

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

SHERIDAN COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Sheridan 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 Sheridan County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Tina Skinner, Sheridan County Assessor

Table of Contents

2022 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 staff 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 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.

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 and 92% to 100% for all other classes of real property.

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 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 IAAO's recognition 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.

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.

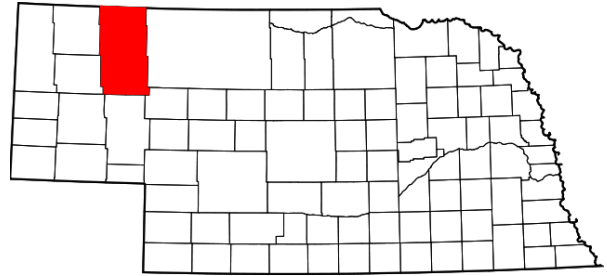
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

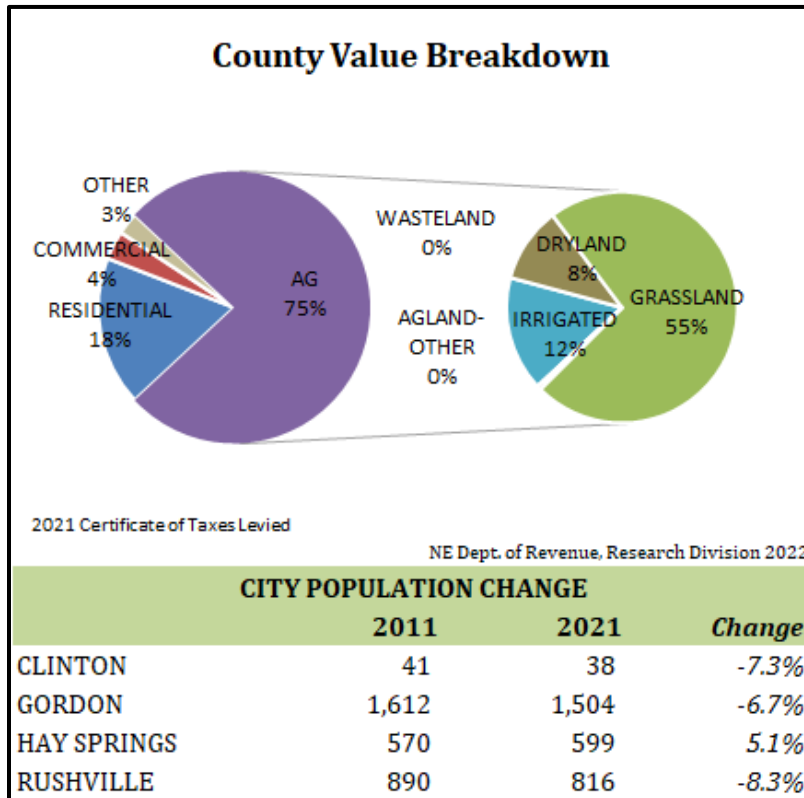
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,441 square miles, Sheridan County has 5,127 residents, per the Census Bureau Quick Facts for 2020, a 6% decline from the 2010 U.S. Census. Reports indicate that 69% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$66,376 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sheridan County are located in and around the towns of Gordon, Rushville, and Hay Springs. According to the latest information available from the U.S. Census Bureau, there are 154 employer establishments with total employment of 952, for an overall 3% increase in employment from 2019.



Agricultural land is the largest contributing factor to the valuation base of the county by an overwhelming majority. Grassland makes up the majority of the land in the county. Sheridan County is included in the Upper Niobrara White Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Sheridan County ranks fourth in dry edible beans.

2022 Residential Correlation for Sheridan County

Assessment Actions

For the current assessment year, the county assessor reviewed Hay Springs and Rushville residential property. Also, all rural residential property in tax district 20, outside of Gordon was reviewed and after examination of the data supplied by taxpayers, updates were made, and the effective age of the dwellings were established.

Assessment Practice Review

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

The sales qualification and verification process involve a sales questionnaire sent to both buyers and sellers of all three property classes. A stamped, self-addressed envelope is included with the questionnaire, and the return rate is about 75%. However, all returned questionnaires are not entirely filled out. For the non-respondents and to complete the questionnaires, a follow-up telephone call is made. Sale usability for the residential property class is comparable to the statewide average. Review of all residential sales deemed non-qualified was conducted. All had comments for their disqualification. Thus, all arm's-length residential sales were available for measurement purposes.

The date of the lot studies for each valuation group coincides with the year of inspection. Gordon, Valuation Group 10 was completed in 2021, and three other valuation groups were completed in 2017 and will need to be undertaken for assessment year 2023. The rural Valuation Group 80 lot and site study was last completed in 2018. Residential property is valued mostly by the cost approach with attention being paid to the market approach for the establishment of lot values, and the cost index and Computer-Assisted Mass Appraisal (CAMA) derived depreciation tables are the same for all valuation groups and are dated 2017.

The county utilizes five residential value groups and are primarily based on assessor location. Valuation group 40 is comprised of all residential property in the small towns and villages.

No written valuation methodology for any of the three property classes has been submitted by the Sheridan County Assessor.

The county is current with the six-year inspection and review cycle, but both the rural group of properties and the small villages need to be reviewed for next year. The cost and depreciation will also need to be updated for assessment year 2023.

2022 Residential Correlation for Sheridan County

Description of Analysis

The county assessor has established five valuation groups for the residential property class, primarily based on assessor location.

Valuation Group	Description
10	Gordon
20	Hay Springs
30	Rushville
40	Small towns/unincorporated villages
80	Rural residential property

The statistical profile for the residential property class reveals 125 qualified sales, and two of the three overall measures of central tendency are within acceptable range. Only the weighted mean is below the acceptable range and is affected by high dollar sales. The COD qualitative statistic is supportive of the median measure. The overall PRD is 115% and a review of the sales sample by price range reveals that there are 33 sales in the ranges starting at \$100,000 and moving up to \$499,999 with a median that drops dramatically after the \$60,000 to \$99,999 range.

SALE PRICE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>						
Less Than 5,000						
Less Than 15,000	4	131.43	126.33	128.85	09.82	98.04
Less Than 30,000	19	130.04	134.80	132.80	18.26	101.51
<u>Ranges Excl. Low \$</u>						
Greater Than 4,999	125	96.63	99.34	86.36	20.04	115.03
Greater Than 14,999	121	96.07	98.45	86.17	19.79	114.25
Greater Than 29,999	106	94.26	92.99	84.32	16.60	110.28
<u>Incremental Ranges</u>						
0 TO 4,999						
5,000 TO 14,999	4	131.43	126.33	128.85	09.82	98.04
15,000 TO 29,999	15	129.33	137.05	133.28	20.55	102.83
30,000 TO 59,999	42	99.37	104.75	103.70	14.30	101.01
60,000 TO 99,999	31	94.16	94.87	95.15	11.47	99.71
100,000 TO 149,999	21	87.94	82.97	82.39	14.27	100.70
150,000 TO 249,999	9	70.65	71.36	70.92	24.98	100.62
250,000 TO 499,999	3	41.10	43.73	42.75	17.98	102.29
500,000 TO 999,999						
1,000,000 +						
<u>ALL</u>	125	96.63	99.34	86.36	20.04	115.03

These declining median measures would indicate that assessments are regressive. The county assessor needs to appraise the remaining rural and small-town properties for the next year and

2022 Residential Correlation for Sheridan County

apply updated cost and depreciation tables. It is noted in the Assessment Practices Review that this is the intention of the Sheridan County Assessor.

Review by valuation group, indicate that all five are represented. Only three groups have sales with double digits. These valuation groups all have medians within the acceptable range. All three also have at least two measures of central tendency within range and Valuation Group 20 reveals all three measures within range. The COD also provides support to the medians.

Analysis of the percent change to the preliminary residential statistical profile compared to the final statistical profile shows an increase of roughly 6%. A review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows an overall percent change to total residential, excluding growth of about 5%. This confirms that the assessment actions were equally applied to the sample as well as the residential base.

Equalization and Quality of Assessment

Based on the review of both the statistical profile and the county’s assessment practices, the quality of assessment for the residential property class complies with professionally accepted mass appraisal techniques. The regressive price related differential will be addressed with the update of the remaining review of residential property and the implementation of new cost and depreciation schedules.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	77	94.36	98.48	85.01	20.22	115.85
20	20	99.34	99.22	95.27	12.29	104.15
30	18	99.74	106.13	94.78	20.35	111.98
40	6	95.51	107.59	84.71	33.87	127.01
80	4	75.42	73.59	62.89	42.08	117.01
____ALL____	125	96.63	99.34	86.36	20.04	115.03

Level of Value

Based on analysis of all available information, the level of value of residential property in Sheridan County is 97%.

2022 Commercial Correlation for Sheridan County

Assessment Actions

For the current assessment year, the county assessor performed routine commercial maintenance, that included review of commercial property in Hay Springs and Rushville that may have recently opened or had changes. Also, golf courses were reviewed and revalued.

Assessment Practice Review

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

Commercial sales verification and qualification begins with a sales questionnaire sent to both parties to the commercial transaction. Telephone follow-up occurs to complete any missing information and for non-respondents. Sale usability for commercial property is below the statewide average. However, a review of the non-qualified commercial sales show all with reasons for their disqualification. All truly arm's-length sales were available for measurement.

The date of the last commercial countywide lot study was 2017. The cost approach is mainly relied upon for valuation with an income approach used by the contracted appraiser in 2017. Cost and Computer-Assisted Mass Appraisal (CAMA) derived depreciation tables are used, and both have dates of 2017.

Like the residential property class, commercial property is delineated by five valuation groups, based on assessor location.

No written valuation methodology has been submitted by the Sheridan County assessor.

With the completion of the last review for assessment year 2019, the county is current with the six-year inspection and review cycle.

2022 Commercial Correlation for Sheridan County

Description of Analysis

The Sheridan County assessor has established five commercial valuation groups, based primarily on assessor location.

Valuation Group	Description
10	Gordon
20	Hay Springs
30	Rushville
40	Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay
80	Rural

The statistical profile of commercial property indicates 10 qualified sales that occurred during the three-year period of the study period. Three of the five valuation groups are represented, but none have an adequate number of sales. Regarding the overall statistics, the mean and weighted mean measures of central tendency are within the acceptable range. The median measure is two points above the acceptable range. No valuation group is within range. Further review of the 10 sales reveals that only one has an assessment to sale price ratio within acceptable range, four are below and five are above range.

The sample is therefore not a reliable representation of the commercial class as a whole and the assessment practices and assessment actions will be given the most weight in determining statutory compliance and uniformity of assessment. The county assessor is current with both the statutory six-year inspection and review cycle and the depreciation and costing tables.

A comparison of the Real Property & Growth Valuations, chart 2, found in the Appendix reveals that both residential and commercial valuations for the last 10 years are within one-half of one point of each other. This indicates that both property classes have similar movement in valuation over time.

2022 Commercial Correlation for Sheridan County

The annual percent change for the last 10 years compared to all neighboring counties indicates that the Sheridan County commercial valuation change is comparable or has slightly outpaced its neighbors as shown in the following table:

County	Annual % Chng w/o Growth
Sheridan	2.94
Box Butte	2.30
Cherry	1.45
Dawes	2.48
Garden	1.60
Grant	2.87
Morrill	0.12

Comparison of the preliminary value change to that of the final statistics indicates a 2% decrease. A review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows a positive percent change excluding growth of 1%. This would indicate that the valuation changes to the rural golf course, which was reduced in value, had more effect on the sample than on the commercial base.

Equalization and Quality of Assessment

The statistical sample is unreliable. A review of the assessment practices of the county indicates that commercial property is valued uniformly and proportionately and complies with generally accepted mass appraisal techniques.

Level of Value

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

2022 Agricultural Correlation for Sheridan County

Assessment Actions

The county assessor continued to work on the soil code and land use reconciliation utilizing aerial imagery. After reviewing the agricultural sales statistics and the values of surrounding counties, no value changes to agricultural land were made.

Assessment Practice Review

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

Agricultural sales qualification and verification consists of a sales questionnaire sent to both parties to the agricultural land transaction. A telephone follow-up will be conducted to complete any missing questionnaire information and for those who do not respond. Sale usability for agricultural land is comparable to the statewide average. Review of the agricultural sales deemed non-qualified show all with reasons for their disqualification. All truly arm's-length sales were available for measurement.

The last land use review was completed in 2013. There is a flyover scheduled by the county's GIS provider this spring. The county assessor and her staff are completing the parcel-by-parcel comparison of total acres with the current 2020 information, that will include home sites and farm sites and soil code updating.

Agricultural home sites and farm sites carry the same value as those for rural residential. All improvements on rural land were last inspected in 2018 and have cost and depreciation schedules dated 2017.

By reviewing sales to determine if there is a verifiable different market price paid for the same land classifications within the county, the county assessor has determined that currently only one market area is sufficient to address agricultural land. The county land composition is 81% grassland, 9% dryland, 5% irrigated land, and 5% wasteland.

Intensive use acres have been identified as feedlot acres and are valued at \$1,000 per acre.

Description of Analysis

The statistical profile for agricultural land reveals 35 qualified sales, with only the median measure of central tendency within acceptable range. The other two measures differ from the median by only one point. The COD provides support for the median.

Review of the sales by 80% MLU by the market area section of the statistical profile reveals only three irrigated land sales and six dryland sales. Both samples are quite small, but the dryland sales show all statistical measures within acceptable range. There are 14 grassland sales with all measures of central tendency within range and a highly supportive COD.

2022 Agricultural Correlation for Sheridan County

Examination of the Sheridan County 2022 Average Acre Value Comparison with neighboring counties indicates that Sheridan’s irrigated land is most comparable to Dawes Market Area 4 and close to Box Butte Market Area 3. The remaining counties have a disproportionate amount of irrigated. Dryland values are most similar to neighboring counties Box Butte and Dawes Market Area 1, but not with Cherry, Garden, Grant, and Dawes in Market Area 4. This is due to the fact that Cherry and Garden have fewer dryland acres than Sheridan County, and Garden’s dryland acres are found in the middle of the county, not where it joins the southern boundary of Sheridan. Dawes Market Area 4 dryland acres also do not border Sheridan County. Sheridan grassland values are comparable to all of the neighboring counties.

Perusal of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) confirms the assessment actions with less than 1% total change to the assessment base of agricultural land.

Equalization and Quality of Assessment

All agricultural dwellings and outbuildings are valued using the same cost index and depreciation tables as those of rural residential properties.

The statistical profile, coupled with the county’s assessment practices, indicate that the assessment of agricultural land is uniform and proportionate and complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	3	63.04	60.94	61.66	18.37	98.83
1	3	63.04	60.94	61.66	18.37	98.83
____Dry____						
County	6	69.09	74.50	70.25	19.19	106.05
1	6	69.09	74.50	70.25	19.19	106.05
____Grass____						
County	14	72.72	72.04	74.28	08.13	96.98
1	14	72.72	72.04	74.28	08.13	96.98
____ALL____						
	35	68.99	67.77	68.30	14.09	99.22

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sheridan County is 69%.

2022 Opinions of the Property Tax Administrator for Sheridan 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Sheridan County

Residential Real Property - Current

Number of Sales	125	Median	96.63
Total Sales Price	\$9,574,750	Mean	99.34
Total Adj. Sales Price	\$9,574,750	Wgt. Mean	86.36
Total Assessed Value	\$8,268,847	Average Assessed Value of the Base	\$46,182
Avg. Adj. Sales Price	\$76,598	Avg. Assessed Value	\$66,151

Confidence Interval - Current

95% Median C.I	93.64 to 99.84
95% Wgt. Mean C.I	80.12 to 92.60
95% Mean C.I	94.43 to 104.25
% of Value of the Class of all Real Property Value in the County	11.79
% of Records Sold in the Study Period	4.83
% of Value Sold in the Study Period	6.92

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	129	97	97.45
2020	90	92	91.98
2019	104	96	95.57
2018	89	99	98.51

2022 Commission Summary for Sheridan County

Commercial Real Property - Current

Number of Sales	10	Median	101.77
Total Sales Price	\$1,825,894	Mean	99.87
Total Adj. Sales Price	\$1,825,894	Wgt. Mean	91.94
Total Assessed Value	\$1,678,802	Average Assessed Value of the Base	\$77,891
Avg. Adj. Sales Price	\$182,589	Avg. Assessed Value	\$167,880

Confidence Interval - Current

95% Median C.I	73.78 to 124.09
95% Wgt. Mean C.I	67.87 to 116.02
95% Mean C.I	83.63 to 116.11
% of Value of the Class of all Real Property Value in the County	3.43
% of Records Sold in the Study Period	2.24
% of Value Sold in the Study Period	4.83

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	15	100	113.33
2020	16	100	84.51
2019	19	100	100.88
2018	22	100	92.43

81 Sheridan
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 125
 Total Sales Price : 9,574,750
 Total Adj. Sales Price : 9,574,750
 Total Assessed Value : 8,268,847
 Avg. Adj. Sales Price : 76,598
 Avg. Assessed Value : 66,151

MEDIAN : 97
 WGT. MEAN : 86
 MEAN : 99
 COD : 20.04
 PRD : 115.03

COV : 28.19
 STD : 28.00
 Avg. Abs. Dev : 19.36
 MAX Sales Ratio : 213.46
 MIN Sales Ratio : 33.95

95% Median C.I. : 93.64 to 99.84
 95% Wgt. Mean C.I. : 80.12 to 92.60
 95% Mean C.I. : 94.43 to 104.25

Printed:3/23/2022 2:55:51PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	14	103.51	108.94	98.02	20.28	111.14	70.70	173.44	87.51 to 132.82	97,368	95,439
01-JAN-20 To 31-MAR-20	12	96.66	98.41	93.83	14.39	104.88	68.84	128.62	85.32 to 120.32	66,333	62,240
01-APR-20 To 30-JUN-20	14	94.50	100.13	95.58	13.88	104.76	75.60	138.70	87.53 to 120.37	63,511	60,704
01-JUL-20 To 30-SEP-20	26	97.35	104.34	92.90	17.34	112.31	56.13	169.57	92.14 to 111.99	64,190	59,634
01-OCT-20 To 31-DEC-20	15	97.66	97.88	86.05	19.48	113.75	39.91	145.09	80.56 to 118.38	84,867	73,030
01-JAN-21 To 31-MAR-21	11	96.63	103.07	97.30	13.17	105.93	80.56	162.00	88.19 to 130.04	47,682	46,396
01-APR-21 To 30-JUN-21	18	94.43	98.97	78.00	29.59	126.88	41.10	213.46	77.07 to 105.00	78,778	61,445
01-JUL-21 To 30-SEP-21	15	87.32	80.89	65.39	27.08	123.70	33.95	145.64	60.53 to 98.61	109,467	71,578
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	66	97.05	103.35	95.04	17.23	108.74	56.13	173.44	93.53 to 105.93	71,473	67,930
01-OCT-20 To 30-SEP-21	59	96.03	94.86	77.93	23.24	121.72	33.95	213.46	87.88 to 98.84	82,331	64,161
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	67	96.64	100.95	91.69	16.70	110.10	39.91	169.57	93.53 to 103.64	69,061	63,323
<u>ALL</u>	125	96.63	99.34	86.36	20.04	115.03	33.95	213.46	93.64 to 99.84	76,598	66,151

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	77	94.36	98.48	85.01	20.22	115.85	39.91	180.15	91.31 to 98.63	74,971	63,730
20	20	99.34	99.22	95.27	12.29	104.15	47.01	128.62	95.86 to 106.47	71,500	68,121
30	18	99.74	106.13	94.78	20.35	111.98	70.65	173.44	87.32 to 107.65	74,361	70,476
40	6	95.51	107.59	84.71	33.87	127.01	61.93	213.46	61.93 to 213.46	61,667	52,240
80	4	75.42	73.59	62.89	42.08	117.01	33.95	109.57	N/A	165,875	104,311
<u>ALL</u>	125	96.63	99.34	86.36	20.04	115.03	33.95	213.46	93.64 to 99.84	76,598	66,151

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	125	96.63	99.34	86.36	20.04	115.03	33.95	213.46	93.64 to 99.84	76,598	66,151
06											
07											
<u>ALL</u>	125	96.63	99.34	86.36	20.04	115.03	33.95	213.46	93.64 to 99.84	76,598	66,151

81 Sheridan
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 125
 Total Sales Price : 9,574,750
 Total Adj. Sales Price : 9,574,750
 Total Assessed Value : 8,268,847
 Avg. Adj. Sales Price : 76,598
 Avg. Assessed Value : 66,151

MEDIAN : 97
 WGT. MEAN : 86
 MEAN : 99
 COD : 20.04
 PRD : 115.03

COV : 28.19
 STD : 28.00
 Avg. Abs. Dev : 19.36
 MAX Sales Ratio : 213.46
 MIN Sales Ratio : 33.95

95% Median C.I. : 93.64 to 99.84
 95% Wgt. Mean C.I. : 80.12 to 92.60
 95% Mean C.I. : 94.43 to 104.25

Printed:3/23/2022 2:55:51PM

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	4	131.43	126.33	128.85	09.82	98.04	96.81	145.64	N/A	10,875	14,012
Less Than 30,000	19	130.04	134.80	132.80	18.26	101.51	87.53	213.46	110.28 to 157.17	21,218	28,178
Ranges Excl. Low \$											
Greater Than 4,999	125	96.63	99.34	86.36	20.04	115.03	33.95	213.46	93.64 to 99.84	76,598	66,151
Greater Than 14,999	121	96.07	98.45	86.17	19.79	114.25	33.95	213.46	93.00 to 98.84	78,771	67,874
Greater Than 29,999	106	94.26	92.99	84.32	16.60	110.28	33.95	173.44	90.30 to 97.45	86,525	72,957
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	4	131.43	126.33	128.85	09.82	98.04	96.81	145.64	N/A	10,875	14,012
15,000 TO 29,999	15	129.33	137.05	133.28	20.55	102.83	87.53	213.46	110.28 to 162.00	23,977	31,956
30,000 TO 59,999	42	99.37	104.75	103.70	14.30	101.01	78.59	173.44	94.95 to 107.65	44,992	46,658
60,000 TO 99,999	31	94.16	94.87	95.15	11.47	99.71	49.76	130.16	90.22 to 101.27	75,195	71,545
100,000 TO 149,999	21	87.94	82.97	82.39	14.27	100.70	47.01	101.98	75.60 to 97.26	119,210	98,216
150,000 TO 249,999	9	70.65	71.36	70.92	24.98	100.62	39.91	105.93	46.95 to 101.08	176,333	125,061
250,000 TO 499,999	3	41.10	43.73	42.75	17.98	102.29	33.95	56.13	N/A	286,833	122,623
500,000 TO 999,999											
1,000,000 +											
ALL	125	96.63	99.34	86.36	20.04	115.03	33.95	213.46	93.64 to 99.84	76,598	66,151

81 Sheridan
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 10
Total Sales Price : 1,825,894
Total Adj. Sales Price : 1,825,894
Total Assessed Value : 1,678,802
Avg. Adj. Sales Price : 182,589
Avg. Assessed Value : 167,880

MEDIAN : 102
WGT. MEAN : 92
MEAN : 100
COD : 17.72
PRD : 108.63

COV : 22.74
STD : 22.71
Avg. Abs. Dev : 18.03
MAX Sales Ratio : 135.67
MIN Sales Ratio : 68.40

95% Median C.I. : 73.78 to 124.09
95% Wgt. Mean C.I. : 67.87 to 116.02
95% Mean C.I. : 83.63 to 116.11

Printed:3/23/2022 2:55:52PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	90.23	90.23	90.23	00.00	100.00	90.23	90.23	N/A	490,000	442,138
01-JUL-20 To 30-SEP-20	2	120.66	120.66	110.47	12.45	109.22	105.64	135.67	N/A	119,130	131,597
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	73.78	73.78	73.78	00.00	100.00	73.78	73.78	N/A	485,000	357,820
01-APR-21 To 30-JUN-21	2	113.82	113.82	105.03	09.03	108.37	103.54	124.09	N/A	110,500	116,055
01-JUL-21 To 30-SEP-21	4	88.41	91.45	97.93	21.31	93.38	68.40	120.58	N/A	97,909	95,885
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19											
01-OCT-19 To 30-SEP-20	3	105.64	110.51	96.85	14.34	114.10	90.23	135.67	N/A	242,753	235,111
01-OCT-20 To 30-SEP-21	7	100.00	95.31	88.69	18.46	107.46	68.40	124.09	68.40 to 124.09	156,805	139,067
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19											
01-JAN-20 To 31-DEC-20	3	105.64	110.51	96.85	14.34	114.10	90.23	135.67	N/A	242,753	235,111
<u>ALL</u>	10	101.77	99.87	91.94	17.72	108.63	68.40	135.67	73.78 to 124.09	182,589	167,880

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	6	104.59	107.12	91.33	14.04	117.29	73.78	135.67	73.78 to 135.67	175,149	159,960
20	2	72.61	72.61	72.91	05.80	99.59	68.40	76.81	N/A	70,000	51,036
80	2	105.41	105.41	97.16	14.40	108.49	90.23	120.58	N/A	317,500	308,487
<u>ALL</u>	10	101.77	99.87	91.94	17.72	108.63	68.40	135.67	73.78 to 124.09	182,589	167,880

**81 Sheridan
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 10
 Total Sales Price : 1,825,894
 Total Adj. Sales Price : 1,825,894
 Total Assessed Value : 1,678,802
 Avg. Adj. Sales Price : 182,589
 Avg. Assessed Value : 167,880

MEDIAN : 102
 WGT. MEAN : 92
 MEAN : 100
 COD : 17.72
 PRD : 108.63

COV : 22.74
 STD : 22.71
 Avg. Abs. Dev : 18.03
 MAX Sales Ratio : 135.67
 MIN Sales Ratio : 68.40

95% Median C.I. : 73.78 to 124.09
 95% Wgt. Mean C.I. : 67.87 to 116.02
 95% Mean C.I. : 83.63 to 116.11

Printed:3/23/2022 2:55:52PM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	10	101.77	99.87	91.94	17.72	108.63	68.40	135.67	73.78 to 124.09	182,589	167,880
04											
<u>ALL</u>	<u>10</u>	<u>101.77</u>	<u>99.87</u>	<u>91.94</u>	<u>17.72</u>	<u>108.63</u>	<u>68.40</u>	<u>135.67</u>	<u>73.78 to 124.09</u>	<u>182,589</u>	<u>167,880</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	124.09	124.09	124.09	00.00	100.00	124.09	124.09	N/A	16,000	19,854
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	10	101.77	99.87	91.94	17.72	108.63	68.40	135.67	73.78 to 124.09	182,589	167,880
Greater Than 14,999	10	101.77	99.87	91.94	17.72	108.63	68.40	135.67	73.78 to 124.09	182,589	167,880
Greater Than 29,999	9	100.00	97.18	91.66	17.36	106.02	68.40	135.67	73.78 to 120.58	201,099	184,328
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	124.09	124.09	124.09	00.00	100.00	124.09	124.09	N/A	16,000	19,854
30,000 TO 59,999	1	135.67	135.67	135.67	00.00	100.00	135.67	135.67	N/A	38,260	51,908
60,000 TO 99,999	2	72.61	72.61	72.91	05.80	99.59	68.40	76.81	N/A	70,000	51,036
100,000 TO 149,999	2	110.29	110.29	111.86	09.33	98.60	100.00	120.58	N/A	125,817	140,735
150,000 TO 249,999	2	104.59	104.59	104.58	01.00	100.01	103.54	105.64	N/A	202,500	211,771
250,000 TO 499,999	2	82.01	82.01	82.05	10.04	99.95	73.78	90.23	N/A	487,500	399,979
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>10</u>	<u>101.77</u>	<u>99.87</u>	<u>91.94</u>	<u>17.72</u>	<u>108.63</u>	<u>68.40</u>	<u>135.67</u>	<u>73.78 to 124.09</u>	<u>182,589</u>	<u>167,880</u>

81 Sheridan
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 10
 Total Sales Price : 1,825,894
 Total Adj. Sales Price : 1,825,894
 Total Assessed Value : 1,678,802
 Avg. Adj. Sales Price : 182,589
 Avg. Assessed Value : 167,880

MEDIAN : 102
 WGT. MEAN : 92
 MEAN : 100
 COD : 17.72
 PRD : 108.63

COV : 22.74
 STD : 22.71
 Avg. Abs. Dev : 18.03
 MAX Sales Ratio : 135.67
 MIN Sales Ratio : 68.40

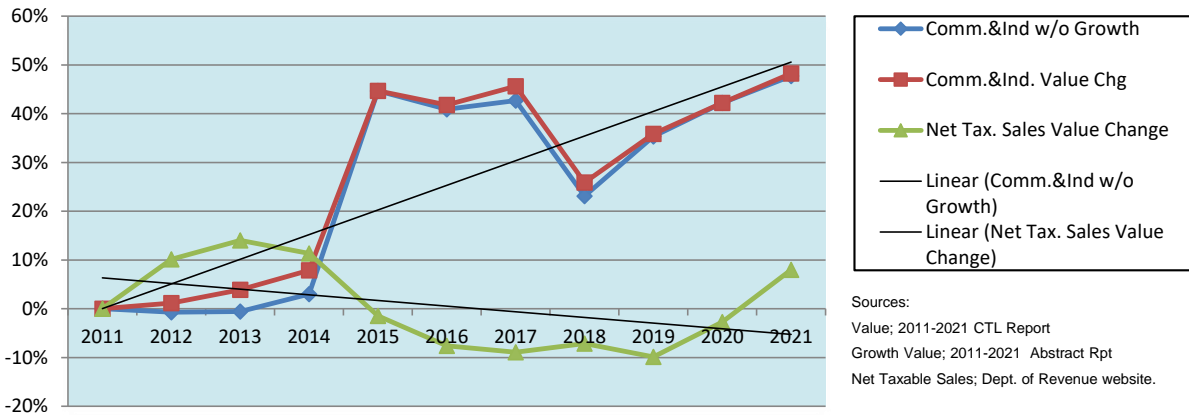
95% Median C.I. : 73.78 to 124.09
 95% Wgt. Mean C.I. : 67.87 to 116.02
 95% Mean C.I. : 83.63 to 116.11

Printed:3/23/2022 2:55:52PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
102	1	90.23	90.23	90.23	00.00	100.00	90.23	90.23	N/A	490,000	442,138
304	1	68.40	68.40	68.40	00.00	100.00	68.40	68.40	N/A	65,000	44,463
319	1	103.54	103.54	103.54	00.00	100.00	103.54	103.54	N/A	205,000	212,255
344	1	124.09	124.09	124.09	00.00	100.00	124.09	124.09	N/A	16,000	19,854
350	1	120.58	120.58	120.58	00.00	100.00	120.58	120.58	N/A	145,000	174,835
353	2	88.41	88.41	90.43	13.12	97.77	76.81	100.00	N/A	90,817	82,122
406	1	73.78	73.78	73.78	00.00	100.00	73.78	73.78	N/A	485,000	357,820
428	1	105.64	105.64	105.64	00.00	100.00	105.64	105.64	N/A	200,000	211,286
529	1	135.67	135.67	135.67	00.00	100.00	135.67	135.67	N/A	38,260	51,908
<u>ALL</u>	10	101.77	99.87	91.94	17.72	108.63	68.40	135.67	73.78 to 124.09	182,589	167,880

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 23,132,674	\$ 1,070,955	4.63%	\$ 22,061,719		\$ 43,894,426	
2012	\$ 23,398,833	\$ 430,829	1.84%	\$ 22,968,004	-0.71%	\$ 48,348,637	10.15%
2013	\$ 24,036,761	\$ 1,039,646	4.33%	\$ 22,997,115	-1.72%	\$ 50,046,883	3.51%
2014	\$ 24,958,202	\$ 1,129,673	4.53%	\$ 23,828,529	-0.87%	\$ 48,883,765	-2.32%
2015	\$ 33,471,877	\$ -	0.00%	\$ 33,471,877	34.11%	\$ 43,247,540	-11.53%
2016	\$ 32,800,783	\$ 210,786	0.64%	\$ 32,589,997	-2.63%	\$ 40,563,775	-6.21%
2017	\$ 33,690,536	\$ 689,524	2.05%	\$ 33,001,012	0.61%	\$ 39,981,147	-1.44%
2018	\$ 29,121,143	\$ 644,600	2.21%	\$ 28,476,543	-15.48%	\$ 40,765,586	1.96%
2019	\$ 31,425,236	\$ 117,418	0.37%	\$ 31,307,818	7.51%	\$ 39,556,368	-2.97%
2020	\$ 32,895,360	\$ -	0.00%	\$ 32,895,360	4.68%	\$ 42,699,881	7.95%
2021	\$ 34,295,566	\$ 125,593	0.37%	\$ 34,169,973	3.87%	\$ 47,406,488	11.02%
Ann %chg	4.02%			Average	2.94%	0.77%	1.01%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.71%	1.15%	10.15%
2013	-0.59%	3.91%	14.02%
2014	3.01%	7.89%	11.37%
2015	44.70%	44.70%	-1.47%
2016	40.88%	41.79%	-7.59%
2017	42.66%	45.64%	-8.92%
2018	23.10%	25.89%	-7.13%
2019	35.34%	35.85%	-9.88%
2020	42.20%	42.20%	-2.72%
2021	47.71%	48.26%	8.00%

County Number	81
County Name	Sheridan

81 Sheridan
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 35
 Total Sales Price : 23,824,105
 Total Adj. Sales Price : 23,824,105
 Total Assessed Value : 16,271,823
 Avg. Adj. Sales Price : 680,689
 Avg. Assessed Value : 464,909

MEDIAN : 69
 WGT. MEAN : 68
 MEAN : 68
 COD : 14.09
 PRD : 99.22

COV : 18.59
 STD : 12.60
 Avg. Abs. Dev : 09.72
 MAX Sales Ratio : 94.37
 MIN Sales Ratio : 42.52

95% Median C.I. : 62.46 to 73.14
 95% Wgt. Mean C.I. : 61.89 to 74.71
 95% Mean C.I. : 63.60 to 71.94

Printed:3/23/2022 2:55:52PM

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-18 To 31-DEC-18	4	71.49	69.22	75.84	11.29	91.27	55.29	78.62	N/A	1,382,087	1,048,138
01-JAN-19 To 31-MAR-19	3	75.08	73.12	74.22	02.80	98.52	68.99	75.29	N/A	204,600	151,860
01-APR-19 To 30-JUN-19	2	72.27	72.27	70.63	30.58	102.32	50.17	94.37	N/A	256,613	181,256
01-JUL-19 To 30-SEP-19	2	43.98	43.98	43.57	03.32	100.94	42.52	45.43	N/A	257,500	112,182
01-OCT-19 To 31-DEC-19	1	67.20	67.20	67.20	00.00	100.00	67.20	67.20	N/A	235,000	157,912
01-JAN-20 To 31-MAR-20	6	72.72	72.96	70.45	06.01	103.56	63.04	86.04	63.04 to 86.04	1,082,050	762,349
01-APR-20 To 30-JUN-20	6	63.70	67.09	67.21	08.45	99.82	60.82	77.26	60.82 to 77.26	429,879	288,900
01-JUL-20 To 30-SEP-20	4	79.99	81.29	77.76	09.19	104.54	72.23	92.93	N/A	547,015	425,355
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	56.38	56.38	54.48	24.14	103.49	42.77	69.99	N/A	1,140,425	621,271
01-APR-21 To 30-JUN-21	5	60.70	59.56	56.54	06.47	105.34	50.66	66.17	N/A	575,650	325,489
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	11	68.99	66.25	73.01	18.31	90.74	42.52	94.37	45.43 to 78.62	651,852	475,910
01-OCT-19 To 30-SEP-20	17	72.64	72.51	71.05	09.29	102.05	60.82	92.93	63.04 to 77.26	676,155	480,402
01-OCT-20 To 30-SEP-21	7	60.70	58.65	55.63	11.02	105.43	42.77	69.99	42.77 to 69.99	737,014	409,998
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	8	68.10	64.88	63.95	19.90	101.45	42.52	94.37	42.52 to 94.37	234,628	150,046
01-JAN-20 To 31-DEC-20	16	72.72	72.84	71.13	09.39	102.40	60.82	92.93	63.04 to 77.26	703,727	500,557
<u>ALL</u>	35	68.99	67.77	68.30	14.09	99.22	42.52	94.37	62.46 to 73.14	680,689	464,909

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	35	68.99	67.77	68.30	14.09	99.22	42.52	94.37	62.46 to 73.14	680,689	464,909
<u>ALL</u>	35	68.99	67.77	68.30	14.09	99.22	42.52	94.37	62.46 to 73.14	680,689	464,909

81 Sheridan
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 35
 Total Sales Price : 23,824,105
 Total Adj. Sales Price : 23,824,105
 Total Assessed Value : 16,271,823
 Avg. Adj. Sales Price : 680,689
 Avg. Assessed Value : 464,909

MEDIAN : 69
 WGT. MEAN : 68
 MEAN : 68
 COD : 14.09
 PRD : 99.22

COV : 18.59
 STD : 12.60
 Avg. Abs. Dev : 09.72
 MAX Sales Ratio : 94.37
 MIN Sales Ratio : 42.52

95% Median C.I. : 62.46 to 73.14
 95% Wgt. Mean C.I. : 61.89 to 74.71
 95% Mean C.I. : 63.60 to 71.94

Printed:3/23/2022 2:55:52PM

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	1	42.52	42.52	42.52	00.00	100.00	42.52	42.52	N/A	330,000	140,322
1	1	42.52	42.52	42.52	00.00	100.00	42.52	42.52	N/A	330,000	140,322
Dry											
County	4	77.57	77.55	70.84	20.76	109.47	60.70	94.37	N/A	240,025	170,027
1	4	77.57	77.55	70.84	20.76	109.47	60.70	94.37	N/A	240,025	170,027
Grass											
County	11	72.64	70.16	71.46	07.87	98.18	50.17	84.33	61.84 to 75.65	672,429	480,485
1	11	72.64	70.16	71.46	07.87	98.18	50.17	84.33	61.84 to 75.65	672,429	480,485
ALL	35	68.99	67.77	68.30	14.09	99.22	42.52	94.37	62.46 to 73.14	680,689	464,909

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	3	63.04	60.94	61.66	18.37	98.83	42.52	77.26	N/A	488,000	300,899
1	3	63.04	60.94	61.66	18.37	98.83	42.52	77.26	N/A	488,000	300,899
Dry											
County	6	69.09	74.50	70.25	19.19	106.05	60.70	94.37	60.70 to 94.37	263,137	184,859
1	6	69.09	74.50	70.25	19.19	106.05	60.70	94.37	60.70 to 94.37	263,137	184,859
Grass											
County	14	72.72	72.04	74.28	08.13	96.98	50.17	86.04	67.01 to 78.62	938,102	696,779
1	14	72.72	72.04	74.28	08.13	96.98	50.17	86.04	67.01 to 78.62	938,102	696,779
ALL	35	68.99	67.77	68.30	14.09	99.22	42.52	94.37	62.46 to 73.14	680,689	464,909

81 Sheridan County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sheridan	1	1,835	1,835	1,780	1,725	1,700	1,700	1,685	1,635	1,765
Cherry	1	-	2,200	n/a	2,191	2,200	2,200	2,194	2,200	2,179
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
Grant	1	n/a	n/a	n/a	1,605	1,605	1,605	1,605	1,605	1,605
Box Butte	1	2,677	2,757	2,761	2,755	2,774	2,764	2,776	2,764	2,761
Box Butte	2	2,237	2,215	2,254	2,222	2,055	2,067	2,039	2,065	2,201
Box Butte	3	2,011	1,951	1,979	1,929	1,774	1,783	1,742	1,797	1,950
Dawes	1	1,365	1,365	1,260	1,260	1,208	1,208	1,181	1,181	1,247
Dawes	4	2,016	2,016	1,792	1,792	1,568	1,568	1,344	1,344	1,734

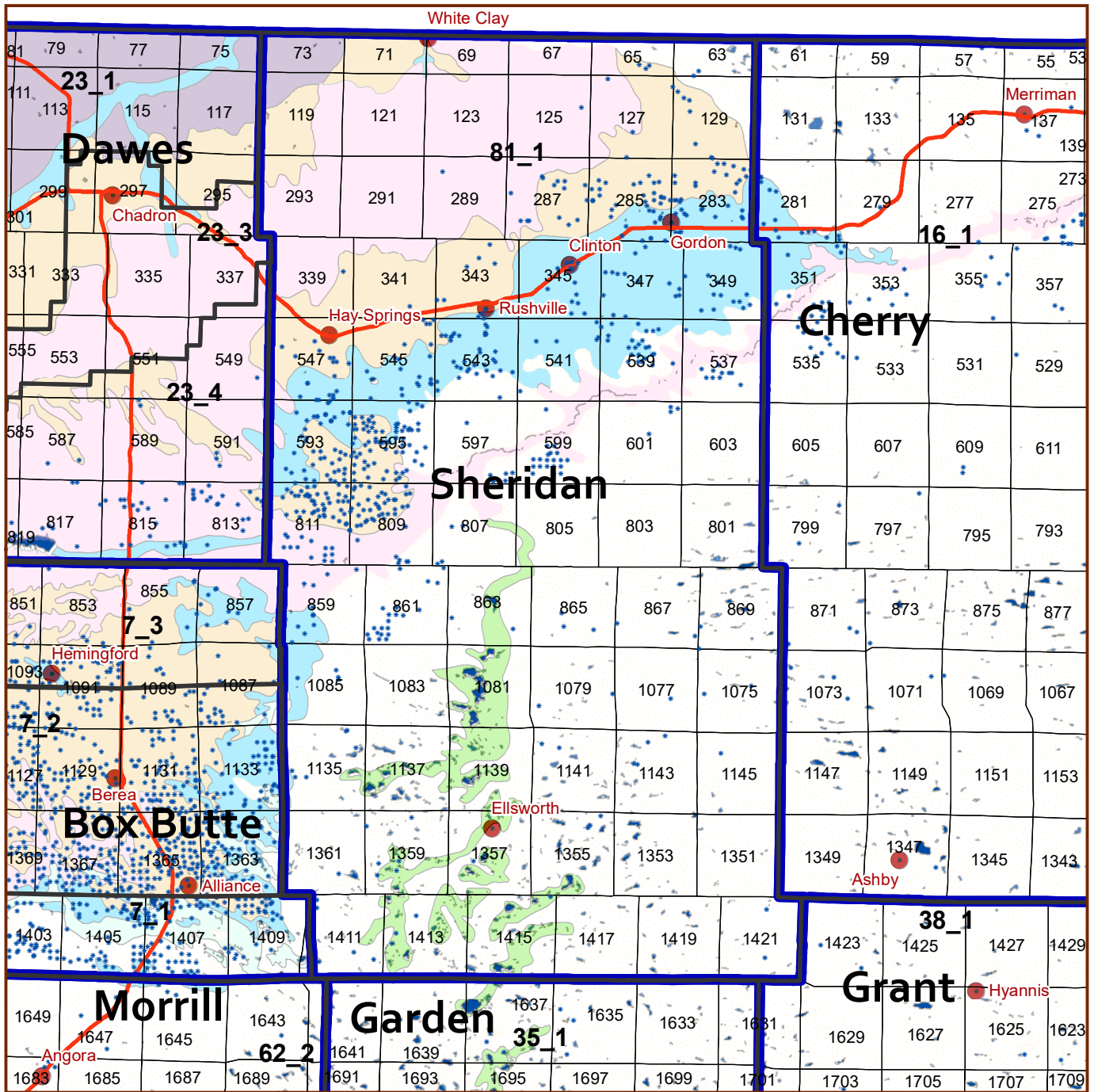
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sheridan	1	n/a	575	565	565	550	530	520	510	552
Cherry	1	n/a	725	725	725	725	725	725	725	725
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Box Butte	1	n/a	415	415	415	415	n/a	415	415	415
Box Butte	2	n/a	560	560	560	535	n/a	535	535	556
Box Butte	3	n/a	570	570	570	550	550	550	550	568
Dawes	1	n/a	658	618	618	574	574	523	523	597
Dawes	4	n/a	750	699	700	650	650	600	600	696

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sheridan	1	475	475	470	470	n/a	445	440	425	445
Cherry	1	564	550	550	550	550	440	425	425	454
Garden	1	450	n/a	453	450	440	440	440	440	441
Grant	1	432	432	432	432	432	432	n/a	n/a	432
Box Butte	1	300	300	n/a	300	300	300	300	300	300
Box Butte	2	370	370	n/a	370	360	360	360	361	361
Box Butte	3	425	425	n/a	425	n/a	425	425	425	425
Dawes	1	460	n/a	433	433	407	407	380	380	385
Dawes	4	485	n/a	460	n/a	440	440	410	410	424

County	Mkt Area	CRP	TIMBER	WASTE
Sheridan	1	n/a	n/a	55
Cherry	1	725	n/a	73
Garden	1	680	n/a	50
Grant	1	n/a	n/a	10
Box Butte	1	351	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
Dawes	1	n/a	n/a	100
Dawes	4	n/a	n/a	100

Source: 2022 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.

SHERIDAN COUNTY



Legend

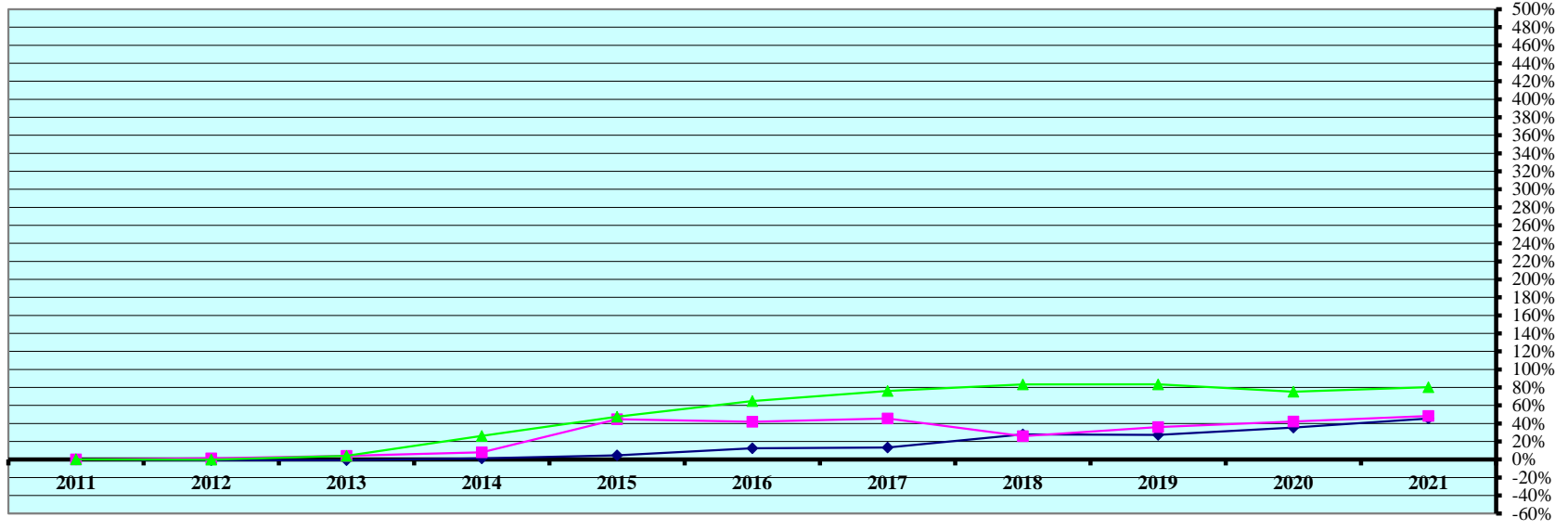
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2011-2021



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
2011	78,529,113	-	-	-	23,132,674	-	-	-	423,222,031	-	-	-
2012	77,897,726	-631,387	-0.80%	-0.80%	23,398,833	266,159	1.15%	1.15%	422,381,244	-840,787	-0.20%	-0.20%
2013	77,983,357	85,631	0.11%	-0.69%	24,036,761	637,928	2.73%	3.91%	440,278,326	17,897,082	4.24%	4.03%
2014	79,595,395	1,612,038	2.07%	1.36%	24,958,202	921,441	3.83%	7.89%	534,398,734	94,120,408	21.38%	26.27%
2015	82,047,962	2,452,567	3.08%	4.48%	33,471,877	8,513,675	34.11%	44.70%	624,516,371	90,117,637	16.86%	47.56%
2016	88,267,163	6,219,201	7.58%	12.40%	32,800,783	-671,094	-2.00%	41.79%	697,937,982	73,421,611	11.76%	64.91%
2017	89,048,965	781,802	0.89%	13.40%	33,690,536	889,753	2.71%	45.64%	745,704,946	47,766,964	6.84%	76.20%
2018	100,378,363	11,329,398	12.72%	27.82%	29,121,143	-4,569,393	-13.56%	25.89%	775,992,597	30,287,651	4.06%	83.35%
2019	99,858,028	-520,335	-0.52%	27.16%	31,425,236	2,304,093	7.91%	35.85%	776,527,548	534,951	0.07%	83.48%
2020	106,371,771	6,513,743	6.52%	35.46%	32,895,360	1,470,124	4.68%	42.20%	741,406,677	-35,120,871	-4.52%	75.18%
2021	114,253,486	7,881,715	7.41%	45.49%	34,295,566	1,400,206	4.26%	48.26%	762,435,579	21,028,902	2.84%	80.15%

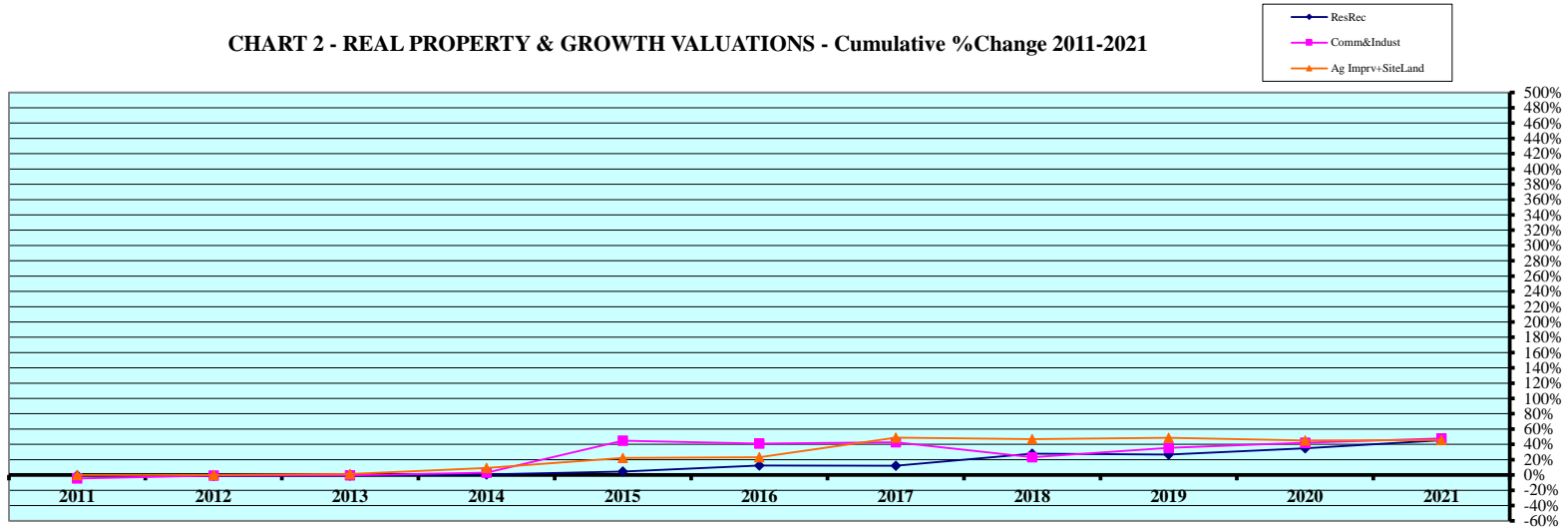
Rate Annual %chg: Residential & Recreational **3.82%** Commercial & Industrial **4.02%** Agricultural Land **6.06%**

Cnty# **81**
County **SHERIDAN**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



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
2011	78,529,113	526,299	0.67%	78,002,814	-	-0.67%	23,132,674	1,070,955	4.63%	22,061,719	-	-4.63%
2012	77,897,726	212,884	0.27%	77,684,842	-1.08%	-1.08%	23,398,833	430,829	1.84%	22,968,004	-0.71%	-0.71%
2013	77,983,357	184,516	0.24%	77,798,841	-0.13%	-0.93%	24,036,761	1,039,646	4.33%	22,997,115	-1.72%	-0.59%
2014	79,595,395	546,294	0.69%	79,049,101	1.37%	0.66%	24,958,202	1,129,673	4.53%	23,828,529	-0.87%	3.01%
2015	82,047,962	23,272	0.03%	82,024,690	3.05%	4.45%	33,471,877	0	0.00%	33,471,877	34.11%	44.70%
2016	88,267,163	21,628	0.02%	88,245,535	7.55%	12.37%	32,800,783	210,786	0.64%	32,589,997	-2.63%	40.88%
2017	89,048,965	997,406	1.12%	88,051,559	-0.24%	12.13%	33,690,536	689,524	2.05%	33,001,012	0.61%	42.66%
2018	100,378,363	60,924	0.06%	100,317,439	12.65%	27.75%	29,121,143	644,600	2.21%	28,476,543	-15.48%	23.10%
2019	99,858,028	303,728	0.30%	99,554,300	-0.82%	26.77%	31,425,236	117,418	0.37%	31,307,818	7.51%	35.34%
2020	106,371,771	579,401	0.54%	105,792,370	5.94%	34.72%	32,895,360	0	0.00%	32,895,360	4.68%	42.20%
2021	114,253,486	128,520	0.11%	114,124,966	7.29%	45.33%	34,295,566	125,593	0.37%	34,169,973	3.87%	47.71%
Rate Ann%chg	3.82%			Resid & Recreat w/o growth 3.56%			4.02%			C & I w/o growth 2.94%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	42,756,802	14,035,360	56,792,162	8,180	0.01%	56,783,982	-	-
2012	42,797,215	14,304,365	57,101,580	282,333	0.49%	56,819,247	0.05%	0.05%
2013	43,813,990	14,942,626	58,756,616	1,219,096	2.07%	57,537,520	0.76%	1.31%
2014	46,602,332	17,226,058	63,828,390	1,814,944	2.84%	62,013,446	5.54%	9.19%
2015	45,529,211	28,306,983	73,836,194	4,385,730	5.94%	69,450,464	8.81%	22.29%
2016	43,257,655	26,728,159	69,985,814	0	0.00%	69,985,814	-5.21%	23.23%
2017	50,133,996	34,546,503	84,680,499	193,945	0.23%	84,486,554	20.72%	48.76%
2018	50,250,283	35,111,503	85,361,786	1,935,587	2.27%	83,426,199	-1.48%	46.90%
2019	50,070,685	35,491,667	85,562,352	1,224,033	1.43%	84,338,319	-1.20%	48.50%
2020	57,989,609	25,607,200	83,596,809	1,166,667	1.40%	82,430,142	-3.66%	45.14%
2021	58,004,251	25,075,438	83,079,689	433,963	0.52%	82,645,726	-1.14%	45.52%
Rate Ann%chg	3.10%	5.97%	3.88%	Ag Imprv+Site w/o growth			2.32%	

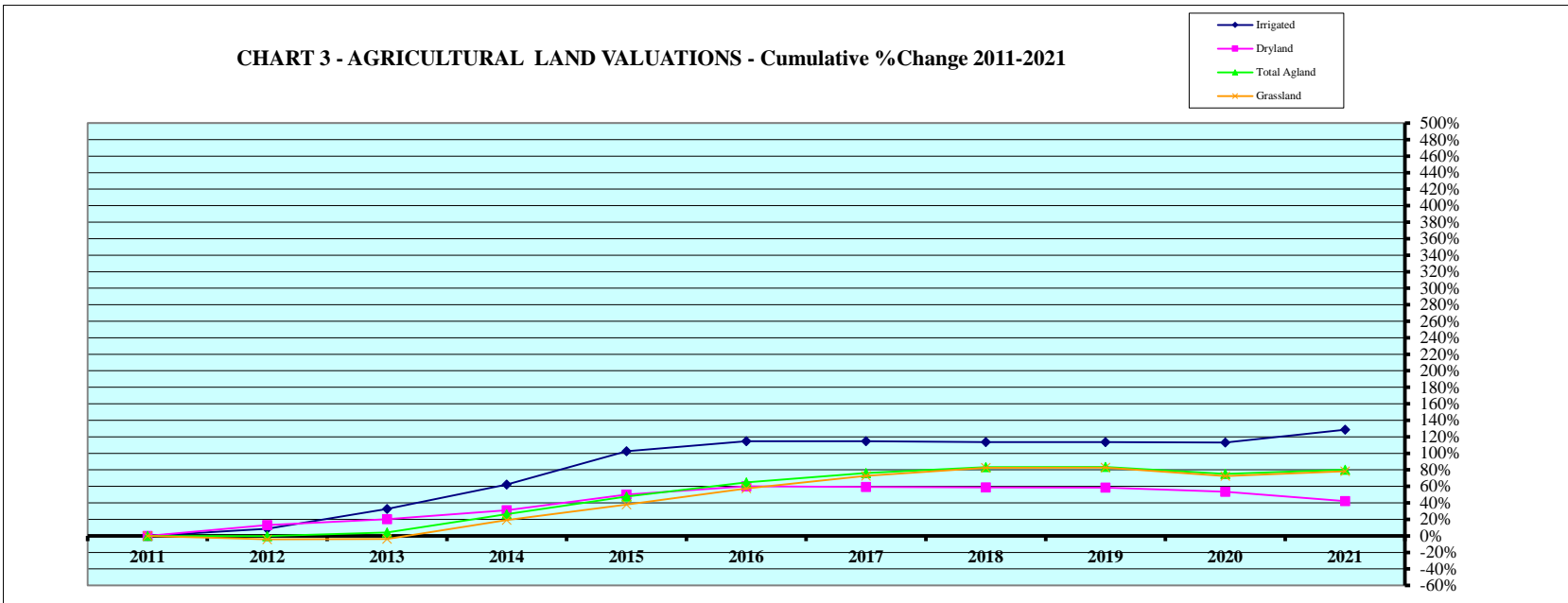
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 81
County SHERIDAN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2011-2021



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
2011	53,703,720	-	-	-	56,706,976	-	-	-	310,968,927	-	-	-
2012	58,354,172	4,650,452	8.66%	8.66%	64,103,771	7,396,795	13.04%	13.04%	298,046,081	-12,922,846	-4.16%	-4.16%
2013	71,272,249	12,918,077	22.14%	32.71%	68,213,299	4,109,528	6.41%	20.29%	298,892,549	846,468	0.28%	-3.88%
2014	87,135,247	15,862,998	22.26%	62.25%	74,366,573	6,153,274	9.02%	31.14%	370,963,179	72,070,630	24.11%	19.29%
2015	108,783,540	21,648,293	24.84%	102.56%	85,120,405	10,753,832	14.46%	50.11%	428,665,011	57,701,832	15.55%	37.85%
2016	115,248,732	6,465,192	5.94%	114.60%	90,776,077	5,655,672	6.64%	60.08%	489,267,190	60,602,179	14.14%	57.34%
2017	115,300,607	51,875	0.05%	114.70%	90,322,709	-453,368	-0.50%	59.28%	537,083,383	47,816,193	9.77%	72.71%
2018	114,705,543	-595,064	-0.52%	113.59%	90,000,282	-322,427	-0.36%	58.71%	567,471,322	30,387,939	5.66%	82.48%
2019	114,754,133	48,590	0.04%	113.68%	89,831,355	-168,927	-0.19%	58.41%	568,112,103	640,781	0.11%	82.69%
2020	114,387,740	-366,393	-0.32%	113.00%	87,060,385	-2,770,970	-3.08%	53.53%	535,937,086	-32,175,017	-5.66%	72.34%
2021	122,759,192	8,371,452	7.32%	128.59%	80,612,381	-6,448,004	-7.41%	42.16%	554,753,358	18,816,272	3.51%	78.40%

Rate Ann.%chg: Irrigated **8.62%** Dryland **3.58%** Grassland **5.96%**

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
2011	1,842,408	-	-	-	0	-	-	-	423,222,031	-	-	-
2012	1,877,220	34,812	1.89%	1.89%	0	0	-	-	422,381,244	-840,787	-0.20%	-0.20%
2013	1,880,909	3,689	0.20%	2.09%	19,320	19,320	-	-	440,278,326	17,897,082	4.24%	4.03%
2014	1,910,660	29,751	1.58%	3.70%	23,075	3,755	19.44%	-	534,398,734	94,120,408	21.38%	26.27%
2015	1,924,340	13,680	0.72%	4.45%	23,075	0	0.00%	-	624,516,371	90,117,637	16.86%	47.56%
2016	2,645,983	721,643	37.50%	43.62%	0	-23,075	-100.00%	-	697,937,982	73,421,611	11.76%	64.91%
2017	2,998,247	352,264	13.31%	62.74%	0	0	-	-	745,704,946	47,766,964	6.84%	76.20%
2018	3,815,450	817,203	27.26%	107.09%	0	0	-	-	775,992,597	30,287,651	4.06%	83.35%
2019	3,829,957	14,507	0.38%	107.88%	0	0	-	-	776,527,548	534,951	0.07%	83.48%
2020	4,021,466	191,509	5.00%	118.27%	0	0	-	-	741,406,677	-35,120,871	-4.52%	75.18%
2021	4,039,208	17,742	0.44%	119.24%	271,440	271,440	-	-	762,435,579	21,028,902	2.84%	80.15%

Cnty# **81**
County **SHERIDAN**

Rate Ann.%chg: Total Agric Land **6.06%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	44,106,721	69,523	634			50,417,408	156,856	321			81,700,995	133,333	613		
2012	53,720,037	69,744	770	21.41%	21.41%	57,315,317	156,865	365	13.68%	13.68%	89,688,965	135,300	663	8.18%	9.46%
2013	58,365,423	69,738	837	8.66%	31.92%	64,368,307	154,820	416	13.79%	29.35%	89,574,800	130,628	686	3.44%	13.24%
2014	71,373,288	70,048	1,019	21.75%	60.61%	68,649,740	153,089	448	7.86%	39.51%	97,239,960	127,646	762	11.09%	25.80%
2015	87,169,555	70,082	1,244	22.07%	96.06%	75,298,934	151,440	497	10.88%	54.69%	128,539,130	127,483	1,008	32.36%	66.50%
2016	108,983,544	70,042	1,556	25.10%	145.26%	85,611,745	149,347	573	15.29%	78.34%	149,636,865	127,257	1,176	16.62%	94.17%
2017	115,457,606	69,915	1,651	6.13%	160.30%	90,698,157	147,620	614	7.18%	91.15%	164,929,515	127,713	1,291	9.83%	113.25%
2018	115,308,748	69,830	1,651	-0.01%	160.28%	90,653,735	147,540	614	0.01%	91.16%	174,353,050	127,360	1,369	6.01%	126.06%
2019	114,705,543	69,459	1,651	0.01%	160.30%	90,009,258	146,470	615	0.01%	91.19%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	114,810,875	69,520	1,651	0.01%	160.31%	89,918,440	146,316	615	0.00%	91.20%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	115,292,861	70,153	1,643	-0.49%	159.05%	90,208,522	146,280	617	0.35%	91.86%	574,371,036	1,259,705	456	-64.63%	-25.59%

Rate Annual %chg Average Value/Acre: 9.99%

6.73%

-2.91%

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
2011	1,686,054	42,151	40			0	0				402,949,210	1,546,206	261		
2012	1,682,172	42,054	40	0.00%	0.00%	0	0				424,119,562	1,548,227	274	5.12%	5.12%
2013	1,869,790	46,745	40	0.00%	0.00%	0	0				422,475,927	1,548,081	273	-0.38%	4.72%
2014	1,874,787	46,870	40	0.00%	0.00%	0	0				422,475,927	1,548,170	285	4.26%	9.19%
2015	1,880,282	47,007	40	0.00%	0.00%	0	0				534,858,125	1,548,235	345	21.41%	32.56%
2016	1,910,180	47,754	40	0.00%	0.00%	0	0				624,883,417	1,548,560	404	16.81%	54.84%
2017	2,645,983	48,108	55	37.50%	37.50%	0	0				697,964,823	1,548,308	451	11.71%	72.98%
2018	2,652,709	48,231	55	0.00%	37.50%	0	0				747,952,135	1,548,341	483	7.16%	85.36%
2019	3,761,517	68,391	55	0.00%	37.50%	0	0				776,329,517	1,545,609	502	3.98%	92.74%
2020	3,819,880	69,447	55	0.01%	37.51%	0	0				776,662,819	1,546,766	502	-0.03%	92.67%
2021	3,992,522	72,587	55	0.00%	37.51%	0	0				783,864,941	1,548,725	506	0.80%	94.22%

81
SHERIDAN

Rate Annual %chg Average Value/Acre: 6.86%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,127	SHERIDAN	36,174,086	24,768,732	73,667,687	114,200,787	34,295,566	0	52,699	762,435,579	64,317,516	26,315,647	0	1,136,228,299
cnty sectorvalue % of total value:		3.18%	2.18%	6.48%	10.05%	3.02%		0.00%	67.10%	5.66%	2.32%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
41	CLINTON	10,235	358	133	1,188,459	792,692	0	0	0	0	0	0	1,991,877
0.80%	%sector of county sector	0.03%	0.00%	0.00%	1.04%	2.31%							0.18%
	%sector of municipality	0.51%	0.02%	0.01%	59.67%	39.80%							100.00%
1,612	GORDON	2,696,288	2,940,286	513,462	44,448,332	14,503,521	0	0	0	0	0	0	65,101,889
31.44%	%sector of county sector	7.45%	11.87%	0.70%	38.92%	42.29%							5.73%
	%sector of municipality	4.14%	4.52%	0.79%	68.28%	22.28%							100.00%
570	HAY SPRINGS	501,299	499,162	78,785	13,698,138	3,295,998	0	0	0	0	0	0	18,073,382
11.12%	%sector of county sector	1.39%	2.02%	0.11%	11.99%	9.61%							1.59%
	%sector of municipality	2.77%	2.76%	0.44%	75.79%	18.24%							100.00%
890	RUSHVILLE	541,157	858,779	117,323	20,882,835	5,996,620	0	0	38,268	0	69,345	0	28,504,327
17.36%	%sector of county sector	1.50%	3.47%	0.16%	18.29%	17.49%			0.01%		0.26%		2.51%
	%sector of municipality	1.90%	3.01%	0.41%	73.26%	21.04%			0.13%		0.24%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
3,113	Total Municipalities	3,748,979	4,298,585	709,703	80,217,764	24,588,831	0	0	38,268	0	69,345	0	113,671,475
60.72%	%all municip.sectors of cnty	10.36%	17.35%	0.96%	70.24%	71.70%			0.01%		0.26%		100.00%

81 SHERIDAN

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,426	Value : 1,013,590,347	Growth 603,555	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-----------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	330	854,177	72	402,715	282	2,308,651	684	3,565,543	
02. Res Improve Land	1,481	5,767,123	53	640,165	234	3,464,239	1,768	9,871,527	
03. Res Improvements	1,526	80,839,298	74	4,907,966	284	20,232,785	1,884	105,980,049	
04. Res Total	1,856	87,460,598	146	5,950,846	566	26,005,675	2,568	119,417,119	122,204
% of Res Total	72.27	73.24	5.69	4.98	22.04	21.78	30.48	11.78	20.25
05. Com UnImp Land	61	617,541	7	33,354	11	60,750	79	711,645	
06. Com Improve Land	287	2,715,204	18	105,329	52	436,827	357	3,257,360	
07. Com Improvements	291	22,292,985	18	1,502,530	58	6,974,698	367	30,770,213	
08. Com Total	352	25,625,730	25	1,641,213	69	7,472,275	446	34,739,218	108,628
% of Com Total	78.92	73.77	5.61	4.72	15.47	21.51	5.29	3.43	18.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	16	24,000	16	24,000	
14. Rec Improve Land	0	0	0	0	3	3,600	3	3,600	
15. Rec Improvements	0	0	0	0	3	27,099	3	27,099	
16. Rec Total	0	0	0	0	19	54,699	19	54,699	2,000
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.23	0.01	0.33
Res & Rec Total	1,856	87,460,598	146	5,950,846	585	26,060,374	2,587	119,471,818	124,204
% of Res & Rec Total	71.74	73.21	5.64	4.98	22.61	21.81	30.70	11.79	20.58
Com & Ind Total	352	25,625,730	25	1,641,213	69	7,472,275	446	34,739,218	108,628
% of Com & Ind Total	78.92	73.77	5.61	4.72	15.47	21.51	5.29	3.43	18.00
17. Taxable Total	2,208	113,086,328	171	7,592,059	654	33,532,649	3,033	154,211,036	232,832
% of Taxable Total	72.80	73.33	5.64	4.92	21.56	21.74	36.00	15.21	38.58

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	230	1	509	740

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	219,254	5	576,036	4,365	603,808,249	4,381	604,603,539
28. Ag-Improved Land	1	21,836	0	0	957	178,264,234	958	178,286,070
29. Ag Improvements	1	65,251	0	0	1,011	76,424,451	1,012	76,489,702

30. Ag Total				5,393	859,379,311
--------------	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	15,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	64,563	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	10	59.27	50,381	1	4.50	3,825	
36. FarmSite Improv Land	1	1.00	2,000	0	0.00	0	
37. FarmSite Improvements	1	0.00	688	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	48	49.00	735,000	48	49.00	735,000	
32. HomeSite Improv Land	674	704.72	10,561,800	675	705.72	10,576,800	
33. HomeSite Improvements	746	0.00	52,891,605	747	0.00	52,956,168	97,596
34. HomeSite Total				795	754.72	64,267,968	
35. FarmSite UnImp Land	66	233.64	308,964	77	297.41	363,170	
36. FarmSite Improv Land	795	1,427.03	2,811,295	796	1,428.03	2,813,295	
37. FarmSite Improvements	960	0.00	23,532,846	961	0.00	23,533,534	273,127
38. FarmSite Total				1,038	1,725.44	26,709,999	
39. Road & Ditches	1,654	6,448.15	0	1,654	6,448.15	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,833	8,928.31	90,977,967	370,723

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,376.28	491,155	9	1,376.28	491,155

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	19,685.72	28.18%	36,123,320	29.30%	1,835.00
46. 1A	14,648.47	20.97%	26,879,951	21.80%	1,835.00
47. 2A1	38.40	0.05%	68,352	0.06%	1,780.00
48. 2A	15,723.84	22.51%	27,123,686	22.00%	1,725.00
49. 3A1	684.72	0.98%	1,164,024	0.94%	1,700.00
50. 3A	999.96	1.43%	1,699,932	1.38%	1,700.00
51. 4A1	13,446.59	19.25%	22,657,523	18.38%	1,685.00
52. 4A	4,637.83	6.64%	7,582,854	6.15%	1,635.00
53. Total	69,865.53	100.00%	123,299,642	100.00%	1,764.81
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	39,243.88	26.91%	22,565,390	28.02%	575.00
56. 2D1	274.55	0.19%	155,121	0.19%	565.00
57. 2D	55,362.50	37.97%	31,279,896	38.85%	565.00
58. 3D1	6,834.27	4.69%	3,758,925	4.67%	550.01
59. 3D	66.99	0.05%	35,505	0.04%	530.00
60. 4D1	26,767.14	18.36%	13,918,878	17.29%	520.00
61. 4D	17,267.83	11.84%	8,806,625	10.94%	510.00
62. Total	145,817.16	100.00%	80,520,340	100.00%	552.20
Grass					
63. 1G1	75,727.99	6.02%	35,973,010	6.42%	475.03
64. 1G	114.78	0.01%	54,523	0.01%	475.02
65. 2G1	12,567.33	1.00%	5,906,670	1.05%	470.00
66. 2G	26,325.20	2.09%	12,372,854	2.21%	470.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	754,883.03	59.96%	335,966,306	59.97%	445.06
69. 4G1	293,954.80	23.35%	129,469,329	23.11%	440.44
70. 4G	95,347.97	7.57%	40,527,949	7.23%	425.05
71. Total	1,258,921.10	100.00%	560,270,641	100.00%	445.04
Irrigated Total					
	69,865.53	4.51%	123,299,642	16.05%	1,764.81
Dry Total					
	145,817.16	9.42%	80,520,340	10.48%	552.20
Grass Total					
	1,258,921.10	81.31%	560,270,641	72.91%	445.04
72. Waste	73,435.20	4.74%	4,039,281	0.53%	55.00
73. Other	271.44	0.02%	271,440	0.04%	1,000.00
74. Exempt	0.94	0.00%	400	0.00%	425.53
75. Market Area Total	1,548,310.43	100.00%	768,401,344	100.00%	496.28

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	69,865.53	123,299,642	69,865.53	123,299,642
77. Dry Land	0.00	0	0.00	0	145,817.16	80,520,340	145,817.16	80,520,340
78. Grass	390.41	173,709	1,306.32	571,332	1,257,224.37	559,525,600	1,258,921.10	560,270,641
79. Waste	0.00	0	15.99	879	73,419.21	4,038,402	73,435.20	4,039,281
80. Other	0.00	0	0.00	0	271.44	271,440	271.44	271,440
81. Exempt	0.00	0	0.00	0	0.94	400	0.94	400
82. Total	390.41	173,709	1,322.31	572,211	1,546,597.71	767,655,424	1,548,310.43	768,401,344

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	69,865.53	4.51%	123,299,642	16.05%	1,764.81
Dry Land	145,817.16	9.42%	80,520,340	10.48%	552.20
Grass	1,258,921.10	81.31%	560,270,641	72.91%	445.04
Waste	73,435.20	4.74%	4,039,281	0.53%	55.00
Other	271.44	0.02%	271,440	0.04%	1,000.00
Exempt	0.94	0.00%	400	0.00%	425.53
Total	1,548,310.43	100.00%	768,401,344	100.00%	496.28

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	55	215,361	15	161,597	31	1,297,075	86	1,674,033	2,000
83.2 Gordon	202	1,232,990	772	4,632,891	813	50,848,225	1,015	56,714,106	78,411
83.3 Hay Springs	48	114,880	307	937,368	313	14,410,051	361	15,462,299	0
83.4 Rural Res - Not Near A Rd	72	408,915	40	572,250	53	3,557,903	125	4,539,068	0
83.5 Rural Res-near A Road	138	1,246,690	132	1,951,635	151	10,594,646	289	13,792,971	9,096
83.6 Rushville	73	303,293	435	1,519,819	451	22,527,599	524	24,350,711	34,697
83.7 Small Towns	112	67,414	70	99,567	75	2,771,649	187	2,938,630	0
84 Residential Total	700	3,589,543	1,771	9,875,127	1,887	106,007,148	2,587	119,471,818	124,204

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	14	84,534	69	382,052	74	7,432,759	88	7,899,345	104,016
85.2	Gordon	24	352,515	132	1,509,835	132	13,074,805	156	14,937,155	4,612
85.3	Hay Springs	6	53,725	53	575,284	54	2,664,645	60	3,293,654	0
85.4	Rural Res-near A Road	4	18,600	4	128,537	5	1,149,195	9	1,296,332	0
85.5	Rushville	24	195,334	78	642,844	79	5,145,875	103	5,984,053	0
85.6	Small Towns	7	6,937	21	18,808	23	1,302,934	30	1,328,679	0
86	Commercial Total	79	711,645	357	3,257,360	367	30,770,213	446	34,739,218	108,628

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	75,727.99	6.02%	35,973,010	6.42%	475.03
88. 1G	114.78	0.01%	54,523	0.01%	475.02
89. 2G1	12,567.33	1.00%	5,906,670	1.05%	470.00
90. 2G	26,325.20	2.09%	12,372,854	2.21%	470.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	754,883.03	59.96%	335,966,306	59.97%	445.06
93. 4G1	293,954.80	23.35%	129,469,329	23.11%	440.44
94. 4G	95,347.97	7.57%	40,527,949	7.23%	425.05
95. Total	1,258,921.10	100.00%	560,270,641	100.00%	445.04
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	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	1,258,921.10	100.00%	560,270,641	100.00%	445.04
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	1,258,921.10	100.00%	560,270,641	100.00%	445.04

2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)

81 Sheridan

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	114,200,787	119,417,119	5,216,332	4.57%	122,204	4.46%
02. Recreational	52,699	54,699	2,000	3.80%	2,000	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	64,317,516	64,267,968	-49,548	-0.08%	97,596	-0.23%
04. Total Residential (sum lines 1-3)	178,571,002	183,739,786	5,168,784	2.89%	221,800	2.77%
05. Commercial	34,295,566	34,739,218	443,652	1.29%	108,628	0.98%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	34,295,566	34,739,218	443,652	1.29%	108,628	0.98%
08. Ag-Farmsite Land, Outbuildings	26,315,647	26,709,999	394,352	1.50%	273,127	0.46%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	26,315,647	26,709,999	394,352	1.50%	273,127	0.46%
12. Irrigated	122,759,192	123,299,642	540,450	0.44%		
13. Dryland	80,612,381	80,520,340	-92,041	-0.11%		
14. Grassland	554,753,358	560,270,641	5,517,283	0.99%		
15. Wasteland	4,039,208	4,039,281	73	0.00%		
16. Other Agland	271,440	271,440	0	0.00%		
17. Total Agricultural Land	762,435,579	768,401,344	5,965,765	0.78%		
18. Total Value of all Real Property (Locally Assessed)	1,001,617,794	1,013,590,347	11,972,553	1.20%	603,555	1.14%

2022 Assessment Survey for Sheridan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$145,125
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$117,310 (\$80,510 office clerk wages) gWorks of \$35,800; \$1,000 for county vehicle. Also there is a reappraisal sinking fund of \$89,000 (\$69,000 for EagleView Pictometry) and \$20,000 to be applied to a contracted appraisal.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$8,000 for data processing (IP services and computer equipment).
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,500 that includes lodging, workshop, education fees & meals.
12.	Amount of last year's assessor's budget not used:
	\$3,586.48

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://Sheridan.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View Pictometry, with Change Finder.
10.	When was the aerial imagery last updated?
	2021

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No

3.	What municipalities in the county are zoned?
	Gordon, Rushville and Hay Springs
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for administrative, CAMA and personal property software; Eagle View Pictometry for county review work.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2022 Residential Assessment Survey for Sheridan County

1.	Valuation data collection done by:																
	The Assessor and her staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Gordon has an active market with an upward trend in sale prices. It is the largest town in the county. Located along Highway 20, there is a large packing plant, high school, and elementary school that all employ a large portion of the population. There is also a market for houses to rent to traveling doctors and nurses working at the hospital on the reservation.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hay Springs also has an active residential market. Located in Hay Springs is the NRPPD and a K-12 school that employ a large portion of the local population. There is a need for rental housing for people working in Chadron or at the hospital on the reservation.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rushville is the county seat. The residential market is not active. The county offices and the elementary and middle schools are the largest employers.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Small Towns encompasses all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay. There are no schools and the residential market is non-existent.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings associated with agricultural land.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings associated with agricultural land.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Gordon has an active market with an upward trend in sale prices. It is the largest town in the county. Located along Highway 20, there is a large packing plant, high school, and elementary school that all employ a large portion of the population. There is also a market for houses to rent to traveling doctors and nurses working at the hospital on the reservation.	20	Hay Springs also has an active residential market. Located in Hay Springs is the NRPPD and a K-12 school that employ a large portion of the local population. There is a need for rental housing for people working in Chadron or at the hospital on the reservation.	30	Rushville is the county seat. The residential market is not active. The county offices and the elementary and middle schools are the largest employers.	40	Small Towns encompasses all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay. There are no schools and the residential market is non-existent.	80	Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.	AG DW	Dwellings associated with agricultural land.	AG OB	Outbuildings associated with agricultural land.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
10	Gordon has an active market with an upward trend in sale prices. It is the largest town in the county. Located along Highway 20, there is a large packing plant, high school, and elementary school that all employ a large portion of the population. There is also a market for houses to rent to traveling doctors and nurses working at the hospital on the reservation.																
20	Hay Springs also has an active residential market. Located in Hay Springs is the NRPPD and a K-12 school that employ a large portion of the local population. There is a need for rental housing for people working in Chadron or at the hospital on the reservation.																
30	Rushville is the county seat. The residential market is not active. The county offices and the elementary and middle schools are the largest employers.																
40	Small Towns encompasses all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay. There are no schools and the residential market is non-existent.																
80	Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.																
AG DW	Dwellings associated with agricultural land.																
AG OB	Outbuildings associated with agricultural land.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The county uses the depreciation tables provided by the CAMA vendor.																
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																
	The depreciation tables in the CAMA system are used for all residential properties.																
6.	Describe the methodology used to determine the residential lot values?																

Sales were plotted on the various maps of each town and then the values were applied to all the vacant lots in each individual town. The lot values and rural residential acreages were established and applied in 2017 based on sales. Prior to 2017, there were numerous lot values within each town that would indicate that there should be several different neighborhoods. Several of the smaller towns are now considered one neighborhood as the market did not indicate more than one value for the vacant lots. Gordon is the exception because more sales of vacant lots were available for the study.

7. How are rural residential site values developed?

Sales were plotted on the various maps of each town and then the values were applied to all the vacant lots in each individual town. The lot values and rural residential acreages were established and applied in 2017 based on sales. Prior to 2017, there were numerous lot values within each town that would indicate that there should be several different neighborhoods. Several of the smaller towns are now considered one neighborhood as the market did not indicate more than one value for the vacant lots. Gordon is the exception because more sales of vacant lots were available for the study.

8. Are there form 191 applications on file?

No.

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

There are currently no vacant lots being held for sale or resale in the County.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2017	2017	2017	2021
20	2017	2017	2017	2022
30	2017	2017	2017	2022
40	2017	2017	2017	2017
80	2017	2017	2017	2018
AG DW	2017	2017	2017	2018
AG OB	2017	2017	2017	2018

2022 Commercial Assessment Survey for Sheridan County

1.	Valuation data collection done by:													
	The assessor's office staff.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Includes all the commercial parcels within and around Gordon.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Includes all the commercial property within and around Hay Springs.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Includes all the commercial parcels found within and around Rushville.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Includes all commercial parcels in Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Includes all commercial parcels not within any of the other valuation groupings.</td> </tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Includes all the commercial parcels within and around Gordon.	20	Includes all the commercial property within and around Hay Springs.	30	Includes all the commercial parcels found within and around Rushville.	40	Includes all commercial parcels in Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay.	80	Includes all commercial parcels not within any of the other valuation groupings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
10	Includes all the commercial parcels within and around Gordon.													
20	Includes all the commercial property within and around Hay Springs.													
30	Includes all the commercial parcels found within and around Rushville.													
40	Includes all commercial parcels in Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay.													
80	Includes all commercial parcels not within any of the other valuation groupings.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach and during the last appraisal by the contracted appraiser, a simplified income approach for commercial rental property was used.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Valuing properties using the CAMA system and then testing with the market sales.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	The depreciation tables in the CAMA system are being used for all commercial properties.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	No.													
6.	Describe the methodology used to determine the commercial lot values.													
	<p>The commercial lot values were set in 2017 based on vacant land lot sales. Prior to 2017 there was no equalization of commercial lot values. Within each individual town there were numerous lot values which would have indicated that there should be several different neighborhoods, but this was not the case. The disparity held true for all of the rural commercial lots as well. Each town is now a neighborhood and lot values are set at: Dewing, Antioch, and Bingham valued at \$0.03 per square foot; Lakeside, Ellsworth, and Clinton lots valued at \$0.05 per square foot; Hay Springs, Rushville, and Gordon lots valued at \$1.00 per square foot up to 21,780 square feet, with each additional square foot of the lot valued at \$0.10 per square foot. Rural commercial lots are valued at \$1.00 per acre.</p>													

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	10	2017	2017	2017	2018
	20	2017	2017	2017	2018
	30	2017	2017	2017	2018
	40	2017	2017	2017	2018
	80	2017	2017	2017	2018

2022 Agricultural Assessment Survey for Sheridan County

1.	Valuation data collection done by:							
	The assessor's office staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="width: 10%;"></td> <td>Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.	2013	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.	2013						
	The county is continuing work parcel by parcel within the county on correcting soil codes errors, acre discrepancies. Very little information has been provided by taxpayers for acres enrolled in CRP.							
3.	Describe the process used to determine and monitor market areas.							
	Sales are reviewed by the county assessor, through questionnaires and /or interviews via phone or in person to determine if there is a verifiable different market price paid for the same land classifications throughout the county or if there are factors that influenced the market price.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	A study of the primary use and location of the land along with questionnaires and telephone interviews are used to identify rural residential and recreational land.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	There are only two commercial feedlots within the county, and the intensive use acres of other feeders have been identified FEED acres and are valued at \$2,000 per acre.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There are two parcels currently enrolled in the Wetland Reserve Program and these are valued at 100% of market value.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No.							
	<u>If your county has special value applications, please answer the following</u>							
8a.	How many parcels have a special valuation application on file?							
	None.							

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

2021 Three Year Plan for Sheridan County Assessment Years 2022, 2023, & 2024

2021

Number of Parcels 8,899
Total Value \$1,136,427,620

Residential Property 97%
Commercial Property 100%
Agricultural Property 69%

Staff

Currently the staff for the office consists of the assessor, the deputy assessor, and one full time office clerk. The property record cards and computer files of real property are maintained by the assessor and office staff. Changes due to transfer are primarily completed by the deputy assessor and parcel splits are completed by the assessor. Personal Property filings, Permissive and Homestead Exemption applications, and many other jobs are managed by the entire office staff. Reports required by statutes are prepared by the assessor with assistance from the deputy and clerk.

Assessment Year 2022

1. Review land use and soil codes against the gWorks results from the remediation project
2. Create a grass subclass for the soil types that continue to be underwater
3. Continue review of rural properties
4. Continue to download all parcel information to move closer to the goal of becoming a paper-free office

Assessment Year 2023

1. Create a timber class for the northern end of the county
2. Complete the review of all rural properties
3. Transfer the gWorks remediation project results to the CAMA system

Assessment Year 2024

1. Review Small Towns

Computers

All computer software is contracted through MIPS. We also have a contract with gWorks to update and have online access to Sheridan County parcels. We contract with Eagleview to fly our county and create imagery that we use as an assessment tool when doing the Six Year Review.

Maps

When the office works with soil types and soil uses, we use gWorks and Web Soil Survey.

The Cadastral Maps are kept in the office but are now obsolete. These maps have not been updated since 2011. They are merely kept for a reference.

Education

The Panhandle County Assessors meet monthly to share problems, ideas, and frustrations. These sessions provide uniformity of action, solutions to many problems, and are an invaluable support system. The Property Assessment Division also provides continuing education hours at these meetings.

The assessor and deputy assessor will continue to attend any courses or workshops necessary to secure the hours of continuing education necessary to keep their certificates current. All other staff will be given the opportunity to receive education that is pertinent to the job.

Respectfully submitted:

Tina Skinner
Sheridan County Assessor
October 28, 2021