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DEPARTMENT OF REVENUE

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

SHERMAN COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for 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 "Ruth A. Sorensen".

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

cc: Sherie Kuszak, Sherman County Assessor

Table of Contents

2023 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

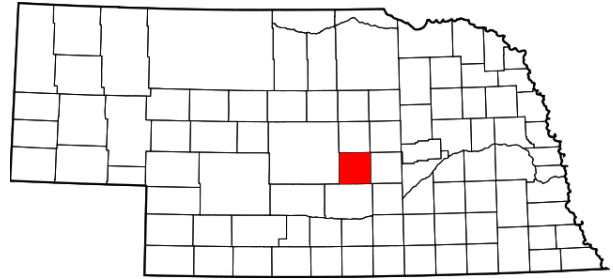
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

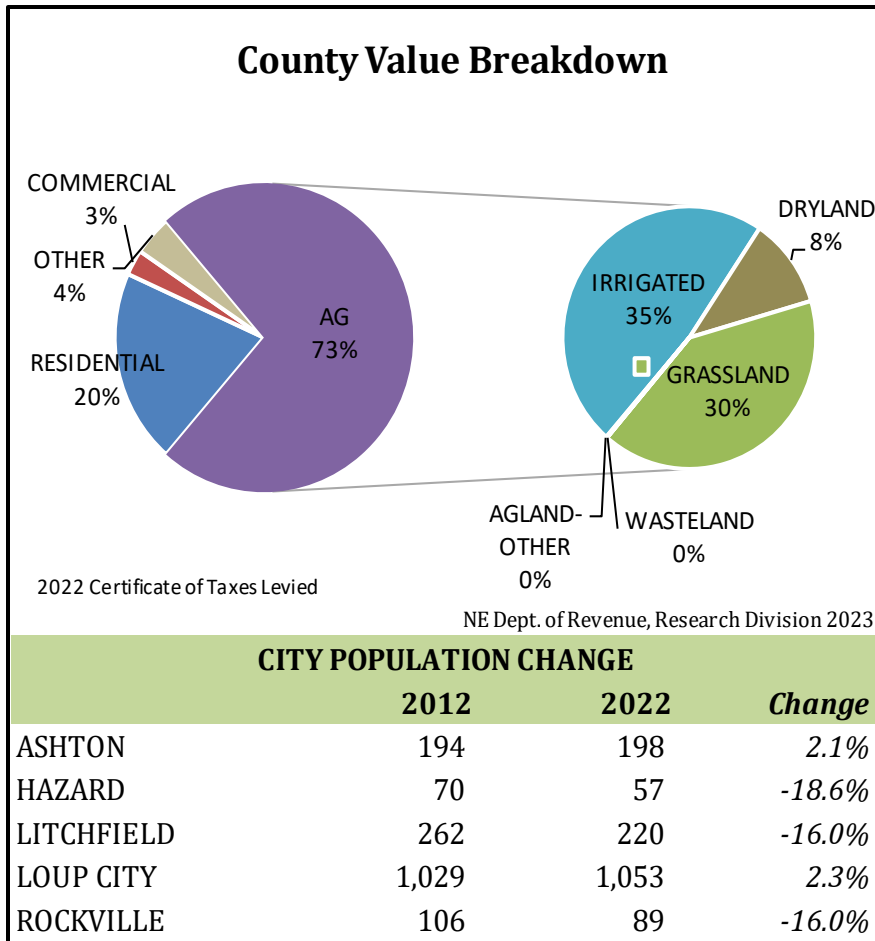
**Further information may be found in Exhibit 94*

County Overview

With a total area of 566 square miles, Sherman County has 2,964 residents, per the Census Bureau Quick Facts for 2021, a slight increase from the 2020 U.S. Census. Reports indicate that 74% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$100,629 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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 83 employer establishments with total employment of 481, for a 19% decrease in employment since 2019.



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

Sherman County is also home to Sherman Reservoir. The lake is located on the northeastern side of the county. Sherman Lake offers some of the state’s finest recreational opportunities including camping, fishing, boating, and hunting.

2023 Residential Correlation for Sherman County

Assessment Actions

For the 2023 assessment cycle, the Sherman County Assessor increased Loup City 13%, and decreased Litchfield 2%.

The recreational parcels located around the lake were also adjusted. Year-round trailers at the lake with a lease hold were increased to \$45,000, while seasonal trailers were increased to \$30,000.

Pick-up work and routine maintenance were completed as needed.

Assessment Practice Review

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

A review of the sales verification and qualification process takes place in each county. Sherman County falls near the statewide average and uses all available arm's length sales for measurement purposes.

For the residential class, Sherman County has four valuation groups. Costing was updated for all residential class to 2021, while depreciation was updated for all but rural residential. A lot study was also completed in 2021.

The county is up to date on their six-year inspection and review cycle but could improve the documentation of the review work.

A valuation methodology was completed and submitted by Sherman County in 2022.

Valuation Group	Description
1	Loup City & Litchfield
2	Ashton, Hazard, & Rockville
10	Sherman Lake
15	Acreages

Description of Analysis

Two of the three measures of central tendency are within the acceptable range, while the mean is slightly high. The COD and PRD are also higher than recommended. Review of the sale price substrata shows that there is great deal of dispersion in the sample, and that it may be slightly regressive, though the incremental ranges do not show a consistently decreasing pattern.

2023 Residential Correlation for Sherman County

Further review of the statistics shows that all four valuation groups display an acceptable median. Valuation Groups 1 and 2 both have a significant number of sales for measurement.

Analysis of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates a change in value of 6% to the residential class excluding growth.

Equalization and Quality of Assessment

Based on the review of both the statistical profile and the county’s assessment practices, it is determined that the quality of assessment for the residential property class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	43	95.24	103.97	96.25	22.55	108.02
2	14	91.87	96.14	88.48	26.15	108.66
10	5	95.51	111.16	95.17	28.94	116.80
15	5	97.21	89.47	77.18	26.23	115.92
<u>ALL</u>	67	95.51	101.79	92.71	23.87	109.79

Level of Value

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

2023 Commercial Correlation for Sherman County

Assessment Actions

For the 2023 assessment year, the Sherman County Assessor completed pick-up work and routine maintenance.

Assessment Practice Review

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

A review of the sales verification and qualification for Sherman County determined that the commercial sales usability rate falls near the statewide average. All arm's-length transactions are being used for measurement purposes.

The Sherman County Assessor has one valuation group for the commercial sales in the county. Commercial costing, lot studies and depreciation tables are dated 2021 when a complete commercial review was done. The six-year review cycle is up to date, as all properties were reviewed for 2021. The county assessor does have a current valuation methodology on file.

Description of Analysis

The Sherman County Assessor has one valuation group for the commercial class that included nine qualified sales for the current study period. Two measures of central tendency are within the acceptable range while the weighted mean slightly is at 91%. The COD is also within the acceptable range while the PRD is high. Although the measures of central tendency clearly support a level within the acceptable range, the sample is too small to reliably provide an indicator of the level of value.

A comparison of the 2023 County Abstract of Assessment for Real Property Form 45 Compared to the 2022 Certificate of Taxes Levied Report (CTL), shows a very insignificant change in value consistent with the lack of actions by the county assessor for the current year. The limited number of commercial sales dictates that determinations regarding the level of value must be based on the assessment practices of the county assessor.

Equalization and Quality of Assessment

Based on all relevant information available for the commercial class of property, the quality of assessment complies with generally accepted mass appraisal techniques.

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 value of 100% of market.

2023 Agricultural Correlation for Sherman County

Assessment Actions

For the 2023 assessment year, all pick-up work was completed in a timely manner. There were no changes to the agricultural land values.

Assessment Practice Review

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

Sales verification and qualification practices were reviewed for the agricultural class and are within the statewide average. A review of the sales roster shows that all arm's-length transactions are being used for measurement purposes.

The county assessor has one market area for the agricultural class. Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential and the costing date is 2021 with a depreciation table and land value study done in 2021 for the 2022 assessment year. Homes sites in Sherman County are valued at \$14,500, while farm sites are valued at \$3,000 per acre for the first five acres.

Aerial imagery was last updated in 2020, and the county assessor uses this tool to verify buildings on rural properties between appraisal years, as well as land use. The county does have a few feedlots, but no separate analysis has been done on intensive use. The county assessor does have two special value applications on file but does not recognize a non-agricultural influence in the market.

Description of Analysis

The statistical profile for the agricultural class consists of 22 qualified sales for this study period. All measures of central tendency and the COD are within the acceptable range. Further analysis of the 80% Majority Land Use (MLU) shows that the median for grassland is in the acceptable range while irrigated land is low with a limited number of three sales. Comparison of Sherman County's agricultural land values to surrounding counties generally supports that values are equalized.

The 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflects that no agricultural land values were changed.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices suggests that assessments within the county are valued within the acceptable range and are therefore equalized. The quality of assessment of the agricultural property in Sherman County complies with generally accepted mass appraisal techniques.

2023 Agricultural Correlation for Sherman County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	60.36	62.99	61.83	11.02	101.88
1	3	60.36	62.99	61.83	11.02	101.88
<u>Grass</u>						
County	14	69.43	73.21	74.37	16.82	98.44
1	14	69.43	73.21	74.37	16.82	98.44
<u>ALL</u>						
	22	69.43	71.80	70.33	18.25	101.81

Level of Value

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

2023 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Sherman County

Residential Real Property - Current

Number of Sales	67	Median	95.51
Total Sales Price	\$7,953,385	Mean	101.79
Total Adj. Sales Price	\$7,953,385	Wgt. Mean	92.71
Total Assessed Value	\$7,373,395	Average Assessed Value of the Base	\$86,816
Avg. Adj. Sales Price	\$118,707	Avg. Assessed Value	\$110,051

Confidence Interval - Current

95% Median C.I	87.85 to 105.13
95% Wgt. Mean C.I	86.52 to 98.89
95% Mean C.I	93.93 to 109.65
% of Value of the Class of all Real Property Value in the County	14.84
% of Records Sold in the Study Period	4.20
% of Value Sold in the Study Period	5.32

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	66	99	98.89
2021	56	92	92.42
2020	74	100	93.53
2019	74	95	95.43

2023 Commission Summary for Sherman County

Commercial Real Property - Current

Number of Sales	9	Median	95.12
Total Sales Price	\$728,500	Mean	97.97
Total Adj. Sales Price	\$728,500	Wgt. Mean	91.48
Total Assessed Value	\$666,405	Average Assessed Value of the Base	\$114,536
Avg. Adj. Sales Price	\$80,944	Avg. Assessed Value	\$74,045

Confidence Interval - Current

95% Median C.I	81.95 to 123.72
95% Wgt. Mean C.I	80.22 to 102.74
95% Mean C.I	83.83 to 112.11
% of Value of the Class of all Real Property Value in the County	2.69
% of Records Sold in the Study Period	4.11
% of Value Sold in the Study Period	2.66

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	11	100	95.12
2021	11	100	95.21
2020	9	100	84.71
2019	12	100	99.67

**82 Sherman
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 67
 Total Sales Price : 7,953,385
 Total Adj. Sales Price : 7,953,385
 Total Assessed Value : 7,373,395
 Avg. Adj. Sales Price : 118,707
 Avg. Assessed Value : 110,051

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 102
 COD : 23.87
 PRD : 109.79

COV : 32.24
 STD : 32.82
 Avg. Abs. Dev : 22.80
 MAX Sales Ratio : 204.22
 MIN Sales Ratio : 47.76

95% Median C.I. : 87.85 to 105.13
 95% Wgt. Mean C.I. : 86.52 to 98.89
 95% Mean C.I. : 93.93 to 109.65

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	5	89.20	100.05	93.61	13.60	106.88	86.01	135.91	N/A	92,900	86,967
01-JAN-21 To 31-MAR-21	6	110.96	110.59	107.97	18.57	102.43	74.02	143.43	74.02 to 143.43	77,917	84,124
01-APR-21 To 30-JUN-21	13	101.23	114.22	101.35	24.62	112.70	78.57	203.19	89.10 to 134.87	122,040	123,690
01-JUL-21 To 30-SEP-21	12	98.15	103.69	97.14	21.17	106.74	60.25	204.22	81.76 to 113.04	121,825	118,341
01-OCT-21 To 31-DEC-21	6	107.93	123.97	113.43	19.23	109.29	97.21	198.93	97.21 to 198.93	110,000	124,774
01-JAN-22 To 31-MAR-22	3	109.82	109.72	100.28	09.48	109.41	94.06	125.29	N/A	67,133	67,320
01-APR-22 To 30-JUN-22	12	78.56	79.20	80.45	14.46	98.45	59.85	105.86	64.66 to 95.51	147,292	118,493
01-JUL-22 To 30-SEP-22	10	85.39	90.33	76.87	29.28	117.51	47.76	173.29	50.51 to 142.87	134,406	103,323
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	36	100.01	108.14	99.68	21.39	108.49	60.25	204.22	89.38 to 113.28	110,567	110,212
01-OCT-21 To 30-SEP-22	31	86.56	94.41	85.72	26.84	110.14	47.76	198.93	78.56 to 105.26	128,160	109,863
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	37	105.13	111.80	102.53	21.58	109.04	60.25	204.22	95.89 to 113.28	112,863	115,715
<u>ALL</u>	67	95.51	101.79	92.71	23.87	109.79	47.76	204.22	87.85 to 105.13	118,707	110,051

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	43	95.24	103.97	96.25	22.55	108.02	60.25	204.22	89.10 to 105.26	111,019	106,851
2	14	91.87	96.14	88.48	26.15	108.66	47.76	142.87	64.66 to 126.58	79,643	70,471
10	5	95.51	111.16	95.17	28.94	116.80	73.19	198.93	N/A	221,013	210,327
15	5	97.21	89.47	77.18	26.23	115.92	50.51	125.29	N/A	191,900	148,117
<u>ALL</u>	67	95.51	101.79	92.71	23.87	109.79	47.76	204.22	87.85 to 105.13	118,707	110,051

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	62	95.57	101.03	92.31	23.45	109.45	47.76	204.22	87.85 to 105.26	110,457	101,964
06	5	95.51	111.16	95.17	28.94	116.80	73.19	198.93	N/A	221,013	210,327
07											
<u>ALL</u>	67	95.51	101.79	92.71	23.87	109.79	47.76	204.22	87.85 to 105.13	118,707	110,051

**82 Sherman
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 67
 Total Sales Price : 7,953,385
 Total Adj. Sales Price : 7,953,385
 Total Assessed Value : 7,373,395
 Avg. Adj. Sales Price : 118,707
 Avg. Assessed Value : 110,051

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 102
 COD : 23.87
 PRD : 109.79

COV : 32.24
 STD : 32.82
 Avg. Abs. Dev : 22.80
 MAX Sales Ratio : 204.22
 MIN Sales Ratio : 47.76

95% Median C.I. : 87.85 to 105.13
 95% Wgt. Mean C.I. : 86.52 to 98.89
 95% Mean C.I. : 93.93 to 109.65

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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											
Less Than 30,000	9	134.87	143.71	143.18	15.77	100.37	109.82	204.22	121.86 to 173.29	24,011	34,379
Ranges Excl. Low \$											
Greater Than 4,999	67	95.51	101.79	92.71	23.87	109.79	47.76	204.22	87.85 to 105.13	118,707	110,051
Greater Than 14,999	67	95.51	101.79	92.71	23.87	109.79	47.76	204.22	87.85 to 105.13	118,707	110,051
Greater Than 29,999	58	90.64	95.28	91.30	20.58	104.36	47.76	203.19	86.10 to 97.21	133,401	121,793
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	9	134.87	143.71	143.18	15.77	100.37	109.82	204.22	121.86 to 173.29	24,011	34,379
30,000 TO 59,999	6	106.23	112.95	108.20	25.85	104.39	64.66	203.19	64.66 to 203.19	49,037	53,056
60,000 TO 99,999	18	98.03	105.08	105.32	24.17	99.77	47.76	198.93	84.67 to 118.06	78,628	82,809
100,000 TO 149,999	17	86.10	84.45	84.23	13.95	100.26	59.85	113.28	67.14 to 95.89	124,076	104,514
150,000 TO 249,999	10	95.38	93.32	94.23	11.48	99.03	60.80	122.54	80.96 to 101.74	187,140	176,349
250,000 TO 499,999	7	87.85	84.03	83.77	15.58	100.31	50.51	113.04	50.51 to 113.04	292,438	244,981
500,000 TO 999,999											
1,000,000 +											
ALL	67	95.51	101.79	92.71	23.87	109.79	47.76	204.22	87.85 to 105.13	118,707	110,051

**82 Sherman
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 9
 Total Sales Price : 728,500
 Total Adj. Sales Price : 728,500
 Total Assessed Value : 666,405
 Avg. Adj. Sales Price : 80,944
 Avg. Assessed Value : 74,045

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 98
 COD : 14.71
 PRD : 107.09

COV : 18.78
 STD : 18.40
 Avg. Abs. Dev : 13.99
 MAX Sales Ratio : 129.60
 MIN Sales Ratio : 77.30

95% Median C.I. : 81.95 to 123.72
 95% Wgt. Mean C.I. : 80.22 to 102.74
 95% Mean C.I. : 83.83 to 112.11

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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>Qtrts</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	93.36	93.36	89.71	10.97	104.07	83.12	103.59	N/A	147,500	132,328
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	91.54	91.54	94.18	03.92	97.20	87.95	95.12	N/A	38,000	35,788
01-APR-21 To 30-JUN-21	2	102.84	102.84	95.07	20.31	108.17	81.95	123.72	N/A	87,500	83,190
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	1	129.60	129.60	129.60	00.00	100.00	129.60	129.60	N/A	15,000	19,440
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	1	99.34	99.34	99.34	00.00	100.00	99.34	99.34	N/A	67,500	67,055
01-JUL-22 To 30-SEP-22	1	77.30	77.30	77.30	00.00	100.00	77.30	77.30	N/A	100,000	77,300
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	2	93.36	93.36	89.71	10.97	104.07	83.12	103.59	N/A	147,500	132,328
01-OCT-20 To 30-SEP-21	4	91.54	97.19	94.80	13.37	102.52	81.95	123.72	N/A	62,750	59,489
01-OCT-21 To 30-SEP-22	3	99.34	102.08	89.75	17.55	113.74	77.30	129.60	N/A	60,833	54,598
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	2	93.36	93.36	89.71	10.97	104.07	83.12	103.59	N/A	147,500	132,328
01-JAN-21 To 31-DEC-21	5	95.12	103.67	96.77	17.54	107.13	81.95	129.60	N/A	53,200	51,479
<u>ALL</u>	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045
<u>ALL</u>	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045

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	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045
04											
<u>ALL</u>	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045

**82 Sherman
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 9	MEDIAN : 95	COV : 18.78	95% Median C.I. : 81.95 to 123.72
Total Sales Price : 728,500	WGT. MEAN : 91	STD : 18.40	95% Wgt. Mean C.I. : 80.22 to 102.74
Total Adj. Sales Price : 728,500	MEAN : 98	Avg. Abs. Dev : 13.99	95% Mean C.I. : 83.83 to 112.11
Total Assessed Value : 666,405			
Avg. Adj. Sales Price : 80,944	COD : 14.71	MAX Sales Ratio : 129.60	
Avg. Assessed Value : 74,045	PRD : 107.09	MIN Sales Ratio : 77.30	

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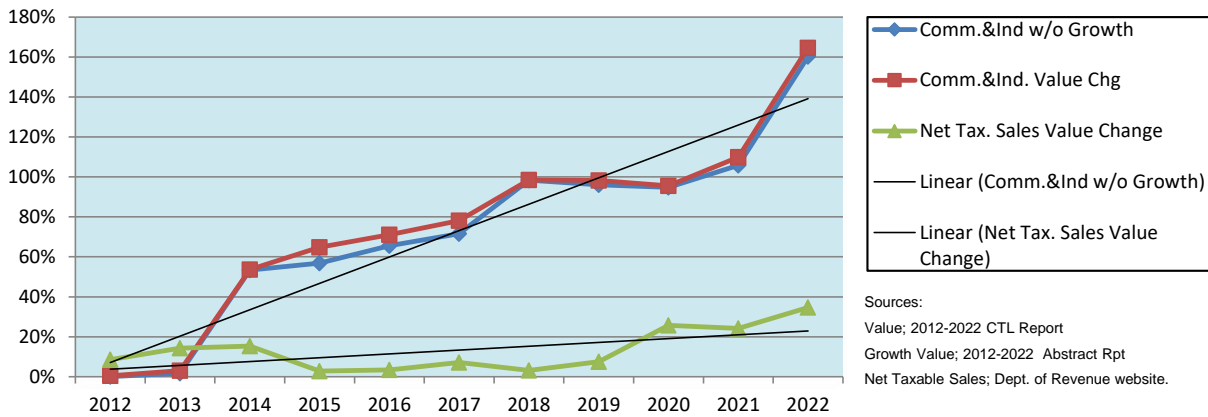
SALE PRICE *

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	87.95	87.95	87.95	00.00	100.00	87.95	87.95	N/A	10,000	8,795
Less Than 30,000	2	108.78	108.78	112.94	19.15	96.32	87.95	129.60	N/A	12,500	14,118
Ranges Excl. Low \$											
Greater Than 4,999	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045
Greater Than 14,999	8	97.23	99.22	91.53	15.27	108.40	77.30	129.60	77.30 to 129.60	89,813	82,201
Greater Than 29,999	7	95.12	94.88	90.71	12.66	104.60	77.30	123.72	77.30 to 123.72	100,500	91,167
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	87.95	87.95	87.95	00.00	100.00	87.95	87.95	N/A	10,000	8,795
15,000 TO 29,999	1	129.60	129.60	129.60	00.00	100.00	129.60	129.60	N/A	15,000	19,440
30,000 TO 59,999	1	123.72	123.72	123.72	00.00	100.00	123.72	123.72	N/A	55,000	68,045
60,000 TO 99,999	3	99.34	99.35	99.89	02.84	99.46	95.12	103.59	N/A	76,167	76,083
100,000 TO 149,999	2	79.63	79.63	79.83	02.93	99.75	77.30	81.95	N/A	110,000	87,818
150,000 TO 249,999	1	83.12	83.12	83.12	00.00	100.00	83.12	83.12	N/A	200,000	166,240
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	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
102	1	129.60	129.60	129.60	00.00	100.00	129.60	129.60	N/A	15,000	19,440
300	1	123.72	123.72	123.72	00.00	100.00	123.72	123.72	N/A	55,000	68,045
344	1	95.12	95.12	95.12	00.00	100.00	95.12	95.12	N/A	66,000	62,780
353	1	99.34	99.34	99.34	00.00	100.00	99.34	99.34	N/A	67,500	67,055
442	1	77.30	77.30	77.30	00.00	100.00	77.30	77.30	N/A	100,000	77,300
470	1	83.12	83.12	83.12	00.00	100.00	83.12	83.12	N/A	200,000	166,240
471	3	87.95	91.16	91.35	08.20	99.79	81.95	103.59	N/A	75,000	68,515
ALL	9	95.12	97.97	91.48	14.71	107.09	77.30	129.60	81.95 to 123.72	80,944	74,045

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 9,260,265	\$ 682,410	7.37%	\$ 8,577,855		\$ 10,126,450	
2012	\$ 9,304,230	\$ 38,475	0.41%	\$ 9,265,755	0.06%	\$ 10,988,246	8.51%
2013	\$ 9,543,480	\$ 122,230	1.28%	\$ 9,421,250	1.26%	\$ 11,576,026	5.35%
2014	\$ 14,230,230	\$ 23,675	0.17%	\$ 14,206,555	48.86%	\$ 11,676,383	0.87%
2015	\$ 15,258,250	\$ 731,317	4.79%	\$ 14,526,933	2.09%	\$ 10,414,575	-10.81%
2016	\$ 15,843,680	\$ 509,220	3.21%	\$ 15,334,460	0.50%	\$ 10,471,801	0.55%
2017	\$ 16,489,380	\$ 604,195	3.66%	\$ 15,885,185	0.26%	\$ 10,852,219	3.63%
2018	\$ 18,380,665	\$ 5,000	0.03%	\$ 18,375,665	11.44%	\$ 10,443,747	-3.76%
2019	\$ 18,352,260	\$ 201,290	1.10%	\$ 18,150,970	-1.25%	\$ 10,886,702	4.24%
2020	\$ 18,103,480	\$ 65,380	0.36%	\$ 18,038,100	-1.71%	\$ 12,724,808	16.88%
2021	\$ 19,434,775	\$ 372,370	1.92%	\$ 19,062,405	5.30%	\$ 12,578,211	-1.15%
2022	\$ 24,508,495	\$ 407,525	1.66%	\$ 24,100,970	24.01%	\$ 13,635,783	8.41%
Ann %chg	10.17%			Average	8.26%	2.18%	2.97%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.06%	0.47%	8.51%
2013	1.74%	3.06%	14.31%
2014	53.41%	53.67%	15.31%
2015	56.87%	64.77%	2.85%
2016	65.59%	71.09%	3.41%
2017	71.54%	78.07%	7.17%
2018	98.44%	98.49%	3.13%
2019	96.01%	98.18%	7.51%
2020	94.79%	95.50%	25.66%
2021	105.85%	109.87%	24.21%
2022	160.26%	164.66%	34.66%

County Number	82
County Name	Sherman

82 Sherman
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 22
Total Sales Price : 13,148,399
Total Adj. Sales Price : 13,148,399
Total Assessed Value : 9,247,490
Avg. Adj. Sales Price : 597,655
Avg. Assessed Value : 420,340

MEDIAN : 69
WGT. MEAN : 70
MEAN : 72
COD : 18.25
PRD : 101.81

COV : 26.93
STD : 19.28
Avg. Abs. Dev : 12.67
MAX Sales Ratio : 132.72
MIN Sales Ratio : 35.47

95% Median C.I. : 64.36 to 76.98
95% Wgt. Mean C.I. : 62.39 to 78.27
95% Mean C.I. : 63.05 to 80.15

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	2	72.15	72.15	70.08	06.71	102.95	67.31	76.98	N/A	475,000	332,868
01-JAN-20 To 31-MAR-20	1	74.70	74.70	74.70	00.00	100.00	74.70	74.70	N/A	302,500	225,970
01-APR-20 To 30-JUN-20	1	73.53	73.53	73.53	00.00	100.00	73.53	73.53	N/A	842,000	619,125
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	3	74.28	71.40	64.48	14.03	110.73	54.33	85.58	N/A	562,814	362,927
01-JAN-21 To 31-MAR-21	2	65.34	65.34	75.52	20.37	86.52	52.03	78.65	N/A	1,700,000	1,283,835
01-APR-21 To 30-JUN-21	2	92.88	92.88	92.32	05.78	100.61	87.51	98.25	N/A	442,500	408,525
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	7	64.36	59.89	57.95	14.36	103.35	35.47	74.06	35.47 to 74.06	548,980	318,159
01-JAN-22 To 31-MAR-22	3	68.06	88.42	89.05	33.43	99.29	64.48	132.72	N/A	309,867	275,922
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	67.63	67.63	67.63	00.00	100.00	67.63	67.63	N/A	308,000	208,285
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	4	74.12	73.13	72.13	03.66	101.39	67.31	76.98	N/A	523,625	377,708
01-OCT-20 To 30-SEP-21	7	78.65	75.80	74.89	16.48	101.22	52.03	98.25	52.03 to 98.25	853,349	639,071
01-OCT-21 To 30-SEP-22	11	64.93	68.37	64.23	19.51	106.45	35.47	132.72	49.26 to 74.06	461,860	296,651
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	5	74.28	72.48	68.26	08.72	106.18	54.33	85.58	N/A	566,588	386,775
01-JAN-21 To 31-DEC-21	11	64.93	66.88	69.04	20.68	96.87	35.47	98.25	49.26 to 87.51	738,896	510,166
<u>ALL</u>	22	69.43	71.60	70.33	18.25	101.81	35.47	132.72	64.36 to 76.98	597,655	420,340

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	22	69.43	71.60	70.33	18.25	101.81	35.47	132.72	64.36 to 76.98	597,655	420,340
<u>ALL</u>	22	69.43	71.60	70.33	18.25	101.81	35.47	132.72	64.36 to 76.98	597,655	420,340

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>Grass</u>											
County	12	69.43	75.14	75.86	16.65	99.05	52.03	132.72	64.48 to 78.65	627,325	475,905
1	12	69.43	75.14	75.86	16.65	99.05	52.03	132.72	64.48 to 78.65	627,325	475,905
<u>ALL</u>	22	69.43	71.60	70.33	18.25	101.81	35.47	132.72	64.36 to 76.98	597,655	420,340

82 Sherman
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 22
 Total Sales Price : 13,148,399
 Total Adj. Sales Price : 13,148,399
 Total Assessed Value : 9,247,490
 Avg. Adj. Sales Price : 597,655
 Avg. Assessed Value : 420,340

MEDIAN : 69
 WGT. MEAN : 70
 MEAN : 72
 COD : 18.25
 PRD : 101.81

COV : 26.93
 STD : 19.28
 Avg. Abs. Dev : 12.67
 MAX Sales Ratio : 132.72
 MIN Sales Ratio : 35.47

95% Median C.I. : 64.36 to 76.98
 95% Wgt. Mean C.I. : 62.39 to 78.27
 95% Mean C.I. : 63.05 to 80.15

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	60.36	62.99	61.83	11.02	101.88	54.33	74.28	N/A	776,980	480,415
1	3	60.36	62.99	61.83	11.02	101.88	54.33	74.28	N/A	776,980	480,415
Grass											
County	14	69.43	73.21	74.37	16.82	98.44	49.26	132.72	64.36 to 78.65	608,767	452,756
1	14	69.43	73.21	74.37	16.82	98.44	49.26	132.72	64.36 to 78.65	608,767	452,756
ALL	22	69.43	71.60	70.33	18.25	101.81	35.47	132.72	64.36 to 76.98	597,655	420,340

Sherman County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	3,472
Valley	1	3,960	3,960	3,960	3,405	3,220	3,220	2,835	2,835	3,584
Greeley	2	4,855	4,795	4,735	4,675	4,615	4,555	4,495	4,435	4,634
Howard	7200	4,700	4,700	4,300	4,200	3,800	3,700	3,500	3,400	4,286
Buffalo	1	5,549	5,537	5,350	5,216	3,948	4,859	4,538	4,538	5,115
Custer	1	4,372	4,375	4,000	3,900	3,649	3,650	3,600	3,573	4,041

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	1,711
Valley	1	n/a	1,860	1,860	1,860	1,825	1,825	1,825	1,705	1,812
Greeley	2	n/a	2,400	2,360	2,320	2,280	2,240	2,200	2,160	2,272
Howard	7200	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,194
Buffalo	1	2,330	2,329	2,170	2,169	2,020	2,010	1,885	1,885	2,074
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	1,936

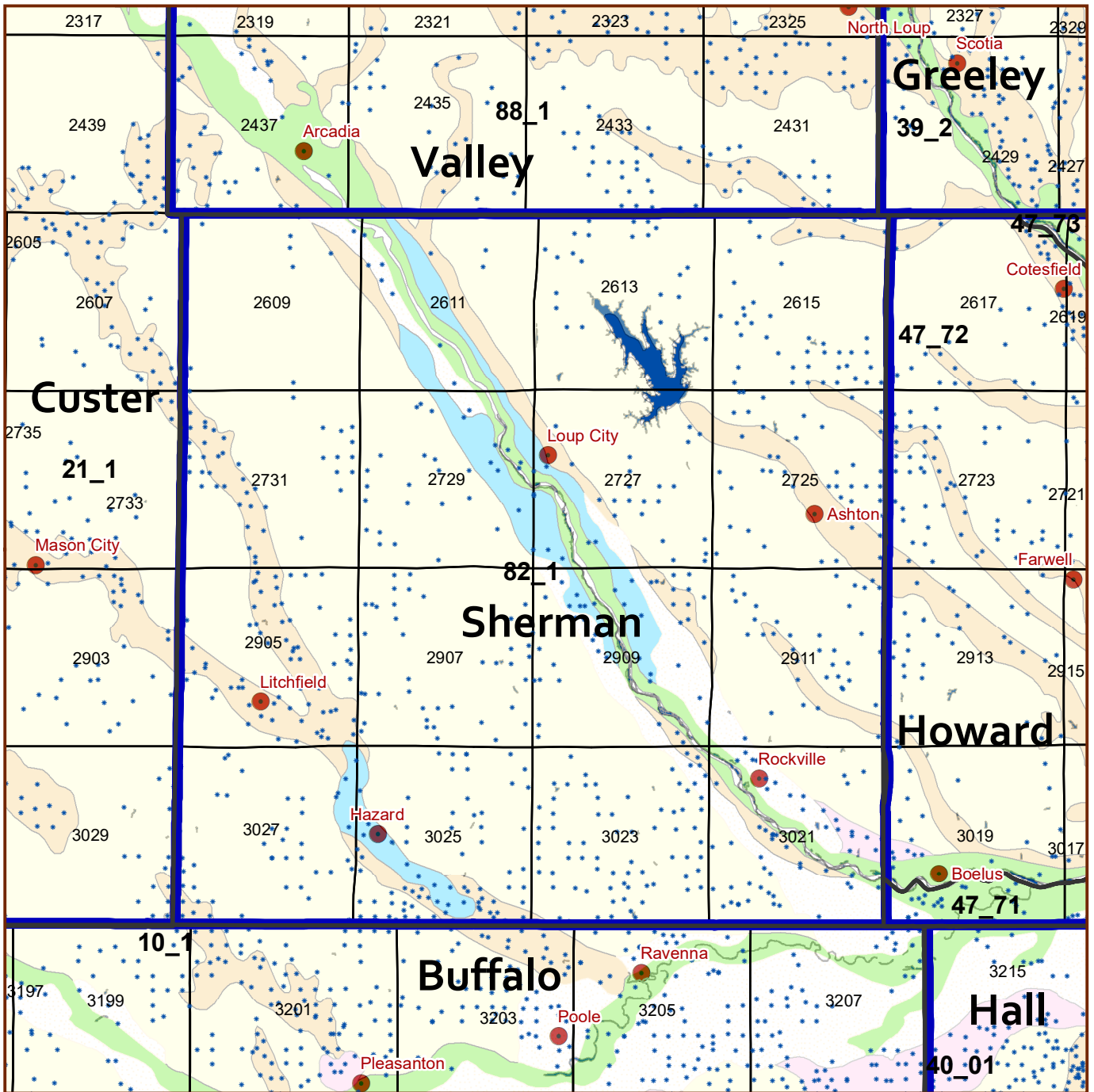
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	1,337
Valley	1	1,200	1,200	1,090	1,085	1,090	1,087	690	723	1,080
Greeley	2	1,470	1,450	1,430	1,410	1,355	1,339	n/a	1,330	1,416
Howard	7200	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,306
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	1,257
Custer	1	876	1,075	1,022	755	1,019	884	n/a	1,500	977

County	Mkt Area	CRP	TIMBER	WASTE
Sherman	1	1,430	n/a	90
Valley	1	1,100	1,141	270
Greeley	2	1,370	n/a	200
Howard	7200	1,224	n/a	784
Buffalo	1	1,202	514	490
Custer	1	1,547	n/a	50

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

SHERMAN COUNTY



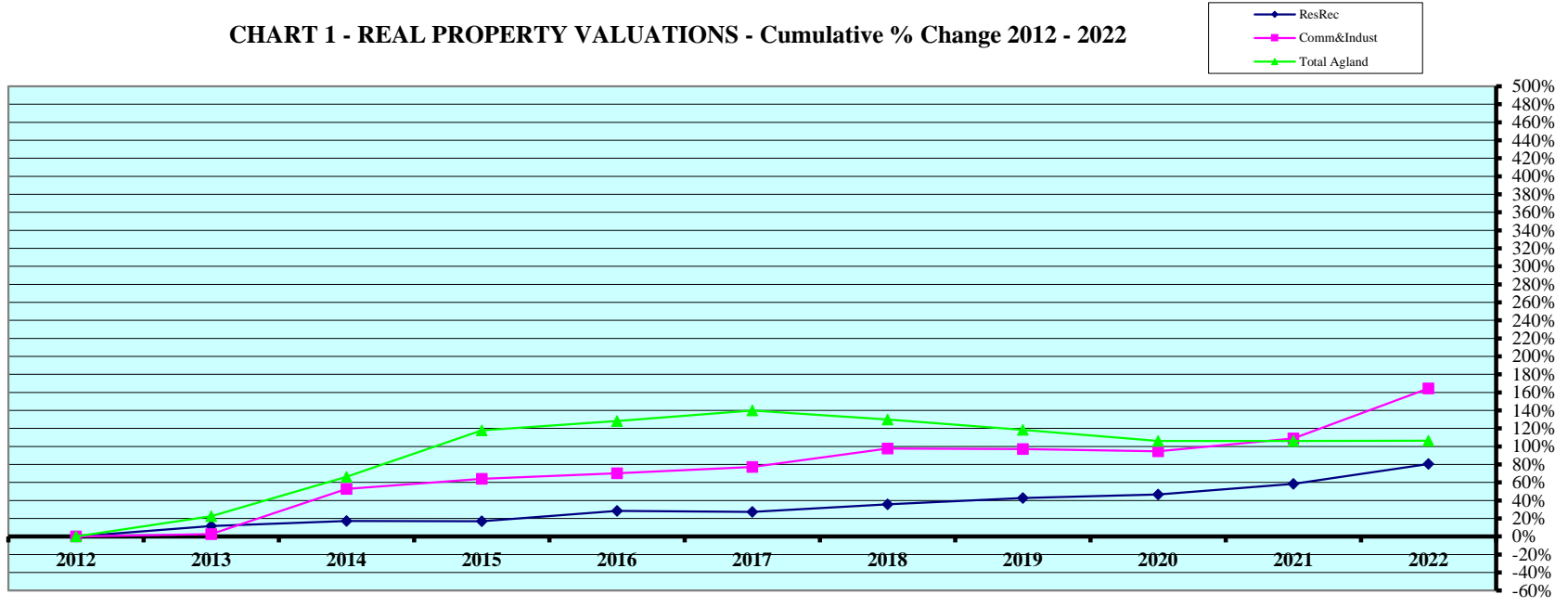
Legend

- 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 2012 - 2022



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
2012	69,837,745	-	-	-	9,304,230	-	-	-	323,588,775	-	-	-
2013	77,847,595	8,009,850	11.47%	11.47%	9,543,480	239,250	2.57%	2.57%	396,651,080	73,062,305	22.58%	22.58%
2014	81,782,395	3,934,800	5.05%	17.10%	14,230,230	4,686,750	49.11%	52.94%	538,423,310	141,772,230	35.74%	66.39%
2015	81,602,390	-180,005	-0.22%	16.85%	15,258,250	1,028,020	7.22%	63.99%	705,278,830	166,855,520	30.99%	117.96%
2016	89,779,455	8,177,065	10.02%	28.55%	15,843,680	585,430	3.84%	70.28%	738,773,845	33,495,015	4.75%	128.31%
2017	88,949,205	-830,250	-0.92%	27.37%	16,489,380	645,700	4.08%	77.22%	776,220,545	37,446,700	5.07%	139.88%
2018	94,718,365	5,769,160	6.49%	35.63%	18,380,665	1,891,285	11.47%	97.55%	744,112,255	-32,108,290	-4.14%	129.96%
2019	99,712,130	4,993,765	5.27%	42.78%	18,352,260	-28,405	-0.15%	97.25%	706,771,320	-37,340,935	-5.02%	118.42%
2020	102,410,430	2,698,300	2.71%	46.64%	18,103,480	-248,780	-1.36%	94.57%	667,170,490	-39,600,830	-5.60%	106.18%
2021	110,661,810	8,251,380	8.06%	58.46%	19,434,775	1,331,295	7.35%	108.88%	667,282,785	112,295	0.02%	106.21%
2022	126,048,165	15,386,355	13.90%	80.49%	24,607,435	5,172,660	26.62%	164.48%	667,857,725	574,940	0.09%	106.39%

Rate Annual %chg: Residential & Recreational **6.08%**

Commercial & Industrial **10.21%**

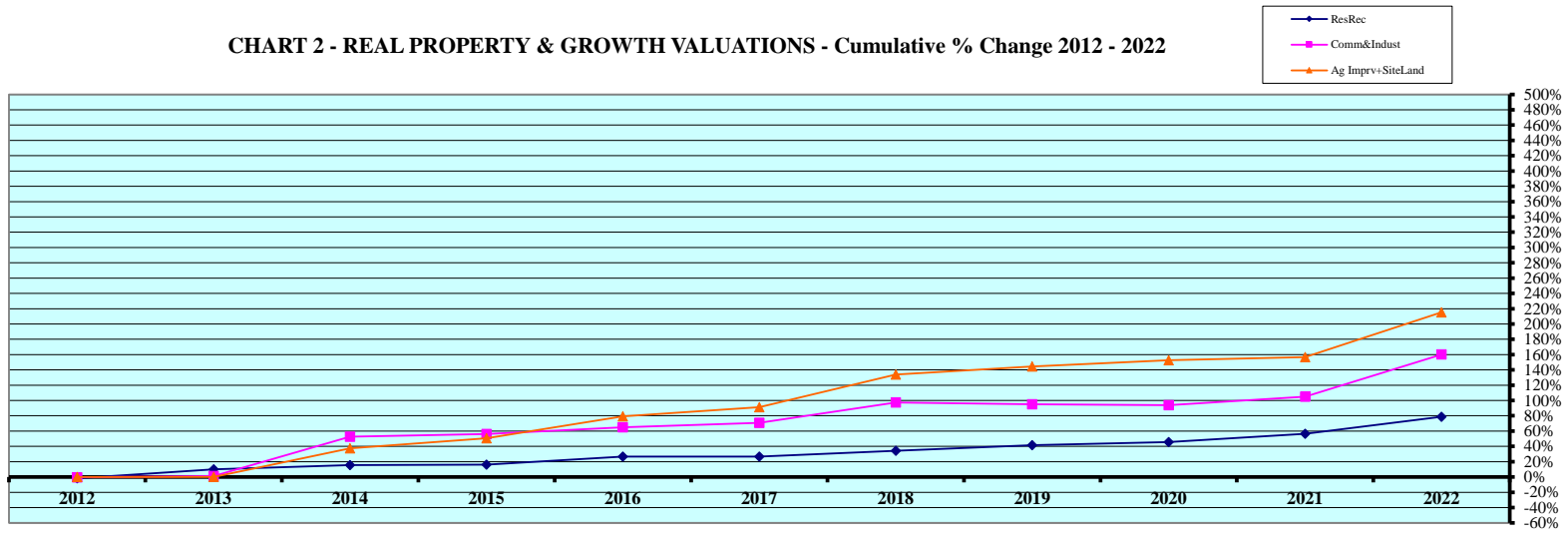
Agricultural Land **7.51%**

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.

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



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
2012	69,837,745	1,202,852	1.72%	68,634,893	-	-1.72%	9,304,230	38,475	0.41%	9,265,755	-	-0.41%
2013	77,847,595	991,065	1.27%	76,856,530	10.05%	10.05%	9,543,480	122,230	1.28%	9,421,250	1.26%	1.26%
2014	81,782,395	1,180,375	1.44%	80,602,020	3.54%	15.41%	14,230,230	23,675	0.17%	14,206,555	48.86%	52.69%
2015	81,602,390	594,400	0.73%	81,007,990	-0.95%	15.99%	15,258,250	731,317	4.79%	14,526,933	2.09%	56.13%
2016	89,779,455	1,416,729	1.58%	88,362,726	8.28%	26.53%	15,843,680	509,220	3.21%	15,334,460	0.50%	64.81%
2017	88,949,205	467,325	0.53%	88,481,880	-1.45%	26.70%	16,489,380	604,195	3.66%	15,885,185	0.26%	70.73%
2018	94,718,365	928,525	0.98%	93,789,840	5.44%	34.30%	18,380,665	5,000	0.03%	18,375,665	11.44%	97.50%
2019	99,712,130	897,520	0.90%	98,814,610	4.32%	41.49%	18,352,260	201,290	1.10%	18,150,970	-1.25%	95.08%
2020	102,410,430	659,575	0.64%	101,750,855	2.04%	45.70%	18,103,480	65,380	0.36%	18,038,100	-1.71%	93.87%
2021	110,661,810	1,479,110	1.34%	109,182,700	6.61%	56.34%	19,434,775	372,370	1.92%	19,062,405	5.30%	104.88%
2022	126,048,165	1,210,972	0.96%	124,837,193	12.81%	78.75%	24,607,435	407,525	1.66%	24,199,910	24.52%	160.10%
Rate Ann%chg	6.08%			Resid & Recreat w/o growth		5.07%	10.21%			C & I w/o growth		9.13%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	19,237,595	11,966,050	31,203,645	873,407	2.80%	30,330,238	-	-
2013	19,697,200	12,790,610	32,487,810	1,266,424	3.90%	31,221,386	0.06%	0.06%
2014	25,852,005	17,521,890	43,373,895	433,280	1.00%	42,940,615	32.17%	37.61%
2015	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	8.43%	50.72%
2016	34,706,200	22,341,325	57,047,525	1,124,810	1.97%	55,922,715	17.15%	79.22%
2017	37,768,595	23,370,855	61,139,450	1,440,640	2.36%	59,698,810	4.65%	91.32%
2018	42,736,645	30,960,250	73,696,895	674,520	0.92%	73,022,375	19.44%	134.02%
2019	49,051,480	29,744,860	78,796,340	2,562,635	3.25%	76,233,705	3.44%	144.31%
2020	49,753,110	29,938,565	79,691,675	864,795	1.09%	78,826,880	0.04%	152.62%
2021	50,749,875	30,930,600	81,680,475	1,594,980	1.95%	80,085,495	0.49%	156.65%
2022	61,198,160	38,563,640	99,761,800	1,379,965	1.38%	98,381,835	20.45%	215.29%
Rate Ann%chg	12.27%	12.41%	12.32%	Ag Imprv+Site w/o growth			10.63%	

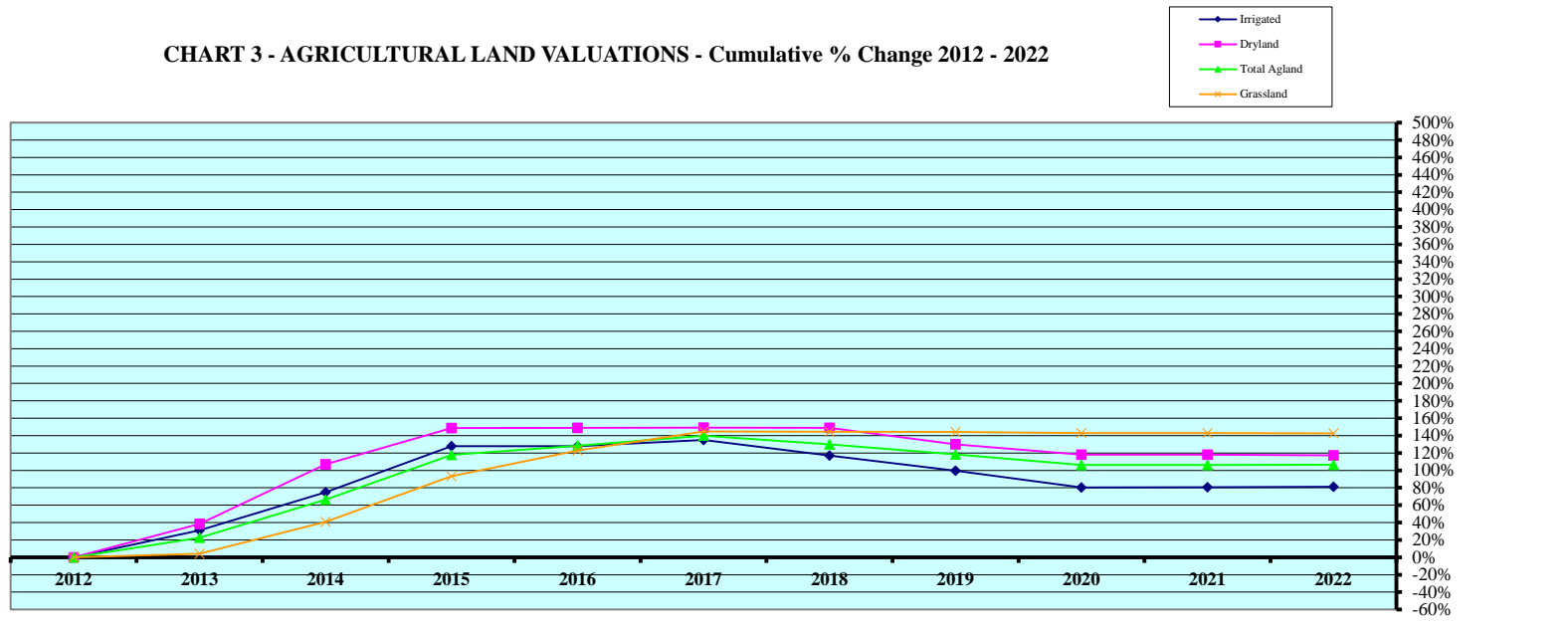
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 82
County SHERMAN

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	176,741,140	-	-	-	34,232,035	-	-	-	112,166,855	-	-	-
2013	231,856,620	55,115,480	31.18%	31.18%	47,391,400	13,159,365	38.44%	38.44%	116,935,570	4,768,715	4.25%	4.25%
2014	309,054,770	77,198,150	33.30%	74.86%	70,825,240	23,433,840	49.45%	106.90%	157,923,125	40,987,555	35.05%	40.79%
2015	402,528,370	93,473,600	30.24%	127.75%	85,098,460	14,273,220	20.15%	148.59%	216,853,125	58,930,000	37.32%	93.33%
2016	402,857,470	329,100	0.08%	127.94%	85,187,575	89,115	0.10%	148.85%	249,823,945	32,970,820	15.20%	122.73%
2017	415,368,970	12,511,500	3.11%	135.02%	85,285,875	98,300	0.12%	149.14%	274,579,220	24,755,275	9.91%	144.80%
2018	383,674,915	-31,694,055	-7.63%	117.08%	85,190,520	-95,355	-0.11%	148.86%	274,259,450	-319,770	-0.12%	144.51%
2019	353,024,610	-30,650,305	-7.99%	99.74%	78,766,070	-6,424,450	-7.54%	130.09%	273,993,270	-266,180	-0.10%	144.27%
2020	319,012,075	-34,012,535	-9.63%	80.50%	74,687,085	-4,078,985	-5.18%	118.18%	272,545,525	-1,447,745	-0.53%	142.98%
2021	319,330,525	318,450	0.10%	80.68%	74,626,920	-60,165	-0.08%	118.00%	272,399,535	-145,990	-0.05%	142.85%
2022	320,445,595	1,115,070	0.35%	81.31%	74,429,675	-197,245	-0.26%	117.43%	272,051,160	-348,375	-0.13%	142.54%

Rate Ann.%chg: Irrigated **6.13%** Dryland **8.08%** Grassland **9.26%**

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
2012	34,425	-	-	-	414,320	-	-	-	323,588,775	-	-	-
2013	34,425	0	0.00%	0.00%	433,065	18,745	4.52%	4.52%	396,651,080	73,062,305	22.58%	22.58%
2014	36,820	2,395	6.96%	6.96%	583,355	150,290	34.70%	40.80%	538,423,310	141,772,230	35.74%	66.39%
2015	66,600	29,780	80.88%	93.46%	732,275	148,920	25.53%	76.74%	705,278,830	166,855,520	30.99%	117.96%
2016	66,600	0	0.00%	93.46%	838,255	105,980	14.47%	102.32%	738,773,845	33,495,015	4.75%	128.31%
2017	65,500	-1,100	-1.65%	90.27%	920,980	82,725	9.87%	122.29%	776,220,545	37,446,700	5.07%	139.88%
2018	66,390	890	1.36%	92.85%	920,980	0	0.00%	122.29%	744,112,255	-32,108,290	-4.14%	129.96%
2019	66,390	0	0.00%	92.85%	920,980	0	0.00%	122.29%	706,771,320	-37,340,935	-5.02%	118.42%
2020	78,135	11,745	17.69%	126.97%	847,670	-73,310	-7.96%	104.59%	667,170,490	-39,600,830	-5.60%	106.18%
2021	78,135	0	0.00%	126.97%	847,670	0	0.00%	104.59%	667,282,785	112,295	0.02%	106.21%
2022	78,640	505	0.65%	128.44%	852,655	4,985	0.59%	105.80%	667,857,725	574,940	0.09%	106.39%

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

Rate Ann.%chg: Total Agric Land **7.51%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	175,683,975	89,588	1,961			34,420,640	44,714	770			112,763,110	205,208	550		
2013	230,928,135	90,599	2,549	29.98%	29.98%	47,712,165	44,358	1,076	39.73%	39.73%	117,428,850	204,554	574	4.47%	4.47%
2014	309,057,025	91,152	3,391	33.02%	72.90%	71,175,290	43,953	1,619	50.55%	110.36%	158,345,060	204,391	775	34.95%	40.98%
2015	402,587,680	91,364	4,406	29.96%	124.70%	85,114,480	43,748	1,946	20.14%	152.74%	217,556,810	204,160	1,066	37.55%	93.92%
2016	402,607,600	91,372	4,406	0.00%	124.69%	85,141,850	43,747	1,946	0.04%	152.82%	249,693,345	203,455	1,227	15.17%	123.34%
2017	415,363,580	91,498	4,540	3.03%	131.49%	85,253,730	43,809	1,946	-0.01%	152.80%	274,542,340	203,658	1,348	9.84%	145.32%
2018	383,674,920	91,863	4,177	-8.00%	112.98%	85,229,535	43,797	1,946	0.00%	152.79%	274,141,045	203,362	1,348	0.00%	145.32%
2019	353,024,610	91,837	3,844	-7.96%	96.02%	78,766,075	44,020	1,789	-8.05%	132.44%	273,993,045	203,249	1,348	0.00%	145.32%
2020	318,955,940	91,866	3,472	-9.68%	77.05%	74,678,255	43,661	1,710	-4.41%	122.19%	272,486,215	203,483	1,339	-0.66%	143.69%
2021	319,322,255	91,977	3,472	-0.01%	77.04%	74,893,240	43,777	1,711	0.02%	122.24%	272,228,095	203,311	1,339	-0.01%	143.67%
2022	320,445,595	92,300	3,472	0.00%	77.04%	74,429,035	43,511	1,711	-0.01%	122.21%	272,045,295	203,168	1,339	0.00%	143.68%

Rate Annual %chg Average Value/Acre: 5.88%

8.31%

9.32%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	30,850	343	90			0	0				322,898,575	339,852	950		
2013	34,425	382	90	0.00%	0.00%	0	0				396,103,575	339,894	1,165	22.66%	22.66%
2014	34,425	382	90	0.00%	0.00%	0	0				538,611,800	339,878	1,585	35.98%	66.79%
2015	66,600	740	90	0.02%	0.02%	0	0				705,325,570	340,012	2,074	30.90%	118.33%
2016	66,600	740	90	0.00%	0.02%	838,255	686	1,223			738,347,650	339,999	2,172	4.69%	128.56%
2017	66,600	740	90	0.00%	0.02%	920,980	686	1,343	9.87%		776,147,230	340,391	2,280	5.00%	139.99%
2018	65,500	728	90	0.00%	0.02%	920,980	686	1,343	0.00%		744,031,980	340,435	2,186	-4.15%	130.03%
2019	66,390	737	90	0.00%	0.02%	920,980	686	1,343	0.00%		706,771,100	340,528	2,076	-5.03%	118.45%
2020	77,395	860	90	0.00%	0.02%	852,655	686	1,244	-7.42%		667,050,460	340,555	1,959	-5.63%	106.16%
2021	78,645	874	90	0.00%	0.02%	847,670	686	1,237	-0.58%		667,369,905	340,623	1,959	0.03%	106.21%
2022	78,645	874	90	0.00%	0.02%	852,655	686	1,244	0.59%		667,851,225	340,538	1,961	0.10%	106.41%

82
SHERMAN

Rate Annual %chg Average Value/Acre: 7.52%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,959	SHERMAN	32,774,205	9,212,514	21,970,462	92,688,160	24,337,950	269,485	33,360,005	667,857,725	61,198,160	38,563,640	0	982,232,306
cnty sectorvalue % of total value:		3.34%	0.94%	2.24%	9.44%	2.48%	0.03%	3.40%	67.99%	6.23%	3.93%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
194	ASHTON	544,483	147,606	1,265	7,299,110	2,514,030	0	0	61,595	0	0	0	10,568,089
6.56%	%sector of county sector	1.66%	1.60%	0.01%	7.87%	10.33%			0.01%				1.08%
	%sector of municipality	5.15%	1.40%	0.01%	69.07%	23.79%			0.58%				100.00%
70	HAZARD	831,540	547,777	1,960,702	4,548,000	369,680	0	0	0	0	0	0	8,257,699
2.37%	%sector of county sector	2.54%	5.95%	8.92%	4.91%	1.52%							0.84%
	%sector of municipality	10.07%	6.63%	23.74%	55.08%	4.48%							100.00%
262	LITCHFIELD	2,180,140	822,560	1,523,293	9,526,515	3,697,055	0	0	0	0	0	0	17,749,563
8.85%	%sector of county sector	6.65%	8.93%	6.93%	10.28%	15.19%							1.81%
	%sector of municipality	12.28%	4.63%	53.67%	8.58%	20.83%							100.00%
1,029	LOUP CITY	1,384,618	1,006,867	152,684	42,650,960	13,358,615	269,485	0	0	0	0	0	58,823,229
34.78%	%sector of county sector	4.22%	10.93%	0.69%	46.02%	54.89%	100.00%						5.99%
	%sector of municipality	2.35%	1.71%	0.26%	72.51%	22.71%	0.46%						100.00%
106	ROCKVILLE	143,864	149,287	2,106	3,000,850	604,575	0	0	0	0	0	0	3,900,682
3.58%	%sector of county sector	0.44%	1.62%	0.01%	3.24%	2.48%							0.40%
	%sector of municipality	3.69%	3.83%	0.05%	76.93%	15.50%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
1,662	Total Municipalities	5,084,645	2,674,097	3,640,050	67,025,439	20,543,957	269,486	0	61,595	0	0	0	99,299,267
56.15%	%all municip.sectors of cnty	15.51%	29.03%	16.57%	72.31%	84.41%	100.00%		0.01%				10.11%

82 SHERMAN

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

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 3,855

Value : 932,904,550

Growth 3,100,355

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	210	999,650	16	281,200	19	236,170	245	1,517,020	
02. Res Improve Land	890	4,964,140	56	2,304,290	92	4,949,845	1,038	12,218,275	
03. Res Improvements	893	68,031,740	57	5,871,770	104	12,805,505	1,054	86,709,015	
04. Res Total	1,103	73,995,530	73	8,457,260	123	17,991,520	1,299	100,444,310	1,452,140
% of Res Total	84.91	73.67	5.62	8.42	9.47	17.91	33.70	10.77	46.84
05. Com UnImp Land	43	227,355	2	21,535	0	0	45	248,890	
06. Com Improve Land	157	1,313,985	6	145,025	5	171,010	168	1,630,020	
07. Com Improvements	160	19,356,555	6	1,233,350	7	2,345,165	173	22,935,070	
08. Com Total	203	20,897,895	8	1,399,910	7	2,516,175	218	24,813,980	360,795
% of Com Total	93.12	84.22	3.67	5.64	3.21	10.14	5.65	2.66	11.64
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	0.03	0.00
13. Rec UnImp Land	0	0	0	0	4	173,645	4	173,645	
14. Rec Improve Land	0	0	0	0	291	13,492,665	291	13,492,665	
15. Rec Improvements	0	0	0	0	292	24,361,665	292	24,361,665	
16. Rec Total	0	0	0	0	296	38,027,975	296	38,027,975	447,930
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.68	4.08	14.45
Res & Rec Total	1,103	73,995,530	73	8,457,260	419	56,019,495	1,595	138,472,285	1,900,070
% of Res & Rec Total	69.15	53.44	4.58	6.11	26.27	40.46	41.37	14.84	61.29
Com & Ind Total	204	21,167,380	8	1,399,910	7	2,516,175	219	25,083,465	360,795
% of Com & Ind Total	93.15	84.39	3.65	5.58	3.20	10.03	5.68	2.69	11.64
17. Taxable Total	1,307	95,162,910	81	9,857,170	426	58,535,670	1,814	163,555,750	2,260,865
% of Taxable Total	72.05	58.18	4.47	6.03	23.48	35.79	47.06	17.53	72.92

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	3	551,205	6,416,345	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	3	551,205	6,416,345
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	551,205	6,416,345

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	357	538

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	61,595	104	22,052,030	1,161	368,128,290	1,266	390,241,915
28. Ag-Improved Land	0	0	72	18,773,110	682	272,628,725	754	291,401,835
29. Ag Improvements	0	0	74	8,903,230	701	78,801,820	775	87,705,050

30. Ag Total				2,041	769,348,800
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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	2	2.00	29,000	
32. HomeSite Improv Land	0	0.00	0	47	47.65	696,000	
33. HomeSite Improvements	0	0.00	0	50	0.00	6,514,525	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	2.00	6,000	
36. FarmSite Improv Land	0	0.00	0	63	182.09	544,520	
37. FarmSite Improvements	0	0.00	0	71	0.00	2,388,705	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	111	319.83	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	29	29.00	420,500	31	31.00	449,500	
32. HomeSite Improv Land	380	391.09	5,663,000	427	438.74	6,359,000	
33. HomeSite Improvements	406	0.00	49,065,690	456	0.00	55,580,215	526,015
34. HomeSite Total				487	469.74	62,388,715	
35. FarmSite UnImp Land	60	106.32	238,560	62	108.32	244,560	
36. FarmSite Improv Land	578	2,072.58	6,177,990	641	2,254.67	6,722,510	
37. FarmSite Improvements	663	0.00	29,736,130	734	0.00	32,124,835	313,475
38. FarmSite Total				796	2,362.99	39,091,905	
39. Road & Ditches	1,440	4,972.20	0	1,551	5,292.03	0	
40. Other- Non Ag Use	1	2.04	805	2	9.68	3,825	
41. Total Section VI				1,283	8,134.44	101,484,445	839,490

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	943,825	2	435.25	943,825
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	10,858.30	11.76%	39,849,950	12.44%	3,670.00
46. 1A	12,663.91	13.72%	46,476,555	14.50%	3,670.00
47. 2A1	12,059.94	13.07%	42,692,240	13.32%	3,540.00
48. 2A	9,225.09	9.99%	32,656,830	10.19%	3,540.00
49. 3A1	2,150.98	2.33%	7,345,630	2.29%	3,415.02
50. 3A	645.04	0.70%	2,202,840	0.69%	3,415.04
51. 4A1	20,808.03	22.54%	69,498,835	21.69%	3,340.00
52. 4A	23,893.36	25.89%	79,739,415	24.88%	3,337.30
53. Total	92,304.65	100.00%	320,462,295	100.00%	3,471.79
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,514.40	17.27%	14,352,575	19.28%	1,910.01
56. 2D1	4,103.67	9.43%	7,427,665	9.98%	1,810.01
57. 2D	5,222.72	12.00%	9,453,105	12.70%	1,810.00
58. 3D1	758.51	1.74%	1,297,050	1.74%	1,710.00
59. 3D	481.76	1.11%	823,805	1.11%	1,709.99
60. 4D1	12,388.63	28.47%	20,007,845	26.88%	1,615.02
61. 4D	13,039.59	29.97%	21,063,620	28.30%	1,615.36
62. Total	43,509.28	100.00%	74,425,665	100.00%	1,710.57
Grass					
63. 1G1	18,438.41	9.08%	25,737,725	9.46%	1,395.88
64. 1G	1,468.35	0.72%	2,048,405	0.75%	1,395.04
65. 2G1	102,192.28	50.30%	137,513,920	50.55%	1,345.64
66. 2G	61,120.43	30.08%	82,473,580	30.32%	1,349.36
67. 3G1	19,525.53	9.61%	23,823,155	8.76%	1,220.10
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	422.53	0.21%	448,315	0.16%	1,061.03
71. Total	203,167.53	100.00%	272,045,100	100.00%	1,339.02
Irrigated Total					
Irrigated Total	92,304.65	27.11%	320,462,295	47.98%	3,471.79
Dry Total					
Dry Total	43,509.28	12.78%	74,425,665	11.14%	1,710.57
Grass Total					
Grass Total	203,167.53	59.66%	272,045,100	40.73%	1,339.02
72. Waste	873.60	0.26%	78,640	0.01%	90.02
73. Other	685.52	0.20%	852,655	0.13%	1,243.81
74. Exempt	2.31	0.00%	9,085	0.00%	3,932.90
75. Market Area Total	340,540.58	100.00%	667,864,355	100.00%	1,961.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	16.65	61,105	6,135.73	21,542,295	86,152.27	298,858,895	92,304.65	320,462,295
77. Dry Land	0.00	0	3,186.23	5,508,955	40,323.05	68,916,710	43,509.28	74,425,665
78. Grass	0.35	490	9,147.06	12,357,715	194,020.12	259,686,895	203,167.53	272,045,100
79. Waste	0.00	0	122.94	11,065	750.66	67,575	873.60	78,640
80. Other	0.00	0	101.85	126,570	583.67	726,085	685.52	852,655
81. Exempt	0.40	6,420	0.00	0	1.91	2,665	2.31	9,085
82. Total	17.00	61,595	18,693.81	39,546,600	321,829.77	628,256,160	340,540.58	667,864,355

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	92,304.65	27.11%	320,462,295	47.98%	3,471.79
Dry Land	43,509.28	12.78%	74,425,665	11.14%	1,710.57
Grass	203,167.53	59.66%	272,045,100	40.73%	1,339.02
Waste	873.60	0.26%	78,640	0.01%	90.02
Other	685.52	0.20%	852,655	0.13%	1,243.81
Exempt	2.31	0.00%	9,085	0.00%	3,932.90
Total	340,540.58	100.00%	667,864,355	100.00%	1,961.19

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	0	1	21,360	4	445,080	5	466,440	51,925
83.2 Acreage	38	691,015	152	7,539,250	162	18,883,675	200	27,113,940	658,450
83.3 Ashton	44	167,540	125	473,325	125	6,844,355	169	7,485,220	30,245
83.4 Hazard	18	161,235	46	346,780	47	4,061,375	65	4,569,390	0
83.5 Litchfield	24	112,965	129	840,810	131	8,491,675	155	9,445,450	97,035
83.6 Loup City	92	446,140	519	2,983,110	519	45,569,135	611	48,998,385	614,485
83.7 Rockville	32	111,770	69	198,805	70	2,714,740	102	3,025,315	0
83.8 Sherman Lake	0	0	288	13,307,500	288	24,060,645	288	37,368,145	447,930
84 Residential Total	249	1,690,665	1,329	25,710,940	1,346	111,070,680	1,595	138,472,285	1,900,070

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	10	34,925	17	75,740	18	2,399,135	28	2,509,800	0
85.2 Hazard	4	21,300	5	31,490	6	316,890	10	369,680	0
85.3 Litchfield	16	83,545	30	153,415	31	3,460,095	47	3,697,055	0
85.4 Loup City	10	76,985	96	1,091,690	96	12,817,595	106	13,986,270	264,475
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	3,578,515	15	3,916,085	96,320
86 Commercial Total	45	248,890	169	1,711,680	174	23,122,895	219	25,083,465	360,795

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	18,124.43	9.11%	25,284,025	9.51%	1,395.02
88. 1G	1,468.35	0.74%	2,048,405	0.77%	1,395.04
89. 2G1	101,431.89	50.99%	136,426,555	51.29%	1,345.01
90. 2G	57,991.42	29.15%	77,999,100	29.32%	1,345.01
91. 3G1	19,496.23	9.80%	23,785,355	8.94%	1,220.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	422.53	0.21%	448,315	0.17%	1,061.03
95. Total	198,934.85	100.00%	265,991,755	100.00%	1,337.08
CRP					
96. 1C1	313.98	7.42%	453,700	7.50%	1,445.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	760.39	17.96%	1,087,365	17.96%	1,430.01
99. 2C	3,129.01	73.93%	4,474,480	73.92%	1,430.00
100. 3C1	29.30	0.69%	37,800	0.62%	1,290.10
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	4,232.68	100.00%	6,053,345	100.00%	1,430.14
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	198,934.85	97.92%	265,991,755	97.77%	1,337.08
CRP Total	4,232.68	2.08%	6,053,345	2.23%	1,430.14
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	203,167.53	100.00%	272,045,100	100.00%	1,339.02

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

82 Sherman

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	92,688,160	100,444,310	7,756,150	8.37%	1,452,140	6.80%
02. Recreational	33,360,005	38,027,975	4,667,970	13.99%	447,930	12.65%
03. Ag-Homesite Land, Ag-Res Dwelling	61,198,160	62,388,715	1,190,555	1.95%	526,015	1.09%
04. Total Residential (sum lines 1-3)	187,246,325	200,861,000	13,614,675	7.27%	2,426,085	5.98%
05. Commercial	24,337,950	24,813,980	476,030	1.96%	360,795	0.47%
06. Industrial	269,485	269,485	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	24,607,435	25,083,465	476,030	1.93%	360,795	0.47%
08. Ag-Farmsite Land, Outbuildings	38,559,815	39,091,905	532,090	1.38%	313,475	0.57%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,825	3,825	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	38,563,640	39,095,730	532,090	1.38%	313,475	0.57%
12. Irrigated	320,445,595	320,462,295	16,700	0.01%		
13. Dryland	74,429,675	74,425,665	-4,010	-0.01%		
14. Grassland	272,051,160	272,045,100	-6,060	0.00%		
15. Wasteland	78,640	78,640	0	0.00%		
16. Other Agland	852,655	852,655	0	0.00%		
17. Total Agricultural Land	667,857,725	667,864,355	6,630	0.00%		
18. Total Value of all Real Property (Locally Assessed)	918,275,125	932,904,550	14,629,425	1.59%	3,100,355	1.26%

2023 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:
	1
5.	Number of shared employees:
	The part-time employee is sometimes shared with the county treasurer office
6.	Assessor's requested budget for current fiscal year:
	\$159,003.00
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,700
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:
	\$11,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Amount of last year's assessor's budget not used:
	\$17,612.62

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?
	Yes, but not as much as before
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?
	The maintenance of the GIS system is shared between the county assessor, deputy assessor, and the vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2020

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?
	Loup City has its own zoning, and Ashton, Rockville, Litchfield & Hazard are governed by county zoning.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Lake Mack - Bryan Hill
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
	Lake Mack - Bryan Hill
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements; however, the appraiser is a Certified General Appraiser
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

2023 Residential Assessment Survey for Sherman County

1.	Valuation data collection done by:														
	The county assessor and deputy assessor														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
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AG OB	Agricultural Outbuildings														
3.	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.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Yes, depreciation tables are developed using local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	Residential lot values are determined through the square foot method.														
7.	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.														
8.	Are there form 191 applications on file?														

no

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

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

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2021	6/2021	2021	2016-2017
2	2021	6/2021	2021	2023
10	2021	6/2021	2021	2023
15	2021	6/2021	2021	2016-2020
AG DW	2021	6/2021	2021	2019-2022
AG OB	2021	6/2021	2021	2019-2022

2023 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 the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.						
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3.	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.													
3a.	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.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation studies are developed using local market information.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	N/A													
6.	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.													
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1	2021	2021	2021	2021										

2023 Agricultural Assessment Survey for Sherman County

1.	Valuation data collection done by:						
	The county assessor and deputy assessor.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No discernible differences have been determined for agricultural land.	2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No discernible differences have been determined for agricultural land.	2022					
3.	Describe the process used to determine and monitor market areas.						
	Annually sales are plotted, topography and geographic characteristics are reviewed.						
4.	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.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	No separate analysis has been done on intensive use.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
7a.	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>						
8a.	How many parcels have a special valuation application on file?						
	2 applications						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						

8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2022
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 2022 County Abstract, Sherman County consists of 3,840 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1297	34.00%	9.96%
Commercial	218	5.70%	2.58%
Industrial	1	.03%	.02%
Recreational	298	7.82 %	3.56%
Agricultural	2026	52.76%	83.86%
Special Value	-	---	---

Agricultural land - taxable acres 340,537.84 with a value of 667,851,225

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 and Part time Clerk.

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 2022:

<u>Property Class</u>	<u>Median</u>
Residential	99.00
Commercial	100.00
Agricultural Land	74.00
Special Value Agland	N/A

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2022 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2023:

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.

Review Ashton Vill, Rockvill Vill , Hazard with new pictures and update any information we find out on review.

We also will review and take new pictures of the Cabins and the Marina area.

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.

Property reviews with new pictures will be in place for the Townships of Scott, Hazard and Bristol. We will enter all data from the reviews of the rural improvements and out buildings. We will take pictures of all the parcels.

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 2024:

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.

Review Loup City and Litchfield with new pictures and update any information we find out on review.

Property reviews with new photos will be in place for the acreages. We also will review and take new pictures of the Cabin and Marina area.

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 Oak Creek, Logan and Washington with new pictures and update any information 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 2025:

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 Ashton, Loup City, Webster and Elm with new pictures and update any information 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 2022 finds 2 TIF's in Loup City City and 1 in Litchfield Village with a TIF Excess Value of 6,150,265

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.