



**2019 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**THAYER COUNTY**



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Thayer 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 Thayer 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: Amy Peterson, Thayer County Assessor

# Table of Contents

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## **2019 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

## ***Statistical Reports and Displays:***

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

## ***County Reports:***

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

## Introduction

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[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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.

### **Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

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

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in 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 Section 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 county's sales verification and qualification procedures 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.

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'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 professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

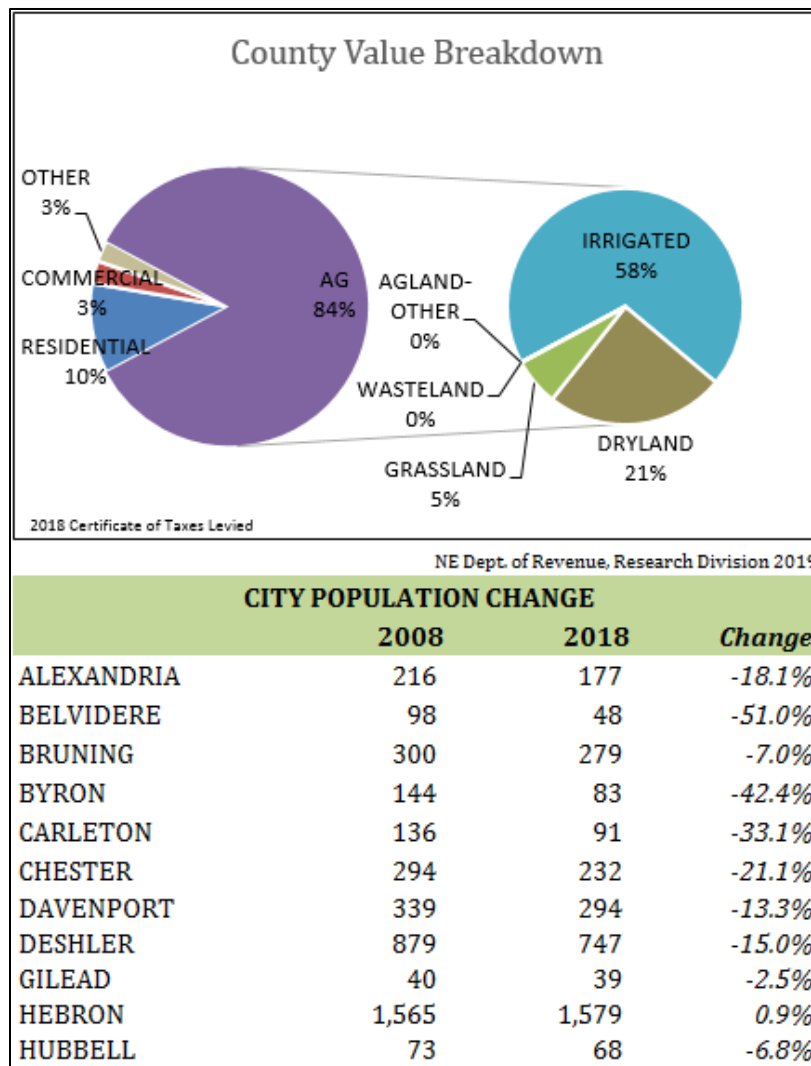
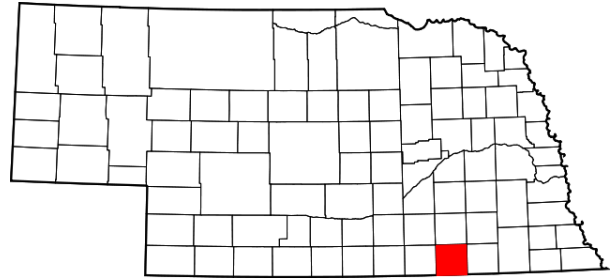
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods 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 574 square miles, Thayer County had 5,045 residents, per the Census Bureau Quick Facts for 2017, a 4% population decline from the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$67,875 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there were 212 employer establishments with total employment of 1,974, a 6% decrease in total employment from the prior year.

Agricultural land makes up approximately 84% of Thayer County's valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).



## **2019 Residential Correlation for Thayer County**

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### ***Assessment Actions***

For the current assessment year, on-site reviews were done in Alexandria and Gilead and lot studies were completed as well. All rural acreage improvements were reviewed on-site in the south half of the county. A sales study was completed for each assessor location and if needed adjustments in economic depreciation were applied to maintain an acceptable level of value. Bruning's economic depreciation was lowered from 25% to 20% based on the sales in the market. Work on gWorks cadastral maps were continued on towns in Thayer County. Drone aerials of all rural improvements were completed and on-site reviews was conducted on all parcels where changes were noted.

### ***Assessment Practice Review***

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done on a timely basis and for accuracy. The Thayer County Assessor has done an acceptable job in both of these categories. The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card. AVU values were reported without errors. If there were discrepancies between the scanned Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Thayer County's usability rate was 47%. The disqualified sales had comments that typically provided a plausible explanation of why the sales were disqualified. The review of Thayer County revealed that no apparent bias exists.

Valuation groups were examined. The review and analysis indicates that the county identifies 15 assessor locations for the residential property class. The possibility of combining some of these was discussed with the county assessor. The county's inspection and review cycle for all real property was also discussed with the county assessor. The Thayer County Assessor is on schedule to comply with the six-year inspection and review requirement.

## 2019 Residential Correlation for Thayer County

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Lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lot values are continuously reviewed as part of the ongoing inspection process. Each time the depreciation is updated the land values are reviewed and affirmed or updated if necessary. The Thayer County Assessor reviews lot values to coincide with their six-year inspection and review cycle and are consistent. All costing tables are up to date. The Thayer County Assessor has a written valuation methodology and has updated their three-year plan.

### *Description of Analysis*

Residential parcels are analyzed utilizing 14 Valuation Groups that are based on the numerous assessor locations in the county.

Valuation Group	Description
1	Hebron
2	Alexandria
3	Belvidere
4	Bruning
5	Byron
6	Carleton
7	Chester
8	Davenport
9	Deshler
10	Gilead
11	Hubbell
12	Acreage
13	Recreational
14	Subdivisions

For the residential property class, a review of Thayer County's statistical analysis profiles 115 residential sales, representing twelve valuation groups. Valuation Group 1, Hebron constitutes about 43% of the sales in the residential class of property and is the county seat as well as the retail anchor of the county. Overall, all three measures of central tendency are within the acceptable range. The COD supports the uniformity of the assessments. However, the PRD shows slight regressivity. Review of the individual valuation groups show that Valuation Groups 1, 2, 4, 8 and 9 all have a sufficient number of sales for measurement purposes and have medians within the range. Valuation Groups 2, 3, 5, 7, 10, 11, 12, 14 each contain too few sales for reliability on the median. Review of the historical value changes over the past decade for the smaller valuation groups show that the villages within Thayer County have changed annually at approximately 1-4%. This appears to be similar to the changes seen in the villages of the neighboring counties. This helps support that the smaller villages have kept pace with the appreciating market and are thought

## 2019 Residential Correlation for Thayer County

to have achieved the statutory level. While some individual subclasses with small numbers of sales may not be reliable, the collective group of residential sales do indicate a representative group overall

A review of the preliminary statistical profile using the 2018 values compared to the R&O profile using the 2019 values shows a change in the sample of 4%. A review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows residential with a 2% increase (excluding growth) and this indicates the residential base (unsold property) was treated in a similar manner to the sold (sample).

### *Equalization and Quality of Assessment*

The assessment practices have been reviewed and the statistical profile indicates all the valuation groups with an adequate number of sales are within the acceptable range. Review of the annual assessment changes to the smaller villages along with the assessment practices support that Valuation Group 2, 3, 5, 7, 10, 11, 12 and 14 have also achieved an acceptable level of value. The quality of assessment of residential property in Thayer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	50	98.26	97.63	93.89	11.98	103.98
2	3	101.96	96.83	90.90	08.46	106.52
3	1	72.41	72.41	72.41	00.00	100.00
4	10	98.44	100.02	95.31	12.10	104.94
5	4	106.80	106.25	104.52	12.63	101.66
7	4	117.29	119.87	115.36	10.64	103.91
8	11	94.81	92.64	89.27	11.26	103.78
9	19	95.12	97.83	86.99	21.31	112.46
10	1	124.88	124.88	124.88	00.00	100.00
11	2	68.20	68.20	73.79	19.15	92.42
12	8	99.21	101.95	93.47	24.40	109.07
14	2	75.41	75.41	74.78	08.23	100.84
____ALL____	115	97.44	97.87	91.52	15.65	106.94

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Thayer County is represented by the median ratio of 97%.

## 2019 Commercial Correlation for Thayer County

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### *Assessment Actions*

On-site reviews of improvements and lot studies were conducted in the towns of Alexandria and Gilead and Hebron Rural commercial parcels in the south half of the county. GEO Codes 4471, 4473, 4475, 4477, 4391, 4389 & 4385 were reviewed on site. After analysis, an economic depreciation adjustment was made in Hebron from 15% to 10% and the lot value increased \$0.25 a square foot.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the state sales file to see if it was done on a timely basis and for accuracy. The Thayer County Assessor has done an acceptable job in both of these categories. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were discrepancies between the Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county assessor's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Thayer County's usability rate was 30%. The disqualified sales had comments and the comments typically provide an explanation of why the sales were disqualified. The county assessor had disqualified a larger percentage of sales than other similar counties. Low levels of sale utilization may indicate excessive trimming by the county assessor. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of commercial property. Thayer County disqualified a number of sales that were substantially changed, sold at salvage value, and exempt for foreclosure. In reviewing the county information there appears to be no apparent bias that exists and all arm's-length sales were available for the measurement of real property. Further review shows that the utilization percentage has historically been low.

Thayer Usability	2018	2017	2016	2015	2014	2013	2012	2011
Commercial	30%	17%	13%	16%	18%	22%	25 %	25%

## 2019 Commercial Correlation for Thayer County

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The valuation groups were examined; the review and analysis indicates that the county assessor identifies five economic areas for the commercial property class. The county's inspection and review cycle for all real property was also discussed with the county assessor. The Thayer County Assessor is on schedule to comply with the six-year inspection and review requirement.

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. The county assessor reviewed and updated lot values in conjunction with their market analysis for the commercial class of properties. All of the land values on commercial property in the rural locations of the county were updated during 2016 for 2017. The Thayer County Assessor has a written valuation methodology and updated three-year plan.

### *Description of Analysis*

Commercial parcels are analyzed utilizing five valuation groups that are based on numerous assessor locations in the county. Valuation Group 4 consists of villages and small towns.

Valuation Group	Description
1	Hebron
2	Bruning
3	Deshler
4	Small Towns: Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead & Hubbell
5	Rural

For the commercial property class, a review of the Thayer county statistical profile includes 14 commercial sales, representing three valuation groups comprised of 12 different occupancy codes. The small sample of sales is outside the acceptable range; however the county assessor did adjust the largest valuation group, Hebron, to bring it into the acceptable range. The overall median is being pulled down by small samples of sales in Valuation Groups 3 and 4, which represent the smallest villages in the Thayer County. Review of the sales, indicates that the average sale price of these parcels is all under \$30,000. The County Abstract of Assessment, Form 45, Schedule XII indicates that when Hebron and the rural areas are excluded, the average assessed value of commercial properties in Thayer County's villages is closer to \$77,000, suggesting that the sold properties do not adequately represent the population.

A review of assessment practices and valuation changes supports that the county has kept the cost and depreciation tables updated and they are within the six-year inspection and review cycle. There

## **2019 Commercial Correlation for Thayer County**

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are not a sufficient amount of sales to represent or measure either the overall class or any subclass of the commercial property.

### ***Equalization and Quality of Assessment***

Based on the review of assessment practices, the quality of assessment of commercial property in Thayer County complies with generally accepted mass appraisal techniques.

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

Based on analysis of all available information, the level of value of the commercial class of real property in Thayer County is 100%.

## **2019 Agricultural Correlation for Thayer County**

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### ***Assessment Actions***

For assessment year 2019, the Thayer County Assessor conducted a market analysis of agricultural sales by land classification group and market area. The county assessor determined that value adjustments were needed to comply with statistical measures of value. All pick-up work of new improvements on agricultural parcels were completed. The land use was also updated on any records where changes had been reported or observed. The Thayer County Assessor decreased irrigated land by 6%, decreased dryland 21% and decreased grassland 16% in Market Area 1 and decreased irrigated land by 2% in Market Area 2.

### ***Assessment Practice Review***

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Thayer County Assessor has done an acceptable job in both of these categories. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were discrepancies between the Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Thayer County's usability of 47% was observed in the county. The disqualified sales had comments and the comments typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. The review of Thayer County sales revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Thayer County Assessor has identified two market groups for the agricultural property class. The inspection and review cycle for all real property was discussed with the county assessor. The county assessor is on schedule to comply with their six-year inspection and review requirement. The Thayer County Assessor reviews all the agricultural land for any changes in values and land areas to stay current. The inspections are changed and documented on the property record files.

## 2019 Agricultural Correlation for Thayer County

The county assessor reviews land by multiple methods, including gWorks imagery, Google Earth, Physical Inspections and Farm Services Agency (FSA) maps when supplied by the property owner. The county assessor uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach of value. The first acre of the home site on agricultural parcels is valued at \$10,000 and any residual acres (building site) are valued at \$3,000. Farm homes and agricultural outbuildings as well as all other improvements in the county use 2015 costing. The same depreciation tables that are used for the farm improvements are also used for the rural residential homes. Depreciation and costing tables were updated to 2015 using Marshall & Swift in conjunction with six-year inspection and review cycle. The Thayer County Assessor has no special valuation applications on file.

The county assessor considers a parcel agricultural if it is primarily used for agricultural production; rural residential or recreational property is identified based on its present use, or its lack of agricultural use. There is only one parcel of Wetlands Reserve Program (WRP) in the county. The county assessor believes WRP is comparable to timbered recreational parcels. That value is estimated to be \$1,400 per acre at 100 % of market value. Conservation Reserve Program (CRP) acres are confirmed on a yearly basis. The Thayer County Assessor has identified 100% of its Conservation Reserve Program. The county assessor is working on a written valuation methodology and has an updated three-year plan.

### *Description of Analysis*

There are two market areas within Thayer County; Market Area 1 is predominantly irrigated cropland and exists in a diagonal pattern from the north and east to the west part of the county. Market Area 2 differs mostly in that ground water is not as available so there is about half dryland crops and the rest is split between irrigated crop and grassland. The irrigation land that does exist in Market Area 2 runs north of Highway 8 in the southern part of the county.

The agricultural statistical analysis includes 41 sales from Thayer County. The calculated median shown in market area one is showing fourteen sales above the range.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	14	80.00	81.44	77.44	14.14	105.17
2	27	73.86	75.65	77.32	13.12	97.84
____ALL____	41	75.42	77.63	77.38	14.16	100.32



## 2019 Agricultural Correlation for Thayer County

The county assessor did decrease these values by 6%, which was a typical adjustment for agricultural land in the area. Review of the three-year study shows an inconsistent trend compared to surrounding agricultural market areas.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10/01/2015 To 09/30/2016	2	74.34	74.34	72.42	10.41	102.65
10/01/2016 To 09/30/2017	5	65.93	77.63	72.60	19.23	106.93
10/01/2017 To 09/30/2018	7	80.78	86.18	82.93	11.41	103.92

Values established by the county are appropriate but the small sample shows lack of confidence in the statistical measurement.

To verify the results of the statistical sample an expanded sample was completed from a larger area that include additional sales from Clay, Fillmore, Jefferson, Nuckolls and Saline counties. This sample demonstrated that the schedule of values established by the county are comparable to adjoining counties. In comparing the schedule of values in Thayer County, one can see that they are relatively consistent with the adjoining counties, which provides additional evidence that values established by the county assessor are equalized within the area.

### *Equalization and Quality of Assessment*

The Division review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. The quality of assessment of agricultural property in Thayer County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	14	75.28	80.02	77.22	16.31	103.63
1	11	79.21	79.95	76.83	15.34	104.06
2	3	71.20	80.27	79.37	14.19	101.13
<u>Dry</u>						
County	13	70.90	74.47	73.04	13.96	101.96
1	1	80.78	80.78	80.78	00.00	100.00
2	12	70.85	73.94	72.74	13.97	101.65
<u>Grass</u>						
County	2	59.56	59.56	61.48	21.27	96.88
2	2	59.56	59.56	61.48	21.27	96.88
<u>ALL</u>	41	75.42	77.63	77.38	14.16	100.32

## **2019 Agricultural Correlation for Thayer County**

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

Based on analysis of all available information, the level of value of agricultural land for Thayer County is 75%.

## 2019 Opinions of the Property Tax Administrator for Thayer 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 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	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 5th day of April, 2019.



A handwritten signature in black ink, appearing to read "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Thayer County

### Residential Real Property - Current

Number of Sales	115	Median	97.44
Total Sales Price	\$9,385,600	Mean	97.87
Total Adj. Sales Price	\$9,385,600	Wgt. Mean	91.52
Total Assessed Value	\$8,589,426	Average Assessed Value of the Base	\$50,894
Avg. Adj. Sales Price	\$81,614	Avg. Assessed Value	\$74,691

### Confidence Interval - Current

95% Median C.I	92.19 to 101.24
95% Wgt. Mean C.I	87.60 to 95.43
95% Mean C.I	94.20 to 101.54
% of Value of the Class of all Real Property Value in the County	8.96
% of Records Sold in the Study Period	3.83
% of Value Sold in the Study Period	5.63

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	130	97	97.21
2017	128	97	97.16
2016	139	98	97.58
2015	141	95	94.90

## 2019 Commission Summary for Thayer County

### Commercial Real Property - Current

Number of Sales	14	Median	89.31
Total Sales Price	\$588,713	Mean	92.56
Total Adj. Sales Price	\$588,713	Wgt. Mean	94.87
Total Assessed Value	\$558,497	Average Assessed Value of the Base	\$103,061
Avg. Adj. Sales Price	\$42,051	Avg. Assessed Value	\$39,893

### Confidence Interval - Current

95% Median C.I	81.95 to 103.82
95% Wgt. Mean C.I	61.32 to 128.41
95% Mean C.I	81.64 to 103.48
% of Value of the Class of all Real Property Value in the County	2.83
% of Records Sold in the Study Period	2.99
% of Value Sold in the Study Period	1.16

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	10	100	105.31
2017	10	100	96.35
2016	7	100	97.90
2015	8	100	95.53

**85 Thayer**  
**RESIDENTIAL**
**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 115	MEDIAN : 97	COV : 20.52	95% Median C.I. : 92.19 to 101.24
Total Sales Price : 9,385,600	WGT. MEAN : 92	STD : 20.08	95% Wgt. Mean C.I. : 87.60 to 95.43
Total Adj. Sales Price : 9,385,600	MEAN : 98	Avg. Abs. Dev : 15.25	95% Mean C.I. : 94.20 to 101.54
Total Assessed Value : 8,589,426			
Avg. Adj. Sales Price : 81,614	COD : 15.65	MAX Sales Ratio : 169.31	
Avg. Assessed Value : 74,691	PRD : 106.94	MIN Sales Ratio : 51.61	

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
____ Qtrts ____											
01-OCT-16 To 31-DEC-16	13	92.93	97.55	93.04	16.01	104.85	69.65	125.40	81.32 to 119.61	81,262	75,603
01-JAN-17 To 31-MAR-17	10	102.17	104.13	99.33	09.23	104.83	85.37	125.30	86.94 to 118.72	80,950	80,408
01-APR-17 To 30-JUN-17	14	91.78	93.31	87.31	15.78	106.87	61.23	145.09	75.66 to 105.13	85,464	74,615
01-JUL-17 To 30-SEP-17	19	95.95	98.15	90.68	13.87	108.24	69.20	142.08	87.01 to 108.12	92,389	83,775
01-OCT-17 To 31-DEC-17	15	97.44	99.11	95.67	17.18	103.60	55.14	150.38	81.25 to 114.48	56,833	54,371
01-JAN-18 To 31-MAR-18	8	97.47	103.45	95.04	19.37	108.85	76.30	169.31	76.30 to 169.31	68,738	65,331
01-APR-18 To 30-JUN-18	16	102.79	97.86	90.81	19.24	107.76	51.61	144.87	75.10 to 111.15	77,719	70,580
01-JUL-18 To 30-SEP-18	20	92.52	94.71	88.39	13.20	107.15	66.23	135.31	82.67 to 103.92	96,095	84,935
____ Study Yrs ____											
01-OCT-16 To 30-SEP-17	56	97.77	97.87	91.81	14.17	106.60	61.23	145.09	91.23 to 102.51	86,032	78,986
01-OCT-17 To 30-SEP-18	59	97.44	97.87	91.21	17.02	107.30	51.61	169.31	90.18 to 104.17	77,420	70,613
____ Calendar Yrs ____											
01-JAN-17 To 31-DEC-17	58	97.72	98.26	92.24	14.62	106.53	55.14	150.38	92.46 to 102.51	79,550	73,379
____ ALL ____	115	97.44	97.87	91.52	15.65	106.94	51.61	169.31	92.19 to 101.24	81,614	74,691

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj.	Avg.
										Sale Price	Assd. Val
1	50	98.26	97.63	93.89	11.98	103.98	66.23	150.38	91.23 to 103.10	88,670	83,257
2	3	101.96	96.83	90.90	08.46	106.52	81.32	107.22	N/A	15,833	14,393
3	1	72.41	72.41	72.41	00.00	100.00	72.41	72.41	N/A	76,000	55,031
4	10	98.44	100.02	95.31	12.10	104.94	82.91	125.30	86.94 to 117.94	91,990	87,672
5	4	106.80	106.25	104.52	12.63	101.66	80.99	130.42	N/A	38,750	40,501
7	4	117.29	119.87	115.36	10.64	103.91	99.82	145.09	N/A	28,250	32,590
8	11	94.81	92.64	89.27	11.26	103.78	69.65	111.87	76.10 to 107.19	57,573	51,394
9	19	95.12	97.83	86.99	21.31	112.46	51.61	169.31	79.09 to 107.39	54,837	47,705
10	1	124.88	124.88	124.88	00.00	100.00	124.88	124.88	N/A	27,500	34,341
11	2	68.20	68.20	73.79	19.15	92.42	55.14	81.25	N/A	31,500	23,244
12	8	99.21	101.95	93.47	24.40	109.07	61.23	144.87	61.23 to 144.87	136,875	127,936
14	2	75.41	75.41	74.78	08.23	100.84	69.20	81.62	N/A	390,000	291,633
____ ALL ____	115	97.44	97.87	91.52	15.65	106.94	51.61	169.31	92.19 to 101.24	81,614	74,691

**85 Thayer**  
**RESIDENTIAL**
**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 115  
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 Total Adj. Sales Price : 9,385,600  
 Total Assessed Value : 8,589,426  
 Avg. Adj. Sales Price : 81,614  
 Avg. Assessed Value : 74,691

MEDIAN : 97  
 WGT. MEAN : 92  
 MEAN : 98  
 COD : 15.65  
 PRD : 106.94

COV : 20.52  
 STD : 20.08  
 Avg. Abs. Dev : 15.25  
 MAX Sales Ratio : 169.31  
 MIN Sales Ratio : 51.61

95% Median C.I. : 92.19 to 101.24  
 95% Wgt. Mean C.I. : 87.60 to 95.43  
 95% Mean C.I. : 94.20 to 101.54

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	115	97.44	97.87	91.52	15.65	106.94	51.61	169.31	92.19 to 101.24	81,614	74,691
06											
07											
<u>ALL</u>	115	97.44	97.87	91.52	15.65	106.94	51.61	169.31	92.19 to 101.24	81,614	74,691

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	5	107.22	115.63	113.16	18.21	102.18	84.72	169.31	N/A	10,380	11,746
Less Than 30,000	19	107.22	109.00	107.86	18.17	101.06	55.14	169.31	90.35 to 125.30	19,316	20,834
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	115	97.44	97.87	91.52	15.65	106.94	51.61	169.31	92.19 to 101.24	81,614	74,691
Greater Than 14,999	110	97.03	97.06	91.40	15.34	106.19	51.61	150.38	91.49 to 100.23	84,852	77,552
Greater Than 29,999	96	96.18	95.66	90.85	14.47	105.29	51.61	150.38	90.18 to 99.74	93,944	85,350
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	107.22	115.63	113.16	18.21	102.18	84.72	169.31	N/A	10,380	11,746
15,000 TO 29,999	14	107.54	106.63	106.98	18.10	99.67	55.14	145.09	81.50 to 125.40	22,507	24,079
30,000 TO 59,999	37	101.41	102.19	101.64	12.49	100.54	51.61	150.38	95.95 to 107.57	42,768	43,470
60,000 TO 99,999	25	98.53	96.44	96.43	14.44	100.01	65.84	144.87	82.91 to 105.13	72,892	70,288
100,000 TO 149,999	17	88.95	91.44	91.14	13.34	100.33	63.59	142.08	76.86 to 100.23	122,935	112,047
150,000 TO 249,999	14	87.26	85.69	85.14	11.78	100.65	61.23	112.46	75.10 to 96.85	176,107	149,936
250,000 TO 499,999	3	81.62	79.10	77.86	07.06	101.59	69.20	86.48	N/A	352,833	274,700
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	115	97.44	97.87	91.52	15.65	106.94	51.61	169.31	92.19 to 101.24	81,614	74,691



**85 Thayer**  
**COMMERCIAL**
**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 14  
 Total Sales Price : 588,713  
 Total Adj. Sales Price : 588,713  
 Total Assessed Value : 558,497  
 Avg. Adj. Sales Price : 42,051  
 Avg. Assessed Value : 39,893

MEDIAN : 89  
 WGT. MEAN : 95  
 MEAN : 93  
 COD : 14.86  
 PRD : 97.57

COV : 20.44  
 STD : 18.92  
 Avg. Abs. Dev : 13.27  
 MAX Sales Ratio : 128.44  
 MIN Sales Ratio : 51.36

95% Median C.I. : 81.95 to 103.82  
 95% Wgt. Mean C.I. : 61.32 to 128.41  
 95% Mean C.I. : 81.64 to 103.48

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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-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	128.44	128.44	128.44	00.00	100.00	128.44	128.44	N/A	34,473	44,277
01-APR-16 To 30-JUN-16	1	88.19	88.19	88.19	00.00	100.00	88.19	88.19	N/A	25,000	22,047
01-JUL-16 To 30-SEP-16	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	24,000	19,874
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	2	90.32	90.32	88.99	03.51	101.49	87.15	93.48	N/A	35,250	31,370
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	87.22	87.22	87.22	00.00	100.00	87.22	87.22	N/A	55,000	47,972
01-JAN-18 To 31-MAR-18	4	91.15	90.60	98.75	12.59	91.75	76.30	103.82	N/A	67,935	67,083
01-APR-18 To 30-JUN-18	3	90.42	87.60	78.24	25.68	111.96	51.36	121.03	N/A	24,333	19,039
01-JUL-18 To 30-SEP-18	1	103.26	103.26	103.26	00.00	100.00	103.26	103.26	N/A	35,000	36,140
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	3	88.19	99.81	103.26	17.25	96.66	82.81	128.44	N/A	27,824	28,733
01-OCT-16 To 30-SEP-17	2	90.32	90.32	88.99	03.51	101.49	87.15	93.48	N/A	35,250	31,370
01-OCT-17 To 30-SEP-18	9	90.42	90.63	94.21	16.17	96.20	51.36	121.03	76.30 to 103.82	48,304	45,507
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	3	88.19	99.81	103.26	17.25	96.66	82.81	128.44	N/A	27,824	28,733
01-JAN-17 To 31-DEC-17	3	87.22	89.28	88.22	02.42	101.20	87.15	93.48	N/A	41,833	36,904
<u>ALL</u>	14	89.31	92.56	94.87	14.86	97.57	51.36	128.44	81.95 to 103.82	42,051	39,893

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	96.84	99.17	101.22	13.08	97.97	81.95	128.44	81.95 to 128.44	62,986	63,755
3	4	90.84	96.38	95.86	11.98	100.54	82.81	121.03	N/A	22,875	21,928
4	4	81.76	78.81	73.98	18.32	106.53	51.36	100.34	N/A	29,825	22,065
<u>ALL</u>	14	89.31	92.56	94.87	14.86	97.57	51.36	128.44	81.95 to 103.82	42,051	39,893

**85 Thayer**  
**COMMERCIAL**
**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

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 Avg. Adj. Sales Price : 42,051  
 Avg. Assessed Value : 39,893

MEDIAN : 89  
 WGT. MEAN : 95  
 MEAN : 93  
 COD : 14.86  
 PRD : 97.57

COV : 20.44  
 STD : 18.92  
 Avg. Abs. Dev : 13.27  
 MAX Sales Ratio : 128.44  
 MIN Sales Ratio : 51.36

95% Median C.I. : 81.95 to 103.82  
 95% Wgt. Mean C.I. : 61.32 to 128.41  
 95% Mean C.I. : 81.64 to 103.48

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	14	89.31	92.56	94.87	14.86	97.57	51.36	128.44	81.95 to 103.82	42,051	39,893
04											
<u>ALL</u>	14	89.31	92.56	94.87	14.86	97.57	51.36	128.44	81.95 to 103.82	42,051	39,893

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	95.38	95.38	93.52	05.20	101.99	90.42	100.34	N/A	8,000	7,482
Less Than 30,000	7	90.42	93.22	92.59	10.67	100.68	76.30	121.03	76.30 to 121.03	18,114	16,771
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	89.31	92.56	94.87	14.86	97.57	51.36	128.44	81.95 to 103.82	42,051	39,893
Greater Than 14,999	12	87.71	92.08	94.91	16.29	97.02	51.36	128.44	81.95 to 103.82	47,726	45,295
Greater Than 29,999	7	87.22	91.89	95.49	18.85	96.23	51.36	128.44	51.36 to 128.44	65,988	63,014
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	95.38	95.38	93.52	05.20	101.99	90.42	100.34	N/A	8,000	7,482
15,000 TO 29,999	5	88.19	92.36	92.45	12.56	99.90	76.30	121.03	N/A	22,160	20,487
30,000 TO 59,999	6	87.19	89.90	88.58	18.82	101.49	51.36	128.44	51.36 to 128.44	42,079	37,275
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	103.82	103.82	103.82	00.00	100.00	103.82	103.82	N/A	209,440	217,449
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	14	89.31	92.56	94.87	14.86	97.57	51.36	128.44	81.95 to 103.82	42,051	39,893

**85 Thayer**  
**COMMERCIAL**

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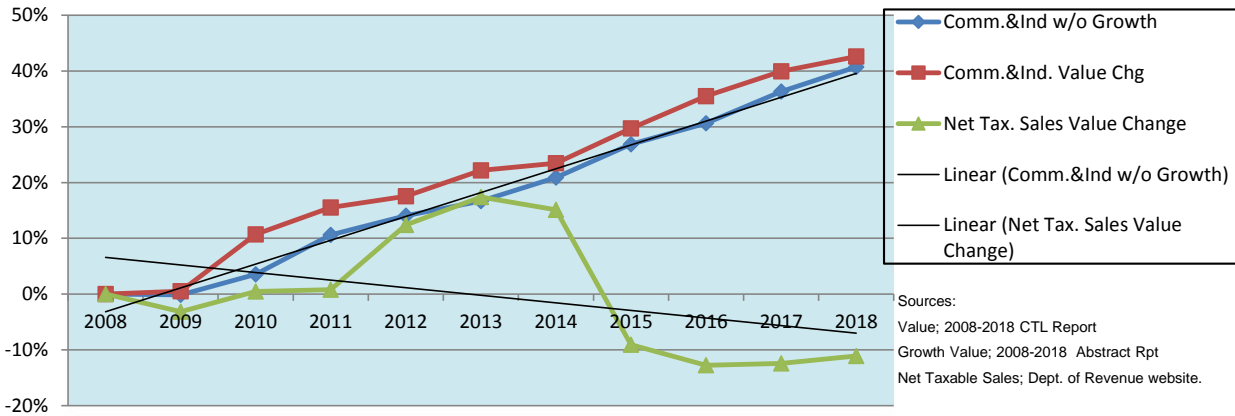
95% Median C.I. : 81.95 to 103.82  
 95% Wgt. Mean C.I. : 61.32 to 128.41  
 95% Mean C.I. : 81.64 to 103.48

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	100.34	100.34	100.34	00.00	100.00	100.34	100.34	N/A	5,000	5,017
349	1	103.82	103.82	103.82	00.00	100.00	103.82	103.82	N/A	209,440	217,449
350	1	87.22	87.22	87.22	00.00	100.00	87.22	87.22	N/A	55,000	47,972
353	3	87.15	99.18	97.16	17.79	102.08	81.95	128.44	N/A	40,824	39,664
384	1	121.03	121.03	121.03	00.00	100.00	121.03	121.03	N/A	22,000	26,626
391	1	51.36	51.36	51.36	00.00	100.00	51.36	51.36	N/A	40,000	20,545
406	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	11,000	9,946
428	1	103.26	103.26	103.26	00.00	100.00	103.26	103.26	N/A	35,000	36,140
442	1	88.19	88.19	88.19	00.00	100.00	88.19	88.19	N/A	25,000	22,047
470	1	76.30	76.30	76.30	00.00	100.00	76.30	76.30	N/A	19,300	14,725
471	1	93.48	93.48	93.48	00.00	100.00	93.48	93.48	N/A	20,500	19,163
555	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	24,000	19,874
<u>ALL</u>	14	89.31	92.56	94.87	14.86	97.57	51.36	128.44	81.95 to 103.82	42,051	39,893

### 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
2008	\$ 32,796,881	\$ 496,175		\$ 32,300,706	--	\$ 33,471,620	--
2009	\$ 32,971,398	\$ 221,843	0.67%	\$ 32,749,555	-0.14%	\$ 32,422,918	-3.13%
2010	\$ 36,314,459	\$ 2,354,311	6.48%	\$ 33,960,148	3.00%	\$ 33,625,298	3.71%
2011	\$ 37,891,876	\$ 1,621,047	4.28%	\$ 36,270,829	-0.12%	\$ 33,743,618	0.35%
2012	\$ 38,553,542	\$ 1,147,206	2.98%	\$ 37,406,336	-1.28%	\$ 37,628,317	11.51%
2013	\$ 40,076,602	\$ 1,803,835	4.50%	\$ 38,272,767	-0.73%	\$ 39,294,294	4.43%
2014	\$ 40,487,060	\$ 836,914	2.07%	\$ 39,650,146	-1.06%	\$ 38,525,901	-1.96%
2015	\$ 42,539,585	\$ 930,770	2.19%	\$ 41,608,815	2.77%	\$ 30,438,127	-20.99%
2016	\$ 44,435,943	\$ 1,596,477	3.59%	\$ 42,839,466	0.70%	\$ 29,198,540	-4.07%
2017	\$ 45,901,967	\$ 1,200,377	2.62%	\$ 44,701,590	0.60%	\$ 29,310,393	0.38%
2018	\$ 46,764,540	\$ 610,808	1.31%	\$ 46,153,732	0.55%	\$ 29,752,973	1.51%
Ann %chg	3.61%			Average	0.43%	-1.17%	-0.83%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-0.14%	0.53%	-3.13%
2010	3.55%	10.73%	0.46%
2011	10.59%	15.53%	0.81%
2012	14.05%	17.55%	12.42%
2013	16.70%	22.20%	17.40%
2014	20.90%	23.45%	15.10%
2015	26.87%	29.71%	-9.06%
2016	30.62%	35.49%	-12.77%
2017	36.30%	39.96%	-12.43%
2018	40.73%	42.59%	-11.11%

County Number	85
County Name	Thayer

**85 Thayer****AGRICULTURAL LAND****PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 41	MEDIAN : 75	COV : 17.45	95% Median C.I. : 70.90 to 82.07
Total Sales Price : 27,950,189	WGT. MEAN : 77	STD : 13.55	95% Wgt. Mean C.I. : 69.60 to 85.17
Total Adj. Sales Price : 27,950,189	MEAN : 78	Avg. Abs. Dev : 10.68	95% Mean C.I. : 73.48 to 81.78
Total Assessed Value : 21,628,537			
Avg. Adj. Sales Price : 681,712	COD : 14.16	MAX Sales Ratio : 110.61	
Avg. Assessed Value : 527,525	PRD : 100.32	MIN Sales Ratio : 46.89	

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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-15 To 31-DEC-15	1	70.32	70.32	70.32	00.00	100.00	70.32	70.32	N/A	340,000	239,098
01-JAN-16 To 31-MAR-16	4	77.15	77.96	73.93	11.08	105.45	66.60	90.94	N/A	676,875	500,411
01-APR-16 To 30-JUN-16	2	84.71	84.71	84.66	00.22	100.06	84.52	84.89	N/A	367,526	311,135
01-JUL-16 To 30-SEP-16	3	69.66	72.77	66.34	16.09	109.69	57.51	91.14	N/A	510,187	338,466
01-OCT-16 To 31-DEC-16	10	68.36	69.66	69.81	07.96	99.79	60.34	90.30	64.55 to 72.32	847,390	591,522
01-JAN-17 To 31-MAR-17	3	75.42	83.95	82.39	12.66	101.89	73.89	102.53	N/A	504,167	415,365
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	5	90.41	88.88	94.35	15.54	94.20	66.13	110.61	N/A	450,832	425,380
01-JAN-18 To 31-MAR-18	7	79.21	78.56	78.49	09.28	100.09	59.85	93.59	59.85 to 93.59	977,217	767,055
01-APR-18 To 30-JUN-18	5	80.78	79.23	87.92	16.69	90.12	46.89	99.96	N/A	663,200	583,053
01-JUL-18 To 30-SEP-18	1	73.86	73.86	73.86	00.00	100.00	73.86	73.86	N/A	240,000	177,263
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	10	77.15	76.99	73.00	12.60	105.47	57.51	91.14	66.60 to 90.94	531,311	387,841
01-OCT-16 To 30-SEP-17	13	70.90	72.96	71.71	10.17	101.74	60.34	102.53	64.86 to 75.42	768,184	550,871
01-OCT-17 To 30-SEP-18	18	80.00	81.35	83.70	14.39	97.19	46.89	110.61	73.86 to 91.43	702,816	588,267
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	19	70.90	73.48	71.05	11.42	103.42	57.51	91.14	65.43 to 84.52	707,737	502,870
01-JAN-17 To 31-DEC-17	8	83.07	87.03	89.55	17.14	97.19	66.13	110.61	66.13 to 110.61	470,833	421,624
<u>ALL</u>	41	75.42	77.63	77.38	14.16	100.32	46.89	110.61	70.90 to 82.07	681,712	527,525

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	14	80.00	81.44	77.44	14.14	105.17	64.55	110.61	65.93 to 101.52	1,026,771	795,102
2	27	73.86	75.65	77.32	13.12	97.84	46.89	99.96	70.32 to 84.89	502,793	388,782
<u>ALL</u>	41	75.42	77.63	77.38	14.16	100.32	46.89	110.61	70.90 to 82.07	681,712	527,525

**85 Thayer****AGRICULTURAL LAND****PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018    Posted on: 1/31/2019

Number of Sales : 41	MEDIAN : 75	COV : 17.45	95% Median C.I. : 70.90 to 82.07
Total Sales Price : 27,950,189	WGT. MEAN : 77	STD : 13.55	95% Wgt. Mean C.I. : 69.60 to 85.17
Total Adj. Sales Price : 27,950,189	MEAN : 78	Avg. Abs. Dev : 10.68	95% Mean C.I. : 73.48 to 81.78
Total Assessed Value : 21,628,537			
Avg. Adj. Sales Price : 681,712	COD : 14.16	MAX Sales Ratio : 110.61	
Avg. Assessed Value : 527,525	PRD : 100.32	MIN Sales Ratio : 46.89	

*Printed:3/20/2019 11:32:37AM***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
<b>_____Irrigated_____</b>											
County	3	71.34	73.11	72.07	07.54	101.44	65.93	82.07	N/A	1,112,415	801,728
1	3	71.34	73.11	72.07	07.54	101.44	65.93	82.07	N/A	1,112,415	801,728
<b>_____Dry_____</b>											
County	8	71.56	73.10	72.82	12.58	100.38	59.85	90.41	59.85 to 90.41	394,049	286,931
1	1	80.78	80.78	80.78	00.00	100.00	80.78	80.78	N/A	204,000	164,786
2	7	70.79	72.00	72.27	12.52	99.63	59.85	90.41	59.85 to 90.41	421,199	304,380
<b>_____Grass_____</b>											
County	2	59.56	59.56	61.48	21.27	96.88	46.89	72.23	N/A	264,000	162,313
2	2	59.56	59.56	61.48	21.27	96.88	46.89	72.23	N/A	264,000	162,313
<b>_____ALL_____</b>	<b>41</b>	<b>75.42</b>	<b>77.63</b>	<b>77.38</b>	<b>14.16</b>	<b>100.32</b>	<b>46.89</b>	<b>110.61</b>	<b>70.90 to 82.07</b>	<b>681,712</b>	<b>527,525</b>

**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
<b>_____Irrigated_____</b>											
County	14	75.28	80.02	77.22	16.31	103.63	64.55	110.61	65.93 to 99.96	1,152,420	889,950
1	11	79.21	79.95	76.83	15.34	104.06	64.55	110.61	64.86 to 102.53	1,237,443	950,699
2	3	71.20	80.27	79.37	14.19	101.13	69.66	99.96	N/A	840,667	667,204
<b>_____Dry_____</b>											
County	13	70.90	74.47	73.04	13.96	101.96	57.51	93.59	60.34 to 90.41	425,958	311,112
1	1	80.78	80.78	80.78	00.00	100.00	80.78	80.78	N/A	204,000	164,786
2	12	70.85	73.94	72.74	13.97	101.65	57.51	93.59	60.34 to 90.41	444,454	323,306
<b>_____Grass_____</b>											
County	2	59.56	59.56	61.48	21.27	96.88	46.89	72.23	N/A	264,000	162,313
2	2	59.56	59.56	61.48	21.27	96.88	46.89	72.23	N/A	264,000	162,313
<b>_____ALL_____</b>	<b>41</b>	<b>75.42</b>	<b>77.63</b>	<b>77.38</b>	<b>14.16</b>	<b>100.32</b>	<b>46.89</b>	<b>110.61</b>	<b>70.90 to 82.07</b>	<b>681,712</b>	<b>527,525</b>

## Thayer County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	6500	6375	6300	6175	5850	5675	5550	5550	<b>6162</b>
Clay	1	6130	6130	6005	6005	5555	n/a	5425	5425	<b>5997</b>
Fillmore	1	6500	6400	6300	6200	5900	n/a	5500	5350	<b>6274</b>
Nuckolls	1	5690	5690	5025	5025	4900	4900	4775	4775	<b>5431</b>
Saline	2	5697	5699	5587	5499	5095	4900	4497	4293	<b>5444</b>
Thayer	2	6100	6050	5800	5350	5125	n/a	4950	4950	<b>5525</b>
Jefferson	2	4565	7495	3472	4375	4190	n/a	2890	2765	<b>5409</b>
Jefferson	3	5770	6111	4145	4560	3745	n/a	3860	3650	<b>4884</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	3650	3650	3475	3475	3000	3000	2925	2925	<b>3397</b>
Clay	1	2760	2525	2435	2360	2285	n/a	2210	2210	<b>2488</b>
Fillmore	1	3755	3715	3615	3565	3395	n/a	3120	3055	<b>3602</b>
Nuckolls	1	2285	2285	2215	2215	2140	2140	1950	1948	<b>2223</b>
Saline	2	3699	3597	3547	3448	3298	3200	3198	3144	<b>3479</b>
Thayer	2	3350	3350	3250	3150	2975	2875	2775	2750	<b>3115</b>
Jefferson	2	4000	4586	2738	2515	2714	n/a	1740	1730	<b>3369</b>
Jefferson	3	3390	3860	2030	2698	2030	n/a	1515	1516	<b>2697</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1420	1420	1400	1385	1385	1385	1385	1370	<b>1386</b>
Clay	1	1385	1385	1385	1385	1315	n/a	1315	1175	<b>1269</b>
Fillmore	1	1660	1640	1580	1520	1500	n/a	1400	1400	<b>1483</b>
Nuckolls	1	1265	1265	1265	1265	1265	1265	1265	1265	<b>1265</b>
Saline	2	2000	2000	1975	1975	1924	n/a	1699	1601	<b>1792</b>
Thayer	2	1420	1420	1400	1385	1385	1385	1385	1370	<b>1382</b>
Jefferson	2	1598	1728	1696	1743	1743	n/a	1741	1735	<b>1735</b>
Jefferson	3	1610	1549	1610	1480	1480	n/a	1480	1483	<b>1487</b>

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	2534	500	200
Clay	1	n/a	n/a	n/a
Fillmore	1	1524	n/a	392
Nuckolls	1	n/a	115	123
Saline	2	n/a	516	100
Thayer	2	2378	500	200
Jefferson	2	n/a	876	205
Jefferson	3	n/a	627	205

Source: 2019 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.

## Type : Qualified

Number of Sales :	60	Median :	74	COV :	18.72	95% Median C.I. :	70.79 to 79.21
Total Sales Price :	43,365,880	Wgt. Mean :	75	STD :	14.42	95% Wgt. Mean C.I. :	70.82 to 79.21
Total Adj. Sales Price :	44,661,350	Mean :	77	Avg.Abs.Dev :	11.06	95% Mean C.I. :	73.40 to 80.70
Total Assessed Value :	33,504,400						
Avg. Adj. Sales Price :	744,356	COD :	14.97	MAX Sales Ratio :	116.32		
Avg. Assessed Value :	558,407	PRD :	102.71	MIN Sales Ratio :	46.89		

Printed : 03/22/2019

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	4	69.40	77.40	75.12	14.34	103.04	67.01	103.79	N/A	511,370	384,145
01/01/2016 To 03/31/2016	7	68.98	70.24	65.09	14.05	107.91	53.29	90.94	53.29 to 90.94	987,786	642,958
04/01/2016 To 06/30/2016	6	81.13	77.94	74.48	10.26	104.65	63.76	89.37	63.76 to 89.37	582,622	433,926
07/01/2016 To 09/30/2016	3	69.66	72.77	66.34	16.09	109.69	57.51	91.14	N/A	510,187	338,465
10/01/2016 To 12/31/2016	10	68.36	69.66	69.81	07.96	99.79	60.34	90.30	64.55 to 72.32	847,390	591,522
01/01/2017 To 03/31/2017	6	74.46	76.76	73.78	10.17	104.04	66.44	102.53	66.44 to 102.53	936,283	690,822
04/01/2017 To 06/30/2017	1	103.63	103.63	103.63		100.00	103.63	103.63	N/A	900,000	932,702
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	5	90.41	88.90	94.36	15.52	94.21	66.25	110.61	N/A	450,832	425,423
01/01/2018 To 03/31/2018	9	79.21	77.46	76.85	08.86	100.79	59.85	93.59	67.73 to 86.08	931,117	715,574
04/01/2018 To 06/30/2018	8	78.95	82.45	85.48	18.58	96.46	46.89	116.32	46.89 to 116.32	601,159	513,846
07/01/2018 To 09/30/2018	1	73.86	73.86	73.86		100.00	73.86	73.86	N/A	240,000	177,261
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	20	70.28	74.36	69.04	14.80	107.71	53.29	103.79	67.01 to 84.52	699,314	482,812
10/01/2016 To 09/30/2017	17	70.90	74.16	73.33	11.51	101.13	60.34	103.63	65.43 to 75.42	881,859	646,638
10/01/2017 To 09/30/2018	23	79.21	81.53	81.97	14.67	99.46	46.89	116.32	73.86 to 90.41	681,890	558,927
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	26	70.23	72.09	68.75	12.19	104.86	53.29	91.14	65.43 to 77.73	785,180	539,803
01/01/2017 To 12/31/2017	12	75.58	84.06	82.13	17.66	102.35	66.25	110.61	67.22 to 102.53	730,988	600,395



## Type : Qualified

Number of Sales :	60	Median :	74	COV :	18.72	95% Median C.I. :	70.79 to 79.21
Total Sales Price :	43,365,880	Wgt. Mean :	75	STD :	14.42	95% Wgt. Mean C.I. :	70.82 to 79.21
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Total Assessed Value :	33,504,400						
Avg. Adj. Sales Price :	744,356	COD :	14.97	MAX Sales Ratio :	116.32		
Avg. Assessed Value :	558,407	PRD :	102.71	MIN Sales Ratio :	46.89		

Printed : 03/22/2019

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	29	75.03	77.98	73.76	16.26	105.72	53.29	116.32	67.01 to 81.41	1,017,325	750,358
2	31	73.86	76.19	77.47	13.48	98.35	46.89	103.79	70.79 to 84.52	488,998	378,840

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 Value
<u>Irrigated</u>											
County	4	68.64	68.16	65.45	12.46	104.14	53.29	82.07	N/A	1,288,061	843,078
1	4	68.64	68.16	65.45	12.46	104.14	53.29	82.07	N/A	1,288,061	843,078
<u>Dry</u>											
County	10	71.56	76.84	74.15	16.92	103.63	59.85	116.32	60.34 to 90.41	416,466	308,801
1	3	80.78	88.11	78.71	20.26	111.94	67.22	116.32	N/A	405,423	319,117
2	7	70.79	72.00	72.27	12.52	99.63	59.85	90.41	59.85 to 90.41	421,199	304,380
<u>Grass</u>											
County	4	69.80	66.49	67.17	13.41	98.99	46.89	79.47	N/A	271,883	182,632
2	4	69.80	66.49	67.17	13.41	98.99	46.89	79.47	N/A	271,883	182,632
<u>ALL</u>											
10/01/2015 To 09/30/2018	60	73.88	77.05	75.02	14.97	102.71	46.89	116.32	70.79 to 79.21	744,356	558,407

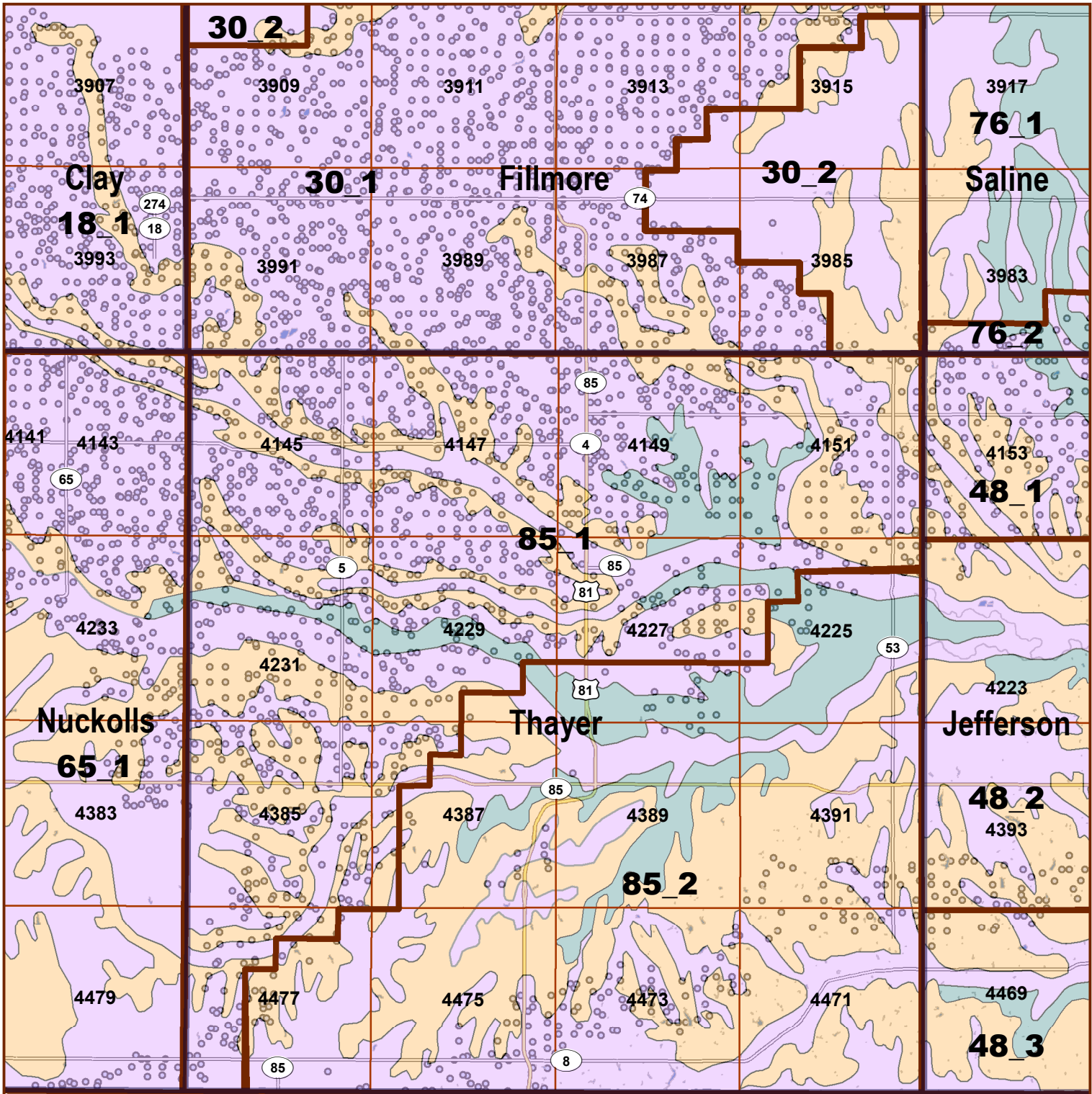
## Type : Qualified

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Avg. Assessed Value :	558,407	PRD :	102.71	MIN Sales Ratio :	46.89		

Printed : 03/22/2019

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 Value
<u>Irrigated</u>											
County	23	71.20	77.42	74.34	16.10	104.14	53.29	110.61	66.60 to 82.07	1,134,024	843,051
1	20	71.19	76.99	73.80	16.39	104.32	53.29	110.61	66.44 to 82.07	1,178,028	869,428
2	3	71.20	80.27	79.37	14.19	101.13	69.66	99.96	N/A	840,667	667,203
<u>Dry</u>											
County	16	70.90	76.20	73.23	15.97	104.06	57.51	116.32	65.43 to 90.41	451,950	330,977
1	4	74.00	82.83	74.51	21.24	111.17	67.01	116.32	N/A	474,438	353,504
2	12	70.90	73.99	72.78	13.89	101.66	57.51	93.59	60.34 to 90.41	444,454	323,469
<u>Grass</u>											
County	4	69.80	66.49	67.17	13.41	98.99	46.89	79.47	N/A	271,883	182,632
2	4	69.80	66.49	67.17	13.41	98.99	46.89	79.47	N/A	271,883	182,632
<u>ALL</u>											
10/01/2015 To 09/30/2018	60	73.88	77.05	75.02	14.97	102.71	46.89	116.32	70.79 to 79.21	744,356	558,407



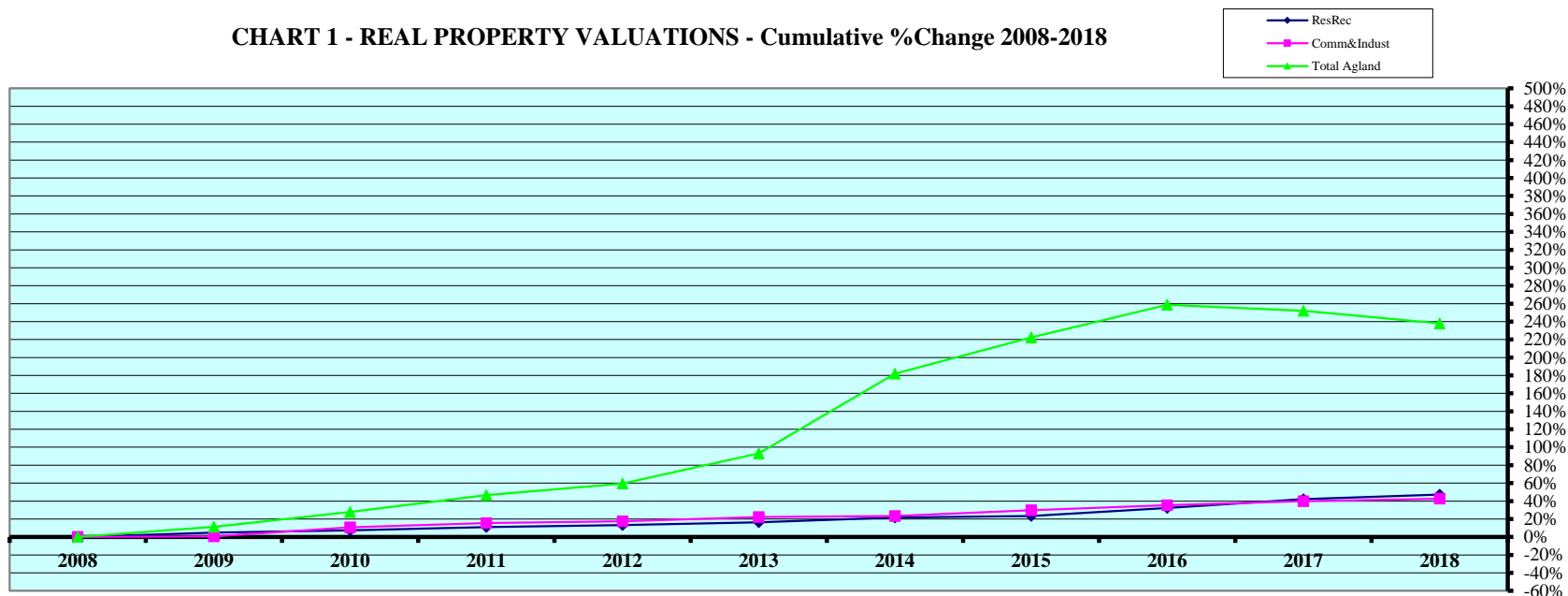
#### Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

## Thayer County Map



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	100,122,352	--	--	--	32,796,881	--	--	--	443,275,033	--	--	--
2009	105,073,357	4,951,005	4.94%	4.94%	32,971,398	174,517	0.53%	0.53%	493,015,285	49,740,252	11.22%	11.22%
2010	107,460,728	2,387,371	2.27%	7.33%	36,314,459	3,343,061	10.14%	10.73%	566,503,464	73,488,179	14.91%	27.80%
2011	111,071,740	3,611,012	3.36%	10.94%	37,891,876	1,577,417	4.34%	15.53%	649,850,107	83,346,643	14.71%	46.60%
2012	113,243,705	2,171,965	1.96%	13.11%	38,553,542	661,666	1.75%	17.55%	706,845,582	56,995,475	8.77%	59.46%
2013	116,405,510	3,161,805	2.79%	16.26%	40,076,602	1,523,060	3.95%	22.20%	855,510,601	148,665,019	21.03%	93.00%
2014	121,880,245	5,474,735	4.70%	21.73%	40,487,060	410,458	1.02%	23.45%	1,249,455,450	393,944,849	46.05%	181.87%
2015	123,369,277	1,489,032	1.22%	23.22%	42,539,585	2,052,525	5.07%	29.71%	1,428,301,149	178,845,699	14.31%	222.22%
2016	132,475,467	9,106,190	7.38%	32.31%	44,435,943	1,896,358	4.46%	35.49%	1,589,989,755	161,688,606	11.32%	258.69%
2017	142,338,823	9,863,356	7.45%	42.16%	45,901,967	1,466,024	3.30%	39.96%	1,560,714,631	-29,275,124	-1.84%	252.09%
2018	147,406,106	5,067,283	3.56%	47.23%	46,764,540	862,573	1.88%	42.59%	1,497,800,702	-62,913,929	-4.03%	237.89%

Rate Annual %chg: Residential & Recreational **3.94%**

Commercial & Industrial **3.61%**

Agricultural Land **12.95%**

Cnty# **85**  
County **THAYER**

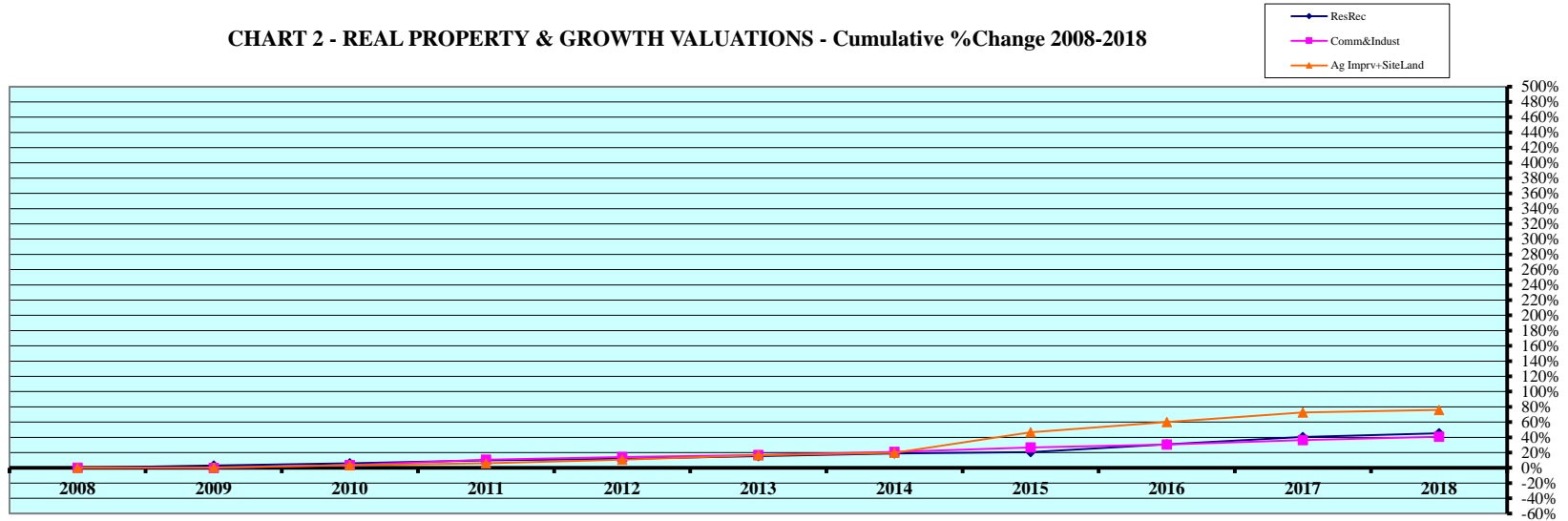
**CHART 1**

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

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						Cmltv%chg w/o grwth
	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	
2008	100,122,352	1,497,283	1.50%	98,625,069	--	--	32,796,881	496,175	1.51%	32,300,706	--	--	--
2009	105,073,357	1,899,005	1.81%	103,174,352	3.05%	3.05%	32,971,398	221,843	0.67%	32,749,555	-0.14%	-0.14%	-0.14%
2010	107,460,728	1,448,210	1.35%	106,012,518	0.89%	5.88%	36,314,459	2,354,311	6.48%	33,960,148	3.00%	3.55%	3.55%
2011	111,071,740	1,135,020	1.02%	109,936,720	2.30%	9.80%	37,891,876	1,621,047	4.28%	36,270,829	-0.12%	10.59%	10.59%
2012	113,243,705	1,233,196	1.09%	112,010,509	0.85%	11.87%	38,553,542	1,147,206	2.98%	37,406,336	-1.28%	14.05%	14.05%
2013	116,405,510	1,066,050	0.92%	115,339,460	1.85%	15.20%	40,076,602	1,803,835	4.50%	38,272,767	-0.73%	16.70%	16.70%
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	18.74%	40,487,060	836,914	2.07%	39,650,146	-1.06%	20.90%	20.90%
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	20.72%	42,539,585	930,770	2.19%	41,608,815	2.77%	26.87%	26.87%
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	30.94%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	30.62%	30.62%
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	40.46%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	36.30%	36.30%
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	45.30%	46,764,540	610,808	1.31%	46,153,732	0.55%	40.73%	40.73%
Rate Ann%chg	3.94%				2.49%		3.61%			C & I w/o growth	0.43%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2008	26,931,554	18,219,756	45,151,310	1,448,272	3.21%	43,703,038	--	--
2009	27,211,549	19,075,749	46,287,298	962,746	2.08%	45,324,552	0.38%	0.38%
2010	27,159,957	21,646,584	48,806,541	2,203,345	4.51%	46,603,196	0.68%	3.22%
2011	27,043,932	23,084,832	50,128,764	2,311,427	4.61%	47,817,337	-2.03%	5.90%
2012	27,255,522	25,139,881	52,395,403	2,390,641	4.56%	50,004,762	-0.25%	10.75%
2013	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	0.38%	16.49%
2014	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	-0.45%	19.68%
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	46.66%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	60.00%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	72.49%
2018	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	75.98%
Rate Ann%chg	3.76%	9.32%	6.32%			Ag Imprv+Site w/o growth	2.49%	

(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.

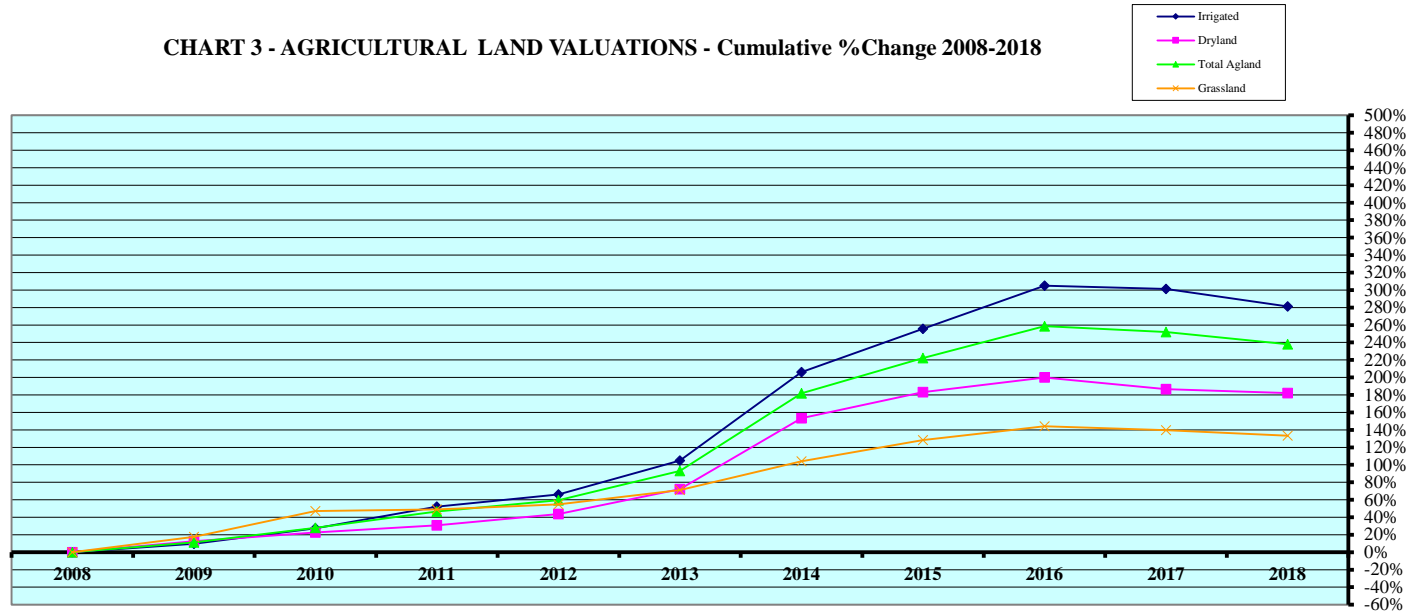
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2019

Cnty#	85
County	THAYER

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	270,734,360	--	--	--	130,426,440	--	--	--	41,767,647	--	--	--
2009	296,737,754	26,003,394	9.60%	9.60%	146,676,098	16,249,658	12.46%	12.46%	49,103,869	7,336,222	17.56%	17.56%
2010	344,837,407	48,099,653	16.21%	27.37%	159,717,435	13,041,337	8.89%	22.46%	61,406,978	12,303,109	25.06%	47.02%
2011	412,163,138	67,325,731	19.52%	52.24%	170,675,700	10,958,265	6.86%	30.86%	62,180,432	773,454	1.26%	48.87%
2012	449,924,880	37,761,742	9.16%	66.19%	187,393,845	16,718,145	9.80%	43.68%	64,633,414	2,452,982	3.94%	54.75%
2013	554,722,201	104,797,321	23.29%	104.90%	224,535,371	37,141,526	19.82%	72.15%	71,424,009	6,790,595	10.51%	71.00%
2014	828,410,679	273,688,478	49.34%	205.99%	330,313,237	105,777,866	47.11%	153.26%	85,184,635	13,760,626	19.27%	103.95%
2015	963,115,455	134,704,776	16.26%	255.74%	369,154,561	38,841,324	11.76%	183.04%	95,405,420	10,220,785	12.00%	128.42%
2016	1,096,428,095	133,312,640	13.84%	304.98%	391,144,894	21,990,333	5.96%	199.90%	101,966,704	6,561,284	6.88%	144.13%
2017	1,086,569,297	-9,858,798	-0.90%	301.34%	373,645,771	-17,499,123	-4.47%	186.48%	100,041,703	-1,925,001	-1.89%	139.52%
2018	1,032,146,769	-54,422,528	-5.01%	281.24%	367,772,612	-5,873,159	-1.57%	181.98%	97,419,894	-2,621,809	-2.62%	133.24%

Rate Ann.%chg: Irrigated 14.32%

Dryland 10.92%

Grassland 8.84%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	101,085	--	--	--	245,501	--	--	--	443,275,033	--	--	--
2009	188,950	87,865	86.92%	86.92%	308,614	63,113	25.71%	25.71%	493,015,285	49,740,252	11.22%	11.22%
2010	209,816	20,866	11.04%	107.56%	331,828	23,214	7.52%	35.16%	566,503,464	73,488,179	14.91%	27.80%
2011	220,614	10,798	5.15%	118.25%	4,610,223	4,278,395	1289.34%	1777.88%	649,850,107	83,346,643	14.71%	46.60%
2012	222,471	1,857	0.84%	120.08%	4,670,972	60,749	1.32%	1802.63%	706,845,582	56,995,475	8.77%	59.46%
2013	224,783	2,312	1.04%	122.37%	4,604,237	-66,735	-1.43%	1775.45%	855,510,601	148,665,019	21.03%	93.00%
2014	335,763	110,980	49.37%	232.16%	5,211,136	606,899	13.18%	2022.65%	1,249,455,450	393,944,849	46.05%	181.87%
2015	336,616	853	0.25%	233.00%	289,097	-4,922,039	-94.45%	17.76%	1,428,301,149	178,845,699	14.31%	222.22%
2016	450,062	113,446	33.70%	345.23%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	258.69%
2017	457,860	7,798	1.73%	352.95%	0	0		-100.00%	1,560,714,631	-29,275,124	-1.84%	252.09%
2018	461,427	3,567	0.78%	356.47%	0	0		-100.00%	1,497,800,702	-62,913,929	-4.03%	237.89%

Cnty# 85  
County THAYER

Rate Ann.%chg: Total Agric Land 12.95%



**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018** (from County Abstract Reports)<sup>(1)</sup>

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
2008	269,917,900	138,759	1,945			130,952,096	128,379	1,020			41,728,354	77,446	539		
2009	294,325,162	140,467	2,095	7.72%	7.72%	147,872,332	124,354	1,189	16.58%	16.58%	46,420,729	71,981	645	19.69%	19.69%
2010	344,139,221	143,435	2,399	14.51%	23.34%	160,825,860	121,306	1,326	11.49%	29.97%	58,047,474	71,993	806	25.02%	49.64%
2011	412,112,638	145,551	2,831	18.01%	45.56%	170,886,049	116,395	1,468	10.74%	43.93%	62,141,097	70,645	880	9.10%	63.25%
2012	449,635,973	147,662	3,045	7.55%	56.54%	186,745,334	114,813	1,627	10.79%	59.46%	64,373,048	69,678	924	5.03%	71.47%
2013	554,236,059	151,435	3,660	20.19%	88.15%	224,782,209	112,966	1,990	22.34%	95.07%	71,469,316	68,214	1,048	13.41%	94.45%
2014	826,663,065	154,327	5,357	46.36%	175.37%	331,199,097	111,580	2,968	49.17%	190.99%	85,393,147	66,601	1,282	22.38%	137.97%
2015	963,585,361	159,617	6,037	12.70%	210.34%	368,439,374	108,355	3,400	14.56%	233.35%	90,386,516	64,307	1,406	9.62%	160.86%
2016	1,097,256,918	160,080	6,854	13.54%	252.37%	390,800,508	108,214	3,611	6.21%	254.04%	101,976,775	75,388	1,353	-3.76%	151.06%
2017	1,086,921,031	161,442	6,733	-1.78%	246.11%	373,551,730	107,173	3,486	-3.49%	241.70%	100,001,465	74,639	1,340	-0.95%	148.66%
2018	1,032,062,321	161,597	6,387	-5.14%	228.32%	368,049,855	107,151	3,435	-1.45%	236.74%	97,387,779	74,460	1,308	-2.38%	142.75%

Rate Annual %chg Average Value/Acre:

12.62%

12.91%

9.27%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2008	99,431	1,657	60			231,110	405	570			442,928,891	346,646	1,278		
2009	185,956	2,067	90	49.98%	49.98%	2,970,149	6,733	441	-22.60%	-22.60%	491,774,328	345,601	1,423	11.36%	11.36%
2010	210,048	2,100	100	11.13%	66.67%	3,062,717	7,318	418	-5.14%	-26.58%	566,285,320	346,154	1,636	14.97%	28.03%
2011	220,521	2,205	100	0.00%	66.67%	4,604,840	11,144	413	-1.27%	-27.51%	649,965,145	345,940	1,879	14.85%	47.04%
2012	220,207	2,202	100	0.00%	66.67%	4,640,949	11,194	415	0.33%	-27.27%	705,615,511	345,549	2,042	8.68%	59.81%
2013	225,099	2,251	100	0.01%	66.69%	4,579,491	11,121	412	-0.68%	-27.76%	855,292,174	345,988	2,472	21.06%	93.47%
2014	335,657	2,238	150	49.99%	150.00%	5,175,671	11,205	462	12.17%	-18.97%	1,248,766,637	345,951	3,610	46.02%	182.50%
2015	336,779	2,245	150	0.00%	150.00%	5,345,477	11,484	465	0.78%	-18.34%	1,428,093,507	346,009	4,127	14.34%	223.01%
2016	448,694	2,244	200	33.32%	233.30%	0	0				1,590,482,895	345,925	4,598	11.40%	259.83%
2017	457,862	2,289	200	0.01%	233.34%	0	0				1,560,932,088	345,543	4,517	-1.75%	253.54%
2018	460,017	2,300	200	0.00%	233.34%	0	0				1,497,959,972	345,508	4,336	-4.02%	239.31%

85

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Rate Annual %chg Average Value/Acre:

13.00%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports  
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

85	THAYER
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85 Thayer Page 40



Total Real Property  
Sum Lines 17, 25, & 30

Records : 6,413

Value : 1,703,956,312

Growth 4,646,628

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	312	916,554	37	591,190	346	4,199,393	695	5,707,137	
02. Res Improve Land	1,899	6,769,548	29	580,000	275	2,682,600	2,203	10,032,148	
03. Res Improvements	1,908	90,020,870	29	8,246,916	323	36,347,090	2,260	134,614,876	
04. Res Total	2,220	97,706,972	66	9,418,106	669	43,229,083	2,955	150,354,161	2,092,034
% of Res Total	75.13	64.98	2.23	6.26	22.64	28.75	46.08	8.82	45.02
05. Com UnImp Land	72	371,415	0	0	11	116,086	83	487,501	
06. Com Improve Land	337	2,066,306	0	0	28	1,143,670	365	3,209,976	
07. Com Improvements	345	26,994,910	0	0	35	7,895,792	380	34,890,702	
08. Com Total	417	29,432,631	0	0	46	9,155,548	463	38,588,179	1,057,297
% of Com Total	90.06	76.27	0.00	0.00	9.94	23.73	7.22	2.26	22.75
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	58,804	0	0	2	235,380	5	294,184	
11. Ind Improvements	3	1,204,280	0	0	2	8,145,785	5	9,350,065	
12. Ind Total	3	1,263,084	0	0	2	8,381,165	5	9,644,249	0
% of Ind Total	60.00	13.10	0.00	0.00	40.00	86.90	0.08	0.57	0.00
13. Rec UnImp Land	0	0	0	0	36	1,319,817	36	1,319,817	
14. Rec Improve Land	0	0	0	0	8	735,821	8	735,821	
15. Rec Improvements	0	0	0	0	8	220,710	8	220,710	
16. Rec Total	0	0	0	0	44	2,276,348	44	2,276,348	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.69	0.13	0.00
Res & Rec Total	2,220	97,706,972	66	9,418,106	713	45,505,431	2,999	152,630,509	2,092,034
% of Res & Rec Total	74.02	64.02	2.20	6.17	23.77	29.81	46.76	8.96	45.02
Com & Ind Total	420	30,695,715	0	0	48	17,536,713	468	48,232,428	1,057,297
% of Com & Ind Total	89.74	63.64	0.00	0.00	10.26	36.36	7.30	2.83	22.75

17. Taxable Total	2,640	128,402,687	66	9,418,106	761	63,042,144	3,467	200,862,937	3,149,331
% of Taxable Total	76.15	63.93	1.90	4.69	21.95	31.39	54.06	11.79	67.78

## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	12	830,677	313,979		0	0	0
19. Commercial	43	4,482,998	10,427,131		0	0	0
20. Industrial	1	488,252	2,078,995		0	0	0
21. Other	4	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		12	830,677	313,979
19. Commercial	0	0	0		43	4,482,998	10,427,131
20. Industrial	0	0	0		1	488,252	2,078,995
21. Other	0	0	0		4	0	0
22. Total Sch II					60	5,801,927	12,820,105

## 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	331	1	135	467

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	94	1,478,115	0	0	1,934	966,361,697	2,028	967,839,812
28. Ag-Improved Land	28	448,760	0	0	815	461,953,736	843	462,402,496
29. Ag Improvements	29	415,877	0	0	889	72,435,190	918	72,851,067

30. Ag Total

2,946

1,503,093,375

## Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	0.86	2,580	0	0.00	0	
36. FarmSite Improv Land	25	18.12	54,360	0	0.00	0	
37. FarmSite Improvements	29	0.00	415,877	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	6	2.18	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	9.00	90,000	9	9.00	90,000	
32. HomeSite Improv Land	368	374.49	3,744,900	368	374.49	3,744,900	
33. HomeSite Improvements	377	0.00	35,580,248	377	0.00	35,580,248	442,965
34. HomeSite Total				386	383.49	39,415,148	
35. FarmSite UnImp Land	48	385.91	1,157,730	51	386.77	1,160,310	
36. FarmSite Improv Land	790	2,461.13	7,383,378	815	2,479.25	7,437,738	
37. FarmSite Improvements	876	0.00	36,854,942	905	0.00	37,270,819	1,054,332
38. FarmSite Total				956	2,866.02	45,868,867	
39. Road & Ditches	2,465	7,067.87	0	2,471	7,070.05	0	
40. Other- Non Ag Use	3	249.44	335,197	3	249.44	335,197	
41. Total Section VI				1,342	10,569.00	85,619,212	1,497,297

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	16	1,289.16	3,144,390	16	1,289.16	3,144,390

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,886.32	8.48%	70,761,016	8.95%	6,499.99
46. 1A	68,985.19	53.74%	439,780,863	55.60%	6,375.00
47. 2A1	7,844.96	6.11%	49,423,254	6.25%	6,300.00
48. 2A	2,352.14	1.83%	14,524,479	1.84%	6,175.01
49. 3A1	13,222.81	10.30%	77,353,651	9.78%	5,850.02
50. 3A	14.86	0.01%	84,331	0.01%	5,675.03
51. 4A1	17,052.22	13.28%	94,640,168	11.96%	5,550.02
52. 4A	8,004.10	6.24%	44,422,966	5.62%	5,550.03
53. Total	128,362.60	100.00%	790,990,728	100.00%	6,162.16
Dry					
54. 1D1	4,311.40	14.01%	15,736,727	15.05%	3,650.03
55. 1D	13,360.92	43.42%	48,767,784	46.65%	3,650.03
56. 2D1	1,886.31	6.13%	6,554,995	6.27%	3,475.04
57. 2D	656.46	2.13%	2,281,214	2.18%	3,475.02
58. 3D1	4,135.18	13.44%	12,405,555	11.87%	3,000.00
59. 3D	32.63	0.11%	97,890	0.09%	3,000.00
60. 4D1	4,759.41	15.47%	13,921,462	13.32%	2,925.04
61. 4D	1,631.69	5.30%	4,772,784	4.57%	2,925.06
62. Total	30,774.00	100.00%	104,538,411	100.00%	3,396.97
Grass					
63. 1G1	1,466.99	5.99%	2,244,868	7.08%	1,530.25
64. 1G	5,912.50	24.14%	4,965,045	15.65%	839.75
65. 2G1	1,388.49	5.67%	2,042,849	6.44%	1,471.27
66. 2G	687.39	2.81%	1,016,861	3.21%	1,479.31
67. 3G1	1,771.67	7.23%	2,575,164	8.12%	1,453.52
68. 3G	85.85	0.35%	122,629	0.39%	1,428.41
69. 4G1	5,307.68	21.67%	7,767,789	24.49%	1,463.50
70. 4G	7,875.84	32.15%	10,988,757	34.64%	1,395.25
71. Total	24,496.41	100.00%	31,723,962	100.00%	1,295.05
Irrigated Total	128,362.60	69.54%	790,990,728	85.29%	6,162.16
Dry Total	30,774.00	16.67%	104,538,411	11.27%	3,396.97
Grass Total	24,496.41	13.27%	31,723,962	3.42%	1,295.05
72. Waste	956.39	0.52%	191,277	0.02%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	184,589.40	100.00%	927,444,378	100.00%	5,024.36

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,145.25	3.35%	6,986,025	3.70%	6,100.00
46. 1A	14,372.68	42.02%	86,954,845	46.02%	6,050.01
47. 2A1	1,041.81	3.05%	6,042,498	3.20%	5,800.00
48. 2A	1,511.72	4.42%	8,087,740	4.28%	5,350.03
49. 3A1	5,951.41	17.40%	30,501,018	16.14%	5,125.01
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	6,709.90	19.62%	33,214,122	17.58%	4,950.02
52. 4A	3,469.34	10.14%	17,173,321	9.09%	4,950.03
53. Total	34,202.11	100.00%	188,959,569	100.00%	5,524.79
Dry					
54. 1D1	4,934.09	6.48%	16,529,282	6.97%	3,350.02
55. 1D	29,707.14	39.02%	99,519,296	41.96%	3,350.01
56. 2D1	3,111.15	4.09%	10,111,328	4.26%	3,250.03
57. 2D	3,712.70	4.88%	11,695,134	4.93%	3,150.03
58. 3D1	16,140.42	21.20%	48,017,841	20.25%	2,975.01
59. 3D	1.94	0.00%	5,578	0.00%	2,875.26
60. 4D1	14,602.34	19.18%	40,521,684	17.09%	2,775.01
61. 4D	3,915.07	5.14%	10,766,677	4.54%	2,750.06
62. Total	76,124.85	100.00%	237,166,820	100.00%	3,115.50
Grass					
63. 1G1	1,153.75	2.35%	1,749,036	2.75%	1,515.96
64. 1G	9,378.78	19.09%	7,128,497	11.20%	760.07
65. 2G1	1,703.59	3.47%	2,479,658	3.90%	1,455.55
66. 2G	4,030.44	8.20%	5,715,770	8.98%	1,418.15
67. 3G1	4,000.07	8.14%	6,041,730	9.49%	1,510.41
68. 3G	0.34	0.00%	471	0.00%	1,385.29
69. 4G1	12,924.64	26.30%	18,480,810	29.04%	1,429.89
70. 4G	15,942.32	32.45%	22,048,290	34.64%	1,383.00
71. Total	49,133.93	100.00%	63,644,262	100.00%	1,295.32
Irrigated Total	34,202.11	21.28%	188,959,569	38.56%	5,524.79
Dry Total	76,124.85	47.35%	237,166,820	48.40%	3,115.50
Grass Total	49,133.93	30.56%	63,644,262	12.99%	1,295.32
72. Waste	1,295.67	0.81%	259,134	0.05%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	160,756.56	100.00%	490,029,785	100.00%	3,048.27

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.84	323,699	0.00	0	162,513.87	979,626,598	162,564.71	979,950,297
77. Dry Land	386.58	1,258,139	0.00	0	106,512.27	340,447,092	106,898.85	341,705,231
78. Grass	251.51	285,089	0.00	0	73,378.83	95,083,135	73,630.34	95,368,224
79. Waste	15.04	3,008	0.00	0	2,237.02	447,403	2,252.06	450,411
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	703.97	1,869,935	0.00	0	344,641.99	1,415,604,228	345,345.96	1,417,474,163

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	162,564.71	47.07%	979,950,297	69.13%	6,028.06
Dry Land	106,898.85	30.95%	341,705,231	24.11%	3,196.53
Grass	73,630.34	21.32%	95,368,224	6.73%	1,295.23
Waste	2,252.06	0.65%	450,411	0.03%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	345,345.96	100.00%	1,417,474,163	100.00%	4,104.50



## 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 Acreage	346	4,199,393	275	2,682,600	322	36,123,430	668	43,005,423	893,132
83.2 Alexandria	22	45,109	112	102,900	115	1,771,381	137	1,919,390	825
83.3 Belvidere	21	15,490	49	51,765	51	820,536	72	887,791	0
83.4 Bruning	19	72,587	151	536,840	153	9,145,702	172	9,755,129	8,752
83.5 Byron	3	28,010	74	57,601	74	1,940,449	77	2,026,060	2,938
83.6 Carleton	34	140,338	60	70,426	60	2,076,962	94	2,287,726	239,389
83.7 Chester	21	24,859	161	137,496	161	4,731,086	182	4,893,441	36,783
83.8 Davenport	36	26,195	181	173,107	181	6,042,238	217	6,241,540	22,388
83.9 Deshler	71	173,953	363	1,230,723	363	17,148,117	434	18,552,793	156,896
83.10 Gilead	12	5,528	33	19,180	34	560,569	46	585,277	1,772
83.11 Hebron	60	376,895	661	4,357,810	662	44,844,908	722	49,579,613	66,350
83.12 Hubbell	13	7,590	54	31,700	54	938,922	67	978,212	0
83.13 Recreational	34	1,240,732	7	666,894	7	219,369	41	2,126,995	33,104
83.14 Rural	2	79,085	1	68,927	2	225,001	4	373,013	0
83.15 Subdivision	37	591,190	29	580,000	29	8,246,916	66	9,418,106	629,705
84 Residential Total	731	7,026,954	2,211	10,767,969	2,268	134,835,586	2,999	152,630,509	2,092,034

## 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 Alexandria Commercial	1	560	8	2,351	8	31,939	9	34,850	0
85.2 Belvidere Commercial	0	0	3	2,184	4	377,338	4	379,522	0
85.3 Bruning Commercial	4	24,380	29	124,635	31	3,340,313	35	3,489,328	0
85.4 Bruning Industrial	0	0	1	18,490	1	680,084	1	698,574	0
85.5 Byron Commercial	5	1,628	22	28,064	24	1,579,117	29	1,608,809	0
85.6 Carleton Commercial	4	1,348	12	328,267	13	3,886,874	17	4,216,489	0
85.7 Chester Commercial	3	6,582	30	43,549	30	3,274,047	33	3,324,178	126,047
85.8 Davenport Commercial	8	66,392	36	152,641	36	2,555,347	44	2,774,380	202,662
85.9 Deshler Commercial	13	39,003	57	200,409	57	2,425,980	70	2,665,392	92,320
85.10 Gilead Commercial	2	1,190	5	1,372	5	19,741	7	22,303	0
85.11 Hebron Commercial	27	199,999	126	1,145,633	127	8,677,873	154	10,023,505	512,640
85.12 Hebron Industrial	0	0	2	40,314	2	524,196	2	564,510	0
85.13 Hubbell Commercial	5	30,333	9	37,201	10	826,341	15	893,875	0
85.14 Rural Commercial	11	116,086	28	1,143,670	35	7,895,792	46	9,155,548	123,628
85.15 Rural Industrial	0	0	2	235,380	2	8,145,785	2	8,381,165	0
86 Commercial Total	83	487,501	370	3,504,160	385	44,240,767	468	48,232,428	1,057,297

## 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	1,359.16	7.04%	1,930,006	7.22%	1,420.00
88. 1G	1,701.37	8.82%	2,415,933	9.04%	1,419.99
89. 2G1	1,316.78	6.82%	1,843,495	6.90%	1,400.00
90. 2G	640.92	3.32%	887,676	3.32%	1,385.00
91. 3G1	1,652.06	8.56%	2,288,105	8.56%	1,385.00
92. 3G	82.18	0.43%	113,821	0.43%	1,385.02
93. 4G1	4,871.40	25.25%	6,746,898	25.24%	1,385.00
94. 4G	7,670.85	39.76%	10,509,082	39.31%	1,370.00
95. Total	19,294.72	100.00%	26,735,016	100.00%	1,385.61
CRP					
96. 1C1	107.83	9.19%	314,862	10.58%	2,919.99
97. 1C	183.28	15.61%	535,186	17.99%	2,920.05
98. 2C1	71.71	6.11%	199,354	6.70%	2,780.00
99. 2C	46.47	3.96%	129,185	4.34%	2,779.97
100. 3C1	119.61	10.19%	287,059	9.65%	2,399.96
101. 3C	3.67	0.31%	8,808	0.30%	2,400.00
102. 4C1	436.28	37.17%	1,020,891	34.32%	2,339.99
103. 4C	204.99	17.46%	479,675	16.12%	2,339.99
104. Total	1,173.84	100.00%	2,975,020	100.00%	2,534.43
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	4,027.85	100.00%	2,013,926	100.00%	500.00
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	4,027.85	100.00%	2,013,926	100.00%	500.00
Grass Total	19,294.72	78.77%	26,735,016	84.27%	1,385.61
CRP Total	1,173.84	4.79%	2,975,020	9.38%	2,534.43
Timber Total	4,027.85	16.44%	2,013,926	6.35%	500.00
114. Market Area Total	24,496.41	100.00%	31,723,962	100.00%	1,295.05

## Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

## Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,065.89	2.66%	1,513,572	2.73%	1,420.01
88. 1G	2,059.46	5.14%	2,924,422	5.28%	1,419.99
89. 2G1	1,624.73	4.05%	2,274,622	4.10%	1,400.00
90. 2G	3,912.74	9.76%	5,419,165	9.78%	1,385.01
91. 3G1	3,495.95	8.72%	4,841,923	8.73%	1,385.01
92. 3G	0.34	0.00%	471	0.00%	1,385.29
93. 4G1	12,246.12	30.54%	16,960,927	30.60%	1,385.00
94. 4G	15,692.64	39.14%	21,498,994	38.78%	1,370.00
95. Total	40,097.87	100.00%	55,434,096	100.00%	1,382.47
CRP					
96. 1C1	87.86	4.47%	235,464	5.04%	2,679.99
97. 1C	249.73	12.70%	669,280	14.32%	2,680.01
98. 2C1	78.86	4.01%	205,036	4.39%	2,600.00
99. 2C	117.70	5.99%	296,605	6.34%	2,520.01
100. 3C1	504.12	25.64%	1,199,807	25.66%	2,380.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	678.52	34.50%	1,519,883	32.51%	2,240.00
103. 4C	249.68	12.70%	549,296	11.75%	2,200.00
104. Total	1,966.47	100.00%	4,675,371	100.00%	2,377.55
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,069.59	100.00%	3,534,795	100.00%	500.00
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	7,069.59	100.00%	3,534,795	100.00%	500.00
Grass Total	40,097.87	81.61%	55,434,096	87.10%	1,382.47
CRP Total	1,966.47	4.00%	4,675,371	7.35%	2,377.55
Timber Total	7,069.59	14.39%	3,534,795	5.55%	500.00
114. Market Area Total	49,133.93	100.00%	63,644,262	100.00%	1,295.32

**2019 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

85 Thayer

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	145,297,838	150,354,161	5,056,323	3.48%	2,092,034	2.04%
02. Recreational	2,108,268	2,276,348	168,080	7.97%	0	7.97%
03. Ag-Homesite Land, Ag-Res Dwelling	38,943,689	39,415,148	471,459	1.21%	442,965	0.07%
<b>04. Total Residential (sum lines 1-3)</b>	<b>186,349,795</b>	<b>192,045,657</b>	<b>5,695,862</b>	<b>3.06%</b>	<b>2,534,999</b>	<b>1.70%</b>
05. Commercial	37,128,512	38,588,179	1,459,667	3.93%	1,057,297	1.08%
06. Industrial	9,636,028	9,644,249	8,221	0.09%	0	0.09%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>46,764,540</b>	<b>48,232,428</b>	<b>1,467,888</b>	<b>3.14%</b>	<b>1,057,297</b>	<b>0.88%</b>
08. Ag-Farmsite Land, Outbuildings	44,076,543	45,868,867	1,792,324	4.07%	1,054,332	1.67%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	349,216	335,197	-14,019	-4.01%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>44,425,759</b>	<b>46,204,064</b>	<b>1,778,305</b>	<b>4.00%</b>	<b>1,054,332</b>	<b>1.63%</b>
12. Irrigated	1,032,146,769	979,950,297	-52,196,472	-5.06%		
13. Dryland	367,772,612	341,705,231	-26,067,381	-7.09%		
14. Grassland	97,419,894	95,368,224	-2,051,670	-2.11%		
15. Wasteland	461,427	450,411	-11,016	-2.39%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,497,800,702</b>	<b>1,417,474,163</b>	<b>-80,326,539</b>	<b>-5.36%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,775,340,796</b>	<b>1,703,956,312</b>	<b>-71,384,484</b>	<b>-4.02%</b>	<b>4,646,628</b>	<b>-4.28%</b>

## 2019 Assessment Survey for Thayer County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	1
4.	<b>Other part-time employees:</b>
	1
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$212,084 (all insurance now comes from County General will not show in my budget)
7.	<b>Adopted budget, or granted budget if different from above:</b>
	Same
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$16,000
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$11,000; County general pays for a majority of the operating system and the assessor budget pays maintenance costs and specialized programs.
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,700; Is budgeted for class registration and fees. There is \$4,800 additional that is available for mileage, food, motels and other related expenses.
12.	<b>Other miscellaneous funds:</b>
	N/A
13.	<b>Amount of last year's assessor's budget not used:</b>
	30,090.39

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS Assessment Package Version 3.0
2.	<b>CAMA software:</b>
	MIPS Assessment Package Version 3.0
3.	<b>Are cadastral maps currently being used?</b>
	Yes. GIS generated cadastral is being used for rural area and for 8 of the towns. Cadastral maps are being used for the remaining towns.
4.	<b>If so, who maintains the Cadastral Maps?</b>
	County Assessor and Office Staff
5.	<b>Does the county have GIS software?</b>
	Yes – gWorks (Formerly GIS Workshop)
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes – thayer.gworks.com (formerly thayer.gisworkshop.com)
7.	<b>Who maintains the GIS software and maps?</b>
	County Assessor and Office Staff
8.	<b>Personal Property software:</b>
	MIPS Assessment Package Version 3.0

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Deshler and Hebron have their own city zoning departments, the remaining communities are under the jurisdiction of the County Zoning Administrator
4.	<b>When was zoning implemented?</b>

#### D. Contracted Services

1.	<b>Appraisal Services:</b>
	None
2.	<b>GIS Services:</b>
	gWorks (Formerly GIS Workshop)
3.	<b>Other services:</b>
	Radwen Inc. (Online Personal Property)

#### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Not at this time
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	If outside appraisal assistance is needed, it is performed under contract.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The county assessor prefers that the appraiser has professional certifications and credentials. The primary concern for the county assessor is that the appraiser has the experience working in the areas of mass appraisal, as well as produce accurate valuations and be able to defend those valuations.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A



## 2019 Residential Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>																										
	County Assessor and Office Staff																										
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hebron: Characteristics – Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Alexandria: Characteristics - No commercial businesses or services, school connection with Jefferson County, and location (distance to work and services).</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Belvidere: Characteristics – Few commercial businesses, location on 81 Hwy, consolidated school system at Hebron.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Byron: Characteristics – Some commercial businesses and services, consolidated school in Hebron, strong sense of community and location.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Carleton: Characteristics – Some commercial businesses and services, some agricultural based employment, and unified school system in Bruning and Davenport.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Chester: Characteristics –few commercial businesses, some agricultural based employment, location on 81 Hwy., consolidated school at Hebron.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Davenport: Characteristics – Few commercial businesses and services, minimal employment available, unified school (elementary school only)</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Gilead: Characteristics – One commercial business, consolidated school in Hebron, located on Hwy 136.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Hubbell: Characteristics- Few commercial businesses, consolidated school in Hebron, location (some distance to employment and services).</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Acreage: Characteristics- Acreages- parcels w/improvements that are less than 20 acres. The residences and site acres on agricultural parcels are inspected, reviewed and valued in a like manner and with the same analysis as the acreages.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hebron: Characteristics – Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.	2	Alexandria: Characteristics - No commercial businesses or services, school connection with Jefferson County, and location (distance to work and services).	3	Belvidere: Characteristics – Few commercial businesses, location on 81 Hwy, consolidated school system at Hebron.	4	Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.	5	Byron: Characteristics – Some commercial businesses and services, consolidated school in Hebron, strong sense of community and location.	6	Carleton: Characteristics – Some commercial businesses and services, some agricultural based employment, and unified school system in Bruning and Davenport.	7	Chester: Characteristics –few commercial businesses, some agricultural based employment, location on 81 Hwy., consolidated school at Hebron.	8	Davenport: Characteristics – Few commercial businesses and services, minimal employment available, unified school (elementary school only)	9	Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.	10	Gilead: Characteristics – One commercial business, consolidated school in Hebron, located on Hwy 136.	11	Hubbell: Characteristics- Few commercial businesses, consolidated school in Hebron, location (some distance to employment and services).	12	Acreage: Characteristics- Acreages- parcels w/improvements that are less than 20 acres. The residences and site acres on agricultural parcels are inspected, reviewed and valued in a like manner and with the same analysis as the acreages.
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	13	Recreational: Characteristics – Parcels that are primarily used for personal enjoyment (non-agricultural purposes).
	14	Subdivision: Characteristics- Parcels near Hebron which are located in a platted subdivision on hard surface with some city utilities.
	Ag	Agricultural homes and outbuildings
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>	
	The cost and sales comparison approaches; both are rooted in the analysis of the local market to determine market value of residential properties.	
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>	
	Physical depreciation tables are developed using local market studies. A locational (economic) depreciation factor may be applied for each valuation group.	
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>	
	No, the same tables are used for physical depreciation regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately and the locational (economic) factors are developed independently.	
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>	
	Review the sales and develop the land value by square foot.	
<b>7.</b>	<b>How are rural residential site values developed?</b>	
	Since there are no sales of vacant land for acreage development in Thayer County, the rural residential site values are extrapolated from the few acreage sales that do occur. The contributory value of the land is determined after subtracting the value of improvements. These same values are also applied to the farm home & building sites.	
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>	
	In the past, the county has used discounted cash flow (DCF) techniques to develop valuations for subdivisions under development. There are presently no subdivisions that still have DCF values. To date, there have been no applications to have DCF techniques applied to parcels based on the provisions of LB 191.	

9.	<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	2015	2015	2018	2015
	2	2015	2015	2018	2018
	3	2015	2015	2016	2016
	4	2015	2015	2017	2017
	5	2015	2015	2014	2014
	6	2015	2015	2016	2016
	7	2015	2015	2016	2016
	8	2015	2015	2017	2017
	9	2015	2015	2014	2014
	10	2015	2015	2018	2018
	11	2015	2015	2014	2014
	12	2015	2015	2014-2018	2014-2018
	13	2015	2015	2014-2018	2014-2018
	14	2015	2015	2018	2015
	Ag	2015	2015	2015-2018	2015-2018

----The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town.

---Improved rural/acreage parcels are inspected on a yearly rotating basis by township, working from south to north through the county. The rural residential, residences on agricultural parcels, improved recreational & agricultural building sites (grain bins, shop buildings, etc) will usually have multiple dates since the county typically updates one township tier of the rural area per year.

----Base depreciation schedules are developed but ongoing sale analysis is used to identify the need to adjust the schedules by an economic factor. The ongoing analysis of sales drives any needed adjustments.

----All of the parcels in each individual valuation grouping have costs from the same cost year.

All residential costs are now from the 6/2015 cost tables.

----Lot values are continuously reviewed as part of the ongoing inspection process. Each time the depreciation is updated, the land values are reviewed and affirmed or updated if it is necessary.

----The inspection dates reported in the grid above reflect the year that the inspection took place, usually being implemented for use in the following year. The cost dates reported reflect the cost manual dates. The depreciation and lot value study dates are reported the same as the cost dates, because, the depreciation is always updated when the costs are updated and the land value is either updated or affirmed for at time of inspection. In most cases, the lot study was done the same year as the inspection dates, the exception being Hebron where a more recent lot study was deemed necessary

## 2019 Commercial Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	County Assessor and Staff												
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>												
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5	Rural: Characteristics- Any commercial parcel located throughout the county, that is not in or associated with any town or other valuation group.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>												
	Cost approach, sales comparison approach, and income approach when applicable.												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>												
	The county uses the cost approach on unique parcels but also do additional sales research, seeking sales of similar properties from other counties. They also study the methodologies, approaches to values and the values of similar parcels in other counties. All of the information gathered is then used to correlate an estimate of value for the parcel. These steps are taken to address uniformity between counties as well as develop the best estimate of market value that they can.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Physical depreciation tables are developed using local market studies. A locational (economic) depreciation factor may be applied for each valuation group.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	No and yes; Depreciation is applied on a parcel by parcel basis by the office, based on observations of quality and condition. Economic factors are developed by each assessor location based on current market analysis.												

6.	Describe the methodology used to determine the commercial lot values.				
	All commercial lot values are developed from analyzing the market. Except for Hebron, the most common practice in the minor towns is that the commercial lots tend to be valued similarly to the residential lots, since the available sales have shown little if any difference based on commercial use. The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2012	2012	2018	2015
	2	2012	2012	2017	2017
	3	2012	2012	2014	2014
	4	2012	2012	2014-2018	2014-2018
	5	2012	2012	2014	2016
	<p>----The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. In 2016, the county consolidated to 5 commercial valuation groupings. Hebron, Bruning, Deshler and the Rural groups are unchanged. The other 8 small towns; Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell have been combined. Their primary characteristics of limited commercial and little or, in most cases, no school system located in the towns is very similar.</p> <p>----In each case, the dates of the costing and the depreciation tables is the same for all of the commercial assessor locations and valuation groups. There are differing dates for the inspection dates and lot value study. In most cases, the lot study was done the same year as the inspection dates, the exception being Hebron where a more recent lot study was deemed necessary. The most recent sales study also indicated a change of locational (economic) depreciation in Hebron was warranted. For Valuation Group #4 (small towns), there is a range of dates from 2014 through 2018. They have been inspected by assessor location so the actual dates are as follows: Belvidere; Chester and Carleton was in 2016; Davenport was in 2017. Alexandria and Gilead were in 2018; and Byron and Hubbell were in 2014.</p> <p>----The last depreciation schedules for commercial property were done in 2012.</p> <p>----The costs for all commercial valuation groupings are from 2012.</p> <p>----Commercial lots are analyzed at the time of commercial review.</p> <p>----All of the land values on commercial parcels in the Rural locations of the county were updated during 2016 for use in tax year 2017.</p>				

## 2019 Agricultural Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>											
	County Assessor and Staff											
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="width: 70%; text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.</td> <td style="text-align: center; padding: 5px;">2016</td> </tr> <tr> <td style="text-align: center; padding: 5px;">2</td> <td style="padding: 5px;">Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.</td> <td style="text-align: center; padding: 5px;">2016</td> </tr> </tbody> </table>			<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.	2016	2	Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>										
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2	Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.	2016										
	<p>During 2016, the county used new 2016 GIS imagery compared to 2014 GIS imagery to discover unreported changes in agricultural land use. When changes were detected, the county sent letters to the land owners requesting current FSA certifications and maps to the changes. If there was no response from the owners, the county made the observed changes and documented the changes in the records. Once 2018 GIS imagery is available to our office, we will conduct the same verification process. The county also uses Google Earth (as it updates the imagery) and occasionally drive-by inspections to further verify the changes. The county has continued to keep up with potential land use changes by monitoring well permits issued from the Little Blue NRD, requesting FSA certifications from land owners listed on the well permits.</p>											
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>											
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.											
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>											
	Rural Residential and recreational land is identified following the guidelines of the County Agricultural or Horticultural Definition Policy. Recreational land is identified based on its present primary use, or its lack of ag use.											
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>											
	Yes. The first acre of the home site on agricultural parcels is valued at \$10,000 and any residual acres (Building site) are valued at \$3,000. The first acre for the rural residential home site is also \$10,000, a minimum of 3 additional residual acres (building site) are valued at \$3,000 per acre and all excess acres beyond the building site are also valued at \$3,000 per acre.											
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>											
	Intensive use does not appear to be a factor in Thayer County. Mid-America Feedyard, the only commercial feedlot in the county, is located on land owned by the State of Nebraska with a long-term lease. There are no sales in the market to indicate an influence.											

<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	As the county verifies sales, they monitor for any emerging trend of the conversion of parcels of agricultural land to WRP. There is little direct sale information on the value of the WRP acres, but based on the encumbered present use of the land, the county believes that the value is more comparable to the timbered recreational parcels. That value is estimated to be \$1,300 per acre at 100% of market value. Presently, there is only one known parcel of WRP land in the county.
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many special valuation applications are on file?</b>
	N/A
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# **For 2018 THAYER COUNTY**

## **Plan of Assessment**

Pursuant to Neb. Revised Statute, 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments shall be forwarded to the Department of Revenue on or before October 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 value under 77-1344.

## **Record Count**

Thayer County’s Abstract of Assessment indicates the real property within Thayer County is comprised of the following: 2946 residential (urban, acreages, subdivisions) records of which 694 are unimproved; 468 commercial records of which 84 are unimproved; 5 improved industrial records; 41 recreational records of which 34 are unimproved; and 2950 agricultural records of which 2030 are unimproved. Among the improved agricultural records are 386 records with residential improvements.

	<b><u>Records</u></b>	<b><u>% of Total Records</u></b>	<b><u>Valuation</u></b>	<b><u>% of Total Value Valuation</u></b>
Residential	2946	45.96%	\$ 144,915,854	8.16%
Commercial	468	7.30%	\$ 37,198,269	2.09%
Industrial	5	.08%	\$ 9,696,044	.55%
Recreational	41	0.64%	\$ 2,110,154	.12%
Agricultural	2,950	46.02%	\$1,581,850,380	89.08%
<b>Total</b>	<b>6410</b>	<b>100.0%</b>	<b>\$1,775,770,701</b>	<b>100.00%</b>



## **Valuation Base per Class**

The total real estate valuation base for Thayer County is \$1,775,770,701. The residential/recreational class is approximately 8.28% of that total; the commercial/industrial classes are approximately 2.64% of the total; and the agricultural class is 89.08% of the total.

## **Staff/Budget**

The Thayer County assessor's office personnel consist of the assessor, the deputy assessor, 1 full time clerk, and 1 part-time clerk to see to the administrative duties of the office. The Assessor, Deputy and Clerk presently hold a State of Nebraska Assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor and staff handle the appraisal process. The total requested budget for 2018-2019 is \$209,584.00. In the Assessor's budget, there is a total of \$16,000 budgeted for all appraisal work (incl. surveyor cost for designated quarter points), \$7,700 for education (incl. Registration, Lodging, Mileage and Meals), and \$200 in miscellaneous budget.

## **Software/Mapping**

The Thayer County Assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift for the residential and commercial improvements and the agricultural buildings. The county administrative system includes the Version 3.0 CAMA package started in April, 2016. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made. The county has implemented a GIS system for mapping. Parcel identification and all agricultural land have been measured/GIS. The old cadastral hard copy maps of the towns are updated as well by the assessor and staff. Rural cadastral books have been completed using GIS mapping and are keep current. Each section contains the identified parcel, owner name, county ID, legal description, etc. In 2011, GIS mapping of towns was started. We will continue to work with GIS Workshop on this project and at completion of each town; a cadastral book will be completed and updated as necessary. This will be an ongoing project until all town cadastral maps have been completed.

The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office.

## **Sales Review/ Verification**

The Assessor's office makes an initial qualification decision based on the information contained on the 521 document, the residential, commercial and agricultural sales questionnaires, and the personal knowledge of the assessor and the assessor's staff. That decision may be modified based on the information obtained during the sales review verification process.

## **County Progress for the Three Property Classes 2017 Review for Tax year 2018**

The county assessor's office annual practice is to complete all of the pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year.

**Residential property:** On site reviews were completed on the following in 2017: Bruning and Davenport. An economic depreciation was applied based on market. Lot studies were conducted in Bruning and Davenport, adjustments to lot values was made in Bruning. Updated cost tables (6/2015) were implemented for the residential property reviewed as well as for all residential and rural parcels in the county; economic depreciation was adjusted if indicated by the market. The market studies of each assessor location indicated that adjustments had to be made to the economic depreciation in the following locations: Bruning, and Deshler. The office continues to work on town GIS maps as surveyor quarter points are received.

**Commercial property:** Sales reviews were completed on all commercial property in the county. On site reviews and lot studies were completed on all commercial sites in Bruning and Davenport and an increase in the economic depreciation was applied to commercial improvements in Davenport. Reviewed and equalized all lots in Hebron. Desk review of elevators was completed with grain license information and changes were addressed.

**Agricultural property:** A sales review and analysis is completed each year. When this is complete, market areas are reviewed to determine if adjustments are needed. Both market areas had decreases in each land value group, due to the market. Verified all CRP property owners and acres in Thayer County, contacted all property owners whose program was expiring in an effort to verify any land use changes. Requested 2017 certifications from all property owners where changes were noted. The office continues to work with the surveyor to update survey quarter points to our GIS mapping in an effort to provide the most accurate parcel information.

**Recreational property:** The office continues to monitor recreational parcels in the county. Those parcels in which the primary use does **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels.

### **Statistical Analysis and Assessment Practices**

The following are the 2018 opinions of the Property Tax Administrator for Thayer County, Nebraska.

<b><u>Property Class</u></b>	<b><u>Assessment-Sales Median Ratio</u></b>	<b><u>Coefficient of Dispersion (COD)</u></b>	<b><u>Price Related Differential (PRD)</u></b>
Residential	97%	14.57	107.86
Commercial	100%	N/A	N/A
Agricultural	70%	13.62	103.36

**Median:** The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

**COD: (Coefficient of Dispersion)** the average absolute deviation divided by the median

**PRD: (Price Related Differential)** the mean ratio divided by the aggregate ratio

**Aggregate:** The sum of the assessed values divided by the sum of the sales prices

**Average Absolute Deviation:** Each ratio minus the median, summed and divided by the number of sales

**Mean:** The sum of the ratios divided by the number of sales.

### **Assessment Plan for Agricultural Land**

The Thayer County Assessor's office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms length, generally by firsthand knowledge, information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine market trends in the county. Thayer County currently has two market areas. During each assessment cycle, market areas are reviewed and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales

assessment ratio that falls into the 69% to 75% range as required by statute. The office continues to work with the County Surveyor locating the quarter points within the county. This information when entered into our GIS system provides more accurate parcel mapping and acres. The Assessor's office continues to monitor all property with CRP, we analyzed the market compared to dry crop and adjustments are made as necessary in both market areas. We will continue to monitor all program dates and contact those individuals coming out of the program, so land use is correctly listed.

### **Assessment Plan for Residential Property**

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and/or staff, conduct a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are within statutory requirements. As each town is reviewed an economic factor will be applied to all improvements based on the sales study in each market area. The following is the Residential Assessment Plan:

#### **2018 review for tax year 2019:**

On-site reviews will be done in Alexandria and Gilead and lot studies will be completed. All rural/acreage improvements will be reviewed on site in the south half of the county A sales study will be completed for each assessor location and adjustments in economic depreciation applied to maintain an acceptable level of value. Work on GIS cadastral maps will continue of towns within Thayer County. Drone aerals of all rural improvements will be completed and onsite review will be conducted on all parcels where changes are noted.

#### **2019 review for tax year 2020:**

On-site reviews will be done in Deshler and lot studies will be completed and adjustments in economic depreciation applied to maintain an acceptable level of value. Rural/acreage sites in Townships 3-1, 3-2, 3-3, and 3-4 will be reviewed on site.

#### **2020 review for tax year 2021:**

On site reviews will be done in Byron and Hubbell and lot studies will be completed and adjustments in economic depreciation applied to maintain an acceptable level of value. Rural/acreage sites in the northern tier of the county in Townships 4-1, 4-2, 4-3, and 4-4 will be reviewed on site.

### **Assessment Plan for Commercial Property**

Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale if necessary.

**2018 review for tax year 2019:** On-site reviews of improvements and lot studies will be conducted in the towns of Alexandria and Gilead. Rural commercial parcels in the south half of the county (Townships 1-1, 1-2, 1-3, 1-4, 2-1, 2-2, 2-3, and 2-4) will be reviewed on site.

**2019 review for tax year 2020:** On-site review of improvements and lot study will be conducted in Deshler. Commercial parcels in the center tier of the county (Townships 3-1, 3-2, 3-3, 3-4) will be reviewed on site.

**2020 review for tax year 2021:** On-site reviews of commercial improvements and lot studies will be conducted in Byron and Hubbell. Commercial parcels in the northern tier of the county (Townships 4-1, 4-2, 4-3, 4-4) will be reviewed on site.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

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Karla Joe  
Thayer County Assessor

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Date