

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

SHERMAN COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Sherman 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 Sherman County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Sherie Kuszak, Sherman County Assessor

Table of Contents

2026 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
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) 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.

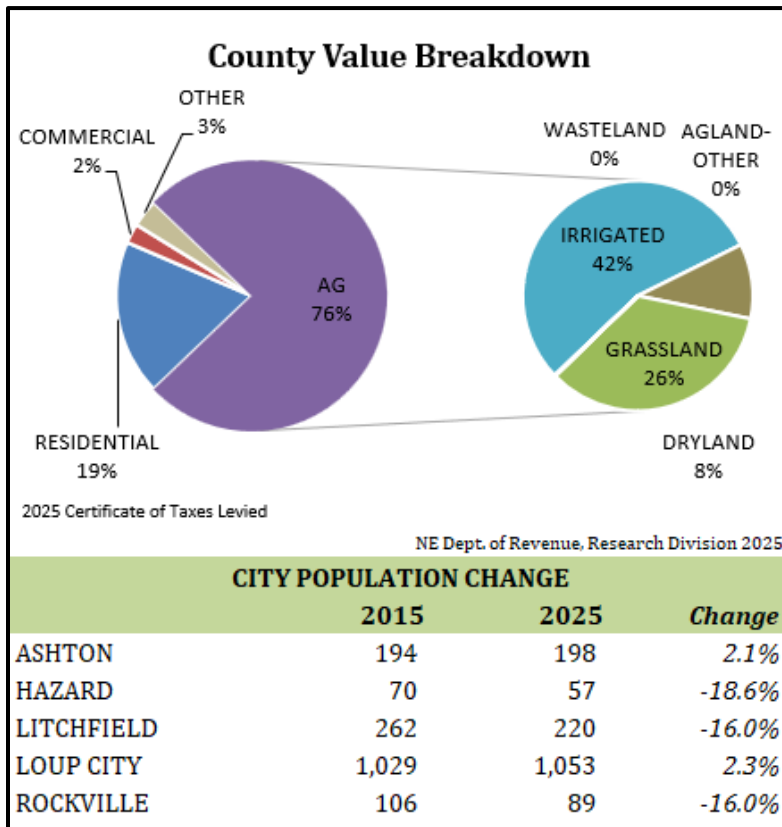
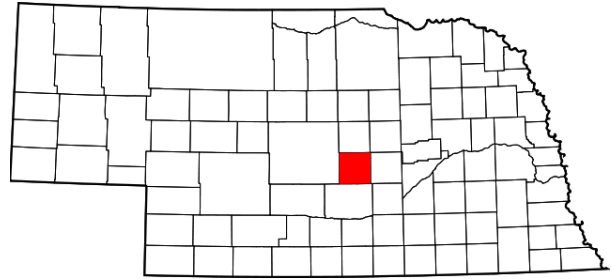
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 566 square miles, Sherman County has 2,949 residents, a slight decrease from the 2020 U.S. Census.¹ The report indicates that 75% of county housing is owner occupied and 93% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$122,883.²



The majority of the commercial properties in Sherman County are located in and around Loup City, the county seat. According to the latest information available from the U.S. Census Bureau, there are 88 employer establishments with a total employment figure of 494. This represents a 2% decrease in total employment from 2022-2023.¹

Agricultural land is the largest contributing factor to Sherman County's overall valuation base. Grassland makes up the majority of the agricultural land in the county. Sherman County is included in the Lower Loup Natural Resources District (NRD).

¹ *QuickFacts Sherman County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/shermancountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Sherman County

Assessment Practices & Actions

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

The sales verification and qualification process was reviewed and indicates that the Sherman County Assessor qualifies sales at a rate near the statewide average rate. A review of the sales roster shows no bias in qualifications and that all arm’s-length transactions were made available for measurement.

There are four valuation groups used to stratify the residential class based on assessor locations. The county assessor is current on the six-year inspection and review cycle and is in compliance with the statutory requirement. The review work is completed by the county assessor and staff.

2026 Residential Assessment Details for Sherman County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Loup City & Litchfield	2021	2022	2021	2023	
2	Ashton, Hazard, & Rockville	2021	2022	2021	2022	8% increase to improvements
10	Sherman Lake	2021	2022	2021	2022	
15	Acreages	2021	2022	2021	2020-*2025	Reviewed Elm, Webster, Loup City, Ashton townships
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The residential statistical profile consists of 44 sales representing all four of the valuation groups. Two measures of central tendency are within the acceptable range, while the weighted mean is slightly low. The overall PRD is high as is the PRD in Valuation Group 2, however Valuation Group 2 does not have a clearly regressive pattern. The overall PRD is affected by two high dollar sales from Valuation Group 10. The overall COD is slightly above the recommended range.

When stratified by valuation group, all with a sufficient sample of sales are within the acceptable range. A substat of Valuation Group 2 has been provided in the appendix of this report.

2026 Residential Correlation for Sherman County

A review of the 2026 County Abstract of Real Property Form 45, Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflects the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

The review of assessment practices supports that the residential property assessment is in compliance with generally accepted mass appraisal techniques and is uniformly assessed.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	31	96.06	96.75	94.67	19.65	102.20
2	8	92.32	97.77	87.81	28.86	111.34
10	2	63.57	63.57	63.56	01.53	100.02
15	3	103.27	91.68	100.33	15.46	91.38
<u>ALL</u>	44	95.29	95.08	90.17	21.90	105.45

Level of Value

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

2026 Commercial Correlation for Sherman County

Assessment Practices & Actions

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

The sales verification and qualification process was reviewed and indicated that the Sherman County Assessor qualifies sales at a rate near the statewide average rate. A review of the sales roster shows no bias in qualifications and that all arm’s-length transactions were made available for measurement.

The commercial class is analyzed using one valuation group for the entire county, with the limited number of sales this is sufficient. The six-year inspection and review cycle is up-to-date and is completed by the county assessor and staff.

2026 Commercial Assessment Details for Sherman County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Entire County	2021	2021	2021	2021	
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The statistical analysis includes 10 sales with two of the three measures of central tendency within the acceptable range, while the weighted mean is below. The PRD is above the acceptable range, but the sample is not significantly regressive and is small. The confidence interval is broad, and the weighted mean does not correlate, suggesting the median is not a strong indicator of the level of value.

A review of the 2026 County Abstract of Assessment for Real Property Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflects the minimal reported county assessor actions.

Equalization and Quality of Assessment

The statistical analysis of the data and a review of the assessment practices support that commercial property in Sherman County is uniformly assessed. The quality of assessment complies with generally accepted mass appraisal techniques.

2026 Commercial Correlation for Sherman County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	93.48	92.77	87.23	15.81	106.35
ALL	10	93.48	92.77	87.23	15.81	106.35

Level of Value

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

2026 Agricultural Correlation for Sherman County

Assessment Practices & Actions

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

The sales verification and qualification processes were reviewed and indicated that the Sherman County Assessor qualifies sales at a rate above the statewide average rate. A review of the sales roster shows a sufficient reason for all disqualified sales and supports that all arm's-length sales were made available for measurement.

The Sherman County Assessor utilizes one market area to analyze the agricultural class. Three or four townships are reviewed each year to remain in compliance with the statutory six-year inspection and review cycle requirement. The reviews are completed by the assessor's office staff. Agricultural homes and outbuildings are valued using the same process as the rural residential.

2026 Agricultural Assessment Details for Sherman County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2021	2022	2021	2020-*2025	Reviewed Elm, Webster, Loup City, Ashton townships
AB DW	Agricultural dwellings	2021	2022	2021	2020-*2025	Reviewed Elm, Webster, Loup City, Ashton townships
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Mix of irrigated land and grassland parcels with a small amount of dryland	2022	Increased irrigated land 8%, grassland and CRP 25%
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

Statistically there are 31 qualified sales available in the study period for analysis. The median and weighted mean are in the acceptable range, with the mean above the acceptable range. Further

2026 Agricultural Correlation for Sherman County

analysis of the 80% MLU By Market Area shows that irrigated and grassland with six and eight sales respectively are within the acceptable range. The only dryland, sale is also within the acceptable range. When reviewing the irrigated land, dryland and grassland compared to the surrounding counties all indications are the values established in Sherman County are comparable with those counties.

Review of the 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) supports the stated assessment actions of the county assessor.

Sherman County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report; the statistic contains ten sales with a median at the low end of the acceptable range. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	69.62	77.62	73.31	24.89	105.88
1	6	69.62	77.62	73.31	24.89	105.88
<u>Dry</u>						
County	1	69.47	69.47	69.47	00.00	100.00
1	1	69.47	69.47	69.47	00.00	100.00
<u>Grass</u>						
County	8	70.50	73.80	76.68	12.33	96.24
1	8	70.50	73.80	76.68	12.33	96.24
<u>ALL</u>	31	72.21	79.04	75.03	23.97	105.34

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sherman County is 72%.

Level of Value of School Bond Valuation- LB2 (Operative January 1, 2022) A review of agricultural land value in Sherman County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Sherman County is 45%.

2026 Opinions of the Property Tax Administrator for Sherman County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	45	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, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Sherman County

Residential Real Property - Current

Number of Sales	44	Median	95.29
Total Sales Price	\$6,717,700	Mean	95.08
Total Adj. Sales Price	\$6,717,700	Wgt. Mean	90.17
Total Assessed Value	\$6,057,335	Average Assessed Value of the Base	\$101,746
Avg. Adj. Sales Price	\$152,675	Avg. Assessed Value	\$137,667

Confidence Interval - Current

95% Median C.I	82.35 to 104.11
95% Wgt. Mean C.I	82.17 to 98.16
95% Mean C.I	87.35 to 102.81
% of Value of the Class of all Real Property Value in the County	11.92
% of Records Sold in the Study Period	2.77
% of Value Sold in the Study Period	3.74

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	56	99	99.40
2024	66	94	94.33
2023	67	96	95.51
2022	66	99	98.89

2026 Commission Summary for Sherman County

Commercial Real Property - Current

Number of Sales	10	Median	93.48
Total Sales Price	\$739,500	Mean	92.77
Total Adj. Sales Price	\$739,500	Wgt. Mean	87.23
Total Assessed Value	\$645,090	Average Assessed Value of the Base	\$131,663
Avg. Adj. Sales Price	\$73,950	Avg. Assessed Value	\$64,509

Confidence Interval - Current

95% Median C.I	72.01 to 118.38
95% Wgt. Mean C.I	75.67 to 98.80
95% Mean C.I	78.41 to 107.13
% of Value of the Class of all Real Property Value in the County	2.14
% of Records Sold in the Study Period	4.52
% of Value Sold in the Study Period	2.22

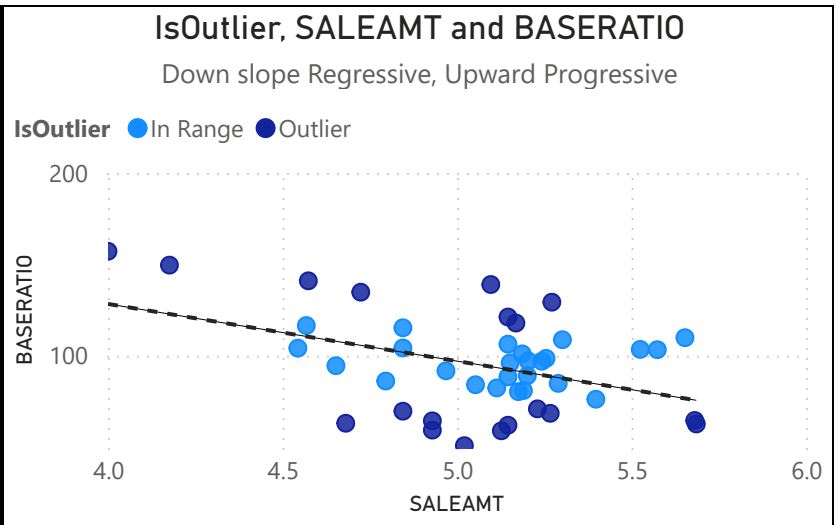
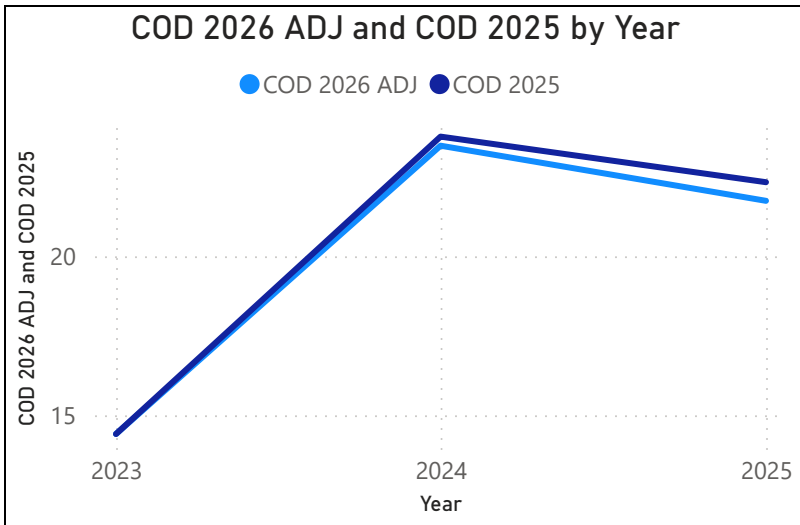
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	14	94	94.17
2024	15	95	95.12
2023	9	100	95.12
2022	11	100	95.12

Sherman Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	31	96.06	96.06	0.00%	96.75	96.75	-0.00%	94.67	94.67	0.00%
2	8	92.32	85.99	7.36%	97.77	93.14	4.97%	87.81	83.67	4.96%
10	2	63.56	63.56	0.00%	63.56	63.56	0.00%	63.56	63.56	0.00%
15	3	103.27	109.83	-5.97%	91.68	95.92	-4.43%	100.33	105.28	-4.70%
Total	44	95.29	93.23	2.20%	95.08	94.53	0.58%	90.17	90.37	-0.22%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	31	19.65	19.65	0.00%	102.20	102.20	-0.00%	50.73	50.73	0.00%	149.57	149.57	0.00%
2	8	28.85	29.85	-3.35%	111.34	111.33	0.01%	59.25	55.15	7.42%	157.15	157.15	0.00%
10	2	1.52	1.52	0.00%	100.01	100.01	0.00%	62.60	62.60	0.00%	64.53	64.53	0.00%
15	3	15.46	16.42	-5.80%	91.37	91.11	0.29%	61.93	61.93	0.00%	109.83	116.01	-5.33%
Total	44	21.91	22.63	-3.22%	105.44	104.60	0.81%	50.73	50.73	0.00%	157.15	157.15	0.00%



**82 Sherman
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 44
 Total Sales Price : 6,717,700
 Total Adj. Sales Price : 6,717,700
 Total Assessed Value : 6,057,335
 Avg. Adj. Sales Price : 152,675
 Avg. Assessed Value : 137,667

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 95
 COD : 21.90
 PRD : 105.45

COV : 27.52
 STD : 26.17
 Avg. Abs. Dev : 20.87
 MAX Sales Ratio : 157.15
 MIN Sales Ratio : 50.73

95% Median C.I. : 82.35 to 104.11
 95% Wgt. Mean C.I. : 82.17 to 98.16
 95% Mean C.I. : 87.35 to 102.81

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-23 To 31-DEC-23	5	104.11	101.47	109.75	14.41	92.46	69.60	129.28	N/A	157,400	172,740
01-JAN-24 To 31-MAR-24	3	117.85	124.04	108.64	16.98	114.18	97.13	157.15	N/A	105,833	114,982
01-APR-24 To 30-JUN-24	4	89.72	94.63	92.24	27.17	102.59	64.32	134.75	N/A	190,750	175,945
01-JUL-24 To 30-SEP-24	8	93.88	107.82	97.72	25.11	110.34	80.31	149.57	80.31 to 149.57	103,813	101,443
01-OCT-24 To 31-DEC-24	2	91.67	91.67	92.44	10.17	99.17	82.35	100.98	N/A	141,850	131,128
01-JAN-25 To 31-MAR-25	1	98.52	98.52	98.52	00.00	100.00	98.52	98.52	N/A	180,000	177,335
01-APR-25 To 30-JUN-25	14	96.24	90.13	86.95	21.48	103.66	50.73	121.16	63.00 to 115.27	154,071	133,966
01-JUL-25 To 30-SEP-25	7	68.44	74.19	72.78	18.66	101.94	58.87	96.93	58.87 to 96.93	199,857	145,464
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	20	100.20	106.03	100.96	22.50	105.02	64.32	157.15	84.09 to 129.28	134,900	136,199
01-OCT-24 To 30-SEP-25	24	87.25	85.96	82.93	20.81	103.65	50.73	121.16	64.53 to 103.43	167,488	138,890
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	17	97.13	105.68	96.71	23.47	109.28	64.32	157.15	80.91 to 138.94	129,100	124,854
<u>ALL</u>	44	95.29	95.08	90.17	21.90	105.45	50.73	157.15	82.35 to 104.11	152,675	137,667

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	31	96.06	96.75	94.67	19.65	102.20	50.73	149.57	84.09 to 106.30	127,774	120,962
2	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744
10	2	63.57	63.57	63.56	01.53	100.02	62.60	64.53	N/A	482,500	306,668
15	3	103.27	91.68	100.33	15.46	91.38	61.93	109.83	N/A	321,667	322,742
<u>ALL</u>	44	95.29	95.08	90.17	21.90	105.45	50.73	157.15	82.35 to 104.11	152,675	137,667

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	42	96.50	96.58	94.63	21.06	102.06	50.73	157.15	84.82 to 104.11	136,969	129,619
06	2	63.57	63.57	63.56	01.53	100.02	62.60	64.53	N/A	482,500	306,668
07											
<u>ALL</u>	44	95.29	95.08	90.17	21.90	105.45	50.73	157.15	82.35 to 104.11	152,675	137,667

**82 Sherman
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 44
 Total Sales Price : 6,717,700
 Total Adj. Sales Price : 6,717,700
 Total Assessed Value : 6,057,335
 Avg. Adj. Sales Price : 152,675
 Avg. Assessed Value : 137,667

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 95
 COD : 21.90
 PRD : 105.45

COV : 27.52
 STD : 26.17
 Avg. Abs. Dev : 20.87
 MAX Sales Ratio : 157.15
 MIN Sales Ratio : 50.73

95% Median C.I. : 82.35 to 104.11
 95% Wgt. Mean C.I. : 82.17 to 98.16
 95% Mean C.I. : 87.35 to 102.81

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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
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	157.15	157.15	157.15	00.00	100.00	157.15	157.15	N/A	10,000	15,715
Less Than 30,000	2	153.36	153.36	152.60	02.47	100.50	149.57	157.15	N/A	12,500	19,075
Ranges Excl. Low \$											
Greater Than 4,999	44	95.29	95.08	90.17	21.90	105.45	50.73	157.15	82.35 to 104.11	152,675	137,667
Greater Than 14,999	43	94.51	93.64	90.07	21.06	103.96	50.73	149.57	82.35 to 103.43	155,993	140,503
Greater Than 29,999	42	93.10	92.30	89.94	20.47	102.62	50.73	140.97	82.35 to 103.27	159,350	143,314
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	157.15	157.15	157.15	00.00	100.00	157.15	157.15	N/A	10,000	15,715
15,000 TO 29,999	1	149.57	149.57	149.57	00.00	100.00	149.57	149.57	N/A	15,000	22,435
30,000 TO 59,999	6	110.30	108.97	108.25	19.74	100.67	63.00	140.97	63.00 to 140.97	42,583	46,098
60,000 TO 99,999	7	86.11	84.35	83.38	19.58	101.16	59.25	115.27	59.25 to 115.27	76,500	63,783
100,000 TO 149,999	11	88.39	91.52	92.48	24.92	98.96	50.73	138.94	58.87 to 121.16	132,409	122,458
150,000 TO 249,999	12	92.99	92.16	92.61	14.09	99.51	68.44	129.28	80.31 to 100.98	172,517	159,775
250,000 TO 499,999	6	89.72	86.64	85.55	21.03	101.27	62.60	109.83	62.60 to 109.83	395,833	338,629
500,000 TO 999,999											
1,000,000 +											
ALL	44	95.29	95.08	90.17	21.90	105.45	50.73	157.15	82.35 to 104.11	152,675	137,667

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	92	COV :	36.05	95% Median C.I. :	59.25 to 157.15
Total Sales Price :	826,700	Wgt. Mean :	88	STD :	35.25	95% Wgt. Mean C.I. :	71.61 to 104.02
Total Adj. Sales Price :	826,700	Mean :	98	Avg. Abs. Dev :	26.64	95% Mean C.I. :	68.30 to 127.24
Total Assessed Value :	725,955						
Avg. Adj. Sales Price :	103,338	COD :	28.86	MAX Sales Ratio :	157.15		
Avg. Assessed Value :	90,744	PRD :	111.34	MIN Sales Ratio :	59.25		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	157.15	157.15	157.15		100.00	157.15	157.15	N/A	10,000	15,715
04/01/2024 To 06/30/2024	1	76.17	76.17	76.17		100.00	76.17	76.17	N/A	250,000	190,415
07/01/2024 To 09/30/2024	1	140.97	140.97	140.97		100.00	140.97	140.97	N/A	37,500	52,865
10/01/2024 To 12/31/2024	1	100.98	100.98	100.98		100.00	100.98	100.98	N/A	153,700	155,205
01/01/2025 To 03/31/2025	1	98.52	98.52	98.52		100.00	98.52	98.52	N/A	180,000	177,335
04/01/2025 To 06/30/2025	2	74.56	74.56	76.07	15.50	98.01	63.00	86.11	N/A	55,250	42,030
07/01/2025 To 09/30/2025	1	59.25	59.25	59.25		100.00	59.25	59.25	N/A	85,000	50,360
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	3	140.97	124.76	87.06	19.15	143.30	76.17	157.15	N/A	99,167	86,332
10/01/2024 To 09/30/2025	5	86.11	81.57	88.24	17.94	92.44	59.25	100.98	N/A	105,840	93,392
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	4	120.98	118.82	91.80	25.00	129.43	76.17	157.15	N/A	112,800	103,550
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	92	COV :	36.05	95% Median C.I. :	59.25 to 157.15
Total Sales Price :	826,700	Wgt. Mean :	88	STD :	35.25	95% Wgt. Mean C.I. :	71.61 to 104.02
Total Adj. Sales Price :	826,700	Mean :	98	Avg. Abs. Dev :	26.64	95% Mean C.I. :	68.30 to 127.24
Total Assessed Value :	725,955						
Avg. Adj. Sales Price :	103,338	COD :	28.86	MAX Sales Ratio :	157.15		
Avg. Assessed Value :	90,744	PRD :	111.34	MIN Sales Ratio :	59.25		

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	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	92	COV :	36.05	95% Median C.I. :	59.25 to 157.15
Total Sales Price :	826,700	Wgt. Mean :	88	STD :	35.25	95% Wgt. Mean C.I. :	71.61 to 104.02
Total Adj. Sales Price :	826,700	Mean :	98	Avg. Abs. Dev :	26.64	95% Mean C.I. :	68.30 to 127.24
Total Assessed Value :	725,955						
Avg. Adj. Sales Price :	103,338	COD :	28.86	MAX Sales Ratio :	157.15		
Avg. Assessed Value :	90,744	PRD :	111.34	MIN Sales Ratio :	59.25		

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	1	157.15	157.15	157.15		100.00	157.15	157.15	N/A	10,000	15,715
Less Than 30,000	1	157.15	157.15	157.15		100.00	157.15	157.15	N/A	10,000	15,715
__ Ranges Excl. Low \$ __											
Greater Than 4,999	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744
Greater Than 15,000	7	86.11	89.29	86.96	23.56	102.68	59.25	140.97	59.25 to 140.97	116,671	101,463
Greater Than 30,000	7	86.11	89.29	86.96	23.56	102.68	59.25	140.97	59.25 to 140.97	116,671	101,463
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	157.15	157.15	157.15		100.00	157.15	157.15	N/A	10,000	15,715
15,000 TO 29,999											
30,000 TO 59,999	2	101.99	101.99	97.20	38.23	104.93	63.00	140.97	N/A	42,750	41,553
60,000 TO 99,999	2	72.68	72.68	70.63	18.48	102.90	59.25	86.11	N/A	73,750	52,090
100,000 TO 149,999											
150,000 TO 249,999	2	99.75	99.75	99.65	01.23	100.10	98.52	100.98	N/A	166,850	166,270
250,000 TO 499,999	1	76.17	76.17	76.17		100.00	76.17	76.17	N/A	250,000	190,415
500,000 TO 999,999											
1,000,000 +											
____ ALL _____											
10/01/2023 To 09/30/2025	8	92.32	97.77	87.81	28.86	111.34	59.25	157.15	59.25 to 157.15	103,338	90,744

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

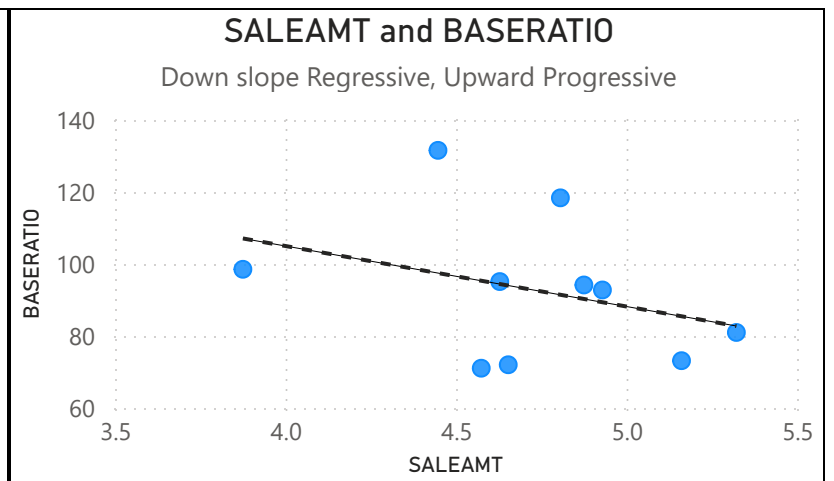
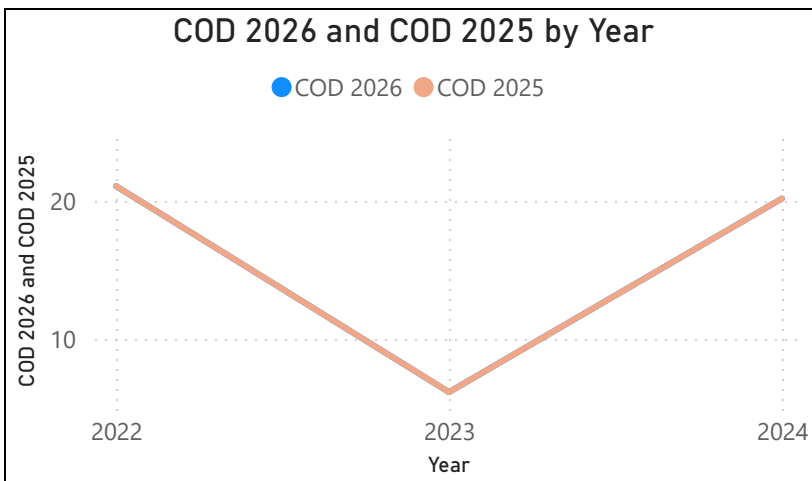
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

Sherman Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	10	93.48	93.48	0.00%	92.78	92.78	0.00%	87.23	87.23	0.00%
Total	10	93.48	93.48	0.00%	92.78	92.78	0.00%	87.23	87.23	0.00%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	10	15.81	15.81	0.00%	106.35	106.35	0.00%	71.05	71.05	0.00%	131.57	131.57	0.00%
Total	10	15.81	15.81	0.00%	106.35	106.35	0.00%	71.05	71.05	0.00%	131.57	131.57	0.00%



82 Sherman
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 10
Total Sales Price : 739,500
Total Adj. Sales Price : 739,500
Total Assessed Value : 645,090
Avg. Adj. Sales Price : 73,950
Avg. Assessed Value : 64,509

MEDIAN : 93
WGT. MEAN : 87
MEAN : 93
COD : 15.81
PRD : 106.35

COV : 21.64
STD : 20.08
Avg. Abs. Dev : 14.78
MAX Sales Ratio : 131.57
MIN Sales Ratio : 71.05

95% Median C.I. : 72.01 to 118.38
95% Wgt. Mean C.I. : 75.67 to 98.80
95% Mean C.I. : 78.41 to 107.13

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	3	94.17	99.25	94.51	21.08	105.02	72.01	131.57	N/A	49,333	46,625	
01-JAN-23 To 31-MAR-23	1	95.12	95.12	95.12	00.00	100.00	95.12	95.12	N/A	42,500	40,425	
01-APR-23 To 30-JUN-23	2	89.76	89.76	81.59	09.78	110.01	80.98	98.53	N/A	108,750	88,728	
01-JUL-23 To 30-SEP-23												
01-OCT-23 To 31-DEC-23												
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24	3	92.79	94.77	88.67	16.25	106.88	73.14	118.38	N/A	98,000	86,897	
01-JUL-24 To 30-SEP-24	1	71.05	71.05	71.05	00.00	100.00	71.05	71.05	N/A	37,500	26,645	
01-OCT-24 To 31-DEC-24												
01-JAN-25 To 31-MAR-25												
01-APR-25 To 30-JUN-25												
01-JUL-25 To 30-SEP-25												
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	6	94.65	95.40	87.69	13.75	108.79	72.01	131.57	72.01 to 131.57	68,000	59,626	
01-OCT-23 To 30-SEP-24	4	82.97	88.84	86.68	20.19	102.49	71.05	118.38	N/A	82,875	71,834	
01-OCT-24 To 30-SEP-25												
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	3	95.12	91.54	83.80	06.15	109.24	80.98	98.53	N/A	86,667	72,627	
01-JAN-24 To 31-DEC-24	4	82.97	88.84	86.68	20.19	102.49	71.05	118.38	N/A	82,875	71,834	
<u>ALL</u>	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509	
<u>ALL</u>	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509	
04												
<u>ALL</u>	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509	

**82 Sherman
COMMERCIAL**

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Qualified

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 Total Assessed Value : 645,090
 Avg. Adj. Sales Price : 73,950
 Avg. Assessed Value : 64,509

MEDIAN : 93
 WGT. MEAN : 87
 MEAN : 93
 COD : 15.81
 PRD : 106.35

COV : 21.64
 STD : 20.08
 Avg. Abs. Dev : 14.78
 MAX Sales Ratio : 131.57
 MIN Sales Ratio : 71.05

95% Median C.I. : 72.01 to 118.38
 95% Wgt. Mean C.I. : 75.67 to 98.80
 95% Mean C.I. : 78.41 to 107.13

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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
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	7,500	7,390
Less Than 30,000	2	115.05	115.05	124.59	14.36	92.34	98.53	131.57	N/A	17,750	22,115
Ranges Excl. Low \$											
Greater Than 4,999	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509
Greater Than 14,999	9	92.79	92.13	87.12	17.01	105.75	71.05	131.57	72.01 to 118.38	81,333	70,856
Greater Than 29,999	8	86.89	87.21	85.35	14.86	102.18	71.05	118.38	71.05 to 118.38	88,000	75,108
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	7,500	7,390
15,000 TO 29,999	1	131.57	131.57	131.57	00.00	100.00	131.57	131.57	N/A	28,000	36,840
30,000 TO 59,999	3	72.01	79.39	79.58	11.14	99.76	71.05	95.12	N/A	41,667	33,158
60,000 TO 99,999	3	94.17	101.78	100.56	09.06	101.21	92.79	118.38	N/A	74,667	75,087
100,000 TO 149,999	1	73.14	73.14	73.14	00.00	100.00	73.14	73.14	N/A	145,000	106,060
150,000 TO 249,999	1	80.98	80.98	80.98	00.00	100.00	80.98	80.98	N/A	210,000	170,065
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509

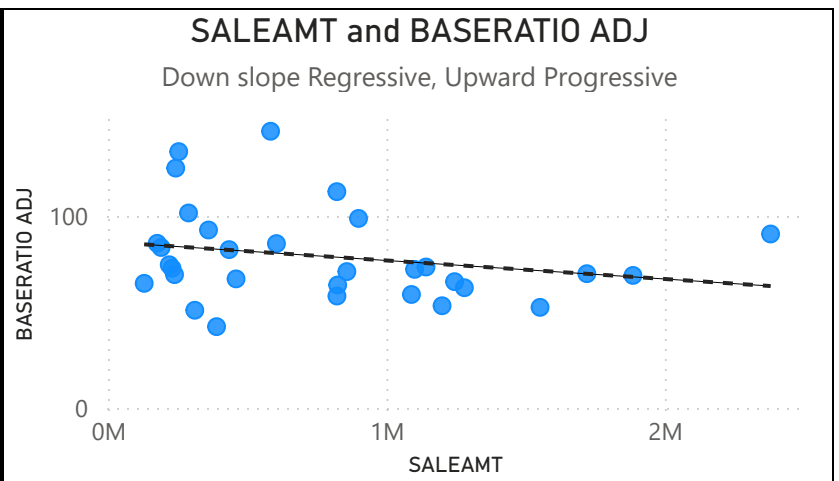
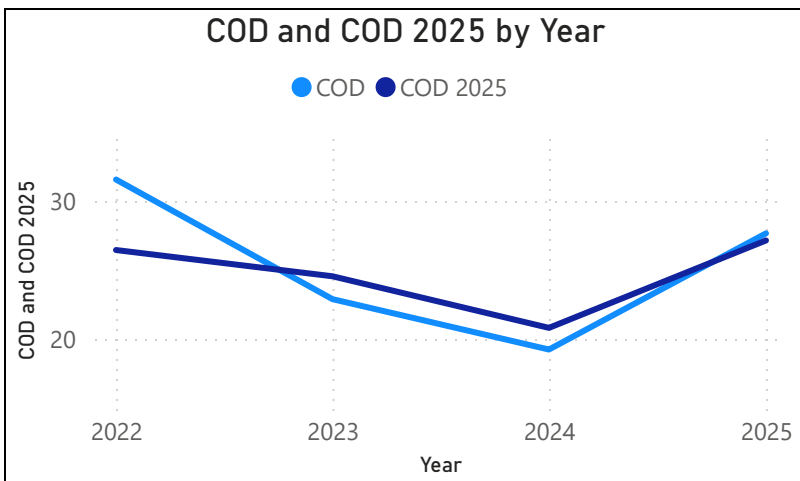
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	80.98	80.98	80.98	00.00	100.00	80.98	80.98	N/A	210,000	170,065
344	2	101.31	101.31	96.92	29.87	104.53	71.05	131.57	N/A	32,750	31,743
350	2	83.57	83.57	83.23	13.83	100.41	72.01	95.12	N/A	43,750	36,415
353	1	94.17	94.17	94.17	00.00	100.00	94.17	94.17	N/A	75,000	70,630
386	2	95.76	95.76	87.00	23.62	110.07	73.14	118.38	N/A	104,500	90,910
391	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	7,500	7,390
442	1	92.79	92.79	92.79	00.00	100.00	92.79	92.79	N/A	85,000	78,870
ALL	10	93.48	92.77	87.23	15.81	106.35	71.05	131.57	72.01 to 118.38	73,950	64,509

Sherman Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	31	72.21	65.70	9.90%	79.04	71.12	11.14%	75.03	66.78	12.35%
Total	31	72.21	65.70	9.90%	79.04	71.12	11.14%	75.03	66.78	12.35%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	31	23.97	24.74	-3.10%	105.34	106.49	-1.08%
Total	31	23.97	24.74	-3.10%	105.34	106.49	-1.08%



82 Sherman
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 31
 Total Sales Price : 23,943,578
 Total Adj. Sales Price : 23,943,578
 Total Assessed Value : 17,964,260
 Avg. Adj. Sales Price : 772,373
 Avg. Assessed Value : 579,492

MEDIAN : 72
 WGT. MEAN : 75
 MEAN : 79
 COD : 23.97
 PRD : 105.34

COV : 30.64
 STD : 24.22
 Avg. Abs. Dev : 17.31
 MAX Sales Ratio : 144.14
 MIN Sales Ratio : 42.37

95% Median C.I. : 65.80 to 85.63
 95% Wgt. Mean C.I. : 67.17 to 82.89
 95% Mean C.I. : 70.16 to 87.92

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	2	101.50	101.50	102.47	31.56	99.05	69.47	133.53	N/A	246,500	252,595	
01-JAN-23 To 31-MAR-23	3	69.95	66.83	68.01	06.62	98.26	58.32	72.21	N/A	1,214,616	826,053	
01-APR-23 To 30-JUN-23	3	82.49	81.42	74.42	09.56	109.41	69.05	92.71	N/A	893,919	665,217	
01-JUL-23 To 30-SEP-23	2	104.11	104.11	97.26	38.45	107.04	64.08	144.14	N/A	704,500	685,208	
01-OCT-23 To 31-DEC-23												
01-JAN-24 To 31-MAR-24	8	62.03	63.52	59.83	15.46	106.17	50.91	85.63	50.91 to 85.63	696,093	416,482	
01-APR-24 To 30-JUN-24	3	85.78	90.32	92.11	06.98	98.06	83.60	101.58	N/A	218,865	201,588	
01-JUL-24 To 30-SEP-24												
01-OCT-24 To 31-DEC-24	2	85.77	85.77	93.45	15.12	91.78	72.80	98.73	N/A	565,000	528,013	
01-JAN-25 To 31-MAR-25	5	65.80	63.06	65.81	11.99	95.82	42.37	73.44	N/A	983,062	646,988	
01-APR-25 To 30-JUN-25	3	112.69	109.42	98.31	10.15	111.30	90.63	124.94	N/A	1,148,443	1,129,087	
01-JUL-25 To 30-SEP-25												
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	10	71.08	85.60	77.17	27.32	110.92	58.32	144.14	64.08 to 133.53	822,760	634,942	
01-OCT-23 To 30-SEP-24	11	67.25	70.83	63.24	20.36	112.00	50.91	101.58	52.42 to 85.78	565,939	357,875	
01-OCT-24 To 30-SEP-25	10	73.12	81.51	80.90	25.41	100.75	42.37	124.94	62.65 to 112.69	949,064	767,823	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	8	71.08	81.62	75.56	22.89	108.02	58.32	144.14	58.32 to 144.14	966,826	730,528	
01-JAN-24 To 31-DEC-24	13	72.80	73.13	67.88	19.23	107.73	50.91	101.58	53.26 to 85.78	565,795	384,050	
<u>ALL</u>	31	72.21	79.04	75.03	23.97	105.34	42.37	144.14	65.80 to 85.63	772,373	579,492	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	31	72.21	79.04	75.03	23.97	105.34	42.37	144.14	65.80 to 85.63	772,373	579,492	
<u>ALL</u>	31	72.21	79.04	75.03	23.97	105.34	42.37	144.14	65.80 to 85.63	772,373	579,492	

82 Sherman
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 31
 Total Sales Price : 23,943,578
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 Avg. Adj. Sales Price : 772,373
 Avg. Assessed Value : 579,492

MEDIAN : 72
 WGT. MEAN : 75
 MEAN : 79
 COD : 23.97
 PRD : 105.34

COV : 30.64
 STD : 24.22
 Avg. Abs. Dev : 17.31
 MAX Sales Ratio : 144.14
 MIN Sales Ratio : 42.37

95% Median C.I. : 65.80 to 85.63
 95% Wgt. Mean C.I. : 67.17 to 82.89
 95% Mean C.I. : 70.16 to 87.92

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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
<u> Dry </u>											
County	1	69.47	69.47	69.47	00.00	100.00	69.47	69.47	N/A	239,000	166,030
1	1	69.47	69.47	69.47	00.00	100.00	69.47	69.47	N/A	239,000	166,030
<u> Grass </u>											
County	5	69.95	75.71	80.25	12.65	94.34	64.92	90.63	N/A	973,320	781,077
1	5	69.95	75.71	80.25	12.65	94.34	64.92	90.63	N/A	973,320	781,077
<u> ALL </u>	31	72.21	79.04	75.03	23.97	105.34	42.37	144.14	65.80 to 85.63	772,373	579,492

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
<u> Irrigated </u>											
County	6	69.62	77.62	73.31	24.89	105.88	52.42	112.69	52.42 to 112.69	1,156,898	848,098
1	6	69.62	77.62	73.31	24.89	105.88	52.42	112.69	52.42 to 112.69	1,156,898	848,098
<u> Dry </u>											
County	1	69.47	69.47	69.47	00.00	100.00	69.47	69.47	N/A	239,000	166,030
1	1	69.47	69.47	69.47	00.00	100.00	69.47	69.47	N/A	239,000	166,030
<u> Grass </u>											
County	8	70.50	73.80	76.68	12.33	96.24	58.32	90.63	58.32 to 90.63	872,763	669,193
1	8	70.50	73.80	76.68	12.33	96.24	58.32	90.63	58.32 to 90.63	872,763	669,193
<u> ALL </u>	31	72.21	79.04	75.03	23.97	105.34	42.37	144.14	65.80 to 85.63	772,373	579,492

Sherman County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	6,325	6,325	6,095	6,095	5,875	5,875	5,750	5,743	5,978
Valley	1	5,792	5,792	5,792	4,978	4,709	4,709	4,148	4,148	5,240
Greeley	2	6,490	6,480	6,470	6,460	6,450	6,440	6,430	6,420	6,453
Howard	7200	6,000	6,000	5,450	5,300	4,850	4,700	4,450	4,350	5,453
Buffalo	1	7,958	7,943	7,679	7,492	5,804	7,000	6,513	6,512	7,344
Custer	1	5,486	5,511	5,044	4,902	4,670	4,598	4,657	4,633	5,117

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	n/a	2,525	2,390	2,390	2,260	2,260	2,135	2,135	2,259
Valley	1	n/a	2,425	2,425	2,425	2,375	2,375	2,375	2,210	2,358
Greeley	2	n/a	2,600	2,550	2,500	2,450	2,400	2,350	2,300	2,432
Howard	7200	3,000	3,000	2,850	2,850	2,700	2,500	2,400	2,400	2,628
Buffalo	1	2,860	2,859	2,670	2,669	2,480	2,470	2,320	2,320	2,549
Custer	1	n/a	2,151	2,025	1,950	1,900	1,725	1,700	1,700	1,942

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	2,055	2,055	1,965	1,965	1,795	n/a	n/a	1,065	1,955
Valley	1	1,790	1,790	1,626	1,612	1,626	1,617	960	977	1,605
Greeley	2	1,875	1,830	1,785	1,740	1,678	1,635	n/a	1,560	1,760
Howard	7200	2,400	2,400	1,600	1,600	1,600	1,600	1,600	n/a	1,727
Buffalo	1	2,090	2,088	2,045	2,015	1,983	1,940	1,905	n/a	2,019
Custer	1	946	1,166	1,113	822	1,116	966	n/a	1,007	1,064

County	Mkt Area	CRP	TIMBER	WASTE
Sherman	1	2,100	n/a	90
Valley	1	1,403	1,455	325
Greeley	2	1,876	n/a	400
Howard	7200	1,640	n/a	1,236
Buffalo	1	1,786	760	540
Custer	1	1,543	n/a	50

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	10	Median :	45	COV :	44.04	95% Median C.I. :	34.95 to 83.29
Total Sales Price :	9,223,750	Wgt. Mean :	41	STD :	21.49	95% Wgt. Mean C.I. :	20.82 to 61.67
Total Adj. Sales Price :	9,223,750	Mean :	49	Avg.Abs.Dev :	13.73	95% Mean C.I. :	33.43 to 64.17
Total Assessed Value :	3,804,684						
Avg. Adj. Sales Price :	922,375	COD :	30.45	MAX Sales Ratio :	89.02		
Avg. Assessed Value :	380,468	PRD :	118.30	MIN Sales Ratio :	18.23		

Printed : 03/19/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	2	67.67	67.67	68.32	31.56	99.05	46.31	89.02	N/A	246,500	168,397
01/01/2023 To 03/31/2023	2	42.76	42.76	44.13	09.07	96.90	38.88	46.64	N/A	1,271,250	560,962
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	3	34.95	30.87	30.99	20.20	99.61	18.23	39.42	N/A	1,280,667	396,921
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	2	45.62	45.62	45.30	03.84	100.71	43.87	47.37	N/A	1,051,500	476,295
04/01/2025 To 06/30/2025	1	83.29	83.29	83.29		100.00	83.29	83.29	N/A	243,250	202,613
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	4	46.48	55.21	48.06	27.15	114.88	38.88	89.02	N/A	758,875	364,679
10/01/2023 To 09/30/2024	3	34.95	30.87	30.99	20.20	99.61	18.23	39.42	N/A	1,280,667	396,921
10/01/2024 To 09/30/2025	3	47.37	58.18	49.24	27.74	118.16	43.87	83.29	N/A	782,083	385,068
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	2	42.76	42.76	44.13	09.07	96.90	38.88	46.64	N/A	1,271,250	560,962
01/01/2024 To 12/31/2024	3	34.95	30.87	30.99	20.20	99.61	18.23	39.42	N/A	1,280,667	396,921
<u>ALL</u>											
10/01/2022 To 09/30/2025	10	45.09	48.80	41.25	30.45	118.30	18.23	89.02	34.95 to 83.29	922,375	380,468

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	10	Median :	45	COV :	44.04	95% Median C.I. :	34.95 to 83.29
Total Sales Price :	9,223,750	Wgt. Mean :	41	STD :	21.49	95% Wgt. Mean C.I. :	20.82 to 61.67
Total Adj. Sales Price :	9,223,750	Mean :	49	Avg.Abs.Dev :	13.73	95% Mean C.I. :	33.43 to 64.17
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Avg. Assessed Value :	380,468	PRD :	118.30	MIN Sales Ratio :	18.23		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	10	45.09	48.80	41.25	30.45	118.30	18.23	89.02	34.95 to 83.29	922,375	380,468
<u>ALL</u>											
10/01/2022 To 09/30/2025	10	45.09	48.80	41.25	30.45	118.30	18.23	89.02	34.95 to 83.29	922,375	380,468

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
100069	8	45.09	52.89	44.16	30.18	119.77	34.95	89.02	34.95 to 89.02	787,969	347,981
100105	1	46.64	46.64	46.64		100.00	46.64	46.64	N/A	1,720,000	802,133
390060											
390501											
470100											
470103											
820001	1	18.23	18.23	18.23		100.00	18.23	18.23	N/A	1,200,000	218,700
820015											
880021											
<u>ALL</u>											
10/01/2022 To 09/30/2025	10	45.09	48.80	41.25	30.45	118.30	18.23	89.02	34.95 to 83.29	922,375	380,468

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	10	Median :	45	COV :	44.04	95% Median C.I. :	34.95 to 83.29
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Total Adj. Sales Price :	9,223,750	Mean :	49	Avg.Abs.Dev :	13.73	95% Mean C.I. :	33.43 to 64.17
Total Assessed Value :	3,804,684						
Avg. Adj. Sales Price :	922,375	COD :	30.45	MAX Sales Ratio :	89.02		
Avg. Assessed Value :	380,468	PRD :	118.30	MIN Sales Ratio :	18.23		

Printed : 03/19/2026

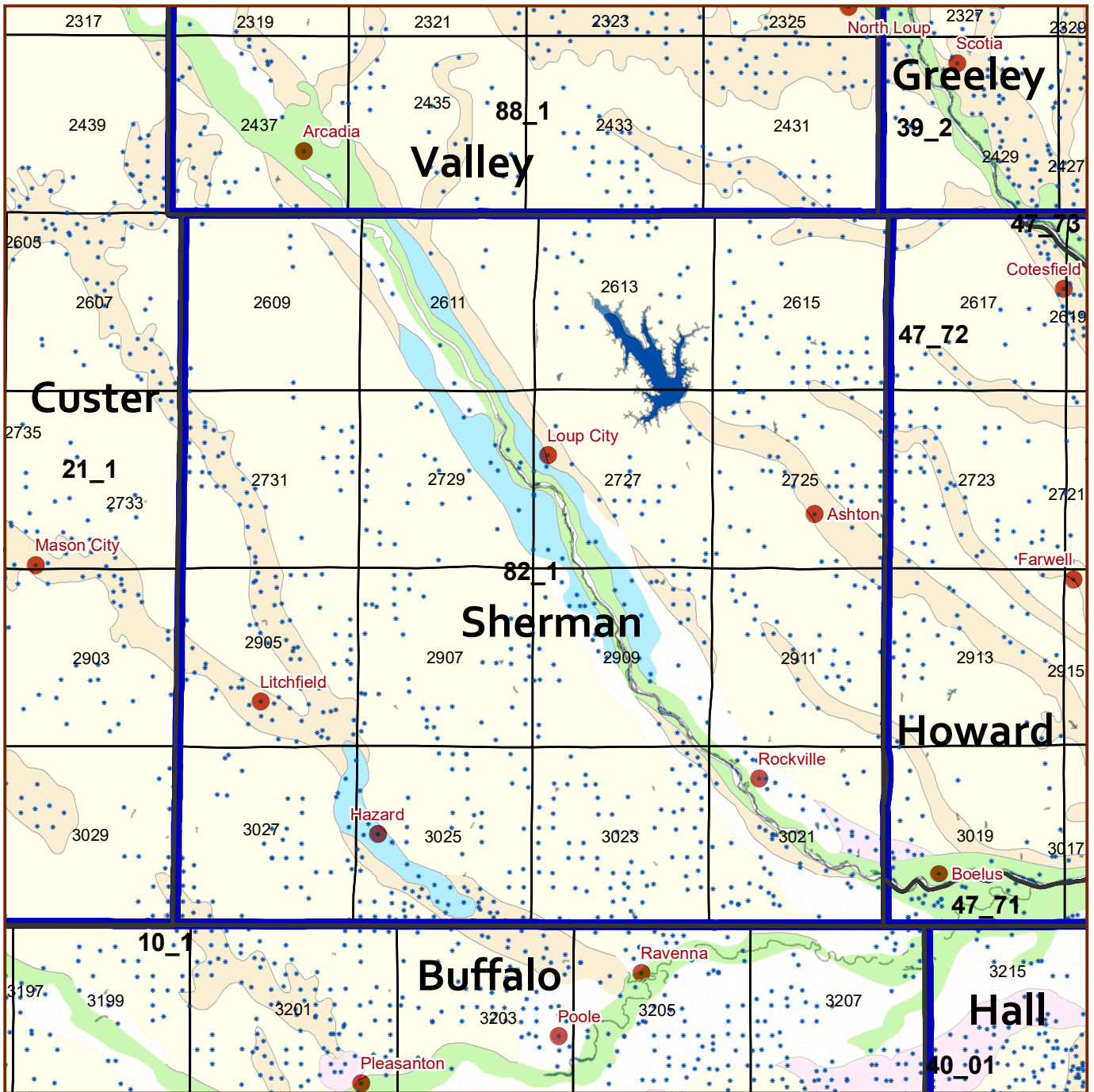
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	1	46.31	46.31	46.31		100.00	46.31	46.31	N/A	239,000	110,687
1	1	46.31	46.31	46.31		100.00	46.31	46.31	N/A	239,000	110,687
<u>_____Grass_____</u>											
County	1	46.64	46.64	46.64		100.00	46.64	46.64	N/A	1,720,000	802,133
1	1	46.64	46.64	46.64		100.00	46.64	46.64	N/A	1,720,000	802,133
<u>_____ALL_____</u>											
10/01/2022 To 09/30/2025	10	45.09	48.80	41.25	30.45	118.30	18.23	89.02	34.95 to 83.29	922,375	380,468

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	2	39.41	39.41	38.92	11.32	101.26	34.95	43.87	N/A	1,398,500	544,280
1	2	39.41	39.41	38.92	11.32	101.26	34.95	43.87	N/A	1,398,500	544,280
<u>_____Dry_____</u>											
County	1	46.31	46.31	46.31		100.00	46.31	46.31	N/A	239,000	110,687
1	1	46.31	46.31	46.31		100.00	46.31	46.31	N/A	239,000	110,687
<u>_____Grass_____</u>											
County	3	46.64	44.30	44.94	06.07	98.58	38.88	47.37	N/A	1,133,500	509,447
1	3	46.64	44.30	44.94	06.07	98.58	38.88	47.37	N/A	1,133,500	509,447
<u>_____ALL_____</u>											
10/01/2022 To 09/30/2025	10	45.09	48.80	41.25	30.45	118.30	18.23	89.02	34.95 to 83.29	922,375	380,468

SHERMAN COUNTY



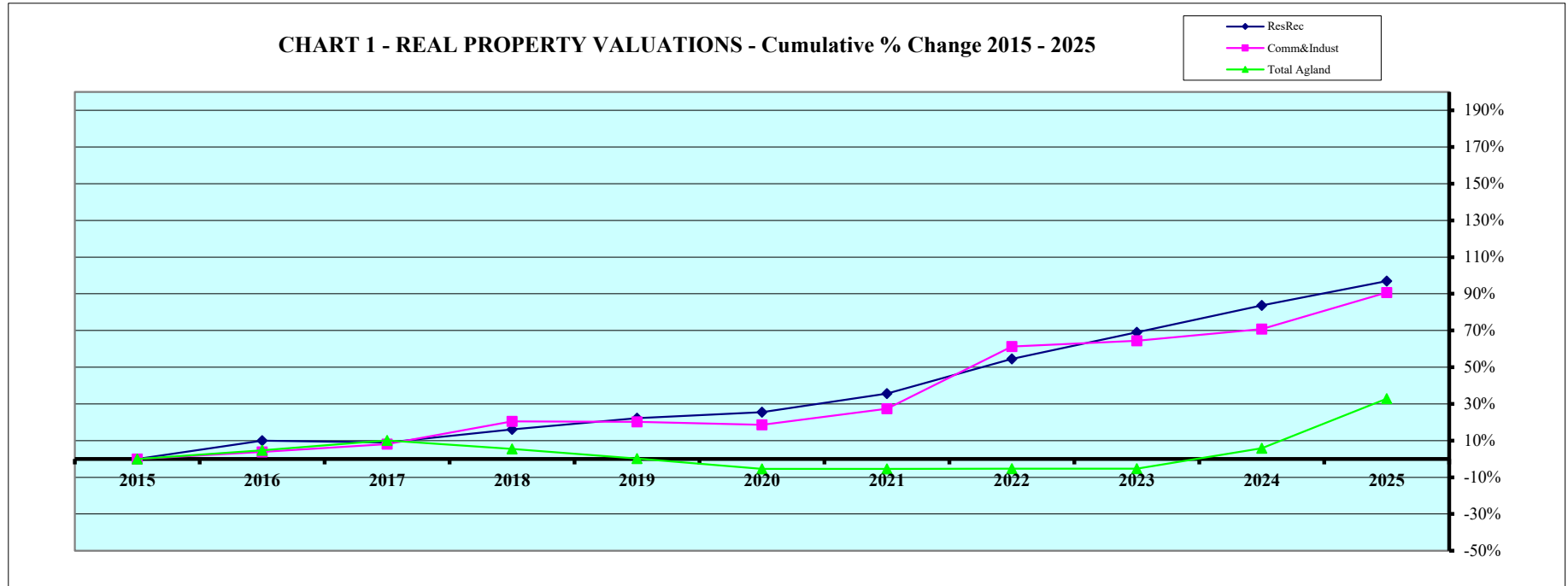
Legend

- 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 2015 - 2025



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
2015	81,602,390	-	-	-	15,258,250	-	-	-	705,278,830	-	-	-
2016	89,779,455	8,177,065	10.02%	10.02%	15,843,680	585,430	3.84%	3.84%	738,773,845	33,495,015	4.75%	4.75%
2017	88,949,205	-830,250	-0.92%	9.00%	16,489,380	645,700	4.08%	8.07%	776,220,545	37,446,700	5.07%	10.06%
2018	94,718,365	5,769,160	6.49%	16.07%	18,380,665	1,891,285	11.47%	20.46%	744,112,255	-32,108,290	-4.14%	5.51%
2019	99,712,130	4,993,765	5.27%	22.19%	18,352,260	-28,405	-0.15%	20.28%	706,771,320	-37,340,935	-5.02%	0.21%
2020	102,410,430	2,698,300	2.71%	25.50%	18,103,480	-248,780	-1.36%	18.65%	667,170,490	-39,600,830	-5.60%	-5.40%
2021	110,661,810	8,251,380	8.06%	35.61%	19,434,775	1,331,295	7.35%	27.37%	667,282,785	112,295	0.02%	-5.39%
2022	126,048,165	15,386,355	13.90%	54.47%	24,607,435	5,172,660	26.62%	61.27%	667,857,725	574,940	0.09%	-5.31%
2023	137,966,285	11,918,120	9.46%	69.07%	25,088,360	480,925	1.95%	64.42%	668,145,065	287,340	0.04%	-5.27%
2024	149,862,965	11,896,680	8.62%	83.65%	26,053,600	965,240	3.85%	70.75%	746,691,440	78,546,375	11.76%	5.87%
2025	160,705,880	10,842,915	7.24%	96.94%	29,097,535	3,043,935	11.68%	90.70%	936,945,225	190,253,785	25.48%	32.85%

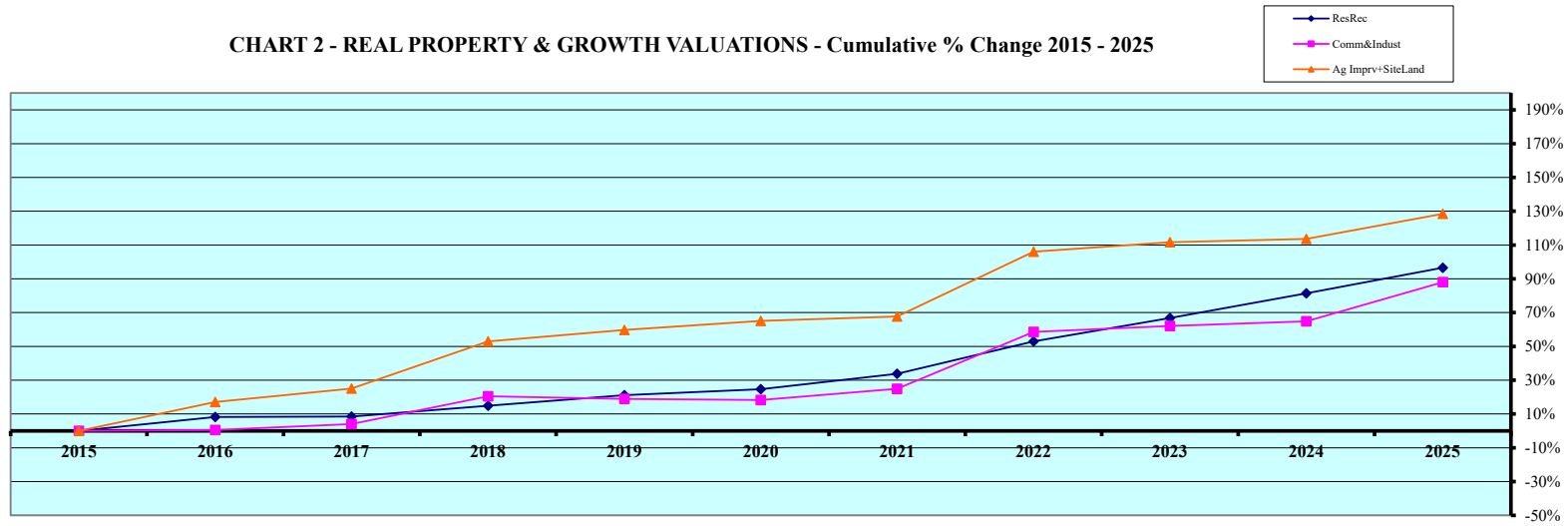
Rate Annual %chg: Residential & Recreational **7.01%** Commercial & Industrial **6.67%** Agricultural Land **2.88%**

Cnty# **82**
County **SHERMAN**

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: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	81,602,390	594,400	0.73%	81,007,990	--	--	15,258,250	731,317	4.79%	14,526,933	--	--
2016	89,779,455	1,416,729	1.58%	88,362,726	8.28%	8.28%	15,843,680	509,220	3.21%	15,334,460	0.50%	0.50%
2017	88,949,205	467,325	0.53%	88,481,880	-1.45%	8.43%	16,489,380	604,195	3.66%	15,885,185	0.26%	4.11%
2018	94,718,365	928,525	0.98%	93,789,840	5.44%	14.94%	18,380,665	5,000	0.03%	18,375,665	11.44%	20.43%
2019	99,712,130	897,520	0.90%	98,814,610	4.32%	21.09%	18,352,260	201,290	1.10%	18,150,970	-1.25%	18.96%
2020	102,410,430	659,575	0.64%	101,750,855	2.04%	24.69%	18,103,480	65,380	0.36%	18,038,100	-1.71%	18.22%
2021	110,661,810	1,479,110	1.34%	109,182,700	6.61%	33.80%	19,434,775	372,370	1.92%	19,062,405	5.30%	24.93%
2022	126,048,165	1,210,972	0.96%	124,837,193	12.81%	52.98%	24,607,435	407,525	1.66%	24,199,910	24.52%	58.60%
2023	137,966,285	1,900,070	1.38%	136,066,215	7.95%	66.74%	25,088,360	360,795	1.44%	24,727,565	0.49%	62.06%
2024	149,862,965	1,829,065	1.22%	148,033,900	7.30%	81.41%	26,053,600	903,045	3.47%	25,150,555	0.25%	64.83%
2025	160,705,880	291,195	0.18%	160,414,685	7.04%	96.58%	29,097,535	412,415	1.42%	28,685,120	10.10%	88.00%
Rate Ann%chg	7.01%	Resid & Recreat w/o growth				6.04%	C & I w/o growth				4.99%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	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		
2015	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	--	--
2016	34,706,200	22,341,325	57,047,525	1,124,810	1.97%	55,922,715	17.15%	17.15%
2017	37,768,595	23,370,855	61,139,450	1,440,640	2.36%	59,698,810	4.65%	25.06%
2018	42,736,645	30,960,250	73,696,895	674,520	0.92%	73,022,375	19.44%	52.96%
2019	49,051,480	29,744,860	78,796,340	2,562,635	3.25%	76,233,705	3.44%	59.69%
2020	49,753,110	29,938,565	79,691,675	864,795	1.09%	78,826,880	0.04%	65.12%
2021	50,749,875	30,930,600	81,680,475	1,594,980	1.95%	80,085,495	0.49%	67.76%
2022	61,198,160	38,563,640	99,761,800	1,379,965	1.38%	98,381,835	20.45%	106.09%
2023	62,822,340	39,041,410	101,863,750	839,490	0.82%	101,024,260	1.27%	111.62%
2024	64,204,655	40,564,685	104,769,340	2,794,225	2.67%	101,975,115	0.11%	113.61%
2025	69,333,310	41,068,160	110,401,470	1,338,680	1.21%	109,062,790	4.10%	128.46%
Rate Ann%chg	9.66%	7.36%	8.75%	Ag Imprv+Site w/o growth			7.11%	

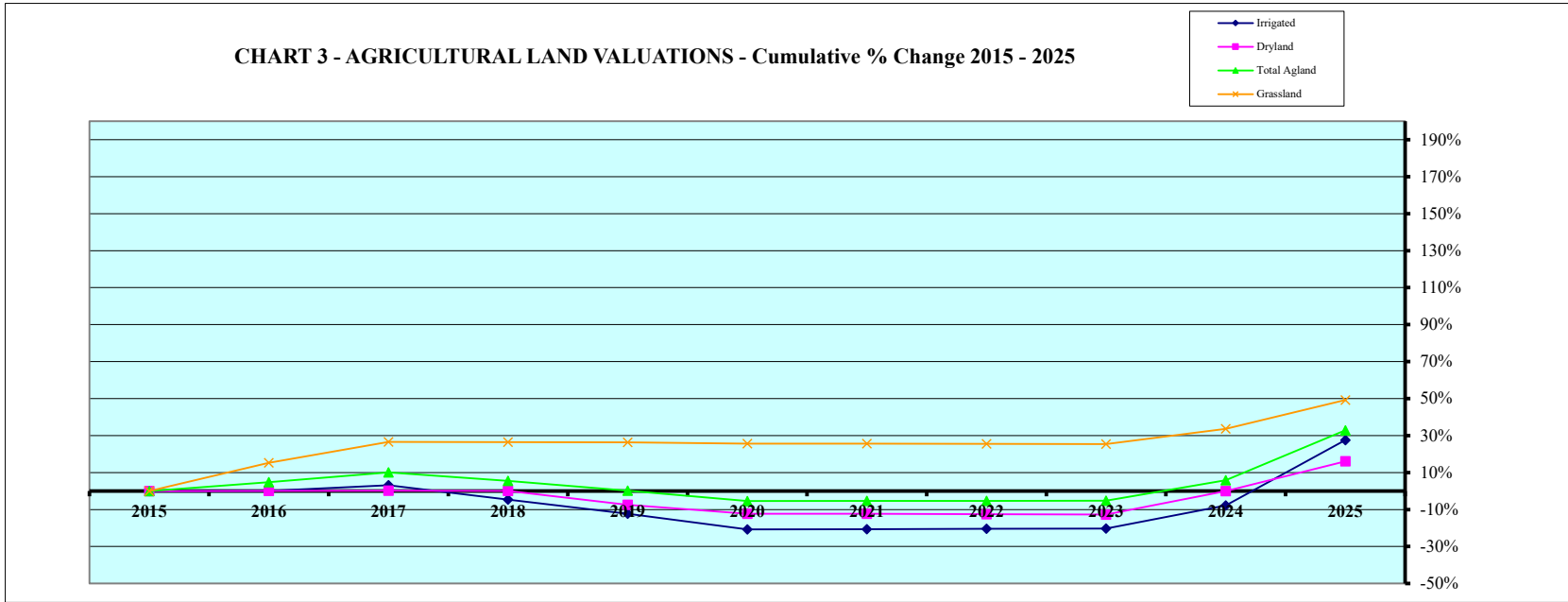
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 82
County SHERMAN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	402,528,370	-	-	-	85,098,460	-	-	-	216,853,125	-	-	-
2016	402,857,470	329,100	0.08%	0.08%	85,187,575	89,115	0.10%	0.10%	249,823,945	32,970,820	15.20%	15.20%
2017	415,368,970	12,511,500	3.11%	3.19%	85,285,875	98,300	0.12%	0.22%	274,579,220	24,755,275	9.91%	26.62%
2018	383,674,915	-31,694,055	-7.63%	-4.68%	85,190,520	-95,355	-0.11%	0.11%	274,259,450	-319,770	-0.12%	26.47%
2019	353,024,610	-30,650,305	-7.99%	-12.30%	78,766,070	-6,424,450	-7.54%	-7.44%	273,993,270	-266,180	-0.10%	26.35%
2020	319,012,075	-34,012,535	-9.63%	-20.75%	74,687,085	-4,078,985	-5.18%	-12.23%	272,545,525	-1,447,745	-0.53%	25.68%
2021	319,330,525	318,450	0.10%	-20.67%	74,626,920	-60,165	-0.08%	-12.31%	272,399,535	-145,990	-0.05%	25.61%
2022	320,445,595	1,115,070	0.35%	-20.39%	74,429,675	-197,245	-0.26%	-12.54%	272,051,160	-348,375	-0.13%	25.45%
2023	320,978,700	533,105	0.17%	-20.26%	74,283,485	-146,190	-0.20%	-12.71%	271,951,585	-99,575	-0.04%	25.41%
2024	370,861,445	49,882,745	15.54%	-7.87%	85,077,480	10,793,995	14.53%	-0.02%	289,770,990	17,819,405	6.55%	33.63%
2025	513,465,655	142,604,210	38.45%	27.56%	98,757,105	13,679,625	16.08%	16.05%	323,603,830	33,832,840	11.68%	49.23%

Rate Ann.%chg: Irrigated **2.46%** Dryland **1.50%** Grassland **4.08%**

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
2015	66,600	-	-	-	732,275	-	-	-	705,278,830	-	-	-
2016	66,600	0	0.00%	0.00%	838,255	105,980	14.47%	14.47%	738,773,845	33,495,015	4.75%	4.75%
2017	65,500	-1,100	-1.65%	-1.65%	920,980	82,725	9.87%	25.77%	776,220,545	37,446,700	5.07%	10.06%
2018	66,390	890	1.36%	-0.32%	920,980	0	0.00%	25.77%	744,112,255	-32,108,290	-4.14%	5.51%
2019	66,390	0	0.00%	-0.32%	920,980	0	0.00%	25.77%	706,771,320	-37,340,935	-5.02%	0.21%
2020	78,135	11,745	17.69%	17.32%	847,670	-73,310	-7.96%	15.76%	667,170,490	-39,600,830	-5.60%	-5.40%
2021	78,135	0	0.00%	17.32%	847,670	0	0.00%	15.76%	667,282,785	112,295	0.02%	-5.39%
2022	78,640	505	0.65%	18.08%	852,655	4,985	0.59%	16.44%	667,857,725	574,940	0.09%	-5.31%
2023	78,640	0	0.00%	18.08%	852,655	0	0.00%	16.44%	668,145,065	287,340	0.04%	-5.27%
2024	78,660	20	0.03%	18.11%	902,865	50,210	5.89%	23.30%	746,691,440	78,546,375	11.76%	5.87%
2025	78,690	30	0.04%	18.15%	1,039,945	137,080	15.18%	42.02%	936,945,225	190,253,785	25.48%	32.85%

Cnty# **82**
County **SHERMAN**

Rate Ann.%chg: Total Agric Land **2.88%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	402,587,680	91,364	4,406	0.00%	0.00%	85,114,480	43,748	1,946	0.04%	0.04%	217,556,810	204,160	1,066	15.17%	15.17%
2016	402,607,600	91,372	4,406	3.03%	3.02%	85,141,850	43,747	1,946	-0.01%	0.02%	249,693,345	203,455	1,227	9.84%	26.50%
2017	415,363,580	91,498	4,540	-8.00%	-5.22%	85,253,730	43,809	1,946	-8.05%	-8.03%	274,542,340	203,658	1,348	0.00%	26.50%
2018	383,674,920	91,863	4,177	-7.96%	-12.76%	85,229,535	43,797	1,946	-4.41%	-12.09%	274,141,045	203,362	1,348	0.00%	26.51%
2019	353,024,610	91,837	3,844	-9.68%	-21.21%	78,766,075	44,020	1,789	0.02%	-12.07%	273,993,045	203,249	1,348	0.00%	25.67%
2020	318,955,940	91,866	3,472	-0.01%	-21.21%	74,678,255	43,661	1,710	-0.01%	-12.08%	272,486,215	203,483	1,339	-0.66%	25.65%
2021	319,322,255	91,977	3,472	0.00%	-21.21%	74,893,240	43,777	1,711	0.00%	-12.08%	272,228,095	203,311	1,339	0.00%	25.66%
2022	320,445,595	92,300	3,472	0.00%	-21.21%	74,429,035	43,511	1,711	0.00%	-12.08%	272,045,295	203,168	1,339	0.00%	25.66%
2023	320,462,295	92,305	3,472	14.97%	-9.42%	74,425,665	43,509	1,711	14.84%	0.97%	272,045,100	203,168	1,339	6.75%	34.14%
2024	370,861,445	92,915	3,991	38.03%	25.03%	85,094,975	43,320	1,964	16.29%	17.42%	289,824,065	202,757	1,429	11.79%	49.96%
2025	513,809,250	93,260	5,509			98,727,155	43,218	2,284			323,511,560	202,446	1,598		

Rate Annual %chg Average Value/Acre: 2.47%

1.49%

4.05%

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
2015	66,600	740	90			0	0				705,325,570	340,012	2,074		
2016	66,600	740	90	0.00%	0.00%	838,255	686	1,223			738,347,650	339,999	2,172	4.69%	4.69%
2017	66,600	740	90	0.00%	0.00%	920,980	686	1,343	9.87%		776,147,230	340,391	2,280	5.00%	9.92%
2018	65,500	728	90	0.00%	0.00%	920,980	686	1,343	0.00%		744,031,980	340,435	2,186	-4.15%	5.36%
2019	66,390	737	90	0.00%	0.00%	920,980	686	1,343	0.00%		706,771,100	340,528	2,076	-5.03%	0.05%
2020	77,395	860	90	0.00%	-0.01%	852,655	686	1,244	-7.42%		667,050,460	340,555	1,959	-5.63%	-5.58%
2021	78,645	874	90	0.00%	-0.01%	847,670	686	1,237	-0.58%		667,369,905	340,623	1,959	0.03%	-5.55%
2022	78,645	874	90	0.00%	-0.01%	852,655	686	1,244	0.59%		667,851,225	340,538	1,961	0.10%	-5.46%
2023	78,640	874	90	-0.01%	-0.01%	852,655	686	1,244	0.00%		667,864,355	340,541	1,961	0.00%	-5.46%
2024	78,660	874	90	0.00%	-0.01%	902,865	679	1,330	6.90%		746,762,010	340,544	2,193	11.81%	5.71%
2025	78,690	874	90	0.00%	-0.01%	1,039,945	701	1,484	11.60%		937,166,600	340,499	2,752	25.51%	32.68%

82
SHERMAN

Rate Annual %chg Average Value/Acre: 2.88%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 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
2,959	SHERMAN	47,295,542	9,823,335	19,952,320	119,780,255	28,828,050	269,485	40,925,625	936,945,225	69,333,310	41,068,160	0	1,314,221,307
cnty sectorvalue % of total value:		3.60%	0.75%	1.52%	9.11%	2.19%	0.02%	3.11%	71.29%	5.28%	3.12%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
198	ASHTON	649,163	312,044	5,401	7,173,450	0	0	3,357,940	0	97,305	0	0	11,595,303
6.69%	%sector of county sector	1.37%	3.18%	0.03%	5.99%			8.20%		0.14%			0.88%
	%sector of municipality	5.60%	2.69%	0.05%	61.87%			28.96%		0.84%			100.00%
57	HAZARD	392,267	498,364	1,792,486	4,745,700	0	0	377,240	0	0	0	0	7,806,057
1.93%	%sector of county sector	0.83%	5.07%	8.98%	3.96%			0.92%					0.59%
	%sector of municipality	5.03%	6.38%	22.96%	60.80%			4.83%					100.00%
220	LITCHFIELD	1,674,916	754,974	1,393,829	10,254,685	0	0	3,806,105	0	0	0	0	17,884,509
7.43%	%sector of county sector	3.54%	7.69%	6.99%	8.56%			9.30%					1.36%
	%sector of municipality	9.37%	4.22%	7.79%	57.34%			21.28%					100.00%
1,053	LOUP CITY	2,590,382	1,000,894	103,014	63,204,405	0	0	16,602,325	269,485	0	0	0	83,770,505
35.59%	%sector of county sector	5.48%	10.19%	0.52%	52.77%			40.57%	0.03%				6.37%
	%sector of municipality	3.09%	1.19%	0.12%	75.45%			19.82%	0.32%				100.00%
89	ROCKVILLE	81,324	233,251	4,617	3,030,300	0	0	604,575	0	0	0	0	3,954,067
3.01%	%sector of county sector	0.17%	2.37%	0.02%	2.53%			1.48%					0.30%
	%sector of municipality	2.06%	5.90%	0.12%	76.64%			15.29%					100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
1,618	Total Municipalities	5,388,052	2,799,527	3,299,347	88,408,544	0	0	24,748,187	269,485	97,305	0	0	125,010,446
54.67%	%all municip.sectors of cnty	11.39%	28.50%	16.54%	73.81%			60.47%	0.03%	0.14%			9.51%

82 SHERMAN

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 3,876	Value : 1,356,683,255	Growth 3,565,207
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	211	998,715	16	281,200	18	326,865	245	1,606,780	
02. Res Improve Land	885	4,890,035	57	2,363,450	94	4,933,470	1,036	12,186,955	
03. Res Improvements	888	83,756,010	58	7,282,635	104	15,820,275	1,050	106,858,920	
04. Res Total	1,099	89,644,760	74	9,927,285	122	21,080,610	1,295	120,652,655	287,710
% of Res Total	84.86	74.30	5.71	8.23	9.42	17.47	33.41	8.89	8.07
05. Com UnImp Land	41	221,295	2	21,535	0	0	43	242,830	
06. Com Improve Land	160	1,397,525	6	145,025	5	171,010	171	1,713,560	
07. Com Improvements	164	23,129,365	6	1,220,545	7	2,521,750	177	26,871,660	
08. Com Total	205	24,748,185	8	1,387,105	7	2,692,760	220	28,828,050	702,815
% of Com Total	93.18	85.85	3.64	4.81	3.18	9.34	5.68	2.12	19.71
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	81,660	0	0	0	0	1	81,660	
11. Ind Improvements	1	187,825	0	0	0	0	1	187,825	
12. Ind Total	1	269,485	0	0	0	0	1	269,485	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.02	0.00
13. Rec UnImp Land	0	0	0	0	4	173,645	4	173,645	
14. Rec Improve Land	0	0	0	0	290	13,491,165	290	13,491,165	
15. Rec Improvements	0	0	0	0	291	27,458,600	291	27,458,600	
16. Rec Total	0	0	0	0	295	41,123,410	295	41,123,410	384,530
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.61	3.03	10.79
Res & Rec Total	1,099	89,644,760	74	9,927,285	417	62,204,020	1,590	161,776,065	672,240
% of Res & Rec Total	69.12	55.41	4.65	6.14	26.23	38.45	41.02	11.92	18.86
Com & Ind Total	206	25,017,670	8	1,387,105	7	2,692,760	221	29,097,535	702,815
% of Com & Ind Total	93.21	85.98	3.62	4.77	3.17	9.25	5.70	2.14	19.71
17. Taxable Total	1,305	114,662,430	82	11,314,390	424	64,896,780	1,811	190,873,600	1,375,055
% of Taxable Total	72.06	60.07	4.53	5.93	23.41	34.00	46.72	14.07	38.57

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	372,730	6,151,360	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	372,730	6,151,360
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	372,730	6,151,360

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	160	21	358	539

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	106,030	113	36,871,705	1,174	579,434,750	1,288	616,412,485
28. Ag-Improved Land	0	0	71	27,265,175	685	423,671,180	756	450,936,355
29. Ag Improvements	0	0	73	9,967,765	704	88,493,050	777	98,460,815

30. Ag Total				2,065	1,165,809,655
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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	3	3.00	43,500	
32. HomeSite Improv Land	0	0.00	0	46	46.65	681,500	
33. HomeSite Improvements	0	0.00	0	49	0.00	7,183,075	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.00	6,500	
36. FarmSite Improv Land	0	0.00	0	62	175.09	526,020	
37. FarmSite Improvements	0	0.00	0	72	0.00	2,784,690	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	114	321.47	0	
40. Other- Non Ag Use	0	0.00	0	1	7.64	3,020	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	28	28.00	406,000	31	31.00	449,500	
32. HomeSite Improv Land	383	393.09	5,702,500	429	439.74	6,384,000	
33. HomeSite Improvements	409	0.00	56,710,240	458	0.00	63,893,315	1,090,087
34. HomeSite Total				489	470.74	70,726,815	
35. FarmSite UnImp Land	67	132.32	316,560	70	135.32	323,060	
36. FarmSite Improv Land	571	2,047.44	6,102,570	633	2,222.53	6,628,590	
37. FarmSite Improvements	664	0.00	31,782,810	736	0.00	34,567,500	1,100,065
38. FarmSite Total				806	2,357.85	41,519,150	
39. Road & Ditches	1,447	4,983.33	0	1,561	5,304.80	0	
40. Other- Non Ag Use	1	2.04	805	2	9.68	3,825	
41. Total Section VI				1,295	8,143.07	112,249,790	2,190,152

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	435.25	1,534,795	2	435.25	1,534,795
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	10,909.42	11.68%	69,002,470	12.36%	6,325.04
46. 1A	12,774.87	13.68%	80,801,725	14.47%	6,325.05
47. 2A1	12,178.14	13.04%	74,225,855	13.29%	6,095.01
48. 2A	9,438.41	10.10%	57,527,325	10.30%	6,095.02
49. 3A1	2,105.65	2.25%	12,370,810	2.22%	5,875.06
50. 3A	655.78	0.70%	3,852,755	0.69%	5,875.07
51. 4A1	21,045.09	22.53%	121,009,605	21.67%	5,750.02
52. 4A	24,299.99	26.02%	139,558,375	24.99%	5,743.15
53. Total	93,407.35	100.00%	558,348,920	100.00%	5,977.57
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,378.75	16.97%	18,632,295	18.97%	2,525.13
56. 2D1	4,053.10	9.32%	9,686,900	9.86%	2,390.00
57. 2D	5,130.00	11.80%	12,260,705	12.49%	2,390.00
58. 3D1	788.59	1.81%	1,782,205	1.81%	2,259.99
59. 3D	480.04	1.10%	1,084,880	1.10%	2,259.98
60. 4D1	12,410.21	28.54%	26,495,965	26.98%	2,135.01
61. 4D	13,236.16	30.44%	28,253,130	28.77%	2,134.54
62. Total	43,476.85	100.00%	98,196,080	100.00%	2,258.58
Grass					
63. 1G1	18,324.02	9.07%	37,676,685	9.52%	2,056.14
64. 1G	1,449.18	0.72%	2,978,085	0.75%	2,055.01
65. 2G1	101,800.06	50.38%	200,133,375	50.58%	1,965.95
66. 2G	60,619.89	30.00%	119,509,820	30.20%	1,971.46
67. 3G1	19,466.47	9.63%	34,945,685	8.83%	1,795.17
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	423.71	0.21%	451,235	0.11%	1,064.96
71. Total	202,083.33	100.00%	395,694,885	100.00%	1,958.08
Irrigated Total					
Irrigated Total	93,407.35	27.43%	558,348,920	53.00%	5,977.57
Dry Total					
Dry Total	43,476.85	12.77%	98,196,080	9.32%	2,258.58
Grass Total					
Grass Total	202,083.33	59.34%	395,694,885	37.56%	1,958.08
72. Waste	875.72	0.26%	78,835	0.01%	90.02
73. Other	700.87	0.21%	1,241,145	0.12%	1,770.86
74. Exempt	2,633.61	0.77%	13,850	0.00%	5.26
75. Market Area Total	340,544.12	100.00%	1,053,559,865	100.00%	3,093.75

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	16.65	105,310	6,156.52	37,231,540	87,234.18	521,012,070	93,407.35	558,348,920
77. Dry Land	0.00	0	3,218.43	7,359,480	40,258.42	90,836,600	43,476.85	98,196,080
78. Grass	0.35	720	9,126.13	18,055,535	192,956.85	377,638,630	202,083.33	395,694,885
79. Waste	0.00	0	123.25	11,095	752.47	67,740	875.72	78,835
80. Other	0.00	0	123.66	218,690	577.21	1,022,455	700.87	1,241,145
81. Exempt	0.00	0	137.75	0	2,495.86	13,850	2,633.61	13,850
82. Total	17.00	106,030	18,747.99	62,876,340	321,779.13	990,577,495	340,544.12	1,053,559,865

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	93,407.35	27.43%	558,348,920	53.00%	5,977.57
Dry Land	43,476.85	12.77%	98,196,080	9.32%	2,258.58
Grass	202,083.33	59.34%	395,694,885	37.56%	1,958.08
Waste	875.72	0.26%	78,835	0.01%	90.02
Other	700.87	0.21%	1,241,145	0.12%	1,770.86
Exempt	2,633.61	0.77%	13,850	0.00%	5.26
Total	340,544.12	100.00%	1,053,559,865	100.00%	3,093.75

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	80,635	3	35,860	6	839,040	7	955,535	0
83.2 Acreage	37	701,075	152	7,492,435	160	22,967,095	197	31,160,605	92,435
83.3 Ashton	44	167,540	124	472,905	124	6,883,645	168	7,524,090	13,320
83.4 Hazard	18	161,235	46	346,880	47	4,488,160	65	4,996,275	0
83.5 Litchfield	25	116,115	129	837,660	131	9,300,910	156	10,254,685	50,655
83.6 Loup City	91	441,925	516	2,989,650	516	59,759,330	607	63,190,905	131,300
83.7 Rockville	33	111,900	69	196,730	70	2,905,580	103	3,214,210	0
83.8 Sherman Lake	0	0	287	13,306,000	287	27,173,760	287	40,479,760	384,530
84 Residential Total	249	1,780,425	1,326	25,678,120	1,341	134,317,520	1,590	161,776,065	672,240

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Ashton	8	29,325	19	81,340	20	3,247,275	28	3,357,940	0
85.2 Hazard	5	31,905	5	28,445	6	316,890	11	377,240	0
85.3 Litchfield	15	77,385	31	156,775	32	3,571,945	47	3,806,105	125,250
85.4 Loup City	10	72,080	96	1,169,315	97	15,630,415	107	16,871,810	483,590
85.5 Rockville	3	10,600	10	43,310	10	550,665	13	604,575	0
85.6 Rural Comm	2	21,535	11	316,035	13	3,742,295	15	4,079,865	0
86 Commercial Total	43	242,830	172	1,795,220	178	27,059,485	221	29,097,535	702,815

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	18,030.18	9.10%	37,052,235	9.56%	2,055.01
88. 1G	1,449.18	0.73%	2,978,085	0.77%	2,055.01
89. 2G1	101,091.23	51.02%	198,644,830	51.27%	1,965.01
90. 2G	57,722.28	29.13%	113,424,835	29.28%	1,965.01
91. 3G1	19,437.17	9.81%	34,890,015	9.01%	1,795.02
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	423.71	0.21%	451,235	0.12%	1,064.96
95. Total	198,153.75	100.00%	387,441,235	100.00%	1,955.26
CRP					
96. 1C1	293.84	7.48%	624,450	7.57%	2,125.14
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	708.83	18.04%	1,488,545	18.03%	2,100.00
99. 2C	2,897.61	73.74%	6,084,985	73.72%	2,100.00
100. 3C1	29.30	0.75%	55,670	0.67%	1,900.00
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	3,929.58	100.00%	8,253,650	100.00%	2,100.39
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	198,153.75	98.06%	387,441,235	97.91%	1,955.26
CRP Total	3,929.58	1.94%	8,253,650	2.09%	2,100.39
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	202,083.33	100.00%	395,694,885	100.00%	1,958.08

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

82 Sherman

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	119,780,255	120,652,655	872,400	0.73%	287,710	0.49%
02. Recreational	40,925,625	41,123,410	197,785	0.48%	384,530	-0.46%
03. Ag-Homesite Land, Ag-Res Dwelling	69,333,310	70,726,815	1,393,505	2.01%	1,090,087	0.44%
04. Total Residential (sum lines 1-3)	230,039,190	232,502,880	2,463,690	1.07%	1,762,327	0.30%
05. Commercial	28,828,050	28,828,050	0	0.00%	702,815	-2.44%
06. Industrial	269,485	269,485	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	29,097,535	29,097,535	0	0.00%	702,815	-2.42%
08. Ag-Farmsite Land, Outbuildings	41,064,260	41,519,150	454,890	1.11%	1,100,065	-1.57%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,900	3,825	-75	-1.92%		
11. Total Non-Agland (sum lines 8-10)	41,068,160	41,522,975	454,815	1.11%	1,100,065	-1.57%
12. Irrigated	513,465,655	558,348,920	44,883,265	8.74%		
13. Dryland	98,757,105	98,196,080	-561,025	-0.57%		
14. Grassland	323,603,830	395,694,885	72,091,055	22.28%		
15. Wasteland	78,690	78,835	145	0.18%		
16. Other Agland	1,039,945	1,241,145	201,200	19.35%		
17. Total Agricultural Land	936,945,225	1,053,559,865	116,614,640	12.45%		
18. Total Value of all Real Property (Locally Assessed)	1,237,150,110	1,356,683,255	119,533,145	9.66%	3,565,207	9.37%

2026 Assessment Survey for Sherman County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	N/A
6.	Assessor's requested budget for current fiscal year:
	\$168,700
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$29,318.58

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Not very much.
5.	If so, who maintains the Cadastral Maps?
	The county assessor and the deputy assessor
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://sherman.gworks.com/
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Rockville & Hazard are governed by county zoning. Loup City, Ashton and Litchfield have their own zoning and then the information is sent to the county.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Lake Mac Assessment
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	N/A
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Appraiser designation
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, with the assessor's approval of the final value.

2026 Residential Assessment Survey for Sherman County

1.	Valuation data collection done by:
	The county assessor and deputy assessor
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used in estimating market value of the residential class.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, depreciation tables are developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	Residential lot values are determined through the square foot method.
6.	How are rural residential site values developed?
	The county determined costs to develop amenities in the county and added that value to site cost. Surrounding counties site values are also looked at.
7.	Are there form 191 applications on file?
	no
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Lots being held for sale or resale are valued the same as all other lots within the same neighborhood.

2026 Commercial Assessment Survey for Sherman County

1.	Valuation data collection done by:
	The county assessor and the deputy assessor complete most of the work; however, an appraisal contract is maintained for the larger commercial properties.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Only the cost approach is used. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies are developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, one valuation group is used for commercial with economic adjustments applied accordingly.
5.	Describe the methodology used to determine the commercial lot values.
	All lots are valued by the square foot or by the acre, based on sales and similar properties.

2026 Agricultural Assessment Survey for Sherman County

1.	Valuation data collection done by:
	The county assessor and deputy assessor.
2.	Describe the process used to determine and monitor market areas.
	Annually sales are plotted, topography and geographic characteristics are reviewed.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Generally, any parcel less than 40 acres is classified as rural residential land. All parcels are reviewed for primary use, parcels are classified as recreational when they are not being used for agricultural, residential, or commercial purposes. The majority of recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	No separate analysis has been done on intensive use.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	2 applications
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

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

**2025
PLAN OF ASSESSMENT
FOR
SHERMAN COUNTY
By Sherie Kuszak
Sherman County Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

Per the 2024 County Abstract, Sherman County consists of 3,860 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1294	33.52%	10.71%
Commercial	219	5.67%	2.51%
Industrial	1	.02%	.02%
Recreational	295	7.64 %	3.82%
Agricultural	2051	53.13%	82.92%
Special Value	-	---	---

Agricultural land - taxable acres 340,543.69 with a value of 746,762,010.

Other pertinent facts: County is predominantly agricultural with 60.00% grassland, 26.80% irrigated, and 12.80% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy Assessor.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County also has GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. GIS and Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1st. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

Level of Value, Quality, and Uniformity for Assessment Year 2025:

<u>Property Class</u>	<u>Median</u>
Residential	99.00
Commercial	94.00
Agricultural Land	70.00
Special Value Agland	N/A

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2025 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2026:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

We also will review the Cabins and the Marina and take new pictures and update any information we find out on review.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Elm, Webster ,Loup City and Ashton. Take new pictures and update any new information that we find out on review.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Property reviews will be done in office to correct errors in the working file from the conversion. All 13 township properties will be reviewed.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2027:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion

of annual pickup work specific to permits, information statements and other relevant notification of property changes.

We also will review the Cabins and Marina take new pictures and update any new information.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Harrison, Clay and Rockville take new pictures and update any new information that we find out on review.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2028:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Scott, Hazard and Bristol take new pictures and update any new information that we find out on review .

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Department of Revenue, Property Assessment Division rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 640 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 196 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Tax Year 2024 finds 2 TIF's in Loup City City and 1 in Litchfield Village with a TIF Excess Value of 6,416,345
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor Certification Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK
SHERMAN COUNTY ASSESSOR

Copy distribution: Submit the plan to County Board of Equalization.
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment Division on or before October 31 of each year.

2026 Methodology Report for Special Valuation Sherman County, Nebraska

Upon review of the properties and the sales within the current time period, there is no evidence for cause to implement special value for Sherman County. Sherman County has two filings from one property owner in 2004. There is no evidence to implement special value at this time. The parcels that have applications on file for special value are valued the same as other agricultural land within their own market area.

Dated this 5th day of March, 2026

Sherie Kuszak
Sherman County Assessor