



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

PHELPS COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Larissa Davenport, Phelps County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

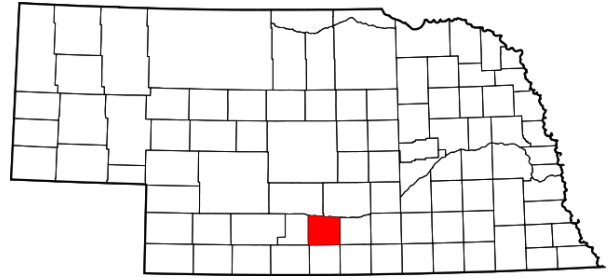
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

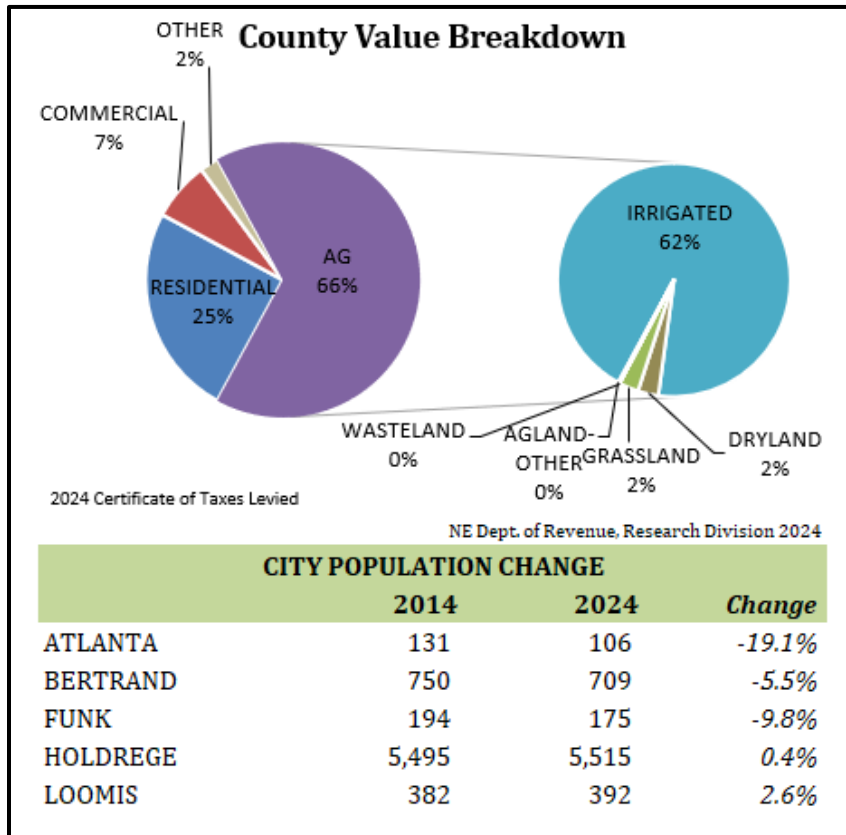
**Further information may be found in Exhibit 94*

County Overview

With a total area of 540 square miles, Phelps County has 9,057 residents, per the Census Bureau Quick Facts for 2023, reflecting a slight increase from the 2020 U.S. Census. Reports indicate that 70% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$170,119 (2024 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 347 employer establishments with total employment of 3,963, for a decrease of 3% 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).

2025 Residential Correlation for Phelps County

Assessment Practices & Actions

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

Sales verification and qualification were reviewed, the usability rate in Phelps County is above the statewide average rate. A review of the sales roster shows that all arm's-length sales were made available for measurement.

There are four valuation groups with the county seat and largest town being Valuation Group 1, the mid-size villages are Valuation Group 2, the small villages are Valuation Group 3 and the rural residential is Valuation Group 4.

The county assessor and her staff review the residential parcels and there is a schedule of review that is followed to ensure that the six-year inspection and review cycle is in compliance. The Phelps County Assessor does have a written valuation methodology on file.

2025 Residential Assessment Details for Phelps County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Holdrege	2021	2024*	2023	2023-2024*	Changed economic depreciation
2	Bertrand/Loomis	2021	2024*	2023	2021	Changed economic depreciation
3	Atlanta/Funk	2021	2024*	2023	2021	Changed economic depreciation
4	Rural Residential	2021	2024*	2018	2022	Changed economic depreciation
<u>Additional comments:</u> Physical reviews were completed on Neighborhoods 1, 2 and part of 3 in Holdrege. Pickup work and routine maintenance was completed on the residential class.						
* = assessment action for current year						

Description of Analysis

The statistical sample for the residential class consists of 255 qualified sales. All three measures of central tendency are within the acceptable range. Review of the qualitative statistics shows that the PRD is within the recommended range, and the COD is only slightly high. Review of the valuation groups show that they all have medians within the acceptable range.

A review of the sold parcels compared to the change in the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

2025 Residential Correlation for Phelps County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggests that assessments within the county are valued within the acceptable range and therefore are considered equalized. 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	190	95.37	99.33	97.16	20.66	102.23
2	44	93.62	96.97	95.61	17.52	101.42
3	4	94.48	103.59	106.30	13.09	97.45
4	17	94.09	101.62	92.69	27.73	109.63
____ALL____	255	94.81	99.14	96.56	20.51	102.67

Level of Value

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

2025 Commercial Correlation for Phelps County

Assessment Practices & Actions

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

The sales verification and qualification process was reviewed, the usability rate in Phelps County is above the statewide rate. A review of the sales roster shows that all arm's-length sales were made available for measurement.

There are four valuation groups with the county seat and largest town being Valuation Group 1, the mid-size villages are Valuation Group 2, the small villages are Valuation Group 3 and the rural commercial is Valuation Group 4.

A contract appraisal company was hired to review the commercial properties, and all parcels were reviewed in one year. The Phelps County Assessor is in compliance with the six-year inspection and review cycle.

2025 Commercial Assessment Details for Phelps County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Holdrege	2024	2021	2024	2023	
2	Bertrand/Loomis	2024	2021	2024	2023	
3	Atlanta/Funk	2024	2021	2024	2023	
4	Rural Commercial	2024	2021	2024	2023	
Additional comments: Pick-up work and routine maintenance was completed for commercial class.						
* = assessment action for current year						

Description of Analysis

The statistical sample for the commercial class consists of 44 qualified sales. Two of three measures of central tendency are within the acceptable range while the weighted mean is only slightly low. A review of the qualitative statistics shows that both the COD and PRD are within the recommended range. Valuation Groups 1 is the only valuation group with enough sales for analysis and the median, COD and PRD are within the acceptable range, while the mean and weighted mean are only slightly low. While Valuations Groups 2 and 3 have 2% and 3% COD's they were the same in the preliminary statistics, and reflect last year's reappraisal.

Comparison of the statistics and the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and reflect the reported assessment actions.

2025 Commercial Correlation for Phelps County

Equalization and Quality of Assessment

A review of the statistics along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range and are equalized. The quality of assessment of the commercial property in Phelps County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	35	94.70	91.25	90.76	15.42	100.54
2	5	94.49	93.88	93.55	02.87	100.35
3	3	103.56	100.15	100.00	03.43	100.15
4	1	89.32	89.32	89.32	00.00	100.00
____ALL____	44	94.60	92.11	91.15	13.21	101.05

Level of Value

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

2025 Agricultural Correlation for Phelps County

Assessment Practices & Actions

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

The sales verification and qualification process was reviewed, the usability rate in Phelps County is near the statewide rate. A review of the sales roster shows that all arm's-length sales were made available for measurement.

The county assessor and staff review the agricultural parcels with several townships reviewed each year to ensure compliance with statutory requirements. Intensive use has been identified and land under feed yards are valued at \$1,080 an acre. Conservation Reserve Program (CRP) acres have been identified although there are very few acres.

2025 Agricultural Assessment Details for Phelps County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2021	2024*	2018	2022	
AB DW	Agricultural dwellings	2021	2024*	2018	2022	
Additional comments: Pick-up work and routine maintenance was completed for the agricultural class.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Flat, quality farmland, mostly irrigated	2020-2024*	Irrigated increased 15%, dryland 11%, grass 10-11%
2	Rough, hills and canyons mostly pasture	2020-2024*	Irrigated increased 14%, dryland 14%, grass 10-11%
Additional comments: Garfield, Westmark, Center and Anderson were physically reviewed.			
* = assessment action for current year			

Description of Analysis

The statistical sample for the agricultural class consists of 54 qualified sales. All three measures of central tendency are within the acceptable range and the COD is within the recommended range.

A review of the market areas show Market Area 1 within the acceptable range and Market Area 2 is low. Further stratification in the 80% Majority Land Use (MLU) shows Market Area 1 has only irrigated subclass with sales and the median is within the acceptable range. Market Area 2 has

2025 Agricultural Correlation for Phelps County

sales in the irrigated and grass subclass, grass has a median within the acceptable range while irrigated is low, bringing down the median for Market Area 2 overall.

Both market areas were adjusted substantially the same. Market Area 2 values are already higher than the adjacent counties and with the hypothetical increase of 36%, to achieve an acceptable median would put them considerably higher, it would also put Market Area 2 values higher than Market Area 1 values. This relationship is illogical as Market Area 1 contains better soils. Based on the analysis, a recommendation will not be made to increase irrigated land in Market Area 2. In the appendix of this report is a substat of the 80% MLU Market Area 2 before adjustment and reflecting the 36% increase, as well as a hypothetical average acre land comparison chart reflecting the 36% adjustment.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflect the reported assessment actions.

Phelps County has a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistics can be found in the appendix of this report, and reflects a median of only 7 sales is just below the acceptable range. Based on the review of the statistics and the assessed values reported by the Phelps County Assessor, the valuations were reduced as required.

Equalization and Quality of Assessment

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	49	70.53	74.83	71.79	19.42	104.23
1	46	71.47	76.05	72.93	19.06	104.28
2	3	53.33	56.12	54.90	11.23	102.22
____Grass____						
County	3	70.82	69.85	76.25	17.57	91.61
2	3	70.82	69.85	76.25	17.57	91.61
____ALL____	54	70.68	74.33	71.59	19.40	103.83

Level of Value

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

2025 Agricultural Correlation for Phelps County

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

A review of the agricultural land value in Phelps County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Phelps County is 50%.

2025 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
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Phelps County

Residential Real Property - Current

Number of Sales	255	Median	94.81
Total Sales Price	\$51,321,378	Mean	99.14
Total Adj. Sales Price	\$51,321,378	Wgt. Mean	96.56
Total Assessed Value	\$49,553,863	Average Assessed Value of the Base	\$152,209
Avg. Adj. Sales Price	\$201,260	Avg. Assessed Value	\$194,329

Confidence Interval - Current

95% Median C.I	92.35 to 98.29
95% Wgt. Mean C.I	93.77 to 99.35
95% Mean C.I	95.25 to 103.03
% of Value of the Class of all Real Property Value in the County	21.04
% of Records Sold in the Study Period	6.28
% of Value Sold in the Study Period	8.02

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	321	93	94.01
2023	382	93	93.07
2022	347	94	94.13
2021	296	94	94.21

2025 Commission Summary for Phelps County

Commercial Real Property - Current

Number of Sales	44	Median	94.60
Total Sales Price	\$8,820,265	Mean	92.11
Total Adj. Sales Price	\$8,820,265	Wgt. Mean	91.15
Total Assessed Value	\$8,039,410	Average Assessed Value of the Base	\$309,426
Avg. Adj. Sales Price	\$200,461	Avg. Assessed Value	\$182,714

Confidence Interval - Current

95% Median C.I	91.15 to 99.50
95% Wgt. Mean C.I	84.16 to 98.13
95% Mean C.I	86.45 to 97.77
% of Value of the Class of all Real Property Value in the County	6.21
% of Records Sold in the Study Period	7.47
% of Value Sold in the Study Period	4.41

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	40	93	95.72
2023	49	93	92.78
2022	42	97	98.13
2021	44	97	97.27

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RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 255
 Total Sales Price : 51,321,378
 Total Adj. Sales Price : 51,321,378
 Total Assessed Value : 49,553,863
 Avg. Adj. Sales Price : 201,260
 Avg. Assessed Value : 194,329

MEDIAN : 95
 WGT. MEAN : 97
 MEAN : 99
 COD : 20.51
 PRD : 102.67

COV : 31.94
 STD : 31.67
 Avg. Abs. Dev : 19.45
 MAX Sales Ratio : 308.33
 MIN Sales Ratio : 36.89

95% Median C.I. : 92.35 to 98.29
 95% Wgt. Mean C.I. : 93.77 to 99.35
 95% Mean C.I. : 95.25 to 103.03

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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
____Qrtrs____											
01-OCT-22 To 31-DEC-22	35	96.34	104.55	101.83	20.54	102.67	67.99	276.99	87.90 to 105.94	185,629	189,029
01-JAN-23 To 31-MAR-23	28	103.52	103.16	101.66	16.32	101.48	53.13	170.59	90.49 to 110.81	219,955	223,614
01-APR-23 To 30-JUN-23	28	96.77	98.11	98.86	17.86	99.24	52.05	165.89	91.29 to 102.50	167,896	165,974
01-JUL-23 To 30-SEP-23	32	94.59	99.15	94.99	19.78	104.38	60.83	209.65	83.29 to 108.06	204,302	194,074
01-OCT-23 To 31-DEC-23	39	94.05	96.54	95.61	16.47	100.97	58.14	218.56	87.05 to 102.83	205,972	196,928
01-JAN-24 To 31-MAR-24	24	97.14	103.46	97.82	24.88	105.77	49.67	271.40	83.71 to 109.95	174,427	170,632
01-APR-24 To 30-JUN-24	30	94.24	94.04	94.59	18.69	99.42	47.98	187.65	84.32 to 105.76	227,960	215,625
01-JUL-24 To 30-SEP-24	39	89.97	96.03	90.51	27.18	106.10	36.89	308.33	75.83 to 100.89	214,588	194,228
____Study Yrs____											
01-OCT-22 To 30-SEP-23	123	96.34	101.36	99.33	19.12	102.04	52.05	276.99	92.41 to 102.50	194,264	192,966
01-OCT-23 To 30-SEP-24	132	94.07	97.08	94.14	21.62	103.12	36.89	308.33	89.97 to 97.40	207,779	195,599
____Calendar Yrs____											
01-JAN-23 To 31-DEC-23	127	95.56	99.00	97.52	17.98	101.52	52.05	218.56	91.34 to 101.15	200,239	195,268
____ALL____	255	94.81	99.14	96.56	20.51	102.67	36.89	308.33	92.35 to 98.29	201,260	194,329

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	190	95.37	99.33	97.16	20.66	102.23	36.89	308.33	91.34 to 100.89	196,075	190,497
2	44	93.62	96.97	95.61	17.52	101.42	52.06	149.98	88.84 to 102.49	174,362	166,715
3	4	94.48	103.59	106.30	13.09	97.45	89.82	135.57	N/A	176,575	187,693
4	17	94.09	101.62	92.69	27.73	109.63	60.08	170.59	70.18 to 121.63	334,641	310,189
____ALL____	255	94.81	99.14	96.56	20.51	102.67	36.89	308.33	92.35 to 98.29	201,260	194,329

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	255	94.81	99.14	96.56	20.51	102.67	36.89	308.33	92.35 to 98.29	201,260	194,329
06											
07											
____ALL____	255	94.81	99.14	96.56	20.51	102.67	36.89	308.33	92.35 to 98.29	201,260	194,329

69 Phelps
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 255	MEDIAN : 95	COV : 31.94	95% Median C.I. : 92.35 to 98.29
Total Sales Price : 51,321,378	WGT. MEAN : 97	STD : 31.67	95% Wgt. Mean C.I. : 93.77 to 99.35
Total Adj. Sales Price : 51,321,378	MEAN : 99	Avg. Abs. Dev : 19.45	95% Mean C.I. : 95.25 to 103.03
Total Assessed Value : 49,553,863			
Avg. Adj. Sales Price : 201,260	COD : 20.51	MAX Sales Ratio : 308.33	
Avg. Assessed Value : 194,329	PRD : 102.67	MIN Sales Ratio : 36.89	Printed:3/21/2025 9:57:27AM

SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
___Low \$ Ranges___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	105.95	136.17	130.28	42.33	104.52	84.00	218.56	N/A	23,333	30,400
___Ranges Excl. Low \$___											
Greater Than 4,999	255	94.81	99.14	96.56	20.51	102.67	36.89	308.33	92.35 to 98.29	201,260	194,329
Greater Than 14,999	255	94.81	99.14	96.56	20.51	102.67	36.89	308.33	92.35 to 98.29	201,260	194,329
Greater Than 29,999	252	94.79	98.70	96.51	20.16	102.27	36.89	308.33	92.33 to 98.29	203,378	196,280
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	105.95	136.17	130.28	42.33	104.52	84.00	218.56	N/A	23,333	30,400
30,000 TO 59,999	13	123.28	144.41	142.42	39.59	101.40	59.61	308.33	94.91 to 209.65	46,885	66,774
60,000 TO 99,999	27	95.60	98.51	98.22	26.81	100.30	36.89	276.99	75.75 to 105.59	79,385	77,970
100,000 TO 149,999	48	92.67	96.85	96.67	22.11	100.19	49.67	165.89	87.11 to 106.47	128,063	123,797
150,000 TO 249,999	96	90.12	93.68	93.56	16.90	100.13	47.98	170.59	86.71 to 95.78	197,741	185,000
250,000 TO 499,999	64	98.72	99.29	99.40	12.56	99.89	62.94	134.38	93.57 to 104.64	321,689	319,774
500,000 TO 999,999	4	84.24	84.89	83.51	22.33	101.65	60.08	110.99	N/A	695,058	580,419
1,000,000 +											
___ALL___	255	94.81	99.14	96.56	20.51	102.67	36.89	308.33	92.35 to 98.29	201,260	194,329

69 Phelps
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 44	MEDIAN : 95	COV : 20.81	95% Median C.I. : 91.15 to 99.50
Total Sales Price : 8,820,265	WGT. MEAN : 91	STD : 19.17	95% Wgt. Mean C.I. : 84.16 to 98.13
Total Adj. Sales Price : 8,820,265	MEAN : 92	Avg. Abs. Dev : 12.50	95% Mean C.I. : 86.45 to 97.77
Total Assessed Value : 8,039,410			
Avg. Adj. Sales Price : 200,461	COD : 13.21	MAX Sales Ratio : 127.58	
Avg. Assessed Value : 182,714	PRD : 101.05	MIN Sales Ratio : 33.03	

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	4	95.92	97.80	95.22	03.87	102.71	93.49	105.89	N/A	538,125	512,414
01-JAN-22 To 31-MAR-22	6	96.61	97.37	96.32	04.37	101.09	92.35	104.67	92.35 to 104.67	98,750	95,112
01-APR-22 To 30-JUN-22	3	96.83	102.90	98.40	11.75	104.57	88.87	123.00	N/A	266,667	262,389
01-JUL-22 To 30-SEP-22	4	106.32	96.35	96.23	14.53	100.12	60.33	112.44	N/A	108,499	104,411
01-OCT-22 To 31-DEC-22	1	127.58	127.58	127.58	00.00	100.00	127.58	127.58	N/A	163,000	207,949
01-JAN-23 To 31-MAR-23	4	91.60	91.44	90.93	01.91	100.56	89.32	93.25	N/A	231,250	210,285
01-APR-23 To 30-JUN-23	5	91.15	90.03	84.65	08.52	106.36	71.99	103.43	N/A	135,000	114,275
01-JUL-23 To 30-SEP-23	2	98.68	98.68	98.68	00.96	100.00	97.73	99.63	N/A	127,185	125,508
01-OCT-23 To 31-DEC-23	2	103.26	103.26	103.04	00.29	100.21	102.96	103.56	N/A	189,200	194,953
01-JAN-24 To 31-MAR-24	4	80.98	77.07	75.26	22.66	102.40	46.81	99.50	N/A	129,500	97,464
01-APR-24 To 30-JUN-24	4	97.02	99.44	100.36	14.53	99.08	80.42	123.30	N/A	161,250	161,824
01-JUL-24 To 30-SEP-24	5	63.27	66.01	71.40	34.14	92.45	33.03	97.05	N/A	256,500	183,147
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	17	97.13	98.21	96.13	08.78	102.16	60.33	123.00	92.59 to 105.89	234,059	225,008
01-OCT-22 To 30-SEP-23	12	93.19	95.07	92.77	08.35	102.48	71.99	127.58	89.32 to 99.63	168,114	155,956
01-OCT-23 To 30-SEP-24	15	90.36	82.84	82.96	21.45	99.86	33.03	123.30	63.27 to 102.96	188,260	156,186
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	14	100.05	100.42	99.70	11.24	100.72	60.33	127.58	92.35 to 112.44	142,107	141,674
01-JAN-23 To 31-DEC-23	13	93.25	93.83	91.97	06.52	102.02	71.99	103.56	89.32 to 102.96	171,752	157,956
<u>ALL</u>	44	94.60	92.11	91.15	13.21	101.05	33.03	127.58	91.15 to 99.50	200,461	182,714

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	35	94.70	91.25	90.76	15.42	100.54	33.03	127.58	90.36 to 99.63	218,922	198,704
2	5	94.49	93.88	93.55	02.87	100.35	88.09	98.72	N/A	94,600	88,503
3	3	103.56	100.15	100.00	03.43	100.15	93.12	103.77	N/A	95,000	94,997
4	1	89.32	89.32	89.32	00.00	100.00	89.32	89.32	N/A	400,000	357,275
<u>ALL</u>	44	94.60	92.11	91.15	13.21	101.05	33.03	127.58	91.15 to 99.50	200,461	182,714

69 Phelps
COMMERCIAL

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

Number of Sales : 44	MEDIAN : 95	COV : 20.81	95% Median C.I. : 91.15 to 99.50
Total Sales Price : 8,820,265	WGT. MEAN : 91	STD : 19.17	95% Wgt. Mean C.I. : 84.16 to 98.13
Total Adj. Sales Price : 8,820,265	MEAN : 92	Avg. Abs. Dev : 12.50	95% Mean C.I. : 86.45 to 97.77
Total Assessed Value : 8,039,410			
Avg. Adj. Sales Price : 200,461	COD : 13.21	MAX Sales Ratio : 127.58	
Avg. Assessed Value : 182,714	PRD : 101.05	MIN Sales Ratio : 33.03	

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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	1	93.49	93.49	93.49	00.00	100.00	93.49	93.49	N/A	300,000	280,460
03	43	94.70	92.08	91.06	13.47	101.12	33.03	127.58	91.15 to 99.50	198,146	180,441
04											
____ALL____	44	94.60	92.11	91.15	13.21	101.05	33.03	127.58	91.15 to 99.50	200,461	182,714

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	90.36	90.36	90.36	00.00	100.00	90.36	90.36	N/A	25,000	22,591
____Ranges Excl. Low \$____											
Greater Than 4,999	44	94.60	92.11	91.15	13.21	101.05	33.03	127.58	91.15 to 99.50	200,461	182,714
Greater Than 14,999	44	94.60	92.11	91.15	13.21	101.05	33.03	127.58	91.15 to 99.50	200,461	182,714
Greater Than 29,999	43	94.70	92.15	91.15	13.40	101.10	33.03	127.58	91.33 to 99.50	204,541	186,438
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	90.36	90.36	90.36	00.00	100.00	90.36	90.36	N/A	25,000	22,591
30,000 TO 59,999	7	95.49	87.99	89.08	13.98	98.78	33.03	104.67	33.03 to 104.67	42,929	38,243
60,000 TO 99,999	2	108.53	108.53	108.57	02.43	99.96	105.89	111.16	N/A	73,750	80,070
100,000 TO 149,999	15	97.73	93.54	93.85	09.40	99.67	60.33	112.44	91.15 to 101.48	123,724	116,113
150,000 TO 249,999	8	93.54	98.51	99.81	19.86	98.70	46.81	127.58	46.81 to 127.58	174,125	173,801
250,000 TO 499,999	9	93.25	83.87	83.66	14.26	100.25	46.36	102.96	63.27 to 97.13	344,267	288,009
500,000 TO 999,999	1	88.87	88.87	88.87	00.00	100.00	88.87	88.87	N/A	500,000	444,335
1,000,000 TO 1,999,999	1	94.70	94.70	94.70	00.00	100.00	94.70	94.70	N/A	1,500,000	1,420,455
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
____ALL____	44	94.60	92.11	91.15	13.21	101.05	33.03	127.58	91.15 to 99.50	200,461	182,714

69 Phelps
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

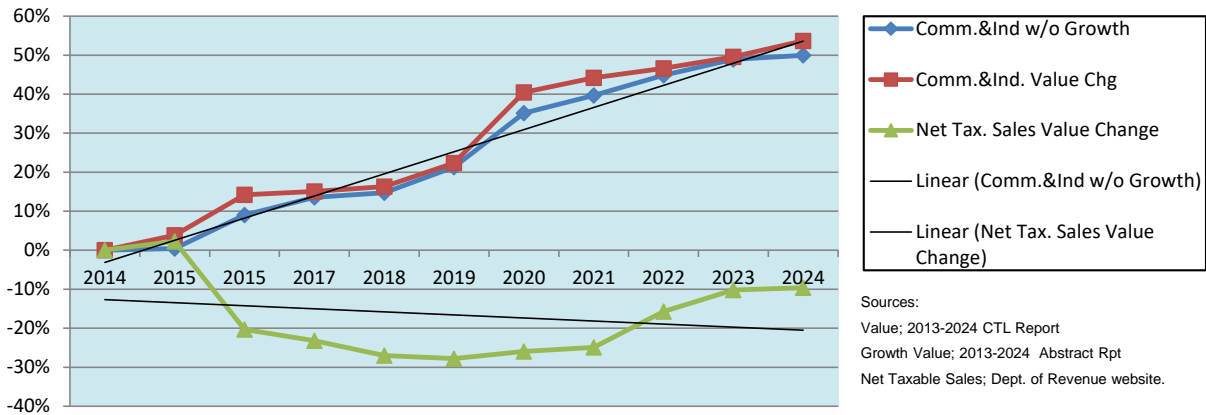
Number of Sales : 44	MEDIAN : 95	COV : 20.81	95% Median C.I. : 91.15 to 99.50
Total Sales Price : 8,820,265	WGT. MEAN : 91	STD : 19.17	95% Wgt. Mean C.I. : 84.16 to 98.13
Total Adj. Sales Price : 8,820,265	MEAN : 92	Avg. Abs. Dev : 12.50	95% Mean C.I. : 86.45 to 97.77
Total Assessed Value : 8,039,410			
Avg. Adj. Sales Price : 200,461	COD : 13.21	MAX Sales Ratio : 127.58	
Avg. Assessed Value : 182,714	PRD : 101.05	MIN Sales Ratio : 33.03	

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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
Blank	1	90.36	90.36	90.36	00.00	100.00	90.36	90.36	N/A	25,000	22,591
304	1	102.96	102.96	102.96	00.00	100.00	102.96	102.96	N/A	328,400	338,125
341	1	63.27	63.27	63.27	00.00	100.00	63.27	63.27	N/A	455,000	287,864
343	1	94.70	94.70	94.70	00.00	100.00	94.70	94.70	N/A	1,500,000	1,420,455
344	3	97.13	97.86	97.70	00.96	100.16	96.83	99.63	N/A	169,167	165,275
349	3	103.43	109.35	104.64	09.84	104.50	97.05	127.58	N/A	259,333	271,357
350	4	92.78	88.73	81.29	22.12	109.15	46.36	123.00	N/A	175,000	142,255
352	1	93.49	93.49	93.49	00.00	100.00	93.49	93.49	N/A	300,000	280,460
353	14	95.49	90.83	88.50	13.76	102.63	46.81	112.44	70.63 to 104.67	118,848	105,182
356	1	101.37	101.37	101.37	00.00	100.00	101.37	101.37	N/A	124,500	126,201
384	1	123.30	123.30	123.30	00.00	100.00	123.30	123.30	N/A	185,000	228,110
386	2	96.32	96.32	92.04	07.73	104.65	88.87	103.77	N/A	317,500	292,213
406	4	92.47	79.86	89.03	18.57	89.70	33.03	101.48	N/A	88,875	79,125
434	1	88.09	88.09	88.09	00.00	100.00	88.09	88.09	N/A	55,000	48,448
470	1	94.49	94.49	94.49	00.00	100.00	94.49	94.49	N/A	170,000	160,636
528	4	91.22	90.08	84.88	10.34	106.13	71.99	105.89	N/A	223,125	189,381
557	1	80.42	80.42	80.42	00.00	100.00	80.42	80.42	N/A	145,000	116,610
<u>ALL</u>	<u>44</u>	94.60	92.11	91.15	13.21	101.05	33.03	127.58	91.15 to 99.50	200,461	182,714

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 87,429,003	\$ 6,264,645	7.17%	\$ 81,164,358		\$ 99,534,068	
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%
2023	\$ 134,358,779	\$ 3,256,230	2.42%	\$ 131,102,549	0.26%	\$ 89,984,888	0.67%
2024	\$ 181,194,756	\$ 4,977,955	2.75%	\$ 176,216,801	31.15%	\$ 95,917,996	6.59%
Ann %chg	7.16%			Average	4.74%	-0.59%	0.05%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	0.40%	3.83%	2.27%
2015	9.03%	14.19%	-20.34%
2016	13.55%	15.08%	-23.23%
2017	14.72%	16.28%	-27.04%
2018	21.29%	22.35%	-27.78%
2019	35.14%	40.48%	-25.95%
2020	39.68%	44.21%	-24.90%
2021	44.84%	46.63%	-15.73%
2022	48.92%	49.56%	-10.20%
2023	49.95%	53.68%	-9.59%
2024	101.55%	107.25%	-3.63%

County Number	69
County Name	Phelps

69 Phelps
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 54
Total Sales Price : 74,437,963
Total Adj. Sales Price : 74,437,963
Total Assessed Value : 53,293,215
Avg. Adj. Sales Price : 1,378,481
Avg. Assessed Value : 986,911

MEDIAN : 71
WGT. MEAN : 72
MEAN : 74

COD : 19.40
PRD : 103.83

COV : 26.71
STD : 19.85
Avg. Abs. Dev : 13.71

MAX Sales Ratio : 141.94
MIN Sales Ratio : 44.65

95% Median C.I. : 65.20 to 75.77
95% Wgt. Mean C.I. : 66.37 to 76.82
95% Mean C.I. : 69.04 to 79.62

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	7	93.73	93.58	92.02	10.12	101.70	75.77	106.74	75.77 to 106.74	1,644,811	1,513,575
01-JAN-22 To 31-MAR-22	4	70.46	73.95	74.07	07.82	99.84	66.50	88.37	N/A	1,220,470	904,055
01-APR-22 To 30-JUN-22	2	94.73	94.73	94.40	27.22	100.35	68.94	120.52	N/A	867,838	819,206
01-JUL-22 To 30-SEP-22	7	71.31	69.78	70.57	13.88	98.88	50.71	84.61	50.71 to 84.61	1,614,022	1,138,968
01-OCT-22 To 31-DEC-22	10	64.98	77.55	68.19	34.43	113.73	48.94	141.94	53.33 to 133.28	1,497,767	1,021,349
01-JAN-23 To 31-MAR-23	6	66.96	66.26	62.34	12.29	106.29	44.65	83.93	44.65 to 83.93	1,223,522	762,790
01-APR-23 To 30-JUN-23	5	71.73	72.69	69.37	07.89	104.79	62.87	88.02	N/A	847,292	587,756
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23	4	68.37	67.19	64.51	08.67	104.15	57.43	74.61	N/A	1,250,000	806,339
01-JAN-24 To 31-MAR-24	5	58.13	60.13	61.28	13.54	98.12	48.53	79.47	N/A	1,946,614	1,192,966
01-APR-24 To 30-JUN-24	2	77.38	77.38	77.34	00.10	100.05	77.30	77.45	N/A	710,125	549,216
01-JUL-24 To 30-SEP-24	2	62.16	62.16	63.18	04.75	98.39	59.21	65.10	N/A	1,150,000	726,583
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	20	79.30	81.44	80.95	17.59	100.61	50.71	120.52	70.38 to 88.37	1,471,469	1,191,121
01-OCT-22 To 30-SEP-23	21	68.71	73.17	66.76	21.19	109.60	44.65	141.94	61.84 to 71.99	1,264,536	844,238
01-OCT-23 To 30-SEP-24	13	65.10	65.27	63.63	12.73	102.58	48.53	79.47	57.43 to 77.30	1,419,486	903,214
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	23	70.38	76.05	71.26	22.99	106.72	48.94	141.94	61.84 to 81.12	1,430,147	1,019,169
01-JAN-23 To 31-DEC-23	15	68.83	68.65	64.79	10.13	105.96	44.65	88.02	64.26 to 71.99	1,105,173	716,058
<u>ALL</u>	54	70.68	74.33	71.59	19.40	103.83	44.65	141.94	65.20 to 75.77	1,378,481	986,911

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	47	71.63	76.23	73.02	18.99	104.40	44.65	141.94	68.11 to 77.45	1,445,646	1,055,646
2	7	53.33	61.56	56.65	19.58	108.67	48.53	88.02	48.53 to 88.02	927,513	525,411
<u>ALL</u>	54	70.68	74.33	71.59	19.40	103.83	44.65	141.94	65.20 to 75.77	1,378,481	986,911

69 Phelps
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 54	MEDIAN : 71	COV : 26.71	95% Median C.I. : 65.20 to 75.77
Total Sales Price : 74,437,963	WGT. MEAN : 72	STD : 19.85	95% Wgt. Mean C.I. : 66.37 to 76.82
Total Adj. Sales Price : 74,437,963	MEAN : 74	Avg. Abs. Dev : 13.71	95% Mean C.I. : 69.04 to 79.62
Total Assessed Value : 53,293,215			
Avg. Adj. Sales Price : 1,378,481	COD : 19.40	MAX Sales Ratio : 141.94	
Avg. Assessed Value : 986,911	PRD : 103.83	MIN Sales Ratio : 44.65	

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	31	71.63	76.64	73.32	18.64	104.53	53.33	133.28	65.20 to 79.47	1,370,877	1,005,110
1	30	71.68	77.42	74.13	18.39	104.44	53.83	133.28	68.71 to 79.47	1,361,044	1,009,001
2	1	53.33	53.33	53.33	00.00	100.00	53.33	53.33	N/A	1,665,889	888,382
____Grass____											
County	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
2	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
____ALL____	54	70.68	74.33	71.59	19.40	103.83	44.65	141.94	65.20 to 75.77	1,378,481	986,911

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	49	70.53	74.83	71.79	19.42	104.23	44.65	141.94	65.20 to 75.77	1,468,728	1,054,469
1	46	71.47	76.05	72.93	19.06	104.28	44.65	141.94	65.20 to 77.45	1,465,660	1,068,971
2	3	53.33	56.12	54.90	11.23	102.22	48.53	66.50	N/A	1,515,763	832,112
____Grass____											
County	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
2	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
____ALL____	54	70.68	74.33	71.59	19.40	103.83	44.65	141.94	65.20 to 75.77	1,378,481	986,911

Phelps County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Phelps	1	7,698	7,697	6,275	5,748	5,475	5,350	5,175	4,682	7,221
Gosper	1	7,103	7,103	5,853	4,711	n/a	4,425	4,140	3,926	6,746
Dawson	1	6,319	6,892	7,902	4,625	5,147	4,937	4,718	4,763	6,224
Buffalo	1	7,234	7,219	6,971	6,803	5,268	6,365	5,918	5,917	6,673
Buffalo	2	7,232	7,235	6,980	6,815	n/a	6,365	5,920	5,859	7,025
Kearney	1	7,900	7,798	7,300	6,000	4,950	4,400	4,000	4,000	7,014
Franklin	2	5,310	5,061	4,735	4,790	1,265	4,284	4,373	4,275	4,987
Harlan	1	6,810	6,810	5,684	3,890	n/a	3,619	3,447	3,447	6,252
Phelps	2	6,300	6,200	5,800	5,550	5,396	5,248	5,150	4,600	5,810
Gosper	4	6,481	6,481	5,504	4,629	n/a	n/a	3,957	3,702	5,498
Furnas	1	4,645	4,645	3,760	3,540	n/a	2,600	2,490	2,490	4,174
Harlan	2	5,865	5,865	5,017	3,440	n/a	3,521	3,354	3,354	5,110

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	3,054
Gosper	1	n/a	2,250	2,138	2,020	1,854	1,582	1,501	1,501	2,118
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,744
Buffalo	1	2,530	2,529	2,360	2,359	2,195	2,185	2,050	2,050	2,254
Buffalo	2	n/a	2,530	2,360	2,360	2,195	2,185	2,050	2,050	2,360
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	3,573
Franklin	2	3,050	3,025	2,725	2,600	2,376	2,275	1,850	1,800	2,750
Harlan	1	n/a	3,819	3,408	2,663	n/a	2,653	2,430	2,430	3,569
Phelps	2	n/a	2,761	2,499	2,225	1,930	1,733	1,549	1,449	2,287
Gosper	4	n/a	2,197	2,048	1,921	n/a	1,483	1,457	1,457	2,031
Furnas	1	2,495	2,495	1,710	1,710	1,710	n/a	1,560	1,560	2,189
Harlan	2	3,906	2,934	2,493	1,911	1,840	2,191	2,167	2,167	2,730

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,276	1,063	1,150	1,422
Gosper	1	1,220	1,230	1,219	1,219	1,628	n/a	1,219	1,719	1,222
Dawson	1	1,312	1,312	1,300	1,245	1,202	1,190	1,159	1,148	1,282
Buffalo	1	1,850	1,849	1,810	1,780	1,753	1,715	1,685	n/a	1,785
Buffalo	2	1,850	1,850	1,810	1,780	1,755	1,715	n/a	n/a	1,799
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Harlan	1	1,280	1,280	1,280	1,280	n/a	n/a	n/a	1,280	1,280
Phelps	2	1,550	1,500	1,425	1,375	n/a	1,278	1,225	1,150	1,375
Gosper	4	1,158	1,158	1,071	1,072	1,500	n/a	1,072	1,500	1,092
Furnas	1	1,064	1,065	1,065	1,065	1,065	n/a	1,065	n/a	1,065
Harlan	2	1,280	1,280	1,280	1,280	1,280	1,280	n/a	1,280	1,280

County	Mkt Area	CRP	TIMBER	WASTE
Phelps	1	1,500	1,000	40
Gosper	1	n/a	n/a	100
Dawson	1	n/a	n/a	50
Buffalo	1	1,620	665	540
Buffalo	2	1,765	657	540
Kearney	1	1,300	n/a	150
Franklin	2	1,234	600	150
Harlan	1	n/a	n/a	100
Phelps	2	n/a	1,000	40
Gosper	4	1,868	n/a	100
Furnas	1	1,400	1,065	75
Harlan	2	n/a	n/a	100

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

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

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	7	Median :	43	COV :	39.17	95% Median C.I. :	32.63 to 88.85
Total Sales Price :	9,653,897	Wgt. Mean :	44	STD :	18.77	95% Wgt. Mean C.I. :	17.75 to 69.70
Total Adj. Sales Price :	9,853,897	Mean :	48	Avg.Abs.Dev :	09.75	95% Mean C.I. :	30.56 to 65.28
Total Assessed Value :	4,308,542						
Avg. Adj. Sales Price :	1,407,700	COD :	22.47	MAX Sales Ratio :	88.85		
Avg. Assessed Value :	615,506	PRD :	109.61	MIN Sales Ratio :	32.63		

Printed : 03/27/2025

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	3	35.89	52.46	43.39	52.22	120.90	32.63	88.85	N/A	1,697,699	736,617
01/01/2023 To 03/31/2023	1	43.47	43.47	43.47		100.00	43.47	43.47	N/A	940,800	408,921
04/01/2023 To 06/30/2023	1	47.82	47.82	47.82		100.00	47.82	47.82	N/A	720,000	344,315
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	43.40	43.40	43.40		100.00	43.40	43.40	N/A	1,550,000	672,727
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	43.40	43.40	43.40		100.00	43.40	43.40	N/A	1,550,000	672,727
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023	5	43.47	49.73	43.87	31.35	113.36	32.63	88.85	N/A	1,350,779	592,618
10/01/2023 To 09/30/2024	2	43.40	43.40	43.40		100.00	43.40	43.40	N/A	1,550,000	672,727
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	3	35.89	52.46	43.39	52.22	120.90	32.63	88.85	N/A	1,697,699	736,617
01/01/2023 To 12/31/2023	3	43.47	44.90	44.41	03.38	101.10	43.40	47.82	N/A	1,070,267	475,321
<u>ALL</u>											
10/01/2021 To 09/30/2024	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	7	Median :	43	COV :	39.17	95% Median C.I. :	32.63 to 88.85
Total Sales Price :	9,653,897	Wgt. Mean :	44	STD :	18.77	95% Wgt. Mean C.I. :	17.75 to 69.70
Total Adj. Sales Price :	9,853,897	Mean :	48	Avg.Abs.Dev :	09.75	95% Mean C.I. :	30.56 to 65.28
Total Assessed Value :	4,308,542						
Avg. Adj. Sales Price :	1,407,700	COD :	22.47	MAX Sales Ratio :	88.85		
Avg. Assessed Value :	615,506	PRD :	109.61	MIN Sales Ratio :	32.63		

Printed : 03/27/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506
_____ALL_____											
10/01/2021 To 09/30/2024	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
100007											
100009											
240004											
500001											
500501	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506
690044											
690054											
690055											
_____ALL_____											
10/01/2021 To 09/30/2024	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Irrigated											
County	4	45.65	54.01	48.78	31.39	110.72	35.89	88.85	N/A	1,175,395	573,356
1	4	45.65	54.01	48.78	31.39	110.72	35.89	88.85	N/A	1,175,395	573,356
_____ALL_____											
10/01/2021 To 09/30/2024	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	7	Median :	43	COV :	39.17	95% Median C.I. :	32.63 to 88.85
Total Sales Price :	9,653,897	Wgt. Mean :	44	STD :	18.77	95% Wgt. Mean C.I. :	17.75 to 69.70
Total Adj. Sales Price :	9,853,897	Mean :	48	Avg.Abs.Dev :	09.75	95% Mean C.I. :	30.56 to 65.28
Total Assessed Value :	4,308,542						
Avg. Adj. Sales Price :	1,407,700	COD :	22.47	MAX Sales Ratio :	88.85		
Avg. Assessed Value :	615,506	PRD :	109.61	MIN Sales Ratio :	32.63		Printed : 03/27/2025

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506
1	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506
____ALL____											
10/01/2021 To 09/30/2024	7	43.40	47.92	43.72	22.47	109.61	32.63	88.85	32.63 to 88.85	1,407,700	615,506

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	53	COV :	23.33	95% Median C.I. :	48.53 to 88.02
Total Sales Price :	6,372,588	Wgt. Mean :	57	STD :	14.36	95% Wgt. Mean C.I. :	47.63 to 65.66
Total Adj. Sales Price :	6,492,588	Mean :	62	Avg.Abs.Dev :	10.44	95% Mean C.I. :	48.28 to 74.84
Total Assessed Value :	3,677,875						
Avg. Adj. Sales Price :	927,513	COD :	19.58	MAX Sales Ratio :	88.02		
Avg. Assessed Value :	525,411	PRD :	108.67	MIN Sales Ratio :	48.53		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	1	66.50	66.50	66.50		100.00	66.50	66.50	N/A	1,166,399	775,662
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	1	50.71	50.71	50.71		100.00	50.71	50.71	N/A	125,300	63,539
10/01/2022 To 12/31/2022	1	53.33	53.33	53.33		100.00	53.33	53.33	N/A	1,665,889	888,382
01/01/2023 To 03/31/2023	1	70.82	70.82	70.82		100.00	70.82	70.82	N/A	170,000	120,398
04/01/2023 To 06/30/2023	1	88.02	88.02	88.02		100.00	88.02	88.02	N/A	350,000	308,076
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	2	50.79	50.79	50.47	04.45	100.63	48.53	53.04	N/A	1,507,500	760,909
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	2	58.61	58.61	64.97	13.48	90.21	50.71	66.50	N/A	645,850	419,601
10/01/2022 To 09/30/2023	3	70.82	70.72	60.24	16.32	117.40	53.33	88.02	N/A	728,630	438,952
10/01/2023 To 09/30/2024	2	50.79	50.79	50.47	04.45	100.63	48.53	53.04	N/A	1,507,500	760,909
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	3	53.33	56.85	58.41	09.86	97.33	50.71	66.50	N/A	985,863	575,861
01/01/2023 To 12/31/2023	2	79.42	79.42	82.40	10.83	96.38	70.82	88.02	N/A	260,000	214,237

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	53	COV :	23.33	95% Median C.I. :	48.53 to 88.02
Total Sales Price :	6,372,588	Wgt. Mean :	57	STD :	14.36	95% Wgt. Mean C.I. :	47.63 to 65.66
Total Adj. Sales Price :	6,492,588	Mean :	62	Avg.Abs.Dev :	10.44	95% Mean C.I. :	48.28 to 74.84
Total Assessed Value :	3,677,875						
Avg. Adj. Sales Price :	927,513	COD :	19.58	MAX Sales Ratio :	88.02		
Avg. Assessed Value :	525,411	PRD :	108.67	MIN Sales Ratio :	48.53		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	7	53.33	61.56	56.65	19.58	108.67	48.53	88.02	48.53 to 88.02	927,513	525,411

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Irrigated											
County	1	53.33	53.33	53.33		100.00	53.33	53.33	N/A	1,665,889	888,382
2	1	53.33	53.33	53.33		100.00	53.33	53.33	N/A	1,665,889	888,382
Grass											
County	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
2	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
ALL											
10/01/2021 To 09/30/2024	7	53.33	61.56	56.65	19.58	108.67	48.53	88.02	48.53 to 88.02	927,513	525,411

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Irrigated											
County	3	53.33	56.12	54.90	11.23	102.22	48.53	66.50	N/A	1,515,763	832,112
2	3	53.33	56.12	54.90	11.23	102.22	48.53	66.50	N/A	1,515,763	832,112
Grass											
County	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
2	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
ALL											
10/01/2021 To 09/30/2024	7	53.33	61.56	56.65	19.58	108.67	48.53	88.02	48.53 to 88.02	927,513	525,411

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	2	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	73	COV :	16.57	95% Median C.I. :	N/A
Total Sales Price :	4,427,288	Wgt. Mean :	75	STD :	12.65	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,547,288	Mean :	76	Avg.Abs.Dev :	08.15	95% Mean C.I. :	44.89 to 107.75
Total Assessed Value :	3,395,016						
Avg. Adj. Sales Price :	1,515,763	COD :	11.24	MAX Sales Ratio :	90.44		
Avg. Assessed Value :	1,131,672	PRD :	102.22	MIN Sales Ratio :	66.00		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____ Qrtrs ____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	1	90.44	90.44	90.44		100.00	90.44	90.44	N/A	1,166,399	1,054,900
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	1	72.53	72.53	72.53		100.00	72.53	72.53	N/A	1,665,889	1,208,200
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	66.00	66.00	66.00		100.00	66.00	66.00	N/A	1,715,000	1,131,916
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
____ Study Yrs ____											
10/01/2021 To 09/30/2022	1	90.44	90.44	90.44		100.00	90.44	90.44	N/A	1,166,399	1,054,900
10/01/2022 To 09/30/2023	1	72.53	72.53	72.53		100.00	72.53	72.53	N/A	1,665,889	1,208,200
10/01/2023 To 09/30/2024	1	66.00	66.00	66.00		100.00	66.00	66.00	N/A	1,715,000	1,131,916
____ Calendar Yrs ____											
01/01/2022 To 12/31/2022	2	81.49	81.49	79.90	11.00	101.99	72.53	90.44	N/A	1,416,144	1,131,550
01/01/2023 To 12/31/2023											

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	73	COV :	16.57	95% Median C.I. :	N/A
Total Sales Price :	4,427,288	Wgt. Mean :	75	STD :	12.65	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	4,547,288	Mean :	76	Avg.Abs.Dev :	08.15	95% Mean C.I. :	44.89 to 107.75
Total Assessed Value :	3,395,016						
Avg. Adj. Sales Price :	1,515,763	COD :	11.24	MAX Sales Ratio :	90.44		
Avg. Assessed Value :	1,131,672	PRD :	102.22	MIN Sales Ratio :	66.00		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	3	72.53	76.32	74.66	11.24	102.22	66.00	90.44	N/A	1,515,763	1,131,672

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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_____Irrigated_____

County	1	72.53	72.53	72.53		100.00	72.53	72.53	N/A	1,665,889	1,208,200
2	1	72.53	72.53	72.53		100.00	72.53	72.53	N/A	1,665,889	1,208,200

ALL

10/01/2021 To 09/30/2024	3	72.53	76.32	74.66	11.24	102.22	66.00	90.44	N/A	1,515,763	1,131,672
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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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_____Irrigated_____

County	3	72.53	76.32	74.66	11.24	102.22	66.00	90.44	N/A	1,515,763	1,131,672
2	3	72.53	76.32	74.66	11.24	102.22	66.00	90.44	N/A	1,515,763	1,131,672

ALL

10/01/2021 To 09/30/2024	3	72.53	76.32	74.66	11.24	102.22	66.00	90.44	N/A	1,515,763	1,131,672
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_2	Total	Increase	36%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	54	Median :	71	COV :	25.73	95% Median C.I. :	68.11 to 77.30
Total Sales Price :	73,789,765	Wgt. Mean :	73	STD :	19.41	95% Wgt. Mean C.I. :	67.63 to 77.97
Total Adj. Sales Price :	74,437,963	Mean :	75	Avg.Abs.Dev :	13.36	95% Mean C.I. :	70.27 to 80.63
Total Assessed Value :	54,191,896						
Avg. Adj. Sales Price :	1,378,481	COD :	18.69	MAX Sales Ratio :	141.94		
Avg. Assessed Value :	1,003,554	PRD :	103.64	MIN Sales Ratio :	44.65		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	7	93.73	93.58	92.02	10.12	101.70	75.77	106.74	75.77 to 106.74	1,644,811	1,513,575
01/01/2022 To 03/31/2022	4	79.45	79.93	79.79	11.93	100.18	70.38	90.44	N/A	1,220,470	973,864
04/01/2022 To 06/30/2022	2	94.73	94.73	94.40	27.22	100.35	68.94	120.52	N/A	867,838	819,206
07/01/2022 To 09/30/2022	7	71.31	69.78	70.57	13.88	98.88	50.71	84.61	50.71 to 84.61	1,614,022	1,138,968
10/01/2022 To 12/31/2022	10	70.04	79.47	70.33	30.47	113.00	48.94	141.94	53.83 to 133.28	1,497,767	1,053,330
01/01/2023 To 03/31/2023	6	66.96	66.26	62.34	12.29	106.29	44.65	83.93	44.65 to 83.93	1,223,522	762,790
04/01/2023 To 06/30/2023	5	71.73	72.69	69.37	07.89	104.79	62.87	88.02	N/A	847,292	587,756
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	4	68.37	67.19	64.51	08.67	104.15	57.43	74.61	N/A	1,250,000	806,339
01/01/2024 To 03/31/2024	5	61.46	63.62	64.36	11.16	98.85	53.04	79.47	N/A	1,946,614	1,252,891
04/01/2024 To 06/30/2024	2	77.38	77.38	77.34	00.10	100.05	77.30	77.45	N/A	710,125	549,216
07/01/2024 To 09/30/2024	2	62.16	62.16	63.18	04.75	98.39	59.21	65.10	N/A	1,150,000	726,583
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	20	82.87	82.63	81.90	16.52	100.89	50.71	120.52	70.53 to 90.44	1,471,469	1,205,083
10/01/2022 To 09/30/2023	21	68.83	74.08	67.97	20.35	108.99	44.65	141.94	62.87 to 72.53	1,264,536	859,468
10/01/2023 To 09/30/2024	13	65.10	66.61	65.25	10.88	102.08	53.04	79.47	58.13 to 77.30	1,419,486	926,262
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	23	71.31	77.93	73.08	22.69	106.64	48.94	141.94	61.98 to 84.32	1,430,147	1,045,215
01/01/2023 To 12/31/2023	15	68.83	68.65	64.79	10.13	105.96	44.65	88.02	64.26 to 71.99	1,105,173	716,058

AGRICULTURAL

Type : Qualified

Number of Sales :	54	Median :	71	COV :	25.73	95% Median C.I. :	68.11 to 77.30
Total Sales Price :	73,789,765	Wgt. Mean :	73	STD :	19.41	95% Wgt. Mean C.I. :	67.63 to 77.97
Total Adj. Sales Price :	74,437,963	Mean :	75	Avg.Abs.Dev :	13.36	95% Mean C.I. :	70.27 to 80.63
Total Assessed Value :	54,191,896						
Avg. Adj. Sales Price :	1,378,481	COD :	18.69	MAX Sales Ratio :	141.94		
Avg. Assessed Value :	1,003,554	PRD :	103.64	MIN Sales Ratio :	44.65		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	47	71.63	76.23	73.02	18.99	104.40	44.65	141.94	68.11 to 77.45	1,445,646	1,055,646
2	7	70.82	70.22	70.49	16.39	99.62	50.71	90.44	50.71 to 90.44	927,513	653,794

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Irrigated											
County	31	71.73	77.26	74.07	17.82	104.31	53.83	133.28	68.71 to 79.47	1,370,877	1,015,427
1	30	71.68	77.42	74.13	18.39	104.44	53.83	133.28	68.71 to 79.47	1,361,044	1,009,001
2	1	72.53	72.53	72.53		100.00	72.53	72.53	N/A	1,665,889	1,208,200
Grass											
County	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
2	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
ALL											
10/01/2021 To 09/30/2024	54	71.47	75.45	72.80	18.69	103.64	44.65	141.94	68.11 to 77.30	1,378,481	1,003,554

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Irrigated											
County	49	71.63	76.07	73.04	18.57	104.15	44.65	141.94	68.11 to 77.30	1,468,728	1,072,810
1	46	71.47	76.05	72.93	19.06	104.28	44.65	141.94	65.20 to 77.45	1,465,660	1,068,971
2	3	72.53	76.32	74.66	11.24	102.22	66.00	90.44	N/A	1,515,763	1,131,672
Grass											
County	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
2	3	70.82	69.85	76.25	17.57	91.61	50.71	88.02	N/A	215,100	164,004
ALL											
10/01/2021 To 09/30/2024	54	71.47	75.45	72.80	18.69	103.64	44.65	141.94	68.11 to 77.30	1,378,481	1,003,554

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_2	Total	Increase	36%

What IF

Phelps County 2025 Average Acre Value Comparison

Hypothetical 36% increase to Market Area 2 Irrigated

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Phelps	1	7,698	7,697	6,275	5,748	5,475	5,350	5,175	4,682	7,221
Gosper	1	7,103	7,103	5,853	4,711	n/a	4,425	4,140	3,926	6,746
Dawson	1	6,319	6,892	7,902	4,625	5,147	4,937	4,718	4,763	6,224
Buffalo	1	7,234	7,219	6,971	6,803	5,268	6,365	5,918	5,917	6,673
Buffalo	2	7,232	7,235	6,980	6,815	n/a	6,365	5,920	5,859	7,025
Kearney	1	7,900	7,798	7,300	6,000	4,950	4,400	4,000	4,000	7,014
Franklin	2	5,310	5,061	4,735	4,790	1,265	4,284	4,373	4,275	4,987
Harlan	1	6,810	6,810	5,684	3,890	n/a	3,619	3,447	3,447	6,252
Phelps	2	8,568	8,432	7,888	7,548	7,339	7,137	7,004	6,256	7,902
Gosper	4	6,481	6,481	5,504	4,629	n/a	n/a	3,957	3,702	5,498
Furnas	1	4,645	4,645	3,760	3,540	n/a	2,600	2,490	2,490	4,174
Harlan	2	5,865	5,865	5,017	3,440	n/a	3,521	3,354	3,354	5,110

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	3,054
Gosper	1	n/a	2,250	2,138	2,020	1,854	1,582	1,501	1,501	2,118
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,744
Buffalo	1	2,530	2,529	2,360	2,359	2,195	2,185	2,050	2,050	2,254
Buffalo	2	n/a	2,530	2,360	2,360	2,195	2,185	2,050	2,050	2,360
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	3,573
Franklin	2	3,050	3,025	2,725	2,600	2,376	2,275	1,850	1,800	2,750
Harlan	1	n/a	3,819	3,408	2,663	n/a	2,653	2,430	2,430	3,569
Phelps	2	n/a	2,761	2,499	2,225	1,930	1,733	1,549	1,449	2,287
Gosper	4	n/a	2,197	2,048	1,921	n/a	1,483	1,457	1,457	2,031
Furnas	1	2,495	2,495	1,710	1,710	1,710	n/a	1,560	1,560	2,189
Harlan	2	3,906	2,934	2,493	1,911	1,840	2,191	2,167	2,167	2,730

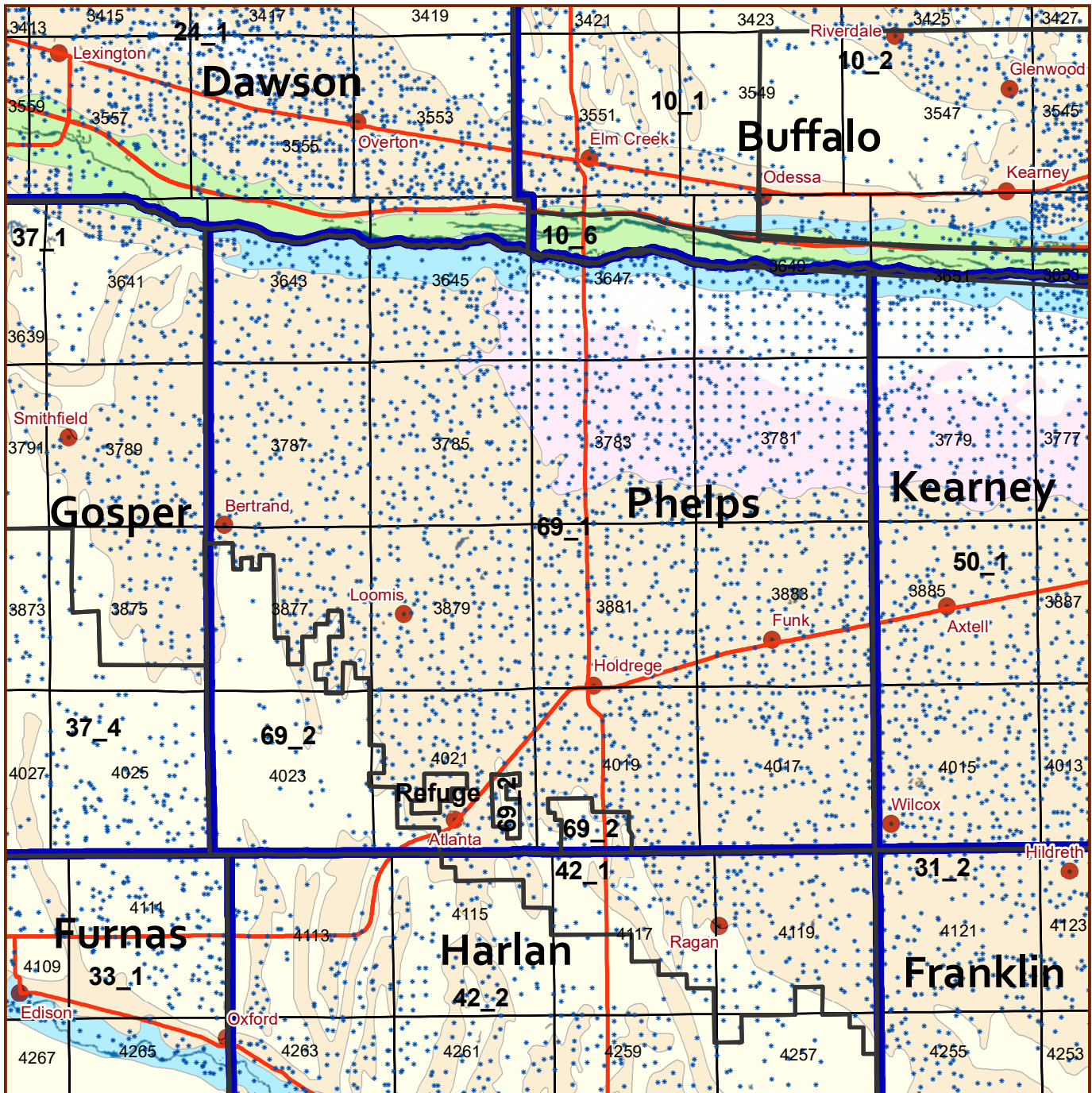
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,276	1,063	1,150	1,422
Gosper	1	1,220	1,230	1,219	1,219	1,628	n/a	1,219	1,719	1,222
Dawson	1	1,312	1,312	1,300	1,245	1,202	1,190	1,159	1,148	1,282
Buffalo	1	1,850	1,849	1,810	1,780	1,753	1,715	1,685	n/a	1,785
Buffalo	2	1,850	1,850	1,810	1,780	1,755	1,715	n/a	n/a	1,799
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Harlan	1	1,280	1,280	1,280	1,280	n/a	n/a	n/a	1,280	1,280
Phelps	2	1,550	1,500	1,425	1,375	n/a	1,278	1,225	1,150	1,375
Gosper	4	1,158	1,158	1,071	1,072	1,500	n/a	1,072	1,500	1,092
Furnas	1	1,064	1,065	1,065	1,065	1,065	n/a	1,065	n/a	1,065
Harlan	2	1,280	1,280	1,280	1,280	1,280	1,280	n/a	1,280	1,280

County	Mkt Area	CRP	TIMBER	WASTE
Phelps	1	1,500	1,000	40
Gosper	1	n/a	n/a	100
Dawson	1	n/a	n/a	50
Buffalo	1	1,620	665	540
Buffalo	2	1,765	657	540
Kearney	1	1,300	n/a	150
Franklin	2	1,234	600	150
Harlan	1	n/a	n/a	100
Phelps	2	n/a	1,000	40
Gosper	4	1,868	n/a	100
Furnas	1	1,400	1,065	75
Harlan	2	n/a	n/a	100

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

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

PHELPS COUNTY



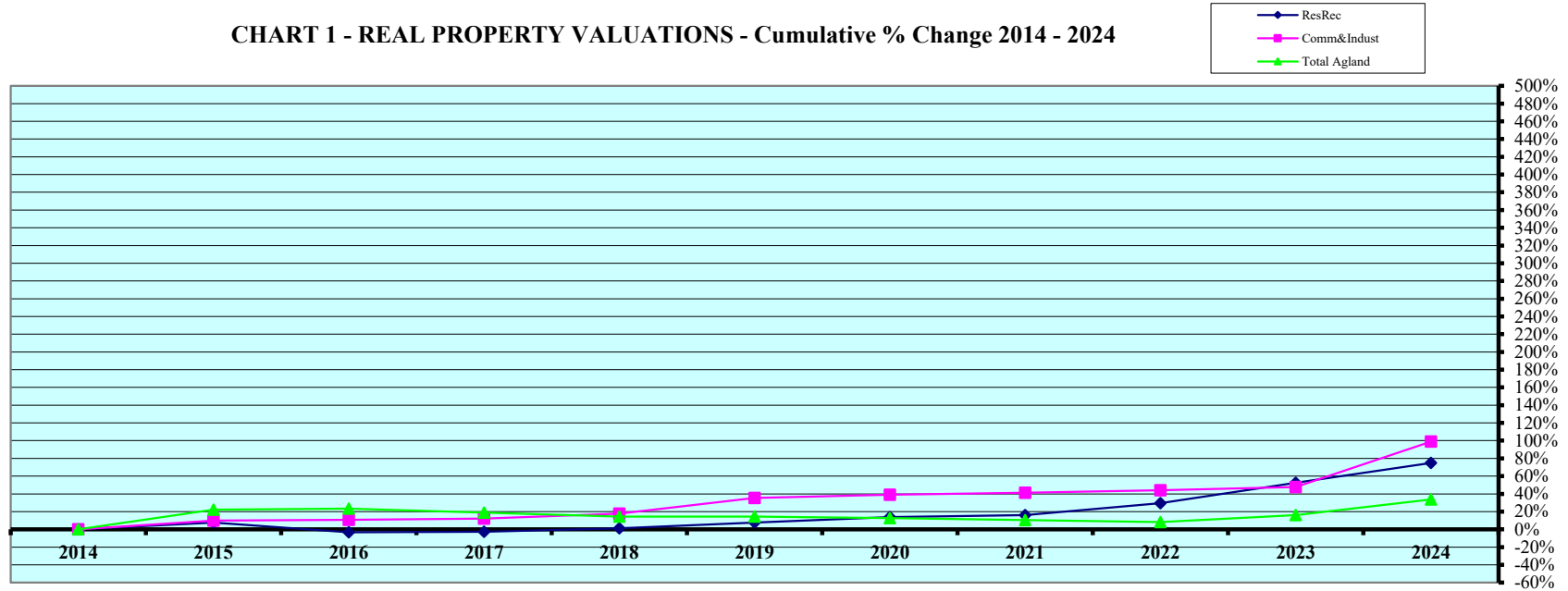
Legend

- 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 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	316,759,410	-	-	-	90,779,753	-	-	-	1,275,729,596	-	-	-
2015	340,913,018	24,153,608	7.63%	7.63%	99,831,964	9,052,211	9.97%	9.97%	1,559,165,373	283,435,777	22.22%	22.22%
2016	306,263,135	-34,649,883	-10.16%	-3.31%	100,614,024	782,060	0.78%	10.83%	1,571,801,414	12,636,041	0.81%	23.21%
2017	307,824,158	1,561,023	0.51%	-2.82%	101,659,312	1,045,288	1.04%	11.98%	1,517,378,410	-54,423,004	-3.46%	18.94%
2018	320,686,143	12,861,985	4.18%	1.24%	106,965,598	5,306,286	5.22%	17.83%	1,458,841,143	-58,537,267	-3.86%	14.35%
2019	341,154,541	20,468,398	6.38%	7.70%	122,818,224	15,852,626	14.82%	35.29%	1,458,536,231	-304,912	-0.02%	14.33%
2020	360,525,016	19,370,475	5.68%	13.82%	126,083,642	3,265,418	2.66%	38.89%	1,438,457,819	-20,078,412	-1.38%	12.76%
2021	367,942,924	7,417,908	2.06%	16.16%	128,193,317	2,109,675	1.67%	41.21%	1,408,640,039	-29,817,780	-2.07%	10.42%
2022	410,320,532	42,377,608	11.52%	29.54%	130,682,088	2,488,771	1.94%	43.96%	1,379,316,011	-29,324,028	-2.08%	8.12%
2023	483,149,115	72,828,583	17.75%	52.53%	134,016,387	3,334,299	2.55%	47.63%	1,481,551,135	102,235,124	7.41%	16.13%
2024	553,828,598	70,679,483	14.63%	74.84%	180,550,236	46,533,849	34.72%	98.89%	1,705,597,899	224,046,764	15.12%	33.70%

Rate Annual %chg: Residential & Recreational **5.75%** Commercial & Industrial **7.12%** Agricultural Land **2.95%**

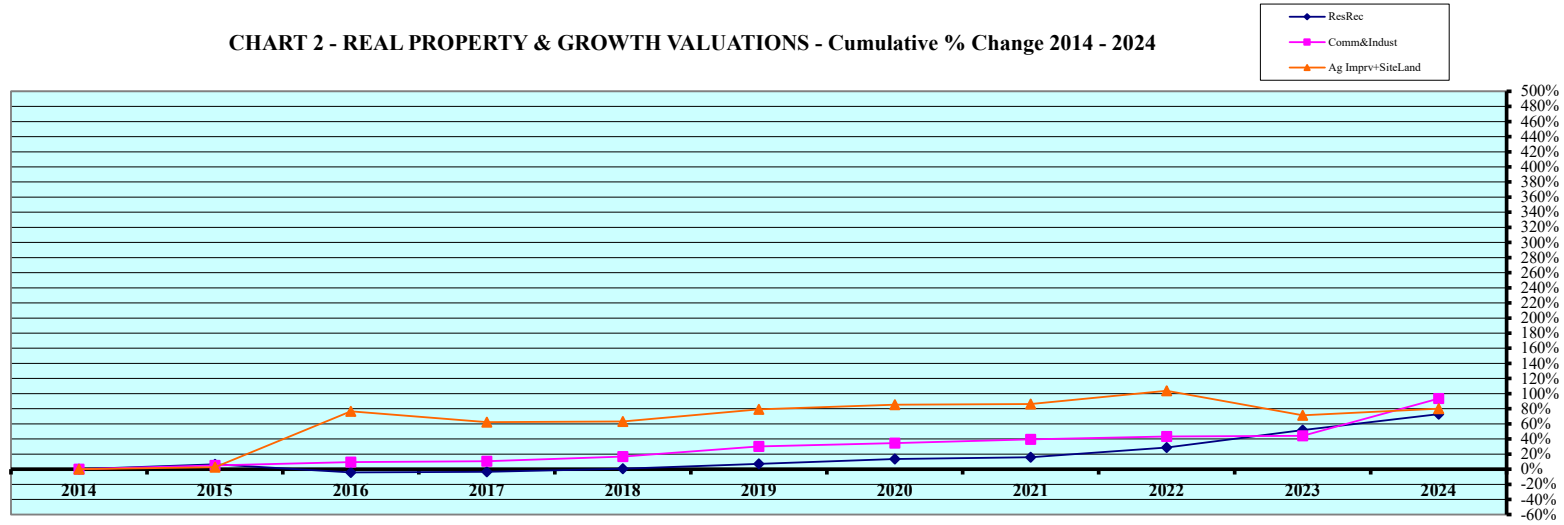
Cnty# **69**
County **PHELPS**

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.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

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



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	316,759,410	4,577,864	1.45%	312,181,546	--	--	90,779,753	3,000,565	3.31%	87,779,188	--	--
2015	340,913,018	3,706,449	1.09%	337,206,569	6.46%	6.46%	99,831,964	4,509,805	4.52%	95,322,159	5.00%	5.00%
2016	306,263,135	3,039,105	0.99%	303,224,030	-11.06%	-4.27%	100,614,024	1,337,960	1.33%	99,276,064	-0.56%	9.36%
2017	307,824,158	1,813,408	0.59%	306,010,750	-0.08%	-3.39%	101,659,312	1,356,985	1.33%	100,302,327	-0.31%	10.49%
2018	320,686,143	2,253,553	0.70%	318,432,590	3.45%	0.53%	106,965,598	920,190	0.86%	106,045,408	4.31%	16.82%
2019	341,154,541	1,818,973	0.53%	339,335,568	5.82%	7.13%	122,818,224	4,664,619	3.80%	118,153,605	10.46%	30.15%
2020	360,525,016	1,409,955	0.39%	359,115,061	5.26%	13.37%	126,083,642	3,960,455	3.14%	122,123,187	-0.57%	34.53%
2021	367,942,924	1,426,782	0.39%	366,516,142	1.66%	15.71%	128,193,317	1,561,140	1.22%	126,632,177	0.44%	39.49%
2022	410,320,532	3,143,122	0.77%	407,177,410	10.66%	28.54%	130,682,088	555,470	0.43%	130,126,618	1.51%	43.34%
2023	483,149,115	2,912,368	0.60%	480,236,747	17.04%	51.61%	134,016,387	3,256,230	2.43%	130,760,157	0.06%	44.04%
2024	553,828,598	6,351,697	1.15%	547,476,901	13.31%	72.84%	180,550,236	4,977,955	2.76%	175,572,281	31.01%	93.40%
Rate Ann%chg	5.75%	Resid & Recreat w/o growth				5.25%	7.12%	C & I w/o growth				5.14%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	52,302,935	28,398,714	80,701,649	3,831,371	4.75%	76,870,278	--	--
2015	55,127,595	29,537,887	84,665,482	1,902,520	2.25%	82,762,962	2.55%	2.55%
2016	107,716,190	39,719,469	147,435,659	4,844,380	3.29%	142,591,279	68.42%	76.69%
2017	92,000,773	40,718,196	132,718,969	1,800,418	1.36%	130,918,551	-11.20%	62.23%
2018	89,994,155	43,882,549	133,876,704	2,220,812	1.66%	131,655,892	-0.80%	63.14%
2019	99,421,265	46,798,286	146,219,551	1,637,920	1.12%	144,581,631	8.00%	79.16%
2020	103,141,710	47,334,296	150,476,006	1,001,680	0.67%	149,474,326	2.23%	85.22%
2021	103,092,185	48,188,654	151,280,839	925,270	0.61%	150,355,569	-0.08%	86.31%
2022	110,590,555	57,794,959	168,385,514	3,961,700	2.35%	164,423,814	8.69%	103.74%
2023	84,870,990	56,254,268	141,125,258	2,957,823	2.10%	138,167,435	-17.95%	71.21%
2024	92,524,830	53,792,801	146,317,631	945,080	0.65%	145,372,551	3.01%	80.14%
Rate Ann%chg	5.87%	6.60%	6.13%	Ag Imprv+Site w/o growth			6.29%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.

Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

Sources:

Value; 2014 - 2024 CTL

Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.

Prepared as of 02/11/2025

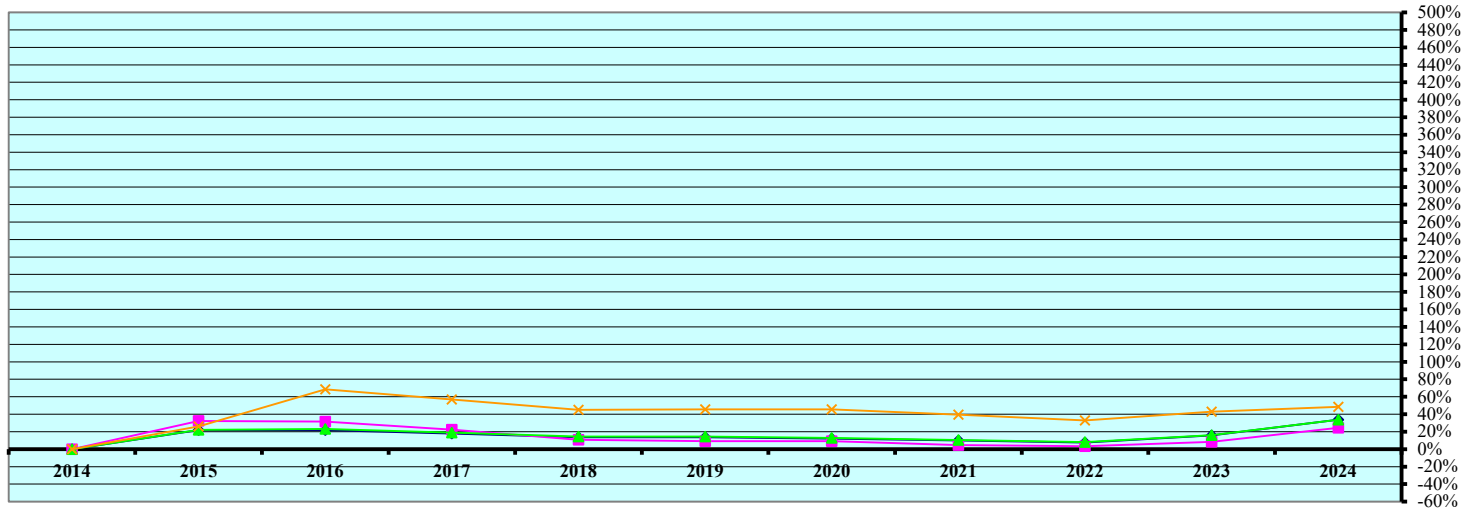
Cnty#
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CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	1,201,449,428	-	-	-	39,141,121	-	-	-	31,280,900	-	-	-
2015	1,464,159,382	262,709,954	21.87%	21.87%	51,772,152	12,631,031	32.27%	32.27%	39,406,031	8,125,131	25.97%	25.97%
2016	1,463,830,930	-328,452	-0.02%	21.84%	51,503,869	-268,283	-0.52%	31.59%	52,711,170	13,305,139	33.76%	68.51%
2017	1,416,505,495	-47,325,435	-3.23%	17.90%	47,919,003	-3,584,866	-6.96%	22.43%	49,058,398	-3,652,772	-6.93%	56.83%
2018	1,366,207,864	-50,297,631	-3.55%	13.71%	43,343,799	-4,575,204	-9.55%	10.74%	45,409,661	-3,648,737	-7.44%	45.17%
2019	1,366,391,915	184,051	0.01%	13.73%	42,705,374	-638,425	-1.47%	9.11%	45,568,425	158,764	0.35%	45.67%
2020	1,346,362,277	-20,029,638	-1.47%	12.06%	42,738,878	33,504	0.08%	9.19%	45,505,419	-63,006	-0.14%	45.47%
2021	1,320,377,045	-25,985,232	-1.93%	9.90%	40,937,291	-1,801,587	-4.22%	4.59%	43,675,890	-1,829,529	-4.02%	39.62%
2022	1,293,813,278	-26,563,767	-2.01%	7.69%	40,429,284	-508,007	-1.24%	3.29%	41,601,390	-2,074,500	-4.75%	32.99%
2023	1,390,988,041	97,174,763	7.51%	15.78%	42,400,975	1,971,691	4.88%	8.33%	44,690,291	3,088,901	7.42%	42.87%
2024	1,606,978,858	215,990,817	15.53%	33.75%	48,689,768	6,288,793	14.83%	24.40%	46,455,142	1,764,851	3.95%	48.51%

Rate Ann.%chg: Irrigated **2.95%** Dryland **2.21%** Grassland **4.03%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	9,513	-	-	-	3,848,634	-	-	-	1,275,729,596	-	-	-
2015	10,685	1,172	12.32%	12.32%	3,817,123	-31,511	-0.82%	-0.82%	1,559,165,373	283,435,777	22.22%	22.22%
2016	13,187	2,502	23.42%	38.62%	3,742,258	-74,865	-1.96%	-2.76%	1,571,801,414	12,636,041	0.81%	23.21%
2017	12,934	-253	-1.92%	35.96%	3,882,580	140,322	3.75%	0.88%	1,517,378,410	-54,423,004	-3.46%	18.94%
2018	12,812	-122	-0.94%	34.68%	3,867,007	-15,573	-0.40%	0.48%	1,458,841,143	-58,537,267	-3.86%	14.35%
2019	10,913	-1,899	-14.82%	14.72%	3,859,604	-7,403	-0.19%	0.29%	1,458,536,231	-304,912	-0.02%	14.33%
2020	17,709	6,796	62.27%	86.16%	3,833,536	-26,068	-0.68%	-0.39%	1,438,457,819	-20,078,412	-1.38%	12.76%
2021	17,715	6	0.03%	86.22%	3,632,098	-201,438	-5.25%	-5.63%	1,408,640,039	-29,817,780	-2.07%	10.42%
2022	17,869	154	0.87%	87.84%	3,454,190	-177,908	-4.90%	-10.25%	1,379,316,011	-29,324,028	-2.08%	8.12%
2023	17,896	27	0.15%	88.12%	3,453,932	-258	-0.01%	-10.26%	1,481,551,135	102,235,124	7.41%	16.13%
2024	17,897	1	0.01%	88.13%	3,456,234	2,302	0.07%	-10.20%	1,705,597,899	224,046,764	15.12%	33.70%

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Rate Ann.%chg: Total Agric Land **2.95%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(¹)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	1,201,308,283	257,033	4,674			39,306,147	19,657	2,000			31,294,927	38,941	804		
2015	1,464,212,613	257,369	5,689	21.73%	21.73%	51,430,529	19,581	2,626	31.35%	31.35%	39,676,126	38,546	1,029	28.08%	28.08%
2016	1,464,073,529	257,365	5,689	-0.01%	21.72%	51,581,812	19,683	2,621	-0.22%	31.06%	52,758,454	38,267	1,379	33.94%	71.55%
2017	1,413,413,279	257,437	5,490	-3.49%	17.47%	47,952,299	19,610	2,445	-6.69%	22.29%	52,151,719	38,079	1,370	-0.66%	70.42%
2018	1,366,197,832	258,194	5,291	-3.62%	13.21%	43,322,341	19,241	2,252	-7.92%	12.60%	45,423,603	37,518	1,211	-11.60%	50.65%
2019	1,366,553,386	258,269	5,291	0.00%	13.21%	42,705,375	18,943	2,254	0.12%	12.74%	45,568,424	37,759	1,207	-0.32%	50.17%
2020	1,346,399,787	258,152	5,216	-1.43%	11.59%	42,748,066	18,961	2,255	0.00%	12.75%	45,555,794	37,605	1,211	0.38%	50.74%
2021	1,320,433,966	258,136	5,115	-1.92%	9.45%	40,937,302	19,021	2,152	-4.54%	7.63%	43,676,859	37,514	1,164	-3.89%	44.87%
2022	1,293,813,911	257,978	5,015	-1.96%	7.31%	40,431,996	19,266	2,099	-2.49%	4.95%	41,598,449	37,336	1,114	-4.31%	38.64%
2023	1,390,717,864	258,001	5,390	7.48%	15.33%	42,395,927	19,306	2,196	4.64%	9.82%	44,819,338	37,310	1,201	7.82%	49.47%
2024	1,605,128,782	257,601	6,231	15.60%	33.32%	48,911,169	19,360	2,526	15.04%	26.34%	46,454,779	37,200	1,249	3.96%	55.39%

Rate Annual %chg Average Value/Acre:

2.94%

2.21%

4.03%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	8,595	246	35			3,661,500	3,706	988			1,275,579,452	319,583	3,991		
2015	9,641	275	35	0.01%	0.01%	3,692,036	3,742	987	-0.13%	-0.13%	1,559,020,945	319,514	4,879	22.25%	22.25%
2016	11,023	315	35	0.00%	0.01%	3,692,759	3,755	983	-0.32%	-0.45%	1,572,117,577	319,385	4,922	0.88%	23.32%
2017	12,864	368	35	-0.04%	-0.02%	3,882,580	3,958	981	-0.25%	-0.70%	1,517,412,741	319,452	4,750	-3.50%	19.01%
2018	12,812	366	35	0.02%	-0.01%	3,867,007	3,943	981	-0.03%	-0.73%	1,458,823,595	319,262	4,569	-3.80%	14.48%
2019	10,913	312	35	0.01%	0.00%	3,859,604	3,934	981	0.04%	-0.69%	1,458,697,702	319,217	4,570	0.01%	14.49%
2020	17,082	488	35	-0.02%	-0.02%	3,833,536	3,896	984	0.29%	-0.39%	1,438,554,265	319,102	4,508	-1.35%	12.95%
2021	17,715	506	35	0.00%	-0.02%	3,623,370	3,897	930	-5.50%	-5.88%	1,408,689,212	319,073	4,415	-2.07%	10.61%
2022	17,869	511	35	0.01%	-0.01%	3,454,190	3,911	883	-5.02%	-10.60%	1,379,316,415	319,002	4,324	-2.06%	8.33%
2023	17,896	511	35	0.00%	-0.01%	3,453,932	3,911	883	0.00%	-10.60%	1,481,404,957	319,040	4,643	7.39%	16.33%
2024	17,896	511	35	0.00%	-0.01%	3,456,227	3,913	883	0.00%	-10.60%	1,703,968,853	318,585	5,349	15.19%	34.00%

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Rate Annual %chg Average Value/Acre:

2.94%

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

CHART 4

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,968	PHELPS	159,557,393	55,627,107	23,906,012	553,828,598	143,497,595	37,052,641	0	1,705,597,899	92,524,830	53,792,801	3,258,390	2,828,643,266
cnty sectorvalue % of total value:		5.64%	1.97%	0.85%	19.58%	5.07%	1.31%		60.30%	3.27%	1.90%	0.12%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
106	ATLANTA	902,775	123,538	475,802	3,882,892	1,951,480	0	0	0	0	0	0	7,336,487
1.18%	%sector of county sector	0.57%	0.22%	1.99%	0.70%	1.36%							0.26%
	%sector of municipality	12.31%	1.68%	6.49%	52.93%	26.60%							100.00%
709	BERTRAND	768,975	593,074	75,531	38,916,266	4,017,050	0	0	0	0	9,607	0	44,380,503
7.91%	%sector of county sector	0.48%	1.07%	0.32%	7.03%	2.80%					0.02%		1.57%
	%sector of municipality	1.73%	1.34%	0.17%	87.69%	9.05%					0.02%		100.00%
175	FUNK	1,006,699	315,828	810,172	12,099,982	4,701,277	0	0	0	0	124,973	0	19,058,931
1.95%	%sector of county sector	0.63%	0.57%	3.39%	2.18%	3.28%					0.23%		0.67%
	%sector of municipality	5.28%	1.66%	4.25%	63.49%	24.67%					0.66%		100.00%
5,515	HOLDREGE	13,620,199	9,076,785	5,426,365	366,752,438	80,870,628	5,218,165	0	37,437	0	0	0	481,002,017
61.50%	%sector of county sector	8.54%	16.32%	22.70%	66.22%	56.36%	14.08%		0.00%				17.00%
	%sector of municipality	2.83%	1.89%	1.13%	76.25%	16.81%	1.08%		0.01%				100.00%
392	LOOMIS	1,238,646	969,959	69,761	21,258,083	13,009,724	0	0	0	0	18,149	0	36,564,322
4.37%	%sector of county sector	0.78%	1.74%	0.29%	3.84%	9.07%					0.03%		1.29%
	%sector of municipality	3.39%	2.65%	0.19%	58.14%	35.58%					0.05%		100.00%
	%sector of county sector												
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6,898	Total Municipalities	17,537,294	11,079,184	6,857,631	442,909,665	104,550,161	5,218,165	0	37,437	0	152,729	0	588,342,265
76.92%	%all municip.sectors of cnty	10.99%	19.										

Total Real Property Sum Lines 17, 25, & 30	Records : 7,455	Value : 2,936,939,064	Growth 11,560,571	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	241	2,510,061	0	0	391	3,205,070	632	5,715,131	
02. Res Improve Land	2,873	42,472,174	0	0	388	12,864,752	3,261	55,336,926	
03. Res Improvements	3,012	430,998,810	0	0	415	125,766,850	3,427	556,765,660	
04. Res Total	3,253	475,981,045	0	0	806	141,836,672	4,059	617,817,717	6,411,488
% of Res Total	80.14	77.04	0.00	0.00	19.86	22.96	54.45	21.04	55.46
05. Com UnImp Land	87	2,113,037	0	0	17	889,337	104	3,002,374	
06. Com Improve Land	414	11,009,550	0	0	50	3,018,818	464	14,028,368	
07. Com Improvements	413	92,858,880	0	0	60	35,298,300	473	128,157,180	
08. Com Total	500	105,981,467	0	0	77	39,206,455	577	145,187,922	1,605,525
% of Com Total	86.66	73.00	0.00	0.00	13.34	27.00	7.74	4.94	13.89
09. Ind UnImp Land	2	294,715	0	0	0	0	2	294,715	
10. Ind Improve Land	6	434,820	0	0	4	912,681	10	1,347,501	
11. Ind Improvements	6	4,500,085	0	0	4	30,921,795	10	35,421,880	
12. Ind Total	8	5,229,620	0	0	4	31,834,476	12	37,064,096	12,960
% of Ind Total	66.67	14.11	0.00	0.00	33.33	85.89	0.16	1.26	0.11
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,253	475,981,045	0	0	806	141,836,672	4,059	617,817,717	6,411,488
% of Res & Rec Total	80.14	77.04	0.00	0.00	19.86	22.96	54.45	21.04	55.46
Com & Ind Total	508	111,211,087	0	0	81	71,040,931	589	182,252,018	1,618,485
% of Com & Ind Total	86.25	61.02	0.00	0.00	13.75	38.98	7.90	6.21	14.00
17. Taxable Total	3,761	587,192,132	0	0	887	212,877,603	4,648	800,069,735	8,029,973
% of Taxable Total	80.92	73.39	0.00	0.00	19.08	26.61	62.35	27.24	69.46

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	45	614,958	11,158,283		0	0	0
19. Commercial	14	1,034,588	22,067,697		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		45	614,958	11,158,283
19. Commercial	0	0	0		14	1,034,588	22,067,697
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					59	1,649,546	33,225,980

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	6,179,190	2	6,179,190	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	6,179,190	2	6,179,190	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	378	0	426	804

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	53	2,187,357	0	0	2,000	1,516,185,224	2,053	1,518,372,581
28. Ag-Improved Land	5	31,004	0	0	700	462,192,739	705	462,223,743
29. Ag Improvements	13	159,210	0	0	739	149,934,605	752	150,093,815

30. Ag Total				2,805	2,130,690,139
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	Growth
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	4	1.42	5,712	0	0.00	0	
36. FarmSite Improv Land	5	6.98	27,932	0	0.00	0	
37. FarmSite Improvements	13	0.00	159,210	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	7	5.78	0	0	0.00	0	
40. Other- Non Ag Use	1	0.35	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	16.00	560,000	18	16.00	560,000	Growth
32. HomeSite Improv Land	384	401.00	13,549,000	384	401.00	13,549,000	
33. HomeSite Improvements	387	0.00	103,021,480	387	0.00	103,021,480	
34. HomeSite Total				405	417.00	117,130,480	
35. FarmSite UnImp Land	97	401.34	719,175	101	402.76	724,887	
36. FarmSite Improv Land	666	3,421.84	8,235,793	671	3,428.82	8,263,725	
37. FarmSite Improvements	718	0.00	46,913,125	731	0.00	47,072,335	
38. FarmSite Total				832	3,831.58	56,060,947	
39. Road & Ditches	2,416	7,081.31	0	2,423	7,087.09	0	
40. Other- Non Ag Use	11	206.41	268,753	12	206.76	268,753	
41. Total Section VI				1,237	11,542.43	173,460,180	3,530,598

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	144,407.72	58.44%	1,111,618,735	62.30%	7,697.78
46. 1A	49,284.83	19.94%	379,366,442	21.26%	7,697.43
47. 2A1	10,432.71	4.22%	65,463,754	3.67%	6,274.86
48. 2A	18,393.66	7.44%	105,720,365	5.92%	5,747.65
49. 3A1	973.53	0.39%	5,330,007	0.30%	5,474.93
50. 3A	6,916.36	2.80%	37,000,831	2.07%	5,349.75
51. 4A1	3,301.58	1.34%	17,084,945	0.96%	5,174.78
52. 4A	13,405.29	5.42%	62,760,990	3.52%	4,681.81
53. Total	247,115.68	100.00%	1,784,346,069	100.00%	7,220.69
Dry					
54. 1D1	44.45	0.33%	142,243	0.34%	3,200.07
55. 1D	9,305.91	68.58%	29,777,132	71.86%	3,199.81
56. 2D1	1,505.80	11.10%	4,592,320	11.08%	3,049.75
57. 2D	1,402.81	10.34%	3,927,506	9.48%	2,799.74
58. 3D1	298.73	2.20%	806,547	1.95%	2,699.92
59. 3D	159.07	1.17%	405,596	0.98%	2,549.80
60. 4D1	314.12	2.31%	722,326	1.74%	2,299.52
61. 4D	539.51	3.98%	1,065,388	2.57%	1,974.73
62. Total	13,570.40	100.00%	41,439,058	100.00%	3,053.64
Grass					
63. 1G1	4,544.80	32.18%	7,006,446	35.49%	1,541.64
64. 1G	1,939.70	13.73%	2,785,012	14.11%	1,435.80
65. 2G1	698.40	4.95%	978,367	4.96%	1,400.87
66. 2G	1,753.34	12.42%	2,373,717	12.02%	1,353.83
67. 3G1	4,133.05	29.27%	5,472,365	27.72%	1,324.05
68. 3G	10.06	0.07%	10,876	0.06%	1,081.11
69. 4G1	374.63	2.65%	389,373	1.97%	1,039.35
70. 4G	668.55	4.73%	727,856	3.69%	1,088.71
71. Total	14,122.53	100.00%	19,744,012	100.00%	1,398.05
Irrigated Total	247,115.68	88.51%	1,784,346,069	96.50%	7,220.69
Dry Total	13,570.40	4.86%	41,439,058	2.24%	3,053.64
Grass Total	14,122.53	5.06%	19,744,012	1.07%	1,398.05
72. Waste	484.84	0.17%	19,390	0.00%	39.99
73. Other	3,888.47	1.39%	3,469,547	0.19%	892.27
74. Exempt	13.69	0.00%	0	0.00%	0.00
75. Market Area Total	279,181.92	100.00%	1,849,018,076	100.00%	6,622.99

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%	29,702,413	46.70%	6,299.98
46. 1A	2,036.47	18.60%	12,625,888	19.85%	6,199.89
47. 2A1	67.80	0.62%	393,217	0.62%	5,799.66
48. 2A	1,595.77	14.58%	8,856,537	13.93%	5,550.01
49. 3A1	6.10	0.06%	32,913	0.05%	5,395.57
50. 3A	82.99	0.76%	435,569	0.68%	5,248.45
51. 4A1	575.00	5.25%	2,961,018	4.66%	5,149.60
52. 4A	1,867.52	17.06%	8,590,179	13.51%	4,599.78
53. Total	10,946.33	100.00%	63,597,734	100.00%	5,809.96
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,341.25	40.67%	6,463,022	49.08%	2,760.50
56. 2D1	32.71	0.57%	81,747	0.62%	2,499.14
57. 2D	2,153.94	37.42%	4,792,264	36.40%	2,224.88
58. 3D1	12.43	0.22%	23,985	0.18%	1,929.61
59. 3D	0.21	0.00%	364	0.00%	1,733.33
60. 4D1	432.73	7.52%	670,484	5.09%	1,549.43
61. 4D	783.31	13.61%	1,135,147	8.62%	1,449.17
62. Total	5,756.58	100.00%	13,167,013	100.00%	2,287.30
Grass					
63. 1G1	2,058.22	8.91%	3,190,126	10.15%	1,549.94
64. 1G	2,937.04	12.72%	4,369,887	13.90%	1,487.85
65. 2G1	1,263.29	5.47%	1,783,000	5.67%	1,411.39
66. 2G	10,932.76	47.34%	15,032,099	47.81%	1,374.96
67. 3G1	14.68	0.06%	14,667	0.05%	999.11
68. 3G	4.47	0.02%	4,795	0.02%	1,072.71
69. 4G1	5,158.97	22.34%	6,316,926	20.09%	1,224.45
70. 4G	726.07	3.14%	730,110	2.32%	1,005.56
71. Total	23,095.50	100.00%	31,441,610	100.00%	1,361.37
Irrigated Total	10,946.33	27.48%	63,597,734	58.77%	5,809.96
Dry Total	5,756.58	14.45%	13,167,013	12.17%	2,287.30
Grass Total	23,095.50	57.98%	31,441,610	29.06%	1,361.37
72. Waste	28.21	0.07%	1,128	0.00%	39.99
73. Other	6.28	0.02%	4,398	0.00%	700.32
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	39,832.90	100.00%	108,211,883	100.00%	2,716.65

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	260.00	1,905,406	0.00	0	257,802.01	1,846,038,397	258,062.01	1,847,943,803
77. Dry Land	79.03	243,371	0.00	0	19,247.95	54,362,700	19,326.98	54,606,071
78. Grass	23.17	35,917	0.00	0	37,194.86	51,149,705	37,218.03	51,185,622
79. Waste	0.57	23	0.00	0	512.48	20,495	513.05	20,518
80. Other	0.00	0	0.00	0	3,894.75	3,473,945	3,894.75	3,473,945
81. Exempt	0.00	0	0.00	0	13.69	0	13.69	0
82. Total	362.77	2,184,717	0.00	0	318,652.05	1,955,045,242	319,014.82	1,957,229,959

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	258,062.01	80.89%	1,847,943,803	94.42%	7,160.85
Dry Land	19,326.98	6.06%	54,606,071	2.79%	2,825.38
Grass	37,218.03	11.67%	51,185,622	2.62%	1,375.29
Waste	513.05	0.16%	20,518	0.00%	39.99
Other	3,894.75	1.22%	3,473,945	0.18%	891.96
Exempt	13.69	0.00%	0	0.00%	0.00
Total	319,014.82	100.00%	1,957,229,959	100.00%	6,135.23

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 Atlanta	33	184,485	58	395,681	58	3,317,340	91	3,897,506	0
83.2 Bertrand	32	231,061	313	2,789,390	318	39,714,480	350	42,734,931	402,825
83.3 Funk	22	100,971	88	952,101	95	13,246,400	117	14,299,472	83,405
83.4 Holdrege	136	1,845,576	2,245	36,842,764	2,367	353,486,765	2,503	392,175,105	2,716,413
83.5 Loomis	18	147,968	169	1,492,238	174	21,233,825	192	22,874,031	40,045
83.6 Rural	391	3,205,070	388	12,864,752	415	125,766,850	806	141,836,672	3,168,800
84 Residential Total	632	5,715,131	3,261	55,336,926	3,427	556,765,660	4,059	617,817,717	6,411,488

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	2	60,765	2	60,765	64,365
85.2	Atlanta	9	73,286	12	71,265	12	1,335,590	21	1,480,141	0
85.3	Bertrand	6	35,911	36	242,680	38	3,521,150	44	3,799,741	0
85.4	Funk	2	7,949	11	112,940	12	4,583,695	14	4,704,584	0
85.5	Holdrege	65	2,238,686	324	10,865,902	321	97,812,590	386	110,917,178	1,465,155
85.6	Loomis	7	51,920	36	442,600	37	12,523,800	44	13,018,320	0
85.7	Rural	17	889,337	55	3,640,482	61	43,741,470	78	48,271,289	88,965
86	Commercial Total	106	3,297,089	474	15,375,869	483	163,579,060	589	182,252,018	1,618,485

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	4,532.63	34.07%	6,994,282	36.96%	1,543.10
88. 1G	1,690.84	12.71%	2,535,012	13.40%	1,499.26
89. 2G1	658.85	4.95%	938,833	4.96%	1,424.96
90. 2G	1,666.16	12.52%	2,286,583	12.08%	1,372.37
91. 3G1	4,120.90	30.98%	5,460,229	28.85%	1,325.01
92. 3G	2.95	0.02%	3,765	0.02%	1,276.27
93. 4G1	235.46	1.77%	250,254	1.32%	1,062.83
94. 4G	395.63	2.97%	454,992	2.40%	1,150.04
95. Total	13,303.42	100.00%	18,923,950	100.00%	1,422.49
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2.51	100.00%	3,764	100.00%	1,499.60
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	2.51	100.00%	3,764	100.00%	1,499.60
Timber					
105. 1T1	12.17	1.49%	12,164	1.49%	999.51
106. 1T	246.35	30.17%	246,236	30.16%	999.54
107. 2T1	39.55	4.84%	39,534	4.84%	999.60
108. 2T	87.18	10.68%	87,134	10.67%	999.47
109. 3T1	12.15	1.49%	12,136	1.49%	998.85
110. 3T	7.11	0.87%	7,111	0.87%	1,000.14
111. 4T1	139.17	17.04%	139,119	17.04%	999.63
112. 4T	272.92	33.42%	272,864	33.43%	999.79
113. Total	816.60	100.00%	816,298	100.00%	999.63
Grass Total	13,303.42	94.20%	18,923,950	95.85%	1,422.49
CRP Total	2.51	0.02%	3,764	0.02%	1,499.60
Timber Total	816.60	5.78%	816,298	4.13%	999.63
114. Market Area Total	14,122.53	100.00%	19,744,012	100.00%	1,398.05

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	2,058.22	9.25%	3,190,126	10.42%	1,549.94
88. 1G	2,866.23	12.88%	4,299,113	14.05%	1,499.92
89. 2G1	1,223.06	5.50%	1,742,789	5.70%	1,424.94
90. 2G	10,931.69	49.12%	15,031,028	49.12%	1,375.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1.16	0.01%	1,483	0.00%	1,278.45
93. 4G1	5,146.95	23.13%	6,304,938	20.60%	1,224.99
94. 4G	27.24	0.12%	31,325	0.10%	1,149.96
95. Total	22,254.55	100.00%	30,600,802	100.00%	1,375.04
CRP					
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
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	70.81	8.42%	70,774	8.42%	999.49
107. 2T1	40.23	4.78%	40,211	4.78%	999.53
108. 2T	1.07	0.13%	1,071	0.13%	1,000.93
109. 3T1	14.68	1.75%	14,667	1.74%	999.11
110. 3T	3.31	0.39%	3,312	0.39%	1,000.60
111. 4T1	12.02	1.43%	11,988	1.43%	997.34
112. 4T	698.83	83.10%	698,785	83.11%	999.94
113. Total	840.95	100.00%	840,808	100.00%	999.83
Grass Total	22,254.55	96.36%	30,600,802	97.33%	1,375.04
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	840.95	3.64%	840,808	2.67%	999.83
114. Market Area Total	23,095.50	100.00%	31,441,610	100.00%	1,361.37

2025 County Abstract of Assessment for Real Property, Form 45

Compared with the 2024 Certificate of Taxes Levied Report (CTL)

69 Phelps

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	553,828,598	617,817,717	63,989,119	11.55%	6,411,488	10.40%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	92,524,830	117,130,480	24,605,650	26.59%	2,279,703	24.13%
04. Total Residential (sum lines 1-3)	646,353,428	734,948,197	88,594,769	13.71%	8,691,191	12.36%
05. Commercial	143,497,595	145,187,922	1,690,327	1.18%	1,605,525	0.06%
06. Industrial	37,052,641	37,064,096	11,455	0.03%	12,960	0.00%
07. Total Commercial (sum lines 5-6)	180,550,236	182,252,018	1,701,782	0.94%	1,618,485	0.05%
08. Ag-Farmsite Land, Outbuildings	53,537,736	56,060,947	2,523,211	4.71%	1,250,895	2.38%
09. Minerals	3,258,390	6,179,190	2,920,800	89.64	0	89.64%
10. Non Ag Use Land	255,065	268,753	13,688	5.37%		
11. Total Non-Agland (sum lines 8-10)	57,051,191	62,508,890	5,457,699	9.57%	1,250,895	7.37%
12. Irrigated	1,606,978,858	1,847,943,803	240,964,945	14.99%		
13. Dryland	48,689,768	54,606,071	5,916,303	12.15%		
14. Grassland	46,455,142	51,185,622	4,730,480	10.18%		
15. Wasteland	17,897	20,518	2,621	14.64%		
16. Other Agland	3,456,234	3,473,945	17,711	0.51%		
17. Total Agricultural Land	1,705,597,899	1,957,229,959	251,632,060	14.75%		
18. Total Value of all Real Property (Locally Assessed)	2,589,552,754	2,936,939,064	347,386,310	13.41%	11,560,571	12.97%

2025 Assessment Survey for Phelps County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$333,800
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$50,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$4,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	\$31,057.84

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v3
2.	CAMA software:
	MIPS PC v3
3.	Personal Property software:
	MIPS PC v3
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, phelps.gworks.com
8.	Who maintains the GIS software and maps?
	The county assessor & staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Gworks and FSA maps
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation and Pritchard & Abbott
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

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

2025 Residential Assessment Survey for Phelps County

1.	Valuation data collection done by:
	The county assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach with market derived depreciation is used to value all residential properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.
5.	Describe the methodology used to determine the residential lot values?
	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.
6.	How are rural residential site values developed?
	Improved rural and vacant rural sales are studied to arrive at market value.
7.	Are there form 191 applications on file?
	No
8.	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.

2025 Commercial Assessment Survey for Phelps County

1.	Valuation data collection done by:
	Central Plains Valuation
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	All three approaches are developed where sufficient information is available. Primarily the cost approach is relied on.
2a.	Describe the process used to determine the value of unique commercial properties.
	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.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.
5.	Describe the methodology used to determine the commercial lot values.
	Lots are priced by the square foot and by the acre. There is a different land value table for each valuation group, and several based on location in Holdrege.

2025 Agricultural Assessment Survey for Phelps County

1.	Valuation data collection done by:
	The county assessor and staff
2.	Describe the process used to determine and monitor market areas.
	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.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Rural residential and recreational lands are identified through the office land use procedures, through physical review, and also through sales verification.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued using the same schedule.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Buildings are reviewed and priced the same as all rural improvements. Land under the feed yard are priced at \$1,080/acre
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Assessed values for lands in the Wetlands Reserve Program are assessed at 100% of the market value of grass land in the county.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CRP and Irrigated Grass
	<u><i>If your county has special value applications, please answer the following</i></u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	county analyzes sales for other influences
	<u><i>If your county recognizes a special value, please answer the following</i></u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2024 PLAN OF ASSESSMENT FOR PHELPS COUNTY

ASSESSMENT YEARS 2025-2026-2027

DATE: 06-11-2024

Plan of Assessment Requirements:

Pursuant to Nebraska Laws 2005, LB 263, Section 9, on or before June 15th 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 VII, 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 and horticultural land.

General Description of Real Property in Phelps County

Per the 2024 County Abstract, Phelps County consists of the following real property types:

	Parcels	Percent of Total Parcels
Residential	4095	55%
Commercial	580	8%
Industrial	12	
Recreational	0	
Agricultural	2747	37%
Mineral	2	

Agricultural land for taxable acres for 2024 assessment was 318,585.

Agricultural land is approximately 66% of the real property valuation base in Phelps County and of that approximately 81% is taxed as irrigated.

For more information, see the 2024 Reports and Opinions, Abstract, and Assessor Survey.

Current Resources

There are currently three full-time employees and the Assessor. The 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 statutes and regulations will continue to be followed to the best of our ability.

Assessment Actions Planned for Assessment Year 2025:

Residential and Improvements:

Complete physical reviews of Holdrege and start on Bertrand. All residential and rural outbuilding pick-up work and building permits will be reviewed and completed by March 1, 2025. Do market study to ensure residential properties are in compliance with state statutes.

Commercial:

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

Agricultural land:

Complete physical review of Garfield, Westmark, Center, and Anderson townships. Pick-up work will be done by March 1, 2025. Land use and market areas will be reviewed and updated as information becomes available.

Assessment Actions Planned for Assessment Year 2026:

Residential and Improvements:

Complete physical reviews of Bertrand, Loomis, Atlanta, and Funk. Complete residential and rural outbuilding pick-up work and building permits by March 1, 2026. Market analysis will be conducted to ensure the level of value and quality of assessment is in compliance with state statutes.

Commercial:

Pick-up work and building permits will be reviewed and completed by March 1, 2026. Market analysis will be conducted to ensure the level of value and quality of assessment is in compliance with state statutes.

Agricultural land:

Complete physical review of Union, Laird, Sheridan, and Divide townships. Pick-up work will be done by March 1, 2026. Land use and market areas will be reviewed and updated as information becomes available.

Assessment Actions Planned for Assessment Year 2027:

Residential and Improvements:

Start on physical reviews of rural residential properties and improvements. Complete residential and rural outbuilding pick-up work and building permits by March 1, 2027. Market analysis will be conducted to ensure the level of value and quality of assessment is in compliance with state statutes.

Commercial:

Start with physical reviews based on use. Pick-up work and building permits will be reviewed and completed by March 1, 2026. Market analysis will be conducted to ensure the level of value and quality of assessment is in compliance with state statutes.

Agricultural land:

Complete physical review of Rockfalls, Industry, Prairie, and Lake townships. Pick-up work will be done by March 1, 2027. Land use and market areas will be reviewed and updated as information becomes available.

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. The sale sheets are worked and forwarded 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 with abstract and Assessment Actions
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certification 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 1100 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 protest; 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. Assessor and/or Appraisal Education- attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

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

Respectfully submitted:

 Dated this 11th day of June 2024.
Larissa Davenport
Phelps County Assessor