



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

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**SHERIDAN COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Tina Skinner, Sheridan County Assessor

# Table of Contents

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## **2025 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

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of Assessment Practices:**

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

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

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

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

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

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

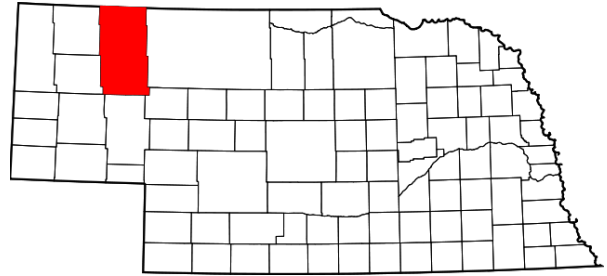
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

*\*Further information may be found in Exhibit 94*

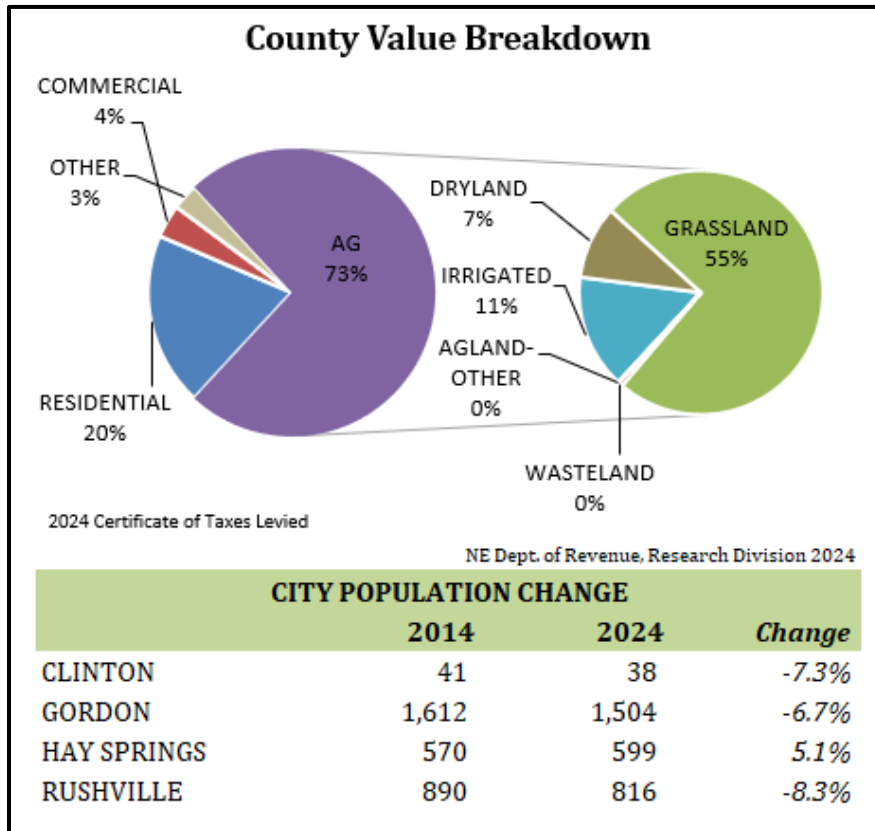


## County Overview

With a total area of 2,441 square miles, Sheridan County has 4,928 residents, per the Census Bureau Quick Facts for 2023, a 4% decline from the 2020 U.S. Census. Reports indicate that 70% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$92,377 (2024 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 150 employer establishments with total employment of 1,176, for an overall 25% 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.

## 2025 Residential Correlation for Sheridan County

### *Assessment Practices & Actions*

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

Review of the Sheridan County Assessor's sale verification and qualification process reveals that all arm's-length residential sales were available for measurement purposes. Residential sale usability is below the statewide average, but further analysis indicates that no sales bias exists, and compelling reasons for the disqualified sales are provided.

Five residential valuation groups are utilized to define residential property within the county and are based primarily on assessor location, and residential market activity in the county.

The county is in compliance with the statutorily required six-year review and inspection cycle. Residential review is conducted physically and on-site.

2025 Residential Assessment Details for Sheridan County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
10	Gordon	2022	2022	2025*	2021	20% increase to lots
20	Hay Springs	2022	2022	2025*	2022	70% increase to lots, 2% decrease to dwellings only
30	Rushville	2022	2022	2025*	2022	70% increase to lots, 5% increase to dwellings only
40	Small villages	2022	2022	2025*	2024	100% increase to lots, 7% increase to dwellings only
80	Rural	2022	2022	2025*	2022	28% increase for second acre site value
<u>Additional comments:</u> The county assessor reviewed homesite and farmsite acres to ensure these were accurate. Previously, acres abot the building site acre were valued at ag values. Now they are additonal site acres. The second acre is a building site and was raised from \$3,000/acre to \$5,000/acre. Homesite and additonal acres remained the same. * = assessment action for current year						

### *Description of Analysis*

Examination of the statistical profile for the residential property class indicates 82 qualified sales with both the median and mean overall measures of central tendency within the acceptable range. Both qualitative statistics are supportive of the median.

Review of the statistics by valuation group reveals all groups with a median measure within acceptable range, and the CODs provide support for the respective medians. The PRD qualitative statistic is also within its prescribed parameters by individual valuation group, with the exception

## 2025 Residential Correlation for Sheridan County

of the PRD for Valuation Group 30 (at 106%). Further scrutiny of this valuation group's 16 sales by sale price would not indicate assessment regressivity. A substat of this valuation group is located in the appendix of this document.

Examination of the percentage change to the assessed value of the preliminary sample compared to the final assessed values indicates a change of 2%. Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicates a 3% change to the residential base. This confirms that the assessment actions were applied uniformly to all residential property.

### *Equalization and Quality of Assessment*

Review of the county assessor's assessment practices coupled with the analysis of the statistical sample indicates that the quality of assessment for the residential property class is equalized and complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	43	94.13	93.36	90.66	13.65	102.98
20	15	97.46	91.49	89.17	12.49	102.60
30	16	92.83	91.25	86.41	21.28	105.60
40	4	93.11	96.04	96.23	10.44	99.80
80	4	92.37	90.50	89.97	10.06	100.59
____ALL____	82	95.61	92.60	89.91	14.50	102.99

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Sheridan County is 96%.

## 2025 Commercial Correlation for Sheridan County

### *Assessment Practices & Actions*

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

Review of the sale verification and qualification process reveals that all arm's-length commercial sales were available for measurement purposes. Commercial sale usability is above the statewide average, but further analysis indicates that no sales bias exists, with either the inclusion or exclusion of particular sales based on the assessment-to-sale price ratio.

Commercial property is defined by five commercial valuation groups based primarily on assessor location, but also by commercial market activity as well.

With the completion of the commercial physical on-site review for the last assessment year, the county is in compliance with the statutorily required six-year review and inspection cycle.

2025 Commercial Assessment Details for Sheridan County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
10	Gordon	2022	2022	2025*	2024	
20	Hay Springs	2022	2022	2025*	2024	
30	Rushville	2022	2022	2025*	2024	
40	Small villages	2022	2022	2025*	2024	
80	Rural	2022	2022	2025*	2024	
<u>Additional comments:</u> The commercial lot study did not indicate the need for an increase to commercial lots as a whole.						
* = assessment action for current year						

### *Description of Analysis*

Evaluation of the commercial statistical profile reveals 20 qualified sales with all three measures of central tendency within acceptable range, and any could serve as proxy for the level of value. The qualitative statistics are also supportive.

Review by valuation group shows only Valuation Groups 10 and 30 have more than several sales, and the medians for both are within acceptable range, supported by their respective COD's. Since Valuation Group 30 has two measures of central tendency above the acceptable range, a substat of this valuation group in the appendix provides a clearer look at the sales. Further analysis indicates that of the eight sales, four are within range, two are below and two are above.

Examination of the percentage change to the assessed value of the preliminary sample compared to the final assessed values indicates a change of 2%. Review of the 2025 County Abstract of

## 2025 Commercial Correlation for Sheridan County

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Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicates a negative one-tenth percent change to the commercial base.

Discussion and review with the Sheridan County assessor revealed that three of the parcels are commercial use within a residential zoning district and thus the lot values changed when the residential lots increased. Three improvement changes to the sample were from last year's protests where the contracted appraiser upon review changed the improvement condition of two properties and remeasured the second story square footage of another property. Thus, the changes to the sample produced a small positive percentage compared to the base. Both the sample and the base are treated equitably.

### *Equalization and Quality of Assessment*

Review of the county assessor's assessment practices in conjunction with the analysis of the statistical sample indicates that the quality of assessment for the commercial property class is equalized and complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	9	98.84	94.18	91.41	06.93	103.03
20	2	94.28	94.28	96.15	03.51	98.06
30	8	98.01	106.74	109.34	15.07	97.62
80	1	105.65	105.65	105.65	00.00	100.00
____ALL____	20	98.02	99.79	99.21	09.99	100.58

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Sheridan County is 98%.

# 2025 Agricultural Correlation for Sheridan County

## Assessment Practices & Actions

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

Analysis of the county assessor's sale verification and qualification process used for agricultural land indicates that all arm's-length agricultural sales were available for measurement. The sales usability rate for agricultural land is below the statewide average. Further review of the non-qualified sales indicates that all have convincing reasons for their disqualification.

The Sheridan County assessor has determined that there is only one market area since plotting sales by geographic location have not indicated any substantial difference throughout the county. Sheridan County is comprised of 81% grass, 9% dryland and 5% irrigated land, the remainder is waste.

Land use was completed countywide in 2023 and was accomplished by comparison of aerial imagery with the agricultural property record.

Intensive use in the form of commercial feedlots have been identified and valued as intensive use agricultural feedlot acres at \$3,000 per acre.

2025 Agricultural Assessment Details for Sheridan County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2022	2025*	2022	Appraisal maintenance
AB DW	Agricultural dwellings	2022	2022	2025*	2022	Appraisal maintenance
<u>Additional comments:</u> Equalized all parcels with a building site use by changing everything that is not being used for ag purpose to farmsite acres instead of GRASS, DRY, OR IRR. Each parcel now has 1 acre of homesite, up to 3 additional acres of farmsite, and any remaining farm site acres are coded additional site acres. The costs are as follows: Ag dwelling homesite = \$17500/acre, farmsite = \$1000/acre, remaining site acres = \$700/acre. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2023	Irrigated land was increased 20%; dryland received a 10% increase and grass was increased by 4%.
<u>Additional comments:</u> * = assessment action for current year			

## 2025 Agricultural Correlation for Sheridan County

### *Description of Analysis*

Review of the agricultural statistical profile reveals 45 qualified sales with only the median measure of central tendency within acceptable range. The mean is two points below the bottom limit of range and the weighted mean is quite below the range and is reflected by the excessive PRD. Further analysis indicates that the highest dollar sale (\$51 million) is greatly affecting both the weighted mean and PRD. Its hypothetical removal would leave both median and mean measures untouched but would raise the weighted mean to 67% and lower the PRD to 101%.

Examination of the sample by 80% Majority Land Use indicates only the grass classification with sufficient sales. All three measures of central tendency are within acceptable range and the COD provides strong support for the median. Review of the Sheridan County 2025 Average Acre Value Comparison indicates that the county is more comparable to its Panhandle neighbors with a similar percentage of grass (Box Butte Market Area 1, Dawes both market areas, Graden and Morrill) than it is with its eastern neighbors (Cherry and Grant).

For the Dry classification, only the median measure is within acceptable range, but is supported by the COD. Comparison to neighboring counties shows that Sheridan County's dry values are comparable to Box Butte Market Area 1 and Dawes Market Area 1. Garden and two Box Butte market areas are higher.

There are only three irrigated sales, and all three measures are low. Compared to its Panhandle neighbors Sheridan County is most comparable to Box Butte Market Area 3 and Dawes Market Area 4.

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

### *Equalization and Quality of Assessment*

Consideration of the agricultural statistical profile, coupled with the county assessor's assessment practices indicate that the assessment of agricultural land is equitable and uniform. Both agricultural and rural residential homesites are valued the same. Therefore, it is determined that the agricultural land class in Sheridan County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	3	40.44	46.79	46.16	28.34	101.36
1	3	40.44	46.79	46.16	28.34	101.36
____ Dry ____						
County	7	69.81	63.57	54.69	17.07	116.24
1	7	69.81	63.57	54.69	17.07	116.24
____ Grass ____						
County	25	72.87	71.36	71.06	09.63	100.42
1	25	72.87	71.36	71.06	09.63	100.42
____ ALL ____	45	69.81	66.67	49.81	16.99	133.85

## **2025 Agricultural Correlation for Sheridan County**

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### ***Level of Value***

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



## 2025 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



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

Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2025 Commission Summary for Sheridan County

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### Residential Real Property - Current

Number of Sales	82	Median	95.61
Total Sales Price	\$9,850,899	Mean	92.60
Total Adj. Sales Price	\$9,850,899	Wgt. Mean	89.91
Total Assessed Value	\$8,856,904	Average Assessed Value of the Base	\$62,920
Avg. Adj. Sales Price	\$120,133	Avg. Assessed Value	\$108,011

### Confidence Interval - Current

95% Median C.I	89.04 to 99.49
95% Wgt. Mean C.I	85.60 to 94.21
95% Mean C.I	88.69 to 96.51
% of Value of the Class of all Real Property Value in the County	12.08
% of Records Sold in the Study Period	3.14
% of Value Sold in the Study Period	5.39

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	99	100	97.24
2023	121	100	99.71
2022	125	97	96.63
2021	129	97	97.45

## 2025 Commission Summary for Sheridan County

### Commercial Real Property - Current

Number of Sales	20	Median	98.02
Total Sales Price	\$1,301,425	Mean	99.79
Total Adj. Sales Price	\$1,301,425	Wgt. Mean	99.21
Total Assessed Value	\$1,291,136	Average Assessed Value of the Base	\$108,811
Avg. Adj. Sales Price	\$65,071	Avg. Assessed Value	\$64,557

### Confidence Interval - Current

95% Median C.I	92.37 to 99.65
95% Wgt. Mean C.I	83.01 to 115.41
95% Mean C.I	91.05 to 108.53
% of Value of the Class of all Real Property Value in the County	3.51
% of Records Sold in the Study Period	4.56
% of Value Sold in the Study Period	2.70

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	16	100	98.60
2023	14	100	98.39
2022	10	100	101.77
2021	15	100	113.33

**81 Sheridan****RESIDENTIAL****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 82  
 Total Sales Price : 9,850,899  
 Total Adj. Sales Price : 9,850,899  
 Total Assessed Value : 8,856,904  
 Avg. Adj. Sales Price : 120,133  
 Avg. Assessed Value : 108,011

MEDIAN : 96  
 WGT. MEAN : 90  
 MEAN : 93  
  
 COD : 14.50  
 PRD : 102.99

COV : 19.51  
 STD : 18.07  
 Avg. Abs. Dev : 13.86  
  
 MAX Sales Ratio : 132.99  
 MIN Sales Ratio : 49.13

95% Median C.I. : 89.04 to 99.49  
 95% Wgt. Mean C.I. : 85.60 to 94.21  
 95% Mean C.I. : 88.69 to 96.51

*Printed:3/19/2025 3:07:51PM***DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	12	99.54	97.99	97.80	08.68	100.19	81.37	113.53	88.24 to 108.31	102,125	99,876
01-JAN-23 To 31-MAR-23	5	95.73	96.12	89.63	09.71	107.24	77.18	108.74	N/A	180,700	161,965
01-APR-23 To 30-JUN-23	8	96.81	92.73	90.57	08.13	102.38	53.12	101.95	53.12 to 101.95	111,742	101,201
01-JUL-23 To 30-SEP-23	10	92.61	92.87	95.65	12.17	97.09	75.31	110.21	76.04 to 107.55	92,550	88,522
01-OCT-23 To 31-DEC-23	11	100.09	102.42	99.39	11.26	103.05	81.52	132.99	86.85 to 131.33	97,491	96,900
01-JAN-24 To 31-MAR-24	6	98.82	97.23	92.71	13.43	104.88	77.17	127.30	77.17 to 127.30	100,167	92,860
01-APR-24 To 30-JUN-24	12	77.67	76.10	75.62	18.73	100.63	50.45	115.35	61.48 to 89.04	154,167	116,588
01-JUL-24 To 30-SEP-24	18	93.73	91.25	89.60	18.39	101.84	49.13	127.00	77.37 to 101.99	132,170	118,423
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	35	97.24	95.06	93.79	09.74	101.35	53.12	113.53	92.00 to 101.60	112,812	105,805
01-OCT-23 To 30-SEP-24	47	89.99	90.76	87.32	18.64	103.94	49.13	132.99	81.52 to 99.49	125,584	109,654
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	34	97.61	96.41	94.08	10.70	102.48	53.12	132.99	92.00 to 101.62	111,628	105,017
<u>ALL</u>	82	95.61	92.60	89.91	14.50	102.99	49.13	132.99	89.04 to 99.49	120,133	108,011

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	43	94.13	93.36	90.66	13.65	102.98	49.13	132.99	86.88 to 100.26	129,985	117,850
20	15	97.46	91.49	89.17	12.49	102.60	54.33	113.44	78.38 to 102.91	94,900	84,619
30	16	92.83	91.25	86.41	21.28	105.60	50.45	131.33	76.34 to 109.09	111,629	96,463
40	4	93.11	96.04	96.23	10.44	99.80	84.41	113.53	N/A	120,500	115,958
80	4	92.37	90.50	89.97	10.06	100.59	77.17	100.09	N/A	142,500	128,211
<u>ALL</u>	82	95.61	92.60	89.91	14.50	102.99	49.13	132.99	89.04 to 99.49	120,133	108,011

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	82	95.61	92.60	89.91	14.50	102.99	49.13	132.99	89.04 to 99.49	120,133	108,011
06											
07											
<u>ALL</u>	82	95.61	92.60	89.91	14.50	102.99	49.13	132.99	89.04 to 99.49	120,133	108,011

**81 Sheridan**  
**RESIDENTIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 82	MEDIAN : 96	COV : 19.51	95% Median C.I. : 89.04 to 99.49
Total Sales Price : 9,850,899	WGT. MEAN : 90	STD : 18.07	95% Wgt. Mean C.I. : 85.60 to 94.21
Total Adj. Sales Price : 9,850,899	MEAN : 93	Avg. Abs. Dev : 13.86	95% Mean C.I. : 88.69 to 96.51
Total Assessed Value : 8,856,904			
Avg. Adj. Sales Price : 120,133	COD : 14.50	MAX Sales Ratio : 132.99	
Avg. Assessed Value : 108,011	PRD : 102.99	MIN Sales Ratio : 49.13	

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	104.20	100.06	101.60	10.76	98.48	78.38	113.44	N/A	25,875	26,288
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	82	95.61	92.60	89.91	14.50	102.99	49.13	132.99	89.04 to 99.49	120,133	108,011
Greater Than 14,999	82	95.61	92.60	89.91	14.50	102.99	49.13	132.99	89.04 to 99.49	120,133	108,011
Greater Than 29,999	78	94.98	92.21	89.79	14.62	102.70	49.13	132.99	88.24 to 99.49	124,967	112,202
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	104.20	100.06	101.60	10.76	98.48	78.38	113.44	N/A	25,875	26,288
30,000 TO 59,999	15	89.28	96.90	94.23	19.75	102.83	63.61	132.99	81.37 to 119.67	44,410	41,849
60,000 TO 99,999	18	100.18	98.67	98.78	09.08	99.89	76.34	127.00	90.70 to 103.76	79,472	78,503
100,000 TO 149,999	20	92.04	91.96	92.33	11.21	99.60	61.48	115.05	87.24 to 101.60	123,534	114,054
150,000 TO 249,999	20	82.92	83.07	83.21	21.79	99.83	49.13	118.10	74.33 to 99.49	185,150	154,056
250,000 TO 499,999	5	94.13	92.48	91.31	05.82	101.28	77.18	100.25	N/A	295,412	269,753
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	82	95.61	92.60	89.91	14.50	102.99	49.13	132.99	89.04 to 99.49	120,133	108,011

## RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	93	COV :	26.51	95% Median C.I. :	76.34 to 109.09
Total Sales Price :	1,796,062	Wgt. Mean :	86	STD :	24.19	95% Wgt. Mean C.I. :	72.82 to 100.00
Total Adj. Sales Price :	1,786,062	Mean :	91	Avg. Abs. Dev :	19.75	95% Mean C.I. :	78.36 to 104.14
Total Assessed Value :	1,543,404						
Avg. Adj. Sales Price :	111,629	COD :	21.28	MAX Sales Ratio :	131.33		
Avg. Assessed Value :	96,463	PRD :	105.60	MIN Sales Ratio :	50.45		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2022 To 12/31/2022	1	81.37	81.37	81.37		100.00	81.37	81.37	N/A	40,000	32,549
01/01/2023 To 03/31/2023	1	108.74	108.74	108.74		100.00	108.74	108.74	N/A	135,000	146,796
04/01/2023 To 06/30/2023	2	74.75	74.75	77.22	28.94	96.80	53.12	96.37	N/A	175,000	135,128
07/01/2023 To 09/30/2023	2	107.47	107.47	106.67	02.56	100.75	104.72	110.21	N/A	112,500	120,007
10/01/2023 To 12/31/2023	3	109.09	109.90	107.46	12.85	102.27	89.28	131.33	N/A	41,000	44,060
01/01/2024 To 03/31/2024	1	127.30	127.30	127.30		100.00	127.30	127.30	N/A	36,000	45,828
04/01/2024 To 06/30/2024	2	55.97	55.97	55.33	09.86	101.16	50.45	61.48	N/A	152,500	84,381
07/01/2024 To 09/30/2024	4	79.95	84.12	88.63	09.09	94.91	76.34	100.25	N/A	143,016	126,755
____Study Yrs____											
10/01/2022 To 09/30/2023	6	100.55	92.42	91.95	15.39	100.51	53.12	110.21	53.12 to 110.21	125,000	114,936
10/01/2023 To 09/30/2024	10	85.91	90.54	82.41	24.34	109.87	50.45	131.33	61.48 to 127.30	103,606	85,379
____Calendar Yrs____											
01/01/2023 To 12/31/2023	8	106.73	100.36	94.75	13.58	105.92	53.12	131.33	53.12 to 131.33	104,125	98,656

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
30	16	92.83	91.25	86.41	21.28	105.60	50.45	131.33	76.34 to 109.09	111,629	96,463

## RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	93	COV :	26.51	95% Median C.I. :	76.34 to 109.09
Total Sales Price :	1,796,062	Wgt. Mean :	86	STD :	24.19	95% Wgt. Mean C.I. :	72.82 to 100.00
Total Adj. Sales Price :	1,786,062	Mean :	91	Avg. Abs. Dev :	19.75	95% Mean C.I. :	78.36 to 104.14
Total Assessed Value :	1,543,404						
Avg. Adj. Sales Price :	111,629	COD :	21.28	MAX Sales Ratio :	131.33		
Avg. Assessed Value :	96,463	PRD :	105.60	MIN Sales Ratio :	50.45		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	16	92.83	91.25	86.41	21.28	105.60	50.45	131.33	76.34 to 109.09	111,629	96,463
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	109.09	109.09	109.09		100.00	109.09	109.09	N/A	28,000	30,545
__Ranges Excl. Low \$__											
Greater Than 4,999	16	92.83	91.25	86.41	21.28	105.60	50.45	131.33	76.34 to 109.09	111,629	96,463
Greater Than 15,000	16	92.83	91.25	86.41	21.28	105.60	50.45	131.33	76.34 to 109.09	111,629	96,463
Greater Than 30,000	15	89.28	90.06	86.05	22.12	104.66	50.45	131.33	76.34 to 108.74	117,204	100,857
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	109.09	109.09	109.09		100.00	109.09	109.09	N/A	28,000	30,545
30,000 TO 59,999	4	108.29	107.32	105.27	20.32	101.95	81.37	131.33	N/A	42,750	45,003
60,000 TO 99,999	3	82.53	89.69	89.74	13.68	99.94	76.34	110.21	N/A	76,667	68,799
100,000 TO 149,999	3	104.72	91.65	91.96	15.04	99.66	61.48	108.74	N/A	138,333	127,212
150,000 TO 249,999	4	65.25	69.33	70.46	26.88	98.40	50.45	96.37	N/A	167,500	118,017
250,000 TO 499,999	1	100.25	100.25	100.25		100.00	100.25	100.25	N/A	272,062	272,743
500,000 TO 999,999											
1,000,000 +											



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	0%

What IF

**81 Sheridan**  
**COMMERCIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 20  
 Total Sales Price : 1,301,425  
 Total Adj. Sales Price : 1,301,425  
 Total Assessed Value : 1,291,136  
 Avg. Adj. Sales Price : 65,071  
 Avg. Assessed Value : 64,557

MEDIAN : 98  
 WGT. MEAN : 99  
 MEAN : 100  
 COD : 09.99  
 PRD : 100.58

COV : 18.71  
 STD : 18.67  
 Avg. Abs. Dev : 09.79  
 MAX Sales Ratio : 165.98  
 MIN Sales Ratio : 68.31

95% Median C.I. : 92.37 to 99.65  
 95% Wgt. Mean C.I. : 83.01 to 115.41  
 95% Mean C.I. : 91.05 to 108.53

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	2	110.80	110.80	111.22	10.06	99.62	99.65	121.94	N/A	26,000	28,918
01-JAN-22 To 31-MAR-22	1	95.85	95.85	95.85	00.00	100.00	95.85	95.85	N/A	100,000	95,850
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	103.71	103.71	103.71	00.00	100.00	103.71	103.71	N/A	55,000	57,040
01-OCT-22 To 31-DEC-22	2	93.04	93.04	92.13	04.86	100.99	88.52	97.55	N/A	125,000	115,168
01-JAN-23 To 31-MAR-23	1	81.75	81.75	81.75	00.00	100.00	81.75	81.75	N/A	55,000	44,962
01-APR-23 To 30-JUN-23	3	96.20	90.05	87.41	12.94	103.02	68.31	105.65	N/A	63,025	55,092
01-JUL-23 To 30-SEP-23	1	99.55	99.55	99.55	00.00	100.00	99.55	99.55	N/A	50,000	49,775
01-OCT-23 To 31-DEC-23	4	98.02	96.59	95.62	02.40	101.01	90.90	99.41	N/A	83,588	79,927
01-JAN-24 To 31-MAR-24	3	92.37	116.44	132.61	27.07	87.81	90.97	165.98	N/A	54,667	72,495
01-APR-24 To 30-JUN-24	1	102.53	102.53	102.53	00.00	100.00	102.53	102.53	N/A	40,000	41,010
01-JUL-24 To 30-SEP-24	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	12,000	11,861
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	4	101.68	105.29	101.80	07.42	103.43	95.85	121.94	N/A	51,750	52,682
01-OCT-22 To 30-SEP-23	7	96.20	91.08	90.13	09.53	101.05	68.31	105.65	68.31 to 105.65	77,725	70,050
01-OCT-23 To 30-SEP-24	9	98.46	104.12	107.22	10.72	97.11	90.90	165.98	90.97 to 102.53	61,150	65,562
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	4	96.70	96.41	94.62	04.36	101.89	88.52	103.71	N/A	101,250	95,806
01-JAN-23 To 31-DEC-23	9	97.58	93.09	92.25	07.50	100.91	68.31	105.65	81.75 to 99.55	69,825	64,413
<u>ALL</u>	20	98.02	99.79	99.21	09.99	100.58	68.31	165.98	92.37 to 99.65	65,071	64,557

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	9	98.84	94.18	91.41	06.93	103.03	68.31	103.71	88.52 to 102.53	73,317	67,020
20	2	94.28	94.28	96.15	03.51	98.06	90.97	97.58	N/A	41,500	39,902
30	8	98.01	106.74	109.34	15.07	97.62	81.75	165.98	81.75 to 165.98	61,000	66,699
80	1	105.65	105.65	105.65	00.00	100.00	105.65	105.65	N/A	70,575	74,565
<u>ALL</u>	20	98.02	99.79	99.21	09.99	100.58	68.31	165.98	92.37 to 99.65	65,071	64,557

**81 Sheridan**  
**COMMERCIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 20	MEDIAN : 98	COV : 18.71	95% Median C.I. : 92.37 to 99.65
Total Sales Price : 1,301,425	WGT. MEAN : 99	STD : 18.67	95% Wgt. Mean C.I. : 83.01 to 115.41
Total Adj. Sales Price : 1,301,425	MEAN : 100	Avg. Abs. Dev : 09.79	95% Mean C.I. : 91.05 to 108.53
Total Assessed Value : 1,291,136			
Avg. Adj. Sales Price : 65,071	COD : 09.99	MAX Sales Ratio : 165.98	
Avg. Assessed Value : 64,557	PRD : 100.58	MIN Sales Ratio : 68.31	

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	20	98.02	99.79	99.21	09.99	100.58	68.31	165.98	92.37 to 99.65	65,071	64,557
04											
<u>ALL</u>	<u>20</u>	98.02	99.79	99.21	09.99	100.58	68.31	165.98	92.37 to 99.65	65,071	64,557

**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	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	12,000	11,861
Less Than 30,000	4	99.25	102.85	104.96	08.01	97.99	90.97	121.94	N/A	20,500	21,518
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	98.02	99.79	99.21	09.99	100.58	68.31	165.98	92.37 to 99.65	65,071	64,557
Greater Than 14,999	19	97.58	99.84	99.21	10.48	100.64	68.31	165.98	90.97 to 102.53	67,864	67,330
Greater Than 29,999	16	97.57	99.02	98.82	10.34	100.20	68.31	165.98	90.90 to 102.53	76,214	75,317
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	12,000	11,861
15,000 TO 29,999	3	99.65	104.19	106.01	10.36	98.28	90.97	121.94	N/A	23,333	24,737
30,000 TO 59,999	7	99.41	96.50	96.11	05.10	100.41	81.75	103.71	81.75 to 103.71	48,071	46,202
60,000 TO 99,999	4	101.62	109.38	111.44	26.02	98.15	68.31	165.98	N/A	77,269	86,105
100,000 TO 149,999	4	96.70	95.69	95.42	02.40	100.28	90.90	98.46	N/A	105,963	101,111
150,000 TO 249,999	1	88.52	88.52	88.52	00.00	100.00	88.52	88.52	N/A	150,000	132,786
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>20</u>	98.02	99.79	99.21	09.99	100.58	68.31	165.98	92.37 to 99.65	65,071	64,557

**81 Sheridan**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

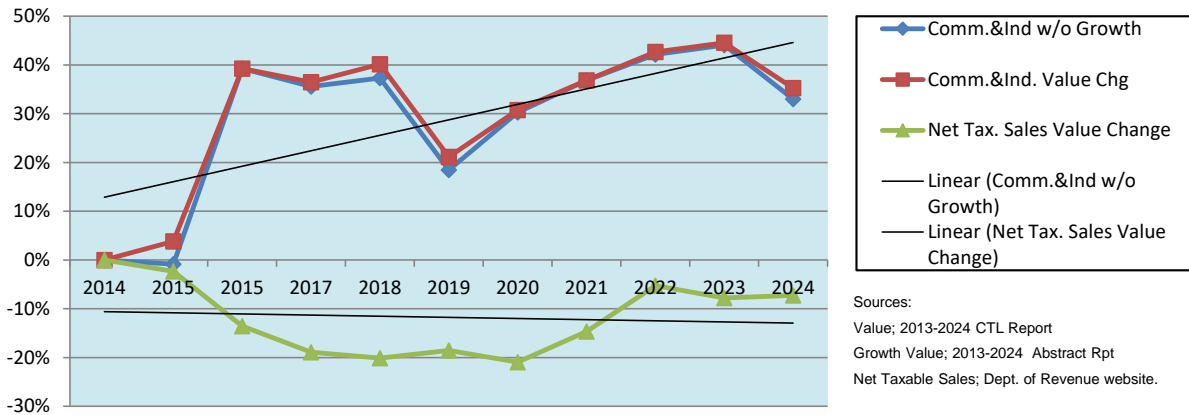
Number of Sales : 20	MEDIAN : 98	COV : 18.71	95% Median C.I. : 92.37 to 99.65
Total Sales Price : 1,301,425	WGT. MEAN : 99	STD : 18.67	95% Wgt. Mean C.I. : 83.01 to 115.41
Total Adj. Sales Price : 1,301,425	MEAN : 100	Avg. Abs. Dev : 09.79	95% Mean C.I. : 91.05 to 108.53
Total Assessed Value : 1,291,136			
Avg. Adj. Sales Price : 65,071	COD : 09.99	MAX Sales Ratio : 165.98	
Avg. Assessed Value : 64,557	PRD : 100.58	MIN Sales Ratio : 68.31	

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	2	106.46	106.46	109.55	14.55	97.18	90.97	121.94	N/A	22,500	24,649
340	1	165.98	165.98	165.98	00.00	100.00	165.98	165.98	N/A	90,000	149,385
343	1	98.46	98.46	98.46	00.00	100.00	98.46	98.46	N/A	100,000	98,462
344	2	91.64	91.64	91.36	00.81	100.31	90.90	92.37	N/A	89,925	82,154
350	2	98.50	98.50	98.34	00.93	100.16	97.58	99.41	N/A	55,250	54,331
353	2	97.35	97.35	96.17	01.54	101.23	95.85	98.84	N/A	56,000	53,856
386	2	102.65	102.65	104.08	02.92	98.63	99.65	105.65	N/A	47,788	49,739
406	2	90.65	90.65	90.23	09.82	100.47	81.75	99.55	N/A	52,500	47,369
442	2	96.88	96.88	97.20	00.70	99.67	96.20	97.55	N/A	67,500	65,610
511	1	88.52	88.52	88.52	00.00	100.00	88.52	88.52	N/A	150,000	132,786
528	3	102.53	91.52	86.89	11.51	105.33	68.31	103.71	N/A	59,500	51,697
<u>ALL</u>	20	98.02	99.79	99.21	09.99	100.58	68.31	165.98	92.37 to 99.65	65,071	64,557

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 24,036,761	\$ 1,039,646	4.33%	\$ 22,997,115		\$ 50,046,883	
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%
2022	\$ 34,739,218	\$ 108,628	0.31%	\$ 34,630,590	0.98%	\$ 46,148,598	-2.65%
2023	\$ 32,505,438	\$ 533,128	1.64%	\$ 31,972,310	-7.96%	\$ 46,397,452	0.54%
2024	\$ 48,370,696	\$ 7,802,380	16.13%	\$ 40,568,316	24.80%	\$ 46,680,084	0.61%
Ann %chg	6.84%			Average	4.51%	-0.46%	-0.46%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.87%	3.83%	-2.32%
2015	39.25%	39.25%	-13.59%
2016	35.58%	36.46%	-18.95%
2017	37.29%	40.16%	-20.11%
2018	18.47%	21.15%	-18.55%
2019	30.25%	30.74%	-20.96%
2020	36.85%	36.85%	-14.68%
2021	42.16%	42.68%	-5.28%
2022	44.07%	44.53%	-7.79%
2023	33.01%	35.23%	-7.29%
2024	68.78%	101.24%	-6.73%

County Number	81
County Name	Sheridan

## COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	98	COV :	24.75	95% Median C.I. :	81.75 to 165.98
Total Sales Price :	538,000	Wgt. Mean :	109	STD :	26.42	95% Wgt. Mean C.I. :	79.96 to 138.72
Total Adj. Sales Price :	488,000	Mean :	107	Avg. Abs. Dev :	14.77	95% Mean C.I. :	84.65 to 128.83
Total Assessed Value :	533,590						
Avg. Adj. Sales Price :	61,000	COD :	15.07	MAX Sales Ratio :	165.98		
Avg. Assessed Value :	66,699	PRD :	97.62	MIN Sales Ratio :	81.75		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	2	110.80	110.80	111.22	10.06	99.62	99.65	121.94	N/A	26,000	28,918
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	1	97.55	97.55	97.55		100.00	97.55	97.55	N/A	100,000	97,549
01/01/2023 To 03/31/2023	1	81.75	81.75	81.75		100.00	81.75	81.75	N/A	55,000	44,962
04/01/2023 To 06/30/2023	1	96.20	96.20	96.20		100.00	96.20	96.20	N/A	35,000	33,671
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	98.46	98.46	98.46		100.00	98.46	98.46	N/A	100,000	98,462
01/01/2024 To 03/31/2024	2	129.18	129.18	137.75	28.50	93.78	92.37	165.98	N/A	73,000	100,555
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	2	110.80	110.80	111.22	10.06	99.62	99.65	121.94	N/A	26,000	28,918
10/01/2022 To 09/30/2023	3	96.20	91.83	92.73	05.48	99.03	81.75	97.55	N/A	63,333	58,727
10/01/2023 To 09/30/2024	3	98.46	118.94	121.78	24.92	97.67	92.37	165.98	N/A	82,000	99,857
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	1	97.55	97.55	97.55		100.00	97.55	97.55	N/A	100,000	97,549
01/01/2023 To 12/31/2023	3	96.20	92.14	93.21	05.79	98.85	81.75	98.46	N/A	63,333	59,032

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	98	COV :	24.75	95% Median C.I. :	81.75 to 165.98
Total Sales Price :	538,000	Wgt. Mean :	109	STD :	26.42	95% Wgt. Mean C.I. :	79.96 to 138.72
Total Adj. Sales Price :	488,000	Mean :	107	Avg.Abs.Dev :	14.77	95% Mean C.I. :	84.65 to 128.83
Total Assessed Value :	533,590						
Avg. Adj. Sales Price :	61,000	COD :	15.07	MAX Sales Ratio :	165.98		
Avg. Assessed Value :	66,699	PRD :	97.62	MIN Sales Ratio :	81.75		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
30	8	98.01	106.74	109.34	15.07	97.62	81.75	165.98	81.75 to 165.98	61,000	66,699

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02											
03	8	98.01	106.74	109.34	15.07	97.62	81.75	165.98	81.75 to 165.98	61,000	66,699
04											

## COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	98	COV :	24.75	95% Median C.I. :	81.75 to 165.98
Total Sales Price :	538,000	Wgt. Mean :	109	STD :	26.42	95% Wgt. Mean C.I. :	79.96 to 138.72
Total Adj. Sales Price :	488,000	Mean :	107	Avg. Abs. Dev :	14.77	95% Mean C.I. :	84.65 to 128.83
Total Assessed Value :	533,590						
Avg. Adj. Sales Price :	61,000	COD :	15.07	MAX Sales Ratio :	165.98		
Avg. Assessed Value :	66,699	PRD :	97.62	MIN Sales Ratio :	81.75		

What IF

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	110.80	110.80	111.22	10.06	99.62	99.65	121.94	N/A	26,000	28,918
__Ranges Excl. Low \$__											
Greater Than 4,999	8	98.01	106.74	109.34	15.07	97.62	81.75	165.98	81.75 to 165.98	61,000	66,699
Greater Than 15,000	8	98.01	106.74	109.34	15.07	97.62	81.75	165.98	81.75 to 165.98	61,000	66,699
Greater Than 30,000	6	96.88	105.39	109.12	15.77	96.58	81.75	165.98	81.75 to 165.98	72,667	79,292
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	110.80	110.80	111.22	10.06	99.62	99.65	121.94	N/A	26,000	28,918
30,000 TO 59,999	3	92.37	90.11	89.29	05.22	100.92	81.75	96.20	N/A	48,667	43,453
60,000 TO 99,999	1	165.98	165.98	165.98		100.00	165.98	165.98	N/A	90,000	149,385
100,000 TO 149,999	2	98.01	98.01	98.01	00.47	100.00	97.55	98.46	N/A	100,000	98,006
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											



COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	98	COV :	24.75	95% Median C.I. :	81.75 to 165.98
Total Sales Price :	538,000	Wgt. Mean :	109	STD :	26.42	95% Wgt. Mean C.I. :	79.96 to 138.72
Total Adj. Sales Price :	488,000	Mean :	107	Avg.Abs.Dev :	14.77	95% Mean C.I. :	84.65 to 128.83
Total Assessed Value :	533,590						
Avg. Adj. Sales Price :	61,000	COD :	15.07	MAX Sales Ratio :	165.98		
Avg. Assessed Value :	66,699	PRD :	97.62	MIN Sales Ratio :	81.75		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
326	1	121.94	121.94	121.94		100.00	121.94	121.94	N/A	27,000	32,923
340	1	165.98	165.98	165.98		100.00	165.98	165.98	N/A	90,000	149,385
343	1	98.46	98.46	98.46		100.00	98.46	98.46	N/A	100,000	98,462
344	1	92.37	92.37	92.37		100.00	92.37	92.37	N/A	56,000	51,725
386	1	99.65	99.65	99.65		100.00	99.65	99.65	N/A	25,000	24,913
406	1	81.75	81.75	81.75		100.00	81.75	81.75	N/A	55,000	44,962
442	2	96.88	96.88	97.20	00.70	99.67	96.20	97.55	N/A	67,500	65,610

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	0%

What IF

**81 Sheridan****AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 45	MEDIAN : 70	COV : 23.64	95% Median C.I. : 65.78 to 73.28
Total Sales Price : 86,350,931	WGT. MEAN : 50	STD : 15.76	95% Wgt. Mean C.I. : 39.36 to 60.26
Total Adj. Sales Price : 86,350,931	MEAN : 67	Avg. Abs. Dev : 11.86	95% Mean C.I. : 62.07 to 71.27
Total Assessed Value : 43,010,452			
Avg. Adj. Sales Price : 1,918,910	COD : 16.99	MAX Sales Ratio : 107.26	
Avg. Assessed Value : 955,788	PRD : 133.85	MIN Sales Ratio : 32.77	

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	4	71.72	73.46	72.35	04.67	101.53	69.81	80.60	N/A	3,272,195	2,367,405
01-JAN-22 To 31-MAR-22	3	94.01	89.75	71.93	13.93	124.77	67.97	107.26	N/A	850,307	611,586
01-APR-22 To 30-JUN-22	3	74.75	67.66	62.15	11.17	108.87	51.60	76.64	N/A	365,333	227,072
01-JUL-22 To 30-SEP-22	4	71.46	74.37	72.07	08.37	103.19	67.15	87.41	N/A	385,640	277,915
01-OCT-22 To 31-DEC-22	4	68.29	63.00	37.86	21.95	166.40	35.89	79.53	N/A	12,866,601	4,871,030
01-JAN-23 To 31-MAR-23	1	40.44	40.44	40.44	00.00	100.00	40.44	40.44	N/A	1,136,000	459,346
01-APR-23 To 30-JUN-23	7	77.33	77.17	77.27	03.22	99.87	72.87	81.31	72.87 to 81.31	639,346	494,007
01-JUL-23 To 30-SEP-23	2	54.23	54.23	61.40	16.73	88.32	45.16	63.30	N/A	908,481	557,839
01-OCT-23 To 31-DEC-23	6	69.83	66.01	66.37	14.28	99.46	32.77	79.72	32.77 to 79.72	498,678	330,968
01-JAN-24 To 31-MAR-24	4	54.94	54.82	53.85	02.77	101.80	51.69	57.72	N/A	463,100	249,393
01-APR-24 To 30-JUN-24	6	58.43	57.16	58.51	17.58	97.69	39.88	70.68	39.88 to 70.68	625,570	366,040
01-JUL-24 To 30-SEP-24	1	37.31	37.31	37.31	00.00	100.00	37.31	37.31	N/A	580,000	216,378
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	14	73.16	75.97	71.65	12.14	106.03	51.60	107.26	67.97 to 87.41	1,305,590	935,518
01-OCT-22 To 30-SEP-23	14	74.80	67.22	41.63	15.20	161.47	35.89	81.31	45.16 to 79.53	4,206,770	1,751,228
01-OCT-23 To 30-SEP-24	17	57.72	58.56	58.79	19.70	99.61	32.77	79.72	49.73 to 70.68	539,876	317,412
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	14	74.02	72.98	40.79	16.44	178.92	35.89	107.26	60.14 to 87.41	4,046,849	1,650,840
01-JAN-23 To 31-DEC-23	16	73.02	67.82	67.36	13.94	100.68	32.77	81.31	63.30 to 78.57	651,278	438,680
<u>ALL</u>	45	69.81	66.67	49.81	16.99	133.85	32.77	107.26	65.78 to 73.28	1,918,910	955,788

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	45	69.81	66.67	49.81	16.99	133.85	32.77	107.26	65.78 to 73.28	1,918,910	955,788
<u>ALL</u>	45	69.81	66.67	49.81	16.99	133.85	32.77	107.26	65.78 to 73.28	1,918,910	955,788

**81 Sheridan**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 45	MEDIAN : 70	COV : 23.64	95% Median C.I. : 65.78 to 73.28
Total Sales Price : 86,350,931	WGT. MEAN : 50	STD : 15.76	95% Wgt. Mean C.I. : 39.36 to 60.26
Total Adj. Sales Price : 86,350,931	MEAN : 67	Avg. Abs. Dev : 11.86	95% Mean C.I. : 62.07 to 71.27
Total Assessed Value : 43,010,452			
Avg. Adj. Sales Price : 1,918,910	COD : 16.99	MAX Sales Ratio : 107.26	
Avg. Assessed Value : 955,788	PRD : 133.85	MIN Sales Ratio : 32.77	

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	1	40.44	40.44	40.44	00.00	100.00	40.44	40.44	N/A	1,136,000	459,346
1	1	40.44	40.44	40.44	00.00	100.00	40.44	40.44	N/A	1,136,000	459,346
____Dry____											
County	5	69.81	65.74	62.02	13.44	106.00	51.07	79.72	N/A	140,720	87,271
1	5	69.81	65.74	62.02	13.44	106.00	51.07	79.72	N/A	140,720	87,271
____Grass____											
County	17	73.03	73.15	73.11	08.13	100.05	57.72	94.01	65.82 to 78.57	769,451	562,567
1	17	73.03	73.15	73.11	08.13	100.05	57.72	94.01	65.82 to 78.57	769,451	562,567
____ALL____	45	69.81	66.67	49.81	16.99	133.85	32.77	107.26	65.78 to 73.28	1,918,910	955,788

**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	40.44	46.79	46.16	28.34	101.36	32.77	67.15	N/A	802,199	370,335
1	3	40.44	46.79	46.16	28.34	101.36	32.77	67.15	N/A	802,199	370,335
____Dry____											
County	7	69.81	63.57	54.69	17.07	116.24	39.88	79.72	39.88 to 79.72	201,086	109,966
1	7	69.81	63.57	54.69	17.07	116.24	39.88	79.72	39.88 to 79.72	201,086	109,966
____Grass____											
County	25	72.87	71.36	71.06	09.63	100.42	45.16	94.01	68.39 to 76.68	1,133,281	805,296
1	25	72.87	71.36	71.06	09.63	100.42	45.16	94.01	68.39 to 76.68	1,133,281	805,296
____ALL____	45	69.81	66.67	49.81	16.99	133.85	32.77	107.26	65.78 to 73.28	1,918,910	955,788

## Sheridan County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sheridan	1	2,560	2,560	2,490	2,410	2,375	2,375	2,350	2,280	2,459
Cherry	1	3,000	2,999	n/a	2,989	3,000	3,000	2,998	3,000	2,996
Grant	1	n/a	n/a	n/a	1,760	1,760	1,760	1,760	1,760	1,760
Garden	1	2,920	2,920	n/a	2,860	2,775	2,775	2,725	2,725	2,809
Morrill	2	3,000	3,000	2,900	2,900	2,750	2,750	2,600	2,600	2,810
Box Butte	1	3,450	3,548	3,552	3,544	2,977	2,971	2,978	2,970	3,212
Box Butte	2	2,943	2,904	2,962	2,913	2,164	2,176	2,147	2,175	2,817
Box Butte	3	2,141	2,086	2,113	2,068	2,048	2,055	2,014	2,072	2,096
Dawes	4	2,400	2,400	2,150	2,150	2,000	2,000	1,900	1,900	2,163
Dawes	1	1,600	1,600	1,500	1,500	1,400	1,400	1,375	1,375	1,461

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sheridan	1	n/a	730	710	710	695	670	655	650	698
Cherry	1	n/a	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garden	1	n/a	940	n/a	940	860	n/a	835	835	925
Morrill	2	-	620	620	620	525	525	525	525	544
Box Butte	1	n/a	700	700	700	600	n/a	600	600	663
Box Butte	2	n/a	940	940	940	940	n/a	735	735	911
Box Butte	3	n/a	800	800	800	700	700	700	700	789
Dawes	4	n/a	865	816	815	750	750	695	695	804
Dawes	1	n/a	765	730	730	683	683	625	625	704

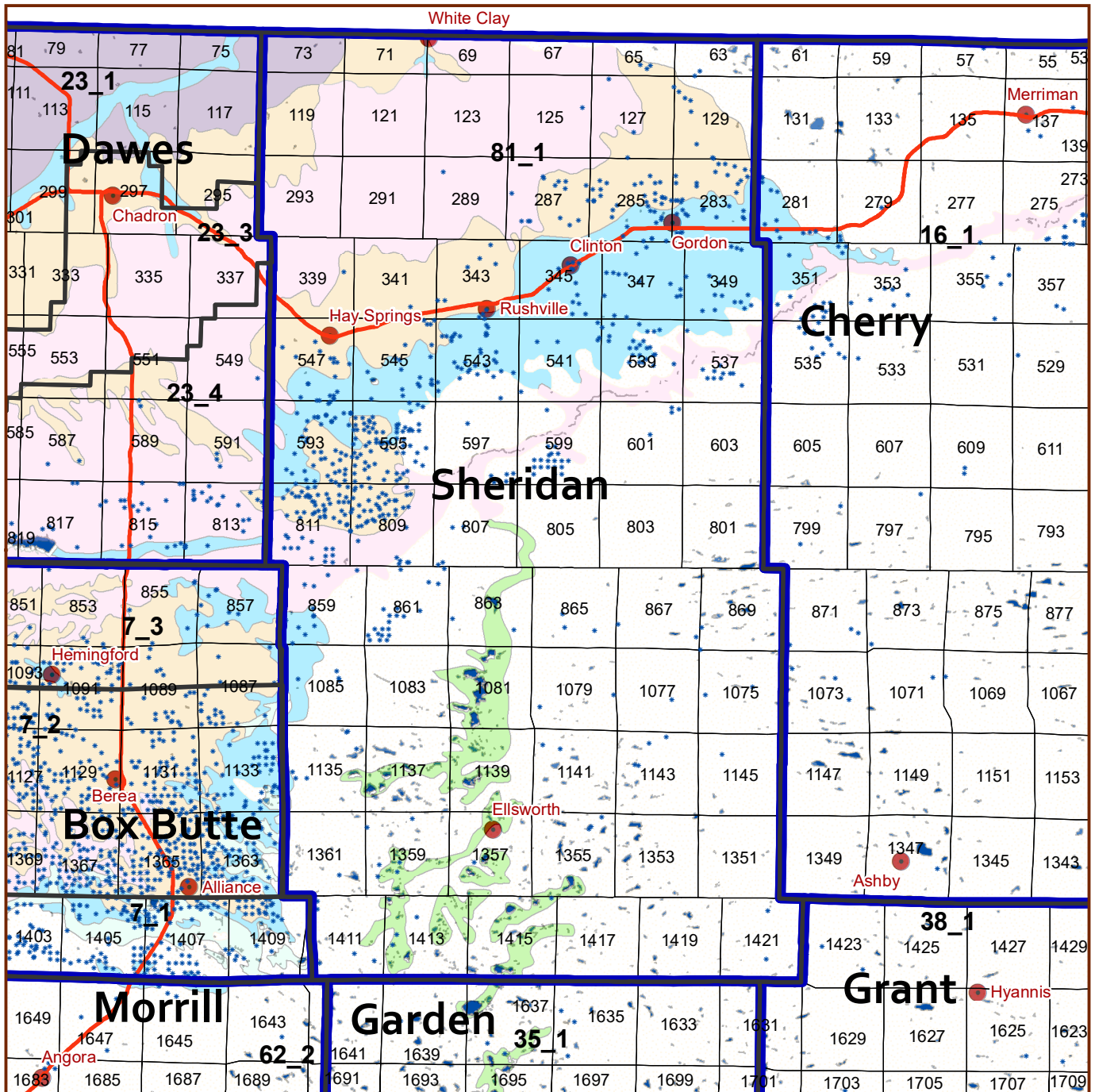
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sheridan	1	610	610	605	605	580	580	575	555	579
Cherry	1	739	730	730	730	730	600	560	560	615
Grant	1	645	645	645	645	645	645	n/a	650	645
Garden	1	495	n/a	498	495	485	485	485	485	486
Morrill	2	520	521	-	-	-	520	520	520	520
Box Butte	1	400	400	n/a	400	400	400	400	400	400
Box Butte	2	440	440	n/a	440	440	440	440	440	440
Box Butte	3	535	535	n/a	535	n/a	535	535	535	535
Dawes	4	695	n/a	650	n/a	640	640	615	615	627
Dawes	1	588	n/a	575	575	525	525	515	515	518

County	Mkt Area	CRP	TIMBER	WASTE
Sheridan	1	n/a	n/a	75
Cherry	1	1,000	n/a	100
Grant	1	n/a	n/a	10
Garden	1	854	n/a	50
Morrill	2	525	-	50
Box Butte	1	500	n/a	200
Box Butte	2	600	n/a	200
Box Butte	3	630	n/a	200
Dawes	4	n/a	n/a	200
Dawes	1	n/a	n/a	200

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

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

# SHERIDAN COUNTY



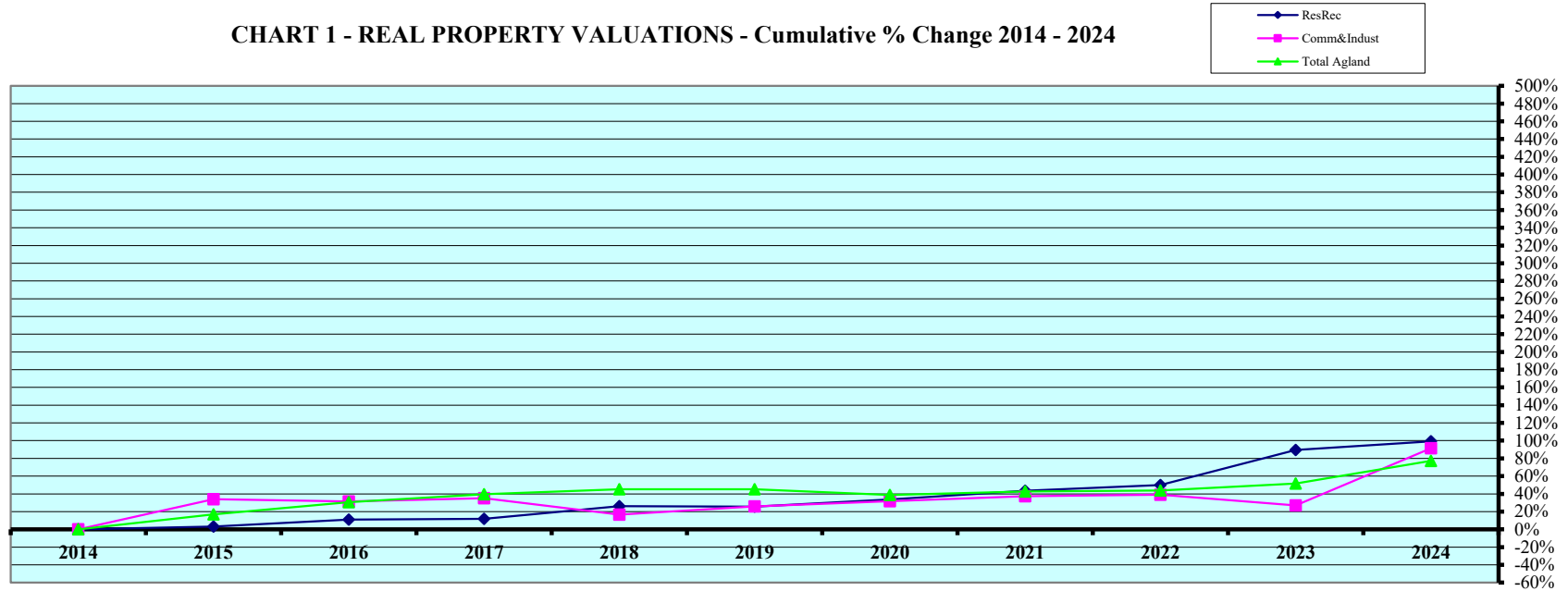
## Legend

- 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 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	79,595,395	-	-	-	24,958,202	-	-	-	534,398,734	-	-	-
2015	82,047,962	2,452,567	3.08%	3.08%	33,471,877	8,513,675	34.11%	34.11%	624,516,371	90,117,637	16.86%	16.86%
2016	88,267,163	6,219,201	7.58%	10.89%	32,800,783	-671,094	-2.00%	31.42%	697,937,982	73,421,611	11.76%	30.60%
2017	89,048,965	781,802	0.89%	11.88%	33,690,536	889,753	2.71%	34.99%	745,704,946	47,766,964	6.84%	39.54%
2018	100,378,363	11,329,398	12.72%	26.11%	29,121,143	-4,569,393	-13.56%	16.68%	775,992,597	30,287,651	4.06%	45.21%
2019	99,858,028	-520,335	-0.52%	25.46%	31,425,236	2,304,093	7.91%	25.91%	776,527,548	534,951	0.07%	45.31%
2020	106,371,771	6,513,743	6.52%	33.64%	32,895,360	1,470,124	4.68%	31.80%	741,406,677	-35,120,871	-4.52%	38.74%
2021	114,253,486	7,881,715	7.41%	43.54%	34,295,566	1,400,206	4.26%	37.41%	762,435,579	21,028,902	2.84%	42.67%
2022	119,263,985	5,010,499	4.39%	49.84%	34,679,349	383,783	1.12%	38.95%	768,565,546	6,129,967	0.80%	43.82%
2023	150,916,181	31,652,196	26.54%	89.60%	31,717,248	-2,962,101	-8.54%	27.08%	810,339,232	41,773,686	5.44%	51.64%
2024	158,557,164	7,640,983	5.06%	99.20%	47,772,268	16,055,020	50.62%	91.41%	947,138,315	136,799,083	16.88%	77.23%

Rate Annual %chg: Residential & Recreational **7.13%** Commercial & Industrial **6.71%** Agricultural Land **5.89%**

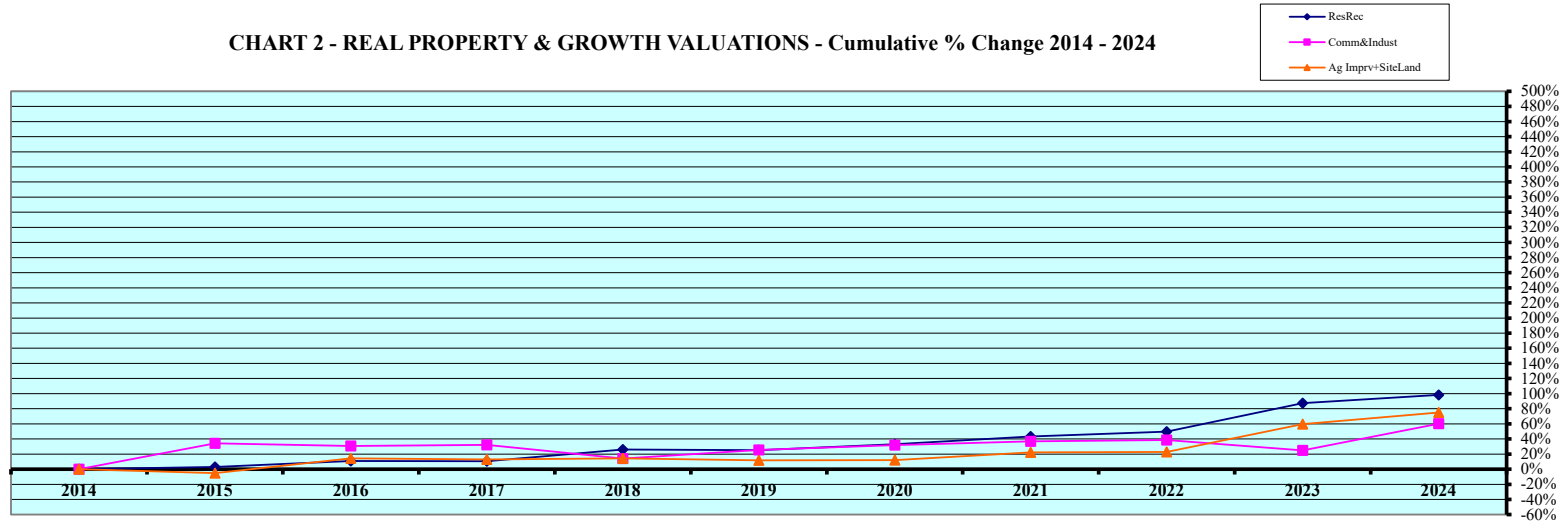
Cnty# **81**  
County **SHERIDAN**

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.

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

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



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	79,595,395	546,294	0.69%	79,049,101	--	--	24,958,202	1,129,673	4.53%	23,828,529	--	--
2015	82,047,962	23,272	0.03%	82,024,690	3.05%	3.05%	33,471,877	0	0.00%	33,471,877	34.11%	34.11%
2016	88,267,163	21,628	0.02%	88,245,535	7.55%	10.87%	32,800,783	210,786	0.64%	32,589,997	-2.63%	30.58%
2017	89,048,965	997,406	1.12%	88,051,559	-0.24%	10.62%	33,690,536	689,524	2.05%	33,001,012	0.61%	32.23%
2018	100,378,363	60,924	0.06%	100,317,439	12.65%	26.03%	29,121,143	644,600	2.21%	28,476,543	-15.48%	14.10%
2019	99,858,028	303,728	0.30%	99,554,300	-0.82%	25.08%	31,425,236	117,418	0.37%	31,307,818	7.51%	25.44%
2020	106,371,771	579,401	0.54%	105,792,370	5.94%	32.91%	32,895,360	0	0.00%	32,895,360	4.68%	31.80%
2021	114,253,486	128,520	0.11%	114,124,966	7.29%	43.38%	34,295,566	125,593	0.37%	34,169,973	3.87%	36.91%
2022	119,263,985	124,204	0.10%	119,139,781	4.28%	49.68%	34,679,349	108,628	0.31%	34,570,721	0.80%	38.51%
2023	150,916,181	1,670,411	1.11%	149,245,770	25.14%	87.51%	31,717,248	533,128	1.68%	31,184,120	-10.08%	24.95%
2024	158,557,164	713,345	0.45%	157,843,819	4.59%	98.31%	47,772,268	7,802,380	16.33%	39,969,888	26.02%	60.15%
Rate Ann%chg	7.13%	Resid & Recreat w/o growth				6.94%	6.71%	C & I w/o growth				4.94%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	45,529,211	28,306,983	73,836,194	4,385,730	5.94%	69,450,464	--	--
2015	43,257,655	26,728,159	69,985,814	0	0.00%	69,985,814	-5.21%	-5.21%
2016	50,133,996	34,546,503	84,680,499	193,945	0.23%	84,486,554	20.72%	14.42%
2017	50,250,283	35,111,503	85,361,786	1,935,587	2.27%	83,426,199	-1.48%	12.99%
2018	50,070,685	35,491,667	85,562,352	1,224,033	1.43%	84,338,319	-1.20%	14.22%
2019	57,989,609	25,607,200	83,596,809	1,166,667	1.40%	82,430,142	-3.66%	11.64%
2020	58,004,251	25,075,438	83,079,689	433,963	0.52%	82,645,726	-1.14%	11.93%
2021	64,317,516	26,315,647	90,633,163	298,400	0.33%	90,334,763	8.73%	22.34%
2022	64,277,691	26,701,636	90,979,327	370,723	0.41%	90,608,604	-0.03%	22.72%
2023	87,851,228	37,978,660	125,829,888	7,886,988	6.27%	117,942,900	29.64%	59.74%
2024	92,668,180	38,075,448	130,743,628	1,531,449	1.17%	129,212,179	2.69%	75.00%
Rate Ann%chg	7.37%	3.01%	5.88%	Ag Imprv+Site w/o growth			4.91%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.  
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2014 - 2024 CTL  
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.  
Prepared as of 02/11/2025

Cnty#  
County

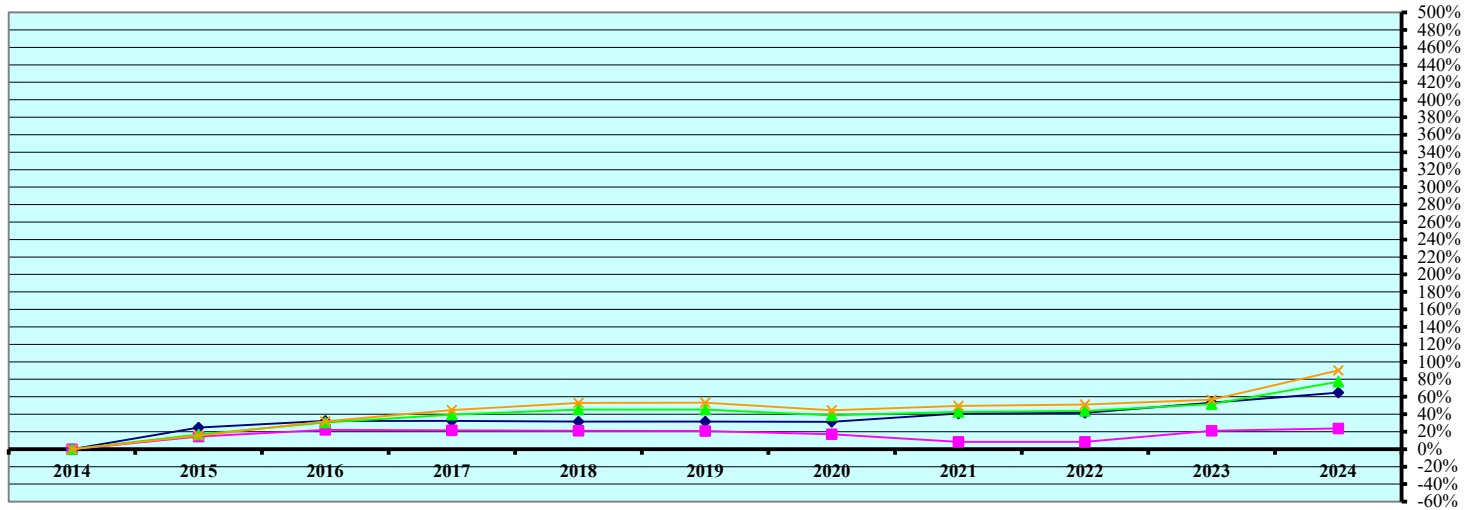
81
SHERIDAN

CHART 2

NE Dept. of Revenue, Property Assessment Division



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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	87,135,247	-	-	-	74,366,573	-	-	-	370,963,179	-	-	-
2015	108,783,540	21,648,293	24.84%	24.84%	85,120,405	10,753,832	14.46%	14.46%	428,665,011	57,701,832	15.55%	15.55%
2016	115,248,732	6,465,192	5.94%	32.26%	90,776,077	5,655,672	6.64%	22.07%	489,267,190	60,602,179	14.14%	31.89%
2017	115,300,607	51,875	0.05%	32.32%	90,322,709	-453,368	-0.50%	21.46%	537,083,383	47,816,193	9.77%	44.78%
2018	114,705,543	-595,064	-0.52%	31.64%	90,000,282	-322,427	-0.36%	21.02%	537,083,383	30,387,939	5.66%	52.97%
2019	114,754,133	48,590	0.04%	31.70%	89,831,355	-168,927	-0.19%	20.80%	568,112,103	640,781	0.11%	53.15%
2020	114,387,740	-366,393	-0.32%	31.28%	87,060,385	-2,770,970	-3.08%	17.07%	535,937,086	-32,175,017	-5.66%	44.47%
2021	122,759,192	8,371,452	7.32%	40.88%	80,612,381	-6,448,004	-7.41%	8.40%	554,753,358	18,816,272	3.51%	49.54%
2022	123,299,900	540,708	0.44%	41.50%	80,518,339	-94,042	-0.12%	8.27%	560,435,717	5,682,359	1.02%	51.08%
2023	133,539,261	10,239,361	8.30%	53.26%	89,934,096	9,415,757	11.69%	20.93%	581,028,922	20,593,205	3.67%	56.63%
2024	143,514,643	9,975,382	7.47%	64.70%	92,036,797	2,102,701	2.34%	23.76%	705,336,117	124,307,195	21.39%	90.14%

Rate Ann.%chg: Irrigated **5.12%** Dryland **2.15%** Grassland **6.64%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	1,910,660	-	-	-	23,075	-	-	-	534,398,734	-	-	-
2015	1,924,340	13,680	0.72%	0.72%	23,075	0	0.00%	0.00%	624,516,371	90,117,637	16.86%	16.86%
2016	2,645,983	721,643	37.50%	38.49%	0	-23,075	-100.00%	-100.00%	697,937,982	73,421,611	11.76%	30.60%
2017	2,998,247	352,264	13.31%	56.92%	0	0	-	-100.00%	745,704,946	47,766,964	6.84%	39.54%
2018	3,815,450	817,203	27.26%	99.69%	0	0	-	-100.00%	775,992,597	30,287,651	4.06%	45.21%
2019	3,829,957	14,507	0.38%	100.45%	0	0	-	-100.00%	776,527,548	534,951	0.07%	45.31%
2020	4,021,466	191,509	5.00%	110.48%	0	0	-	-100.00%	741,406,677	-35,120,871	-4.52%	38.74%
2021	4,039,208	17,742	0.44%	111.40%	271,440	271,440	-	1076.34%	762,435,579	21,028,902	2.84%	42.67%
2022	4,040,150	942	0.02%	111.45%	271,440	0	0.00%	1076.34%	768,565,546	6,129,967	0.80%	43.82%
2023	5,564,823	1,524,673	37.74%	191.25%	272,130	690	0.25%	1079.33%	810,339,232	41,773,686	5.44%	51.64%
2024	5,570,433	5,610	0.10%	191.54%	680,325	408,195	150.00%	2848.32%	947,138,315	136,799,083	16.88%	77.23%

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

Rate Ann.%chg: Total Agric Land **5.89%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	87,169,555	70,082	1,244			75,298,934	151,440	497			370,509,354	1,279,706	290		
2015	108,983,544	70,042	1,556	25.10%	25.10%	85,611,745	149,347	573	15.29%	15.29%	428,377,948	1,281,417	334	15.46%	15.46%
2016	115,457,606	69,915	1,651	6.13%	32.77%	90,698,157	147,620	614	7.18%	23.57%	489,163,077	1,282,665	381	14.08%	31.72%
2017	115,308,748	69,830	1,651	-0.01%	32.76%	90,653,735	147,540	614	0.01%	23.57%	539,336,943	1,282,740	420	10.25%	45.22%
2018	114,705,543	69,459	1,651	0.01%	32.77%	90,009,258	146,470	615	0.01%	23.59%	567,853,199	1,261,290	450	7.08%	55.50%
2019	114,810,875	69,520	1,651	0.01%	32.77%	89,918,440	146,316	615	0.00%	23.60%	568,113,624	1,261,483	450	0.03%	55.55%
2020	115,292,861	70,153	1,643	-0.49%	32.13%	90,208,522	146,280	617	0.35%	24.03%	574,371,036	1,259,705	456	1.24%	57.48%
2021	122,757,114	69,564	1,765	7.38%	41.87%	80,748,061	146,226	552	-10.45%	11.06%	554,790,242	1,259,410	441	-3.39%	52.15%
2022	123,299,642	69,866	1,765	0.01%	41.89%	80,520,340	145,817	552	0.00%	11.06%	560,270,641	1,258,921	445	1.03%	53.71%
2023	133,655,522	69,883	1,913	8.37%	53.77%	89,944,439	145,815	617	11.71%	24.06%	581,090,152	1,264,293	460	3.28%	58.75%
2024	143,531,818	70,049	2,049	7.13%	64.73%	92,085,669	145,550	633	2.57%	27.24%	705,295,384	1,264,177	558	21.39%	92.70%

Rate Annual %chg Average Value/Acre:

5.11%

2.03%

6.65%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	1,880,282	47,007	40			0	0				534,858,125	1,548,235	345		
2015	1,910,180	47,754	40	0.00%	0.00%	0	0				624,883,417	1,548,560	404	16.81%	16.81%
2016	2,645,983	48,108	55	37.50%	37.50%	0	0				697,964,823	1,548,308	451	11.71%	30.49%
2017	2,652,709	48,231	55	0.00%	37.50%	0	0				747,952,135	1,548,341	483	7.16%	39.83%
2018	3,761,517	68,391	55	0.00%	37.50%	0	0				776,329,517	1,545,609	502	3.98%	45.39%
2019	3,819,880	69,447	55	0.01%	37.51%	0	0				776,662,819	1,546,766	502	-0.03%	45.35%
2020	3,992,522	72,587	55	0.00%	37.51%	0	0				783,864,941	1,548,725	506	0.80%	46.51%
2021	4,022,007	73,121	55	0.00%	37.51%	257,380	257	1,000			762,574,804	1,548,578	492	-2.71%	42.54%
2022	4,039,281	73,435	55	0.00%	37.51%	271,440	271	1,000	0.00%		768,401,344	1,548,310	496	0.78%	43.66%
2023	5,554,024	74,141	75	36.19%	87.28%	272,130	272	1,000	0.00%		810,516,267	1,554,403	521	5.07%	50.94%
2024	5,570,567	74,274	75	0.12%	87.50%	680,325	272	2,500	150.00%		947,163,763	1,554,322	609	16.87%	76.39%

81

SHERIDAN

Rate Annual %chg Average Value/Acre:

5.88%

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

CHART 4

**CHART 5 - 2024 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	71,636,692	30,062,714	82,191,401	158,492,272	47,772,268	0	64,892	947,138,315	92,668,180	38,075,448	0	1,468,102,182
cnty sectorvalue % of total value:		4.88%	2.05%	5.60%	10.80%	3.25%		0.00%	64.51%	6.31%	2.59%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
38	CLINTON	10,987	356	122	1,691,517	495,094	0	0	0	0	0	0	2,198,076
0.74%	%sector of county sector	0.02%	0.00%	0.00%	1.07%	1.04%							0.15%
	%sector of municipality	0.50%	0.02%	0.01%	76.95%	22.52%							100.00%
1,504	GORDON	5,097,404	4,470,784	474,617	56,571,205	17,460,794	0	0	0	0	0	0	84,074,804
29.33%	%sector of county sector	7.12%	14.87%	0.58%	35.69%	36.55%							5.73%
	%sector of municipality	6.06%	5.32%	0.56%	67.29%	20.77%							100.00%
599	HAY SPRINGS	416,057	719,086	73,004	20,452,082	4,006,712	0	0	0	0	0	0	25,666,941
11.68%	%sector of county sector	0.58%	2.39%	0.09%	12.90%	8.39%							1.75%
	%sector of municipality	1.62%	2.80%	0.28%	79.68%	15.61%							100.00%
816	RUSHVILLE	2,785,347	1,158,064	108,767	30,445,881	8,617,567	0	0	46,067	0	20,430	0	43,182,123
15.92%	%sector of county sector	3.89%	3.85%	0.13%	19.21%	18.04%			0.00%		0.05%		2.94%
	%sector of municipality	6.45%	2.68%	0.25%	70.51%	19.96%			0.11%		0.05%		100.00%
	%sector of county sector												
	%sector of municipality												
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2,958	Total Municipalities	8,309,795	6,348,290	656,510	109,160,689	30,580,168	0	0	46,067	0	20,430	0	155,121,948
57.69%	%all municip.sectors of cnty	11.60%	21.12%	0.80%	68.87%	64.01%			0.00%		0.05%		10.57%

Total Real Property Sum Lines 17, 25, & 30	Records : 8,489	Value : 1,360,229,899	Growth 4,637,940	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	333	1,304,249	72	567,061	282	3,438,516	687	5,309,826	
02. Res Improve Land	1,486	7,908,239	55	800,939	244	4,488,962	1,785	13,198,140	
03. Res Improvements	1,538	107,464,946	75	7,460,396	292	30,786,370	1,905	145,711,712	
04. Res Total	1,871	116,677,434	147	8,828,396	574	38,713,848	2,592	164,219,678	1,534,975
% of Res Total	72.18	71.05	5.67	5.38	22.15	23.57	30.53	12.07	33.10
05. Com UnImp Land	52	502,779	6	22,384	12	65,970	70	591,133	
06. Com Improve Land	292	2,672,695	19	112,575	48	497,153	359	3,282,423	
07. Com Improvements	296	28,180,662	19	1,669,088	54	14,044,926	369	43,894,676	
08. Com Total	348	31,356,136	25	1,804,047	66	14,608,049	439	47,768,232	0
% of Com Total	79.27	65.64	5.69	3.78	15.03	30.58	5.17	3.51	0.00
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	15	22,800	15	22,800	
14. Rec Improve Land	0	0	0	0	4	4,800	4	4,800	
15. Rec Improvements	0	0	0	0	4	37,292	4	37,292	
16. Rec Total	0	0	0	0	19	64,892	19	64,892	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.22	0.00	0.00
Res & Rec Total	1,871	116,677,434	147	8,828,396	593	38,778,740	2,611	164,284,570	1,534,975
% of Res & Rec Total	71.66	71.02	5.63	5.37	22.71	23.60	30.76	12.08	33.10
Com & Ind Total	348	31,356,136	25	1,804,047	66	14,608,049	439	47,768,232	0
% of Com & Ind Total	79.27	65.64	5.69	3.78	15.03	30.58	5.17	3.51	0.00
17. Taxable Total	2,219	148,033,570	172	10,632,443	659	53,386,789	3,050	212,052,802	1,534,975
% of Taxable Total	72.75	69.81	5.64	5.01	21.61	25.18	35.93	15.59	33.10

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban 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
	Records	Rural Value Base	Value Excess		Records	Total 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	228	0	507	735

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	211,972	5	743,600	4,308	774,594,319	4,314	775,549,891
28. Ag-Improved Land	1	23,466	0	0	1,066	256,272,057	1,067	256,295,523
29. Ag Improvements	1	201,095	0	0	1,124	116,130,588	1,125	116,331,683

30. Ag Total				5,439	1,148,177,097
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	17,500	0	0.00	0	
33. HomeSite Improvements	1	0.00	200,150	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	4.65	4,650	
36. FarmSite Improv Land	1	1.40	1,400	0	0.00	0	
37. FarmSite Improvements	1	0.00	945	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	Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	57	58.00	1,015,000	57	58.00	1,015,000	
32. HomeSite Improv Land	676	718.06	12,566,050	677	719.06	12,583,550	
33. HomeSite Improvements	756	0.00	81,117,705	757	0.00	81,317,855	
34. HomeSite Total				814	777.06	94,916,405	
35. FarmSite UnImp Land	77	409.11	363,149	78	413.76	367,799	
36. FarmSite Improv Land	899	9,687.78	7,584,005	900	9,689.18	7,585,405	
37. FarmSite Improvements	1,081	0.00	35,012,883	1,082	0.00	35,013,828	
38. FarmSite Total				1,160	10,102.94	42,967,032	
39. Road & Ditches	1,649	6,322.61	0	1,649	6,322.61	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,974	17,202.61	137,883,437	

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	1,373.90	640,808	9	1,373.90	640,808

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	19,571.94	27.59%	50,104,161	28.72%	2,560.00
46. 1A	14,920.80	21.03%	38,197,261	21.90%	2,560.00
47. 2A1	57.37	0.08%	142,851	0.08%	2,489.99
48. 2A	12,543.49	17.68%	30,229,825	17.33%	2,410.00
49. 3A1	4,482.70	6.32%	10,646,428	6.10%	2,375.00
50. 3A	953.43	1.34%	2,264,402	1.30%	2,375.01
51. 4A1	12,733.64	17.95%	29,924,181	17.15%	2,350.01
52. 4A	5,676.30	8.00%	12,941,969	7.42%	2,280.00
53. Total	70,939.67	100.00%	174,451,078	100.00%	2,459.15
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	38,949.98	27.33%	28,433,553	28.60%	730.00
56. 2D1	256.96	0.18%	182,441	0.18%	710.00
57. 2D	53,097.59	37.26%	37,699,396	37.92%	710.00
58. 3D1	7,446.27	5.22%	5,175,182	5.21%	695.00
59. 3D	38.07	0.03%	25,507	0.03%	670.00
60. 4D1	25,668.44	18.01%	16,812,858	16.91%	655.00
61. 4D	17,060.69	11.97%	11,089,846	11.15%	650.02
62. Total	142,518.00	100.00%	99,418,783	100.00%	697.59
Grass					
63. 1G1	74,089.70	5.88%	45,196,054	6.19%	610.02
64. 1G	126.81	0.01%	77,358	0.01%	610.03
65. 2G1	12,606.79	1.00%	7,627,138	1.04%	605.00
66. 2G	26,113.19	2.07%	15,798,500	2.16%	605.00
67. 3G1	59.69	0.00%	34,621	0.00%	580.01
68. 3G	686,900.56	54.49%	398,486,836	54.58%	580.12
69. 4G1	355,158.82	28.17%	204,287,582	27.98%	575.20
70. 4G	105,642.91	8.38%	58,638,660	8.03%	555.06
71. Total	1,260,698.47	100.00%	730,146,749	100.00%	579.16
Irrigated Total	70,939.67	4.59%	174,451,078	17.27%	2,459.15
Dry Total	142,518.00	9.22%	99,418,783	9.84%	697.59
Grass Total	1,260,698.47	81.53%	730,146,749	72.27%	579.16
72. Waste	71,874.87	4.65%	5,390,650	0.53%	75.00
73. Other	354.56	0.02%	886,400	0.09%	2,500.00
74. Exempt	3.43	0.00%	2,057	0.00%	599.71
75. Market Area Total	1,546,385.57	100.00%	1,010,293,660	100.00%	653.33



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	70,939.67	174,451,078	70,939.67	174,451,078
77. Dry Land	0.00	0	0.00	0	142,518.00	99,418,783	142,518.00	99,418,783
78. Grass	373.36	216,538	1,294.10	737,751	1,259,031.01	729,192,460	1,260,698.47	730,146,749
79. Waste	0.00	0	15.99	1,199	71,858.88	5,389,451	71,874.87	5,390,650
80. Other	0.00	0	0.00	0	354.56	886,400	354.56	886,400
81. Exempt	0.00	0	0.00	0	3.43	2,057	3.43	2,057
82. Total	373.36	216,538	1,310.09	738,950	1,544,702.12	1,009,338,172	1,546,385.57	1,010,293,660

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	70,939.67	4.59%	174,451,078	17.27%	2,459.15
Dry Land	142,518.00	9.22%	99,418,783	9.84%	697.59
Grass	1,260,698.47	81.53%	730,146,749	72.27%	579.16
Waste	71,874.87	4.65%	5,390,650	0.53%	75.00
Other	354.56	0.02%	886,400	0.09%	2,500.00
Exempt	3.43	0.00%	2,057	0.00%	599.71
Total	1,546,385.57	100.00%	1,010,293,660	100.00%	653.33

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	57	626,140	20	236,723	38	2,363,003	95	3,225,866	20,500
83.2 Gordon	199	1,682,880	779	5,774,654	821	68,678,545	1,020	76,136,079	1,389,725
83.3 Hay Springs	47	178,857	307	1,526,485	313	19,156,518	360	20,861,860	37,040
83.4 Rural Res	70	517,609	41	700,525	55	4,942,443	125	6,160,577	3,000
83.5 Rural Res	138	1,705,086	135	2,402,085	152	15,630,530	290	19,737,701	2,580
83.6 Rushville	86	514,852	434	2,374,939	453	30,693,422	539	33,583,213	82,130
83.7 Small Towns	105	107,202	73	187,529	77	4,284,543	182	4,579,274	0
84 Residential Total	702	5,332,626	1,789	13,202,940	1,909	145,749,004	2,611	164,284,570	1,534,975

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I 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	15	89,984	64	404,291	69	10,604,821	84	11,099,096	0
85.2	Gordon	20	305,391	132	1,433,087	132	15,763,741	152	17,502,219	0
85.3	Hay Springs	5	44,725	54	580,051	54	3,391,160	59	4,015,936	0
85.4	Rural Res	4	18,370	5	195,714	6	4,144,618	10	4,358,702	0
85.5	Rushville	19	125,726	82	645,921	84	7,853,901	103	8,625,548	0
85.6	Small Towns	7	6,937	22	23,359	24	2,136,435	31	2,166,731	0
86	Commercial Total	70	591,133	359	3,282,423	369	43,894,676	439	47,768,232	0

## 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	74,089.70	5.88%	45,196,054	6.19%	610.02
88. 1G	126.81	0.01%	77,358	0.01%	610.03
89. 2G1	12,606.79	1.00%	7,627,138	1.04%	605.00
90. 2G	26,113.19	2.07%	15,798,500	2.16%	605.00
91. 3G1	59.69	0.00%	34,621	0.00%	580.01
92. 3G	686,900.56	54.49%	398,486,836	54.58%	580.12
93. 4G1	355,158.82	28.17%	204,287,582	27.98%	575.20
94. 4G	105,642.91	8.38%	58,638,660	8.03%	555.06
95. Total	1,260,698.47	100.00%	730,146,749	100.00%	579.16
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
Grass Total	1,260,698.47	100.00%	730,146,749	100.00%	579.16
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	1,260,698.47	100.00%	730,146,749	100.00%	579.16

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

**81 Sheridan**

	<b>2024 CTL County Total</b>	<b>2025 Form 45 County Total</b>	<b>Value Difference (2025 form 45 - 2024 CTL)</b>	<b>Percent Change</b>	<b>2025 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	158,492,272	164,219,678	5,727,406	3.61%	1,534,975	2.65%
02. Recreational	64,892	64,892	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	92,668,180	94,916,405	2,248,225	2.43%	519,595	1.87%
<b>04. Total Residential (sum lines 1-3)</b>	<b>251,225,344</b>	<b>259,200,975</b>	<b>7,975,631</b>	<b>3.17%</b>	<b>2,054,570</b>	<b>2.36%</b>
05. Commercial	47,772,268	47,768,232	-4,036	-0.01%	0	-0.01%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>47,772,268</b>	<b>47,768,232</b>	<b>-4,036</b>	<b>-0.01%</b>	<b>0</b>	<b>-0.01%</b>
08. Ag-Farmsite Land, Outbuildings	38,075,448	42,967,032	4,891,584	12.85%	2,583,370	6.06%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>38,075,448</b>	<b>42,967,032</b>	<b>4,891,584</b>	<b>12.85%</b>	<b>2,583,370</b>	<b>6.06%</b>
12. Irrigated	143,514,643	174,451,078	30,936,435	21.56%		
13. Dryland	92,036,797	99,418,783	7,381,986	8.02%		
14. Grassland	705,336,117	730,146,749	24,810,632	3.52%		
15. Wasteland	5,570,433	5,390,650	-179,783	-3.23%		
16. Other Agland	680,325	886,400	206,075	30.29%		
<b>17. Total Agricultural Land</b>	<b>947,138,315</b>	<b>1,010,293,660</b>	<b>63,155,345</b>	<b>6.67%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,284,211,375</b>	<b>1,360,229,899</b>	<b>76,018,524</b>	<b>5.92%</b>	<b>4,637,940</b>	<b>5.56%</b>

## 2025 Assessment Survey for Sheridan County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Two.
<b>4.</b>	<b>Other part-time employees:</b>
	One or two students during the summer.
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$170,340
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$170,389.50
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	None
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	702 Fund for reappraisal update = \$101,440 and 1100 Fund as a reappraisal sinking fund = \$60,000
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$5,500 for computer equipment and for data processing; gWorks is taken from the 702 Fund and = \$10,500; EagleView Pictometry is taken from the 1100 Fund and = \$60,000.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$5,300 that includes travel, lodging, meals, etc.
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$6,291.90

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	No.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes.
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. The web address is <a href="https://Sheridan.gworks.com">https://Sheridan.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Eagle View Pictometry, with Change Finder.
10.	<b>When was the aerial imagery last updated?</b>
	EagleView Pictometry 2024; gWorks in 2022.

## C. Zoning Information

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

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

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

<b>1.</b>	<b>Appraisal Services:</b>
	None.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	MIPS for administrative, CAMA and personal property software; EagleView Pictometry for county review work.

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

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



## 2025 Residential Assessment Survey for Sheridan County

<b>1.</b>	<b>Valuation data collection done by:</b>
	The county assessor and the office staff.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The cost approach is primarily used.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The county uses the depreciation tables provided by the CAMA vendor.
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	No.
<b>5.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	The county assessor developed a lot study for 2025, with eight neighborhoods and establishing values based on the price per square foot method by neighborhood.
<b>6.</b>	<b>How are rural residential site values developed?</b>
	These are based on sales in the rural market and analysis of the cost of a well, septic system and bringing electricity to the parcel.
<b>7.</b>	<b>Are there form 191 applications on file?</b>
	No.
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	N/A

## 2025 Commercial Assessment Survey for Sheridan County

<b>1.</b>	<b>Valuation data collection done by:</b>
	The county assessor and staff.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	The cost approach.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	The process would be to use the contracted appraisal firm for unique commercial properties.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The depreciation tables in the CAMA system are used for all commercial properties.
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	No.
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	These were reviewed for the current assessment year, and the county assessor utilizes the square foot method.

## 2025 Agricultural Assessment Survey for Sheridan County

1.	<b>Valuation data collection done by:</b>
	The assessor and office staff.
2.	<b>Describe the process used to determine and monitor market areas.</b>
	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.
3.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	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.
4.	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	Yes.
5.	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	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 \$3,000 per acre.
6.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	There are two parcels currently enrolled in the Wetland Reserve Program and these are valued at 100% of market value.
6a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No.
	<b><u>If your county has special value applications, please answer the following</u></b>
7a.	<b>How many parcels have a special valuation application on file?</b>
	None.
7b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></b>
7c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
7d.	<b>Where is the influenced area located within the county?</b>

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

# **2024 Three Year Plan for Sheridan County**

## **2024**

Residential Property 97%  
Commercial Property 99%  
Agricultural Property 70%

## **Staff**

Currently the staff for the office consists of the assessor, the deputy assessor, one full time office clerk and one part-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 office clerks.

## **Assessment Year 2025**

1. Desktop review of rural farm sites and homesite acres completed
2. Send Gordon Reappraisal Questionnaires

## **Assessment Year 2026**

1. Review of Gordon completed
2. Send Rushville & Hay Springs Reappraisal Questionnaires
3. Begin desktop review of rural properties

## **Assessment Year 2027**

1. Review of Hay Springs & Rushville Completed
2. Send Rural Reappraisal Questionnaires
3. Physical review of rural residential properties that have new buildings

## **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 31, 2023