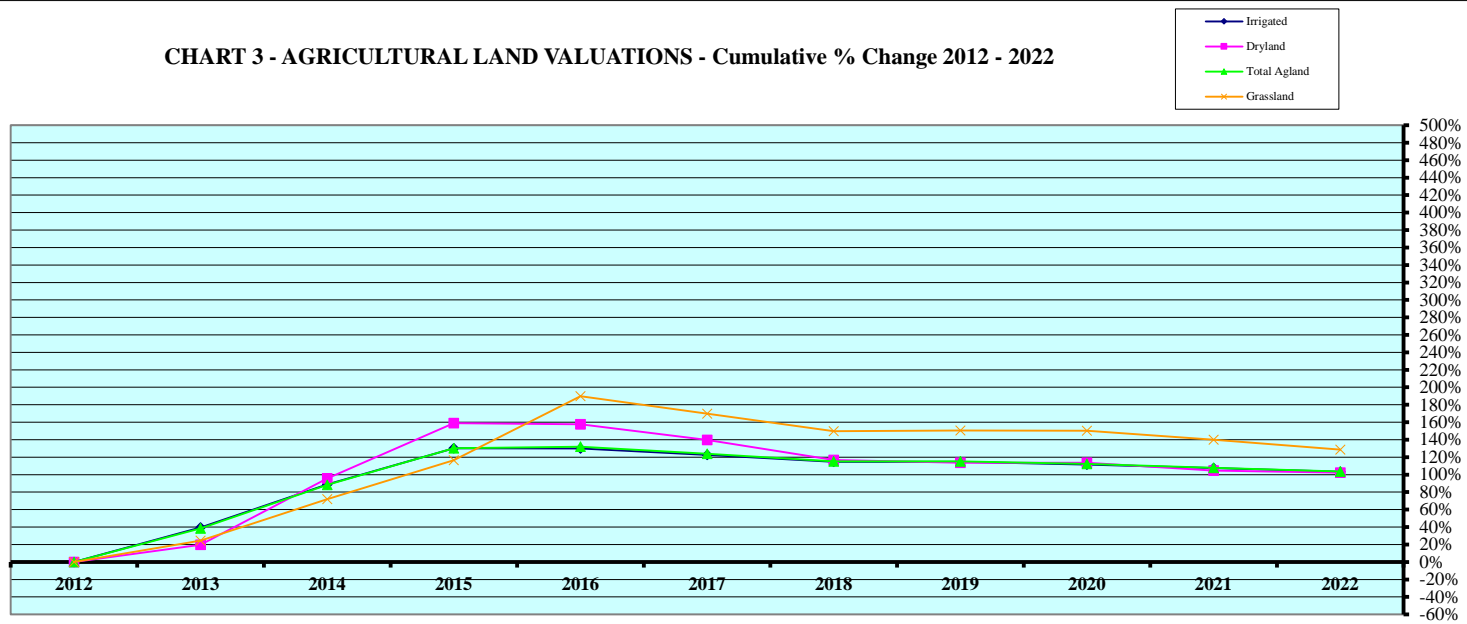
Cnty# 69  
County PHELPS

CHART 2

NE Dept. of Revenue, Property Assessment Division



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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	636,201,958	-	-	-	19,995,168	-	-	-	18,189,259	-	-	-
2013	887,074,847	250,872,889	39.43%	39.43%	23,947,726	3,952,558	19.77%	19.77%	22,662,984	4,473,725	24.60%	24.60%
2014	1,201,449,428	314,374,581	35.44%	88.85%	39,141,121	15,193,395	63.44%	95.75%	31,280,900	8,617,916	38.03%	71.97%
2015	1,464,159,382	262,709,954	21.87%	130.14%	51,772,152	12,631,031	32.27%	158.92%	39,406,031	8,125,131	25.97%	116.64%
2016	1,463,830,930	-328,452	-0.02%	130.09%	51,503,869	-268,283	-0.52%	157.58%	52,711,170	13,305,139	33.76%	189.79%
2017	1,416,505,495	-47,325,435	-3.23%	122.65%	47,919,003	-3,584,866	-6.96%	139.65%	49,058,398	-3,652,772	-6.93%	169.71%
2018	1,366,207,864	-50,297,631	-3.55%	114.74%	43,343,799	-4,575,204	-9.55%	116.77%	45,409,661	-3,648,737	-7.44%	149.65%
2019	1,366,391,915	184,051	0.01%	114.77%	42,705,374	-638,425	-1.47%	113.58%	45,568,425	158,764	0.35%	150.52%
2020	1,346,362,277	-20,029,638	-1.47%	111.62%	42,738,878	33,504	0.08%	113.75%	45,505,419	-63,006	-0.14%	150.18%
2021	1,320,377,045	-25,985,232	-1.93%	107.54%	40,937,291	-1,801,587	-4.22%	104.74%	43,675,890	-1,829,529	-4.02%	140.12%
2022	1,293,813,278	-26,563,767	-2.01%	103.37%	40,429,284	-508,007	-1.24%	102.20%	41,601,390	-2,074,500	-4.75%	128.71%

Rate Ann.%chg: Irrigated **7.36%** Dryland **7.29%** Grassland **8.62%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	8,159	-	-	-	3,197,930	-	-	-	677,592,474	-	-	-
2013	8,666	507	6.21%	6.21%	3,734,090	536,160	16.77%	16.77%	937,428,313	259,835,839	38.35%	38.35%
2014	9,513	847	9.77%	16.60%	3,848,634	114,544	3.07%	20.35%	1,275,729,596	338,301,283	36.09%	88.27%
2015	10,685	1,172	12.32%	30.96%	3,817,123	-31,511	-0.82%	19.36%	1,559,165,373	283,435,777	22.22%	130.10%
2016	13,187	2,502	23.42%	61.63%	3,742,258	-74,865	-1.96%	17.02%	1,571,801,414	12,636,041	0.81%	131.97%
2017	12,934	-253	-1.92%	58.52%	3,882,580	140,322	3.75%	21.41%	1,517,378,410	-54,423,004	-3.46%	123.94%
2018	12,812	-122	-0.94%	57.03%	3,867,007	-15,573	-0.40%	20.92%	1,458,841,143	-58,537,267	-3.86%	115.30%
2019	10,913	-1,899	-14.82%	33.75%	3,859,604	-7,403	-0.19%	20.69%	1,458,536,231	-304,912	-0.02%	115.25%
2020	17,709	6,796	62.27%	117.05%	3,833,536	-26,068	-0.68%	19.88%	1,438,457,819	-20,078,412	-1.38%	112.29%
2021	17,715	6	0.03%	117.12%	3,632,098	-201,438	-5.25%	13.58%	1,408,640,039	-29,817,780	-2.07%	107.89%
2022	17,869	154	0.87%	119.01%	3,454,190	-177,908	-4.90%	8.01%	1,379,316,011	-29,324,028	-2.08%	103.56%

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Rate Ann.%chg: Total Agric Land **7.37%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	635,701,167	254,155	2,501			19,994,718	19,282	1,037			18,504,727	39,763	465		
2013	880,783,872	254,593	3,460	38.32%	38.32%	23,869,868	19,221	1,242	19.76%	19.76%	22,009,057	39,064	563	21.07%	21.07%
2014	1,201,308,283	257,033	4,674	35.10%	86.86%	39,306,147	19,657	2,000	61.01%	92.83%	31,294,927	38,941	804	42.64%	72.69%
2015	1,464,212,613	257,369	5,689	21.73%	127.45%	51,430,529	19,581	2,626	31.35%	153.29%	39,676,126	38,546	1,029	28.08%	121.18%
2016	1,464,073,529	257,365	5,689	-0.01%	127.44%	51,581,812	19,683	2,621	-0.22%	152.72%	52,758,454	38,267	1,379	33.94%	196.25%
2017	1,413,413,279	257,437	5,490	-3.49%	119.50%	47,952,299	19,610	2,445	-6.69%	135.81%	52,151,719	38,079	1,370	-0.66%	194.30%
2018	1,366,197,832	258,194	5,291	-3.62%	111.55%	43,322,341	19,241	2,252	-7.92%	117.13%	45,423,603	37,518	1,211	-11.60%	160.16%
2019	1,366,553,386	258,269	5,291	0.00%	111.54%	42,705,375	18,943	2,254	0.12%	117.40%	45,568,424	37,759	1,207	-0.32%	159.32%
2020	1,346,399,787	258,152	5,216	-1.43%	108.52%	42,748,066	18,961	2,255	0.00%	117.41%	45,555,794	37,605	1,211	0.38%	160.31%
2021	1,320,433,966	258,136	5,115	-1.92%	104.51%	40,937,302	19,021	2,152	-4.54%	107.55%	43,676,859	37,514	1,164	-3.89%	150.18%
2022	1,293,813,911	257,978	5,015	-1.96%	100.51%	40,431,996	19,266	2,099	-2.49%	102.38%	41,598,449	37,336	1,114	-4.31%	139.41%

Rate Annual %chg Average Value/Acre: 7.20%

7.30%

9.12%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	8,279	237	35			3,026,097	3,199	946			677,234,988	316,636	2,139		
2013	8,408	240	35	0.02%	0.02%	3,386,122	3,405	995	5.13%	5.13%	930,057,327	316,522	2,938	37.38%	37.38%
2014	8,595	246	35	0.00%	0.02%	3,661,500	3,706	988	-0.67%	4.42%	1,275,579,452	319,583	3,991	35.84%	86.61%
2015	9,641	275	35	0.01%	0.04%	3,692,036	3,742	987	-0.13%	4.29%	1,559,020,945	319,514	4,879	22.25%	128.13%
2016	11,023	315	35	0.00%	0.04%	3,692,759	3,755	983	-0.32%	3.95%	1,572,117,577	319,385	4,922	0.88%	130.14%
2017	12,864	368	35	-0.04%	0.00%	3,882,580	3,958	981	-0.25%	3.69%	1,517,412,741	319,452	4,750	-3.50%	122.08%
2018	12,812	366	35	0.02%	0.02%	3,867,007	3,943	981	-0.03%	3.66%	1,458,823,595	319,262	4,569	-3.80%	113.64%
2019	10,913	312	35	0.01%	0.03%	3,859,604	3,934	981	0.04%	3.70%	1,458,697,702	319,217	4,570	0.01%	113.65%
2020	17,082	488	35	-0.02%	0.00%	3,833,536	3,896	984	0.29%	4.01%	1,438,554,265	319,102	4,508	-1.35%	110.77%
2021	17,715	506	35	0.00%	0.01%	3,623,370	3,897	930	-5.50%	-1.71%	1,408,689,212	319,073	4,415	-2.07%	106.42%
2022	17,869	511	35	0.01%	0.01%	3,454,190	3,911	883	-5.02%	-6.65%	1,379,316,415	319,002	4,324	-2.06%	102.16%

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Rate Annual %chg Average Value/Acre: 7.29%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,968	<b>PHELPS</b>	151,989,221	64,464,736	23,885,732	410,318,237	108,335,943	22,346,145	2,295	1,379,316,011	110,590,555	57,794,959	2,033,000	2,331,076,834
cnty sectorvalue % of total value:		6.52%	2.77%	1.02%	17.60%	4.65%	0.96%	0.00%	59.17%	4.74%	2.48%	0.09%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
131	<b>ATLANTA</b>	298,303	130,818	470,197	3,407,623	2,007,557	0	0	0	0	0	0	6,314,498
1.46%	%sector of county sector	0.20%	0.20%	1.97%	0.83%	1.85%							0.27%
	%sector of municipality	4.72%	2.07%	7.45%	53.97%	31.79%							100.00%
750	<b>BERTRAND</b>	1,135,829	468,009	92,481	29,791,882	3,182,299	0	0	0	0	0	0	34,670,500
8.36%	%sector of county sector	0.75%	0.73%	0.39%	7.26%	2.94%							1.49%
	%sector of municipality	3.28%	1.35%	0.27%	85.93%	9.18%							100.00%
194	<b>FUNK</b>	630,692	301,118	792,979	11,559,506	4,224,817	0	0	0	0	0	0	17,509,112
2.16%	%sector of county sector	0.41%	0.47%	3.32%	2.82%	3.90%							0.75%
	%sector of municipality	3.60%	1.72%	4.53%	66.02%	24.13%							100.00%
5,495	<b>HOLDREGE</b>	8,696,694	7,824,777	5,405,190	287,381,643	64,287,283	3,353,522	0	0	0	0	0	376,949,109
61.27%	%sector of county sector	5.72%	12.14%	22.63%	70.04%	59.34%	15.01%						16.17%
	%sector of municipality	2.31%	2.08%	1.43%	76.24%	17.05%	0.89%						100.00%
382	<b>LOOMIS</b>	1,361,825	818,632	80,631	18,658,950	12,151,381	0	0	0	0	0	0	33,071,419
4.26%	%sector of county sector	0.90%	1.27%	0.34%	4.55%	11.22%							1.42%
	%sector of municipality	4.12%	2.48%	0.24%	56.42%	36.74%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
6,953	<b>Total Municipalities</b>	12,123,343	9,543,354	6,841,478	350,799,608	85,853,339	3,353,522	0	0	0	0	0	468,514,643
77.53%	%all municip.sectors of cnty	7.98%	14.80%	28.64%	85.49%	79.25%	15.01%						20.10%

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,294</b>	<b>Value : 2,242,776,046</b>	<b>Growth 9,126,421</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	294	3,319,523	0	0	267	1,875,266	561	5,194,789	
<b>02. Res Improve Land</b>	2,861	33,917,706	0	0	263	8,448,602	3,124	42,366,308	
<b>03. Res Improvements</b>	2,994	347,752,740	0	0	291	52,979,840	3,285	400,732,580	
<b>04. Res Total</b>	3,288	384,989,969	0	0	558	63,303,708	3,846	448,293,677	2,912,368
<b>% of Res Total</b>	85.49	85.88	0.00	0.00	14.51	14.12	52.73	19.99	31.91
<b>05. Com UnImp Land</b>	100	1,703,700	0	0	19	441,689	119	2,145,389	
<b>06. Com Improve Land</b>	407	7,384,951	0	0	50	1,198,377	457	8,583,328	
<b>07. Com Improvements</b>	417	78,345,108	0	0	58	22,143,645	475	100,488,753	
<b>08. Com Total</b>	517	87,433,759	0	0	77	23,783,711	594	111,217,470	2,421,180
<b>% of Com Total</b>	87.04	78.62	0.00	0.00	12.96	21.38	8.14	4.96	26.53
<b>09. Ind UnImp Land</b>	2	48,920	0	0	0	0	2	48,920	
<b>10. Ind Improve Land</b>	5	142,201	0	0	4	337,068	9	479,269	
<b>11. Ind Improvements</b>	5	3,439,940	0	0	4	19,173,180	9	22,613,120	
<b>12. Ind Total</b>	7	3,631,061	0	0	4	19,510,248	11	23,141,309	835,050
<b>% of Ind Total</b>	63.64	15.69	0.00	0.00	36.36	84.31	0.15	1.03	9.15
<b>13. Rec UnImp Land</b>	0	0	0	0	1	2,295	1	2,295	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	1	2,295	1	2,295	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
<b>Res &amp; Rec Total</b>	3,288	384,989,969	0	0	559	63,306,003	3,847	448,295,972	2,912,368
<b>% of Res &amp; Rec Total</b>	85.47	85.88	0.00	0.00	14.53	14.12	52.74	19.99	31.91
<b>Com &amp; Ind Total</b>	524	91,064,820	0	0	81	43,293,959	605	134,358,779	3,256,230
<b>% of Com &amp; Ind Total</b>	86.61	67.78	0.00	0.00	13.39	32.22	8.29	5.99	35.68
<b>17. Taxable Total</b>	3,812	476,054,789	0	0	640	106,599,962	4,452	582,654,751	6,168,598
<b>% of Taxable Total</b>	85.62	81.70	0.00	0.00	14.38	18.30	61.04	25.98	67.59

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	40	555,599	6,730,996	0	0	0
19. Commercial	13	950,192	21,156,315	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	40	555,599	6,730,996
19. Commercial	0	0	0	13	950,192	21,156,315
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				53	1,505,791	27,887,311

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	2	2,853,650	2	2,853,650	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	2,853,650	2	2,853,650	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	380	0	425	805

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	32,392	0	0	1,972	1,141,167,129	1,975	1,141,199,521
28. Ag-Improved Land	0	0	0	0	824	368,262,479	824	368,262,479
29. Ag Improvements	0	0	0	0	865	147,805,645	865	147,805,645

30. Ag Total				2,840	1,657,267,645
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	14.00	490,000	14	14.00	490,000	
32. HomeSite Improv Land	510	529.49	17,992,150	510	529.49	17,992,150	
33. HomeSite Improvements	512	0.00	97,603,990	512	0.00	97,603,990	1,131,843
34. HomeSite Total				<b>526</b>	<b>543.49</b>	<b>116,086,140</b>	
35. FarmSite UnImp Land	94	402.08	701,171	94	402.08	701,171	
36. FarmSite Improv Land	740	3,529.94	8,643,787	740	3,529.94	8,643,787	
37. FarmSite Improvements	815	0.00	50,201,655	815	0.00	50,201,655	1,825,980
38. FarmSite Total				<b>909</b>	<b>3,932.02</b>	<b>59,546,613</b>	
39. Road & Ditches	2,518	7,124.12	0	2,518	7,124.12	0	
40. Other- Non Ag Use	10	206.38	229,935	10	206.38	229,935	
41. Total Section VI				<b>1,435</b>	<b>11,806.01</b>	<b>175,862,688</b>	<b>2,957,823</b>

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	0	0.00	0	0	0.00	0

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	144,386.58	58.44%	837,201,628	62.37%	5,798.33
46. 1A	49,280.58	19.95%	285,732,038	21.29%	5,798.07
47. 2A1	10,434.94	4.22%	49,043,110	3.65%	4,699.89
48. 2A	18,382.53	7.44%	79,013,013	5.89%	4,298.27
49. 3A1	973.53	0.39%	3,991,421	0.30%	4,099.95
50. 3A	6,878.49	2.78%	27,512,636	2.05%	3,999.81
51. 4A1	3,307.91	1.34%	12,900,177	0.96%	3,899.80
52. 4A	13,409.72	5.43%	46,983,498	3.50%	3,503.69
53. Total	247,054.28	100.00%	1,342,377,521	100.00%	5,433.53
<b>Dry</b>					
54. 1D1	44.45	0.33%	111,128	0.34%	2,500.07
55. 1D	9,306.37	68.68%	23,264,786	71.84%	2,499.88
56. 2D1	1,499.89	11.07%	3,599,430	11.11%	2,399.80
57. 2D	1,412.82	10.43%	3,107,953	9.60%	2,199.82
58. 3D1	292.83	2.16%	614,921	1.90%	2,099.92
59. 3D	149.72	1.10%	299,412	0.92%	1,999.81
60. 4D1	312.89	2.31%	563,048	1.74%	1,799.51
61. 4D	531.59	3.92%	823,845	2.54%	1,549.78
62. Total	13,550.56	100.00%	32,384,523	100.00%	2,389.90
<b>Grass</b>					
63. 1G1	4,614.13	32.46%	6,190,404	35.60%	1,341.62
64. 1G	1,946.56	13.70%	2,456,009	14.12%	1,261.72
65. 2G1	701.15	4.93%	866,518	4.98%	1,235.85
66. 2G	1,763.74	12.41%	2,094,787	12.05%	1,187.70
67. 3G1	4,138.88	29.12%	4,757,747	27.36%	1,149.53
68. 3G	11.45	0.08%	11,752	0.07%	1,026.38
69. 4G1	367.89	2.59%	344,902	1.98%	937.51
70. 4G	668.99	4.71%	668,925	3.85%	999.90
71. Total	14,212.79	100.00%	17,391,044	100.00%	1,223.62
<b>Irrigated Total</b>					
Irrigated Total	247,054.28	88.48%	1,342,377,521	96.19%	5,433.53
<b>Dry Total</b>					
Dry Total	13,550.56	4.85%	32,384,523	2.32%	2,389.90
<b>Grass Total</b>					
Grass Total	14,212.79	5.09%	17,391,044	1.25%	1,223.62
72. Waste	483.13	0.17%	16,908	0.00%	35.00
73. Other	3,904.47	1.40%	3,450,162	0.25%	883.64
74. Exempt	11,046.47	3.96%	42,462	0.00%	3.84
75. Market Area Total	279,205.23	100.00%	1,395,620,158	100.00%	4,998.55



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,714.68	43.07%	22,630,424	46.81%	4,799.99
46. 1A	2,037.00	18.61%	9,573,793	19.80%	4,699.95
47. 2A1	67.80	0.62%	298,301	0.62%	4,399.72
48. 2A	1,595.77	14.58%	6,702,245	13.86%	4,200.01
49. 3A1	6.10	0.06%	24,990	0.05%	4,096.72
50. 3A	82.99	0.76%	331,860	0.69%	3,998.80
51. 4A1	575.03	5.25%	2,242,409	4.64%	3,899.64
52. 4A	1,867.60	17.06%	6,536,321	13.52%	3,499.85
53. Total	10,946.97	100.00%	48,340,343	100.00%	4,415.87
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,340.52	40.67%	4,889,380	48.84%	2,089.01
56. 2D1	32.71	0.57%	62,128	0.62%	1,899.36
57. 2D	2,153.94	37.42%	3,661,508	36.57%	1,699.91
58. 3D1	12.43	0.22%	18,218	0.18%	1,465.65
59. 3D	0.21	0.00%	278	0.00%	1,323.81
60. 4D1	432.73	7.52%	519,085	5.18%	1,199.56
61. 4D	783.00	13.60%	860,807	8.60%	1,099.37
62. Total	5,755.54	100.00%	10,011,404	100.00%	1,739.44
<b>Grass</b>					
63. 1G1	2,060.93	8.92%	2,782,136	10.14%	1,349.94
64. 1G	2,937.72	12.72%	3,797,797	13.85%	1,292.77
65. 2G1	1,263.39	5.47%	1,569,086	5.72%	1,241.96
66. 2G	10,932.75	47.33%	13,119,041	47.83%	1,199.98
67. 3G1	14.68	0.06%	14,667	0.05%	999.11
68. 3G	4.47	0.02%	4,591	0.02%	1,027.07
69. 4G1	5,159.31	22.34%	5,416,594	19.75%	1,049.87
70. 4G	724.42	3.14%	724,382	2.64%	999.95
71. Total	23,097.67	100.00%	27,428,294	100.00%	1,187.49
<b>Irrigated Total</b>					
Irrigated Total	10,946.97	27.48%	48,340,343	56.35%	4,415.87
<b>Dry Total</b>					
Dry Total	5,755.54	14.45%	10,011,404	11.67%	1,739.44
<b>Grass Total</b>					
Grass Total	23,097.67	57.98%	27,428,294	31.97%	1,187.49
72. Waste	28.22	0.07%	988	0.00%	35.01
73. Other	6.28	0.02%	3,770	0.00%	600.32
74. Exempt	1,206.71	3.03%	0	0.00%	0.00
75. Market Area Total	39,834.68	100.00%	85,784,799	100.00%	2,153.52

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	5.79	32,392	0.00	0	257,995.46	1,390,685,472	258,001.25	1,390,717,864
<b>77. Dry Land</b>	0.00	0	0.00	0	19,306.10	42,395,927	19,306.10	42,395,927
<b>78. Grass</b>	0.00	0	0.00	0	37,310.46	44,819,338	37,310.46	44,819,338
<b>79. Waste</b>	0.00	0	0.00	0	511.35	17,896	511.35	17,896
<b>80. Other</b>	0.00	0	0.00	0	3,910.75	3,453,932	3,910.75	3,453,932
<b>81. Exempt</b>	527.56	0	0.00	0	11,725.62	42,462	12,253.18	42,462
<b>82. Total</b>	<b>5.79</b>	<b>32,392</b>	<b>0.00</b>	<b>0</b>	<b>319,034.12</b>	<b>1,481,372,565</b>	<b>319,039.91</b>	<b>1,481,404,957</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	258,001.25	80.87%	1,390,717,864	93.88%	5,390.35
<b>Dry Land</b>	19,306.10	6.05%	42,395,927	2.86%	2,195.99
<b>Grass</b>	37,310.46	11.69%	44,819,338	3.03%	1,201.25
<b>Waste</b>	511.35	0.16%	17,896	0.00%	35.00
<b>Other</b>	3,910.75	1.23%	3,453,932	0.23%	883.19
<b>Exempt</b>	12,253.18	3.84%	42,462	0.00%	3.47
<b>Total</b>	<b>319,039.91</b>	<b>100.00%</b>	<b>1,481,404,957</b>	<b>100.00%</b>	<b>4,643.32</b>

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	27	246,182	2	70,000	16	601,580	43	917,762	1,285
83.2 Atlanta	39	312,412	58	352,881	58	2,852,185	97	3,517,478	0
83.3 Bertrand	45	627,150	313	2,222,735	319	27,021,550	364	29,871,435	44,230
83.4 Funk	30	587,850	90	750,409	97	10,318,730	127	11,656,989	12,080
83.5 Holdrege	163	1,644,322	2,231	29,434,234	2,344	288,065,335	2,507	319,143,891	1,735,163
83.6 Loomis	17	147,789	169	1,157,447	173	19,458,895	190	20,764,131	69,450
83.7 Rural	241	1,631,379	261	8,378,602	278	52,414,305	519	62,424,286	1,050,160
84 Residential Total	562	5,197,084	3,124	42,366,308	3,285	400,732,580	3,847	448,295,972	2,912,368

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 N/a Or Error	1	4,557	1	22,316	1	264,665	2	291,538	0
85.2 Atlanta	10	75,534	13	230,308	13	1,693,935	23	1,999,777	1,065
85.3 Bertrand	8	41,265	36	157,739	39	2,976,800	47	3,175,804	22,000
85.4 Funk	4	9,829	14	113,382	22	4,094,520	26	4,217,731	0
85.5 Holdrege	74	1,596,318	310	6,705,874	308	60,801,298	382	69,103,490	1,043,940
85.6 Loomis	6	29,674	39	319,849	40	12,218,495	46	12,568,018	0
85.7 Rural	18	437,132	53	1,513,129	61	41,052,160	79	43,002,421	2,189,225
86 Commercial Total	121	2,194,309	466	9,062,597	484	123,101,873	605	134,358,779	3,256,230

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	4,601.96	34.34%	6,178,240	37.26%	1,342.52
88. 1G	1,701.52	12.70%	2,210,352	13.33%	1,299.05
89. 2G1	661.60	4.94%	826,988	4.99%	1,249.98
90. 2G	1,676.56	12.51%	2,007,651	12.11%	1,197.48
91. 3G1	4,126.73	30.79%	4,745,611	28.62%	1,149.97
92. 3G	2.95	0.02%	3,248	0.02%	1,101.02
93. 4G1	235.46	1.76%	212,521	1.28%	902.58
94. 4G	395.63	2.95%	395,634	2.39%	1,000.01
95. Total	13,402.41	100.00%	16,580,245	100.00%	1,237.11
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2.51	1.94%	3,262	2.51%	1,299.60
98. 2C1	39.55	30.60%	39,530	30.42%	999.49
99. 2C	87.18	67.46%	87,136	67.06%	999.50
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	129.24	100.00%	129,928	100.00%	1,005.32
<b>Timber</b>					
105. 1T1	12.17	1.79%	12,164	1.79%	999.51
106. 1T	242.53	35.61%	242,395	35.60%	999.44
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	12.15	1.78%	12,136	1.78%	998.85
110. 3T	8.50	1.25%	8,504	1.25%	1,000.47
111. 4T1	132.43	19.44%	132,381	19.44%	999.63
112. 4T	273.36	40.13%	273,291	40.14%	999.75
113. Total	681.14	100.00%	680,871	100.00%	999.61
<hr/>					
Grass Total	13,402.41	94.30%	16,580,245	95.34%	1,237.11
CRP Total	129.24	0.91%	129,928	0.75%	1,005.32
Timber Total	681.14	4.79%	680,871	3.92%	999.61
<hr/>					
114. Market Area Total	14,212.79	100.00%	17,391,044	100.00%	1,223.62

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	2,060.93	9.26%	2,782,136	10.46%	1,349.94
88. 1G	2,867.88	12.88%	3,727,988	14.02%	1,299.91
89. 2G1	1,223.16	5.50%	1,528,875	5.75%	1,249.94
90. 2G	10,931.68	49.11%	13,117,970	49.33%	1,200.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1.16	0.01%	1,279	0.00%	1,102.59
93. 4G1	5,147.32	23.12%	5,404,634	20.33%	1,049.99
94. 4G	27.24	0.12%	27,240	0.10%	1,000.00
95. Total	22,259.37	100.00%	26,590,122	100.00%	1,194.56
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	69.84	8.33%	69,809	8.33%	999.56
107. 2T1	40.23	4.80%	40,211	4.80%	999.53
108. 2T	1.07	0.13%	1,071	0.13%	1,000.93
109. 3T1	14.68	1.75%	14,667	1.75%	999.11
110. 3T	3.31	0.39%	3,312	0.40%	1,000.60
111. 4T1	11.99	1.43%	11,960	1.43%	997.50
112. 4T	697.18	83.17%	697,142	83.17%	999.95
113. Total	838.30	100.00%	838,172	100.00%	999.85
<hr/>					
Grass Total	22,259.37	96.37%	26,590,122	96.94%	1,194.56
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	838.30	3.63%	838,172	3.06%	999.85
<hr/>					
114. Market Area Total	23,097.67	100.00%	27,428,294	100.00%	1,187.49

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

69 Phelps

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	410,318,237	448,293,677	37,975,440	9.26%	2,912,368	8.55%
02. Recreational	2,295	2,295	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	110,590,555	116,086,140	5,495,585	4.97%	1,131,843	3.95%
<b>04. Total Residential (sum lines 1-3)</b>	<b>520,911,087</b>	<b>564,382,112</b>	<b>43,471,025</b>	<b>8.35%</b>	<b>4,044,211</b>	<b>7.57%</b>
05. Commercial	108,335,943	111,217,470	2,881,527	2.66%	2,421,180	0.42%
06. Industrial	22,346,145	23,141,309	795,164	3.56%	835,050	-0.18%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>130,682,088</b>	<b>134,358,779</b>	<b>3,676,691</b>	<b>2.81%</b>	<b>3,256,230</b>	<b>0.32%</b>
08. Ag-Farmsite Land, Outbuildings	57,576,715	59,546,613	1,969,898	3.42%	1,825,980	0.25%
09. Minerals	2,033,000	2,853,650	820,650	40.37	0	40.37%
10. Non Ag Use Land	218,244	229,935	11,691	5.36%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>59,827,959</b>	<b>62,630,198</b>	<b>2,802,239</b>	<b>4.68%</b>	<b>1,825,980</b>	<b>1.63%</b>
12. Irrigated	1,293,813,278	1,390,717,864	96,904,586	7.49%		
13. Dryland	40,429,284	42,395,927	1,966,643	4.86%		
14. Grassland	41,601,390	44,819,338	3,217,948	7.74%		
15. Wasteland	17,869	17,896	27	0.15%		
16. Other Agland	3,454,190	3,453,932	-258	-0.01%		
<b>17. Total Agricultural Land</b>	<b>1,379,316,011</b>	<b>1,481,404,957</b>	<b>102,088,946</b>	<b>7.40%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,090,737,145</b>	<b>2,242,776,046</b>	<b>152,038,901</b>	<b>7.27%</b>	<b>9,126,421</b>	<b>6.84%</b>

## 2023 Assessment Survey for Phelps County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	0
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	3
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$165,700
7.	<b>Adopted budget, or granted budget if different from above:</b>
	same
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$42,000
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	NA
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$28,000 for the GIS System and \$7,000
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,500
12.	<b>Amount of last year's assessor's budget not used:</b>
	\$55,000



## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC v3
2.	<b>CAMA software:</b>
	MIPS PC v3
3.	<b>Personal Property software:</b>
	MIPS PC v3
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	The assessor and staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://phelps.gworks.com">phelps.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	The county assessor & staff
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Gworks and FSA maps
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	All municipalities are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	2000

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Central Plains Valuation
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	Pritchard and Abbott for oil and minerals

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Central Plains Valuation for commercial pick-up
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified General Appraisers
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2023 Residential Assessment Survey for Phelps County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	The county assessor and staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The cost approach with market derived depreciation is used to value all residential properties.														
<b>4.</b>	<b>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?</b>														
	Depreciation tables are developed using local market information.														
<b>5.</b>	<b>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.</b>														
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Lots are priced by the square foot and by the acre. Lot values are established by neighborhood in Holdrege and each Village has a separate land table.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														
	Improved rural and vacant rural sales are studied to arrive at market value.														
<b>8.</b>	<b>Are there form 191 applications on file?</b>														
	No														

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

All lots being held for sale or resale are being valued the same as all other lots within the neighborhood.

**10.**

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2021	2021	2018	2018-2020
2	2021	2021	2018	2021
3	2021	2021	2018	2021
4	2021	2021	2018	2017-2021
AG DW	2021	2021	2018	2017-2021
AG OB	2021	2021		2017-2021

All homes received an update to cost tables this year; however, the cost indexes for agricultural outbuildings were not updated.

## 2023 Commercial Assessment Survey for Phelps County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Central Plains Valuation										
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Holdrege - largest community in the county, stable economic growth, active business district</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bertrand &amp; Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Funk &amp; Atlanta - small villages without an organized commercial market.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - typically agricultural or industrial type properties, usually different than those found within the towns.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Holdrege - largest community in the county, stable economic growth, active business district	2	Bertrand & Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.	3	Funk & Atlanta - small villages without an organized commercial market.	4	Rural - typically agricultural or industrial type properties, usually different than those found within the towns.
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3	Funk & Atlanta - small villages without an organized commercial market.										
4	Rural - typically agricultural or industrial type properties, usually different than those found within the towns.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	All three approaches are developed where sufficient information is available. Primarily the cost approach is relied on.										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	All commercial properties are priced using the Marshall & Swift occupancy codes. Depreciation is established for all properties based on the age and condition of the structure. The commercial appraiser will use sales from other counties where warranted in helping to establish the value of hard to assess properties.										
<b>4.</b>	<b>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?</b>										
	Depreciation tables are developed using local market information.										
<b>5.</b>	<b>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.</b>										
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.										
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>										
	Lots are priced by the square foot and by the acre. There is a different land value table for each valuation grouping.										

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

## 2023 Agricultural Assessment Survey for Phelps County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	The county assessor and staff										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This area is flat, quality farmland which is nearly all irrigated.</td> <td style="text-align: center;">2018-2021</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.</td> <td style="text-align: center;">2018-2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This area is flat, quality farmland which is nearly all irrigated.	2018-2021	02	This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.	2018-2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
01	This area is flat, quality farmland which is nearly all irrigated.	2018-2021									
02	This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.	2018-2021									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The market areas were mapped according to soils and topography. Annually, sales are plotted and reviewed and a ratio study is conducted to determine whether the market continues to support the defined areas.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Rural residential and recreational lands are identified through the office land use procedures, through physical review, and also through sales verification.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>										
	Farm home sites and rural residential home sites are valued using the same schedule.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										
	Buildings are reviewed and priced the same as all rural improvements. Land under the feed yard are priced at \$1,080/acre										
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	Assessed values for lands in the Wetlands Reserve Program are assessed at 100% of the market value of grass land in the county.										
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>										
	CRP and Irrigated Grass										
	<i><u>If your county has special value applications, please answer the following</u></i>										
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>										
	N/A										

<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	county analyzes sales for other influences
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A



**2022 PLAN OF ASSESSMENT FOR PHELPS COUNTY**  
**ASSESSMENT YEARS 2023-2024-2025**  
**DATE: 07-19-2022**

Plan of Assessment Requirements:

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

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.”

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 horticulture land.

## GENERAL DESCRIPTION OF REAL PROPERTY IN PHELPS COUNTY

Per the 2022 County Abstract, Phelps County consists of the following real property types:

	Parcels	% of Total Parcels
Residential	3816	53%
Commercial	593	8%
Industrial	11	1%
Recreational	1	
Agricultural	2838	38%
Mineral	2	

Agricultural land for taxable acres for 2022 assessment was 319,002.

Agricultural land is approx. 70% of the real property valuation base in Phelps County and of that approx. 94% is taxed as irrigated.

For more information see the 2022 Reports and Opinions, Abstract and Assessor Survey.

### CURRENT RESOURCES

There are currently three full time employees and the Assessor. Assessor is certified by the Property Tax Administrator. The Assessor and staff will continue to keep their certification current by attending continuing education and obtaining the number of hours required by the Property Tax Division. Current statues and regulations will continue to be followed to the best of our ability.

Proposed Office Budget for July 1, 2022 – June 30, 2023 will be \$135,904. The proposed appraisal budget for July 1, 2022 – June 30, 2023 will be \$173,955.

Assessment Actions Planned for Assessment Year 2023:

Residential:

Continue with physical review of Rural residential properties. Maybe start to review Holdrege properties. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2023.

Commercial:

Continue with physical reviews of Holdrege. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2023.

Agricultural land and Improvements:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Continue to physically review rural out buildings. Continue with physically review of land use. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2023.

Assessment Actions Planned for Assessment Year 2024:

Residential:

Continue with physical reviews of Holdrege properties. Market analysis will be conducted to ensure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1, 2024.

Commercial:

Start with physical reviews of Villages and Rural properties. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up and building permits will be reviewed and completed by March 1, 2024.

Agricultural land and Improvements:

Continue to physically review rural out buildings. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance to state statutes.

Continue to physically review land use. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2023.

Assessment Actions Planned for assessment Year 2025;

Residential:

Continue to review Holdrege residential properties. Market analysis will be conducted to ensure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up and building permits by March 1, 2025.

Commercial:

Start with physical reviews of the Holdrege areas. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up and building permits will be reviewed and completed by March 1, 2025.

Agricultural land and Improvement:

Continue to physically review rural out buildings. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Continue to physically review land use. Land use and market areas will be reviewed and updated as information becomes available. Pick-up work and permits will be done by March 1, 2025.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the sale sheets are worked and forward to the Property Assessment Division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Real Estate Abstract
  - b. Assessor Survey
  - c. Sales information to PA&T roster, annual Assessed Value update w/abstract & Assessment Actions
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of all exempt property and taxable government owned property
  - i. Annual Plan of Assessment Report (Three year)
  - j. Homestead Average Value Report
3. Personal Property - administer annual filing of approximately 1500 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 350 annual filings of applications, approval/denial process, taxpayer notifications and assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and Public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for Properties in community redevelopment projects for proper reporting on Administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections – prepare tax list correction documents for county board to approve.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests- assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education - Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

For 2022-2023 a budget request of an increase of approximately 3% will be submitted to the County Board for approval.

The Phelps County Assessor's Office will strive to maintain an efficient and professional office.

Respectfully submitted:

\_\_\_\_\_, Dated this 19th day of July, 2022.

Melodie Marvin  
Phelps County Assessor