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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

THAYER COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 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

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Introduction

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

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

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

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure 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 of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

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

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

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

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

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

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

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

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 to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

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

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, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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

are reviewed to ensure taxpayers are served with such transparency.

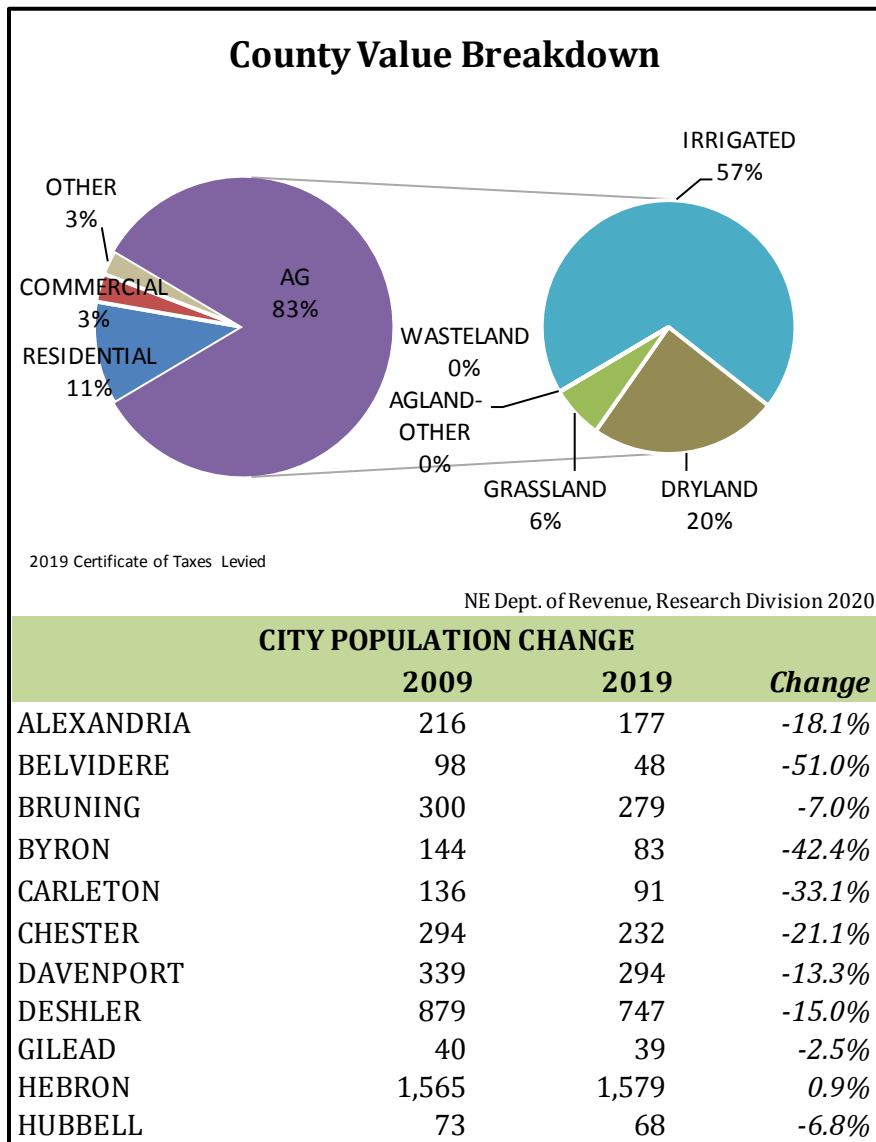
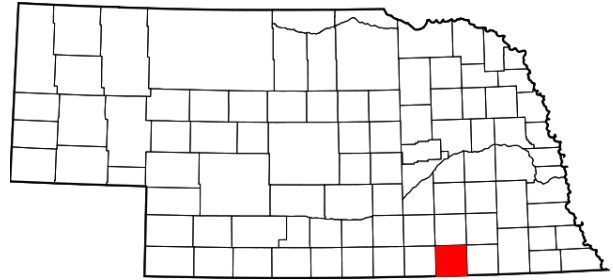
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 574 square miles, Thayer County had 5,039 residents, per the Census Bureau Quick Facts for 2018, a 4% population decline from the 2010 U.S. Census. Reports indicated that 60% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$69,885 (2019 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. Information available from the U.S. Census Bureau shows 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).

2020 Residential Correlation for Thayer County

Assessment Actions

The Thayer County Assessor inspected and reviewed all improvements in the community of Deshler, subdivisions within the county, and the rural residential improvements within the townships of 3-1, 3-2, 3-3, and 3-4.

The county assessor completed all pick-up and permits work and placed the value on the assessment roll.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement purposes. Currently there are 14 valuation groups recognized by the county assessor.

The Thayer County Assessor is current with the required six-year physical inspection and review cycle. The county assessor has a plan and tracking file in place to physically inspect and review each parcel.

Lot values are reviewed during the six-year inspection and review cycle when the subclass of property is being reviewed. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model. The county assessor has an outline valuation methodology written for Thayer County.

2020 Residential Correlation for Thayer County

Description of Analysis

The residential parcels are analyzed utilizing 14 valuation groups that are based on 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, Rural
13	Recreational
14	Subdivisions

The residential property class has a statistical profile of 117 residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency for the residential class of property are within the acceptable range, as well as the qualitative measures.

The changes to the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report CTL) indicates that the population changed in the areas addressed by the county assessor in the 2020 assessment actions.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized.

2020 Residential Correlation for Thayer County

The quality of assessment of the residential property in Thayer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	50	97.21	99.68	96.67	13.62	103.11
2	3	77.49	87.21	80.14	13.03	108.82
4	10	98.77	101.87	96.33	17.78	105.75
5	5	100.68	98.05	100.83	15.96	97.24
6	2	69.72	69.72	68.21	05.25	102.21
7	4	92.79	99.39	88.73	18.86	112.01
8	14	94.14	92.52	89.06	18.13	103.89
9	16	96.49	104.72	93.28	20.50	112.26
11	1	64.45	64.45	64.45	00.00	100.00
12	9	96.36	104.82	98.35	19.32	106.58
14	3	95.54	92.78	92.83	03.23	99.95
____ALL____	117	96.03	98.71	94.99	16.59	103.92

Level of Value

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

2020 Commercial Correlation for Thayer County

Assessment Actions

The Thayer County Assessor inspected and reviewed commercial properties in Deshler. The county assessor completed all pick-up and permits work and placed on the assessment roll.

Assessment Practice Review

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

The county assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and ensure all sales that are non-qualified have been properly documented as a non-arm's-length sale. Thayer County Assessor has a lower usability rate when compared to the statewide average but a thorough review was completed on all non-qualifying sales to make sure that all that were removed from the State sales file were justified.

Based on the economic areas and geographic locations within Thayer County, the county assessor has assigned five valuation groups for the commercial class.

The Thayer County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties are current and were reviewed in 2014 through 2019. The vacant lots and were inspected at the same time the inspection and review on the improved commercial properties, and are also revalued at the same time by analyzing vacant lot sales. The depreciation tables are a combination of 2012 and 2015 depreciation studies. The costing table index being utilized for the commercial properties is 2012. The Thayer County Assessor does have an outline valuation methodology for commercial properties.

Description of Analysis

All commercial parcels throughout the county are analyzed utilizing five valuation groups.

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

2020 Commercial Correlation for Thayer County

The commercial statistical profile reveals 14 qualified sales, with three of the five valuation groups represented. Even though two of the three measures of central tendency are within the range, with the weighted mean being one percentage point below the acceptable range, the statistics are not stable enough to use as a point estimate of the level of value. Valuation Group 1 consists of Hebron having seven sales with a median of 87, the ratios of the small sample range between 72 and 104. Removal of low and high extreme ratios on either end of the array can move the median from 87 and 93, supporting that the statistics of this valuation group shows support that this does not represent that the median is stable. All commercial properties are valued using the cost approach.

The statistical sample and the 2020 County Abstract of Assessment, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	87.15	90.82	91.59	10.79	99.16
3	2	108.00	108.00	107.24	19.81	100.71
4	5	100.34	88.17	82.49	16.98	106.89
____ALL____	14	93.64	92.33	91.13	15.79	101.32

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Thayer County has achieved the statutory level of value of 100%.

2020 Agricultural Correlation for Thayer County

Assessment Actions

The Thayer County Assessor implemented the Land Capability Group (LCG) conversion. Following the LCG conversion, the county assessor conducted a market study of agricultural land. In the past, the practice was to adjust subclasses by similar percentages. Due to the conversion, this was not feasible for this year. Valuation changes were based on the movement of the acres within the subclass. These adjustments resulted in an aggregated decrease of 7% to irrigated land, 3% to dryland, and a 2% to grassland countywide. The county assessor completed the pick-up work and permits for the agricultural improvements.

Assessment Practice Review

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

Sales verification and qualification processes are discussed. Sales verification letters are utilized with a high percentage rate of return. Review of the qualified and nonqualified sales rosters indicate that sales are adequately qualified in the agricultural class. The usability rate is similar to counties statewide, further supporting that all arm's-length transactions are available for measurement purposes. The county assessor keeps land use up-to-date by aerial imagery comparisons with property records and information from the public.

Agricultural improvements are inspected and reviewed within the six-year cycle. The county's Computer-Assisted Mass Appraisal (CAMA) costing index is 2015 date and the depreciation index is a 2015 table. Home sites are valued at \$17,500 for the first acre, and farm sites are valued at \$5,500 per acre. These are the same for both agricultural and rural residential dwellings.

Description of Analysis

The agricultural statistical sample consists of 52 agricultural sales. All three measures of central tendency are within the acceptable range with a spread of one percentage point between all three demonstrating moderate support of each other.

Review of the Majority Land Use (MLU) of the irrigated, dry, and grass with sufficient representation are within the acceptable range.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the same statutory level.

2020 Agricultural Correlation for Thayer County

A comparison of the Thayer County values with adjoining counties indicates that all values are comparable. The quality of the assessment of agricultural land in Thayer County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____ Irrigated _____						
County	20	74.15	75.30	73.18	11.45	102.90
1	17	74.97	74.70	72.44	10.86	103.12
2	3	70.25	78.70	78.03	12.73	100.86
_____ Dry _____						
County	16	71.57	72.27	71.98	10.40	100.40
1	2	75.20	75.20	74.48	03.70	100.97
2	14	71.00	71.85	71.76	11.15	100.13
_____ Grass _____						
County	1	72.32	72.32	72.32	00.00	100.00
1	1	72.32	72.32	72.32	00.00	100.00
_____ ALL _____	52	72.87	73.96	73.47	10.46	100.67

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Thayer County is 73%.

2020 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Thayer County

Residential Real Property - Current

Number of Sales	117	Median	96.03
Total Sales Price	\$9,631,600	Mean	98.71
Total Adj. Sales Price	\$9,631,600	Wgt. Mean	94.99
Total Assessed Value	\$9,148,984	Average Assessed Value of the Base	\$56,147
Avg. Adj. Sales Price	\$82,321	Avg. Assessed Value	\$78,196

Confidence Interval - Current

95% Median C.I	92.68 to 99.73
95% Wgt. Mean C.I	91.97 to 98.01
95% Mean C.I	94.68 to 102.74
% of Value of the Class of all Real Property Value in the County	10.15
% of Records Sold in the Study Period	3.89
% of Value Sold in the Study Period	5.42

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	115	97	97.44
2018	130	97	97.21
2017	128	97	97.16
2016	139	98	97.58

2020 Commission Summary for Thayer County

Commercial Real Property - Current

Number of Sales	14	Median	93.64
Total Sales Price	\$870,740	Mean	92.33
Total Adj. Sales Price	\$870,740	Wgt. Mean	91.13
Total Assessed Value	\$793,499	Average Assessed Value of the Base	\$113,917
Avg. Adj. Sales Price	\$62,196	Avg. Assessed Value	\$56,679

Confidence Interval - Current

95% Median C.I	76.30 to 106.24
95% Wgt. Mean C.I	66.64 to 115.62
95% Mean C.I	81.38 to 103.28
% of Value of the Class of all Real Property Value in the County	3.23
% of Records Sold in the Study Period	2.97
% of Value Sold in the Study Period	1.48

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	14	100	89.31
2018	10	100	105.31
2017	10	100	96.35
2016	7	100	97.90

85 Thayer
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 117
 Total Sales Price : 9,631,600
 Total Adj. Sales Price : 9,631,600
 Total Assessed Value : 9,148,984
 Avg. Adj. Sales Price : 82,321
 Avg. Assessed Value : 78,196

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 99
 COD : 16.59
 PRD : 103.92

COV : 22.55
 STD : 22.26
 Avg. Abs. Dev : 15.93
 MAX Sales Ratio : 191.85
 MIN Sales Ratio : 62.16

95% Median C.I. : 92.68 to 99.73
 95% Wgt. Mean C.I. : 91.97 to 98.01
 95% Mean C.I. : 94.68 to 102.74

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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
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	10	103.21	107.94	101.48	15.58	106.37	76.10	157.66	80.77 to 130.42	70,450	71,491
01-JAN-18 To 31-MAR-18	7	103.60	111.91	99.33	20.09	112.66	80.99	191.85	80.99 to 191.85	70,914	70,442
01-APR-18 To 30-JUN-18	13	109.60	104.96	97.72	19.90	107.41	65.05	176.55	76.88 to 117.94	78,038	76,256
01-JUL-18 To 30-SEP-18	16	96.81	99.09	95.87	07.95	103.36	81.97	120.76	94.43 to 105.95	91,806	88,011
01-OCT-18 To 31-DEC-18	19	97.17	99.67	94.27	17.22	105.73	68.80	138.96	82.67 to 114.41	75,942	71,592
01-JAN-19 To 31-MAR-19	12	89.93	94.65	94.11	21.19	100.57	64.45	156.30	77.49 to 109.66	108,250	101,878
01-APR-19 To 30-JUN-19	21	89.54	91.33	90.61	15.42	100.79	62.16	127.21	80.62 to 100.42	74,995	67,953
01-JUL-19 To 30-SEP-19	19	91.47	94.13	93.94	13.16	100.20	66.06	133.76	81.24 to 96.71	85,816	80,615
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	46	102.51	104.62	97.92	15.68	106.84	65.05	191.85	95.87 to 107.22	80,093	78,424
01-OCT-18 To 30-SEP-19	71	93.19	94.87	93.18	16.31	101.81	62.16	156.30	87.89 to 96.93	83,765	78,049
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	55	98.39	102.31	96.16	16.57	106.40	65.05	191.85	94.43 to 104.55	80,413	77,324
<u>ALL</u>	117	96.03	98.71	94.99	16.59	103.92	62.16	191.85	92.68 to 99.73	82,321	78,196

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	50	97.21	99.68	96.67	13.62	103.11	68.80	157.66	92.68 to 102.98	84,720	81,896
2	3	77.49	87.21	80.14	13.03	108.82	76.92	107.22	N/A	42,333	33,924
4	10	98.77	101.87	96.33	17.78	105.75	62.99	156.30	78.89 to 117.94	73,900	71,188
5	5	100.68	98.05	100.83	15.96	97.24	73.63	130.42	N/A	31,300	31,559
6	2	69.72	69.72	68.21	05.25	102.21	66.06	73.37	N/A	42,500	28,991
7	4	92.79	99.39	88.73	18.86	112.01	73.37	138.61	N/A	73,250	64,993
8	14	94.14	92.52	89.06	18.13	103.89	62.16	129.48	69.32 to 111.39	48,943	43,587
9	16	96.49	104.72	93.28	20.50	112.26	65.05	191.85	88.23 to 120.76	50,713	47,305
11	1	64.45	64.45	64.45	00.00	100.00	64.45	64.45	N/A	12,000	7,734
12	9	96.36	104.82	98.35	19.32	106.58	78.92	176.55	83.91 to 127.60	164,611	161,890
14	3	95.54	92.78	92.83	03.23	99.95	86.76	96.03	N/A	335,000	310,977
<u>ALL</u>	117	96.03	98.71	94.99	16.59	103.92	62.16	191.85	92.68 to 99.73	82,321	78,196

85 Thayer
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 117
 Total Sales Price : 9,631,600
 Total Adj. Sales Price : 9,631,600
 Total Assessed Value : 9,148,984
 Avg. Adj. Sales Price : 82,321
 Avg. Assessed Value : 78,196

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 99
 COD : 16.59
 PRD : 103.92

COV : 22.55
 STD : 22.26
 Avg. Abs. Dev : 15.93
 MAX Sales Ratio : 191.85
 MIN Sales Ratio : 62.16

95% Median C.I. : 92.68 to 99.73
 95% Wgt. Mean C.I. : 91.97 to 98.01
 95% Mean C.I. : 94.68 to 102.74

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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	117	96.03	98.71	94.99	16.59	103.92	62.16	191.85	92.68 to 99.73	82,321	78,196
06											
07											
<u>ALL</u>	117	96.03	98.71	94.99	16.59	103.92	62.16	191.85	92.68 to 99.73	82,321	78,196

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	110.31	106.77	31.37	103.32	64.45	191.85	N/A	10,580	11,296
Less Than 30,000	20	112.90	110.57	109.90	20.41	100.61	64.45	191.85	95.20 to 120.76	19,325	21,238
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	117	96.03	98.71	94.99	16.59	103.92	62.16	191.85	92.68 to 99.73	82,321	78,196
Greater Than 14,999	112	96.03	98.19	94.92	15.66	103.45	62.16	176.55	92.68 to 99.43	85,524	81,183
Greater Than 29,999	97	95.38	96.26	94.37	14.41	102.00	62.16	176.55	90.40 to 97.25	95,310	89,940
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	107.22	110.31	106.77	31.37	103.32	64.45	191.85	N/A	10,580	11,296
15,000 TO 29,999	15	114.97	110.66	110.40	16.52	100.24	69.32	156.30	95.20 to 127.21	22,240	24,552
30,000 TO 59,999	34	97.09	100.44	100.01	18.15	100.43	62.16	157.66	88.23 to 111.34	41,256	41,261
60,000 TO 99,999	31	95.12	95.91	95.70	14.94	100.22	64.48	176.55	86.85 to 102.98	75,097	71,867
100,000 TO 149,999	12	93.32	91.33	91.73	13.56	99.56	65.05	127.60	76.88 to 101.46	119,408	109,531
150,000 TO 249,999	16	92.97	92.90	92.95	07.83	99.95	78.92	109.66	83.91 to 100.74	174,781	162,458
250,000 TO 499,999	4	91.85	91.62	91.81	04.54	99.79	86.76	96.03	N/A	321,250	294,939
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	117	96.03	98.71	94.99	16.59	103.92	62.16	191.85	92.68 to 99.73	82,321	78,196

85 Thayer
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 14
Total Sales Price : 870,740
Total Adj. Sales Price : 870,740
Total Assessed Value : 793,499
Avg. Adj. Sales Price : 62,196
Avg. Assessed Value : 56,679

MEDIAN : 94
WGT. MEAN : 91
MEAN : 92
COD : 15.79
PRD : 101.32

COV : 20.54
STD : 18.96
Avg. Abs. Dev : 14.79
MAX Sales Ratio : 129.40
MIN Sales Ratio : 51.36

95% Median C.I. : 76.30 to 106.24
95% Wgt. Mean C.I. : 66.64 to 115.62
95% Mean C.I. : 81.38 to 103.28

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	2	108.28	108.28	99.44	19.51	108.89	87.15	129.40	N/A	35,250	35,051
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	106.60	106.60	106.60	00.00	100.00	106.60	106.60	N/A	45,000	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	86.60	79.36	89.26	18.76	88.91	51.36	100.12	N/A	69,000	61,591
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
01-OCT-18 To 31-DEC-18	1	86.95	86.95	86.95	00.00	100.00	86.95	86.95	N/A	58,500	50,865
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	89.36	89.36	73.94	18.90	120.85	72.47	106.24	N/A	91,500	67,658
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	2	108.28	108.28	99.44	19.51	108.89	87.15	129.40	N/A	35,250	35,051
01-OCT-17 To 30-SEP-18	9	100.12	90.04	96.15	13.07	93.65	51.36	106.60	76.30 to 103.82	62,082	59,691
01-OCT-18 To 30-SEP-19	3	86.95	88.55	77.09	12.95	114.87	72.47	106.24	N/A	80,500	62,060
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	3	106.60	107.72	102.23	13.21	105.37	87.15	129.40	N/A	38,500	39,358
01-JAN-18 To 31-DEC-18	9	86.95	87.86	94.39	14.23	93.08	51.36	103.82	76.30 to 103.26	63,582	60,012
<u>ALL</u>	14	93.64	92.33	91.13	15.79	101.32	51.36	129.40	76.30 to 106.24	62,196	56,679

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	87.15	90.82	91.59	10.79	99.16	72.47	103.82	72.47 to 103.82	101,563	93,023
3	2	108.00	108.00	107.24	19.81	100.71	86.60	129.40	N/A	21,250	22,790
4	5	100.34	88.17	82.49	16.98	106.89	51.36	106.60	N/A	23,460	19,352
<u>ALL</u>	14	93.64	92.33	91.13	15.79	101.32	51.36	129.40	76.30 to 106.24	62,196	56,679

85 Thayer
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 14
Total Sales Price : 870,740
Total Adj. Sales Price : 870,740
Total Assessed Value : 793,499
Avg. Adj. Sales Price : 62,196
Avg. Assessed Value : 56,679

MEDIAN : 94
WGT. MEAN : 91
MEAN : 92
COD : 15.79
PRD : 101.32

COV : 20.54
STD : 18.96
Avg. Abs. Dev : 14.79
MAX Sales Ratio : 129.40
MIN Sales Ratio : 51.36

95% Median C.I. : 76.30 to 106.24
95% Wgt. Mean C.I. : 66.64 to 115.62
95% Mean C.I. : 81.38 to 103.28

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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	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	145,000	145,176
03	13	87.15	91.73	89.33	17.13	102.69	51.36	129.40	76.30 to 106.24	55,826	49,871
04											
<u>ALL</u>	<u>14</u>	93.64	92.33	91.13	15.79	101.32	51.36	129.40	76.30 to 106.24	62,196	56,679

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	103.29	103.29	103.97	02.86	99.35	100.34	106.24	N/A	6,500	6,758
Less Than 30,000	5	100.34	99.78	98.69	14.50	101.10	76.30	129.40	N/A	14,960	14,764
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	93.64	92.33	91.13	15.79	101.32	51.36	129.40	76.30 to 106.24	62,196	56,679
Greater Than 14,999	12	87.05	90.50	90.93	16.73	99.53	51.36	129.40	76.30 to 103.82	71,478	64,999
Greater Than 29,999	9	87.15	88.19	90.42	15.43	97.53	51.36	106.60	72.47 to 103.82	88,438	79,964
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	103.29	103.29	103.97	02.86	99.35	100.34	106.24	N/A	6,500	6,758
15,000 TO 29,999	3	86.60	97.43	97.58	20.44	99.85	76.30	129.40	N/A	20,600	20,101
30,000 TO 59,999	6	87.05	86.21	86.39	14.69	99.79	51.36	106.60	51.36 to 106.60	44,417	38,373
60,000 TO 99,999											
100,000 TO 149,999	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	145,000	145,176
150,000 TO 249,999	2	88.15	88.15	89.55	17.79	98.44	72.47	103.82	N/A	192,220	172,133
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>14</u>	93.64	92.33	91.13	15.79	101.32	51.36	129.40	76.30 to 106.24	62,196	56,679

85 Thayer
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 14
Total Sales Price : 870,740
Total Adj. Sales Price : 870,740
Total Assessed Value : 793,499
Avg. Adj. Sales Price : 62,196
Avg. Assessed Value : 56,679

MEDIAN : 94
WGT. MEAN : 91
MEAN : 92
COD : 15.79
PRD : 101.32

COV : 20.54
STD : 18.96
Avg. Abs. Dev : 14.79
MAX Sales Ratio : 129.40
MIN Sales Ratio : 51.36

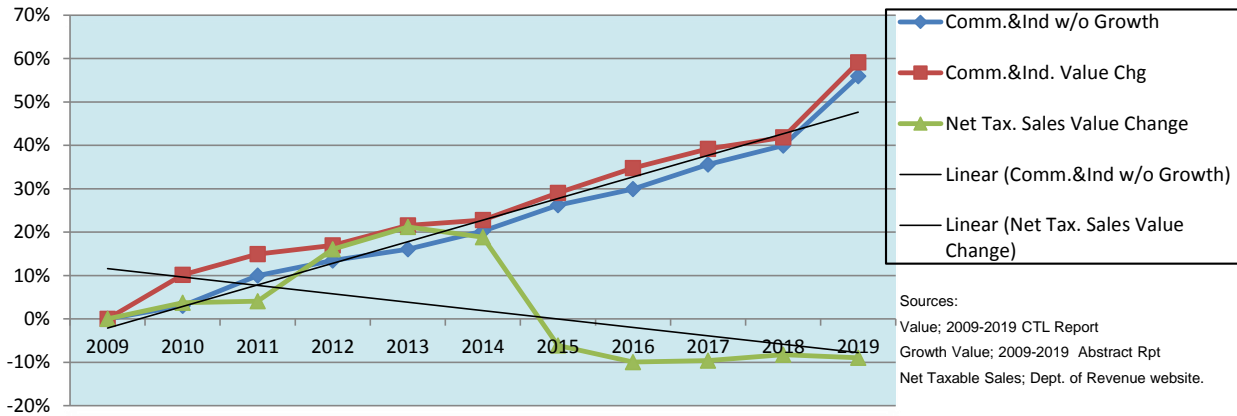
95% Median C.I. : 76.30 to 106.24
95% Wgt. Mean C.I. : 66.64 to 115.62
95% Mean C.I. : 81.38 to 103.28

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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	2	103.29	103.29	103.97	02.86	99.35	100.34	106.24	N/A	6,500	6,758
349	1	103.82	103.82	103.82	00.00	100.00	103.82	103.82	N/A	209,440	217,449
350	1	106.60	106.60	106.60	00.00	100.00	106.60	106.60	N/A	45,000	47,972
353	2	84.55	84.55	84.90	03.08	99.59	81.95	87.15	N/A	44,000	37,358
384	2	86.78	86.78	86.85	00.21	99.92	86.60	86.95	N/A	40,250	34,959
391	1	51.36	51.36	51.36	00.00	100.00	51.36	51.36	N/A	40,000	20,545
401	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	145,000	145,176
428	1	103.26	103.26	103.26	00.00	100.00	103.26	103.26	N/A	35,000	36,140
470	2	74.39	74.39	72.85	02.58	102.11	72.47	76.30	N/A	97,150	70,771
554	1	129.40	129.40	129.40	00.00	100.00	129.40	129.40	N/A	20,500	26,526
<u>ALL</u>	<u>14</u>	93.64	92.33	91.13	15.79	101.32	51.36	129.40	76.30 to 106.24	62,196	56,679

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	--	\$ 32,422,918	--
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%
2019	\$ 52,475,329	\$ 1,057,297	2.01%	\$ 51,418,032	9.95%	\$ 29,507,931	-0.82%
Ann %chg	4.76%			Average	1.44%	-0.94%	-0.60%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	3.00%	10.14%	3.71%
2011	10.01%	14.92%	4.07%
2012	13.45%	16.93%	16.05%
2013	16.08%	21.55%	21.19%
2014	20.26%	22.79%	18.82%
2015	26.20%	29.02%	-6.12%
2016	29.93%	34.77%	-9.94%
2017	35.58%	39.22%	-9.60%
2018	39.98%	41.83%	-8.23%
2019	55.95%	59.15%	-8.99%

County Number	85
County Name	Thayer

85 Thayer
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 52
Total Sales Price : 33,130,018
Total Adj. Sales Price : 33,130,018
Total Assessed Value : 24,341,455
Avg. Adj. Sales Price : 637,116
Avg. Assessed Value : 468,105

MEDIAN : 73
WGT. MEAN : 73
MEAN : 74
COD : 10.46
PRD : 100.67

COV : 14.05
STD : 10.39
Avg. Abs. Dev : 07.62
MAX Sales Ratio : 101.36
MIN Sales Ratio : 52.56

95% Median C.I. : 70.54 to 76.37
95% Wgt. Mean C.I. : 69.53 to 77.42
95% Mean C.I. : 71.14 to 76.78

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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	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	9	67.57	67.74	67.16	07.92	100.86	59.15	82.44	60.60 to 72.03	786,322	528,079	
01-JAN-17 To 31-MAR-17	3	73.31	80.52	79.11	11.01	101.78	72.02	96.23	N/A	504,167	398,859	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	5	89.87	85.39	90.00	11.77	94.88	65.43	101.36	N/A	450,832	405,740	
01-JAN-18 To 31-MAR-18	5	71.79	72.03	71.51	11.09	100.73	58.67	90.76	N/A	935,504	669,018	
01-APR-18 To 30-JUN-18	4	85.10	85.99	90.30	09.73	95.23	77.45	96.33	N/A	773,000	698,034	
01-JUL-18 To 30-SEP-18	1	73.74	73.74	73.74	00.00	100.00	73.74	73.74	N/A	240,000	176,983	
01-OCT-18 To 31-DEC-18	6	75.67	76.08	75.81	03.42	100.36	70.54	79.90	70.54 to 79.90	504,217	382,227	
01-JAN-19 To 31-MAR-19	11	69.49	69.91	68.14	07.94	102.60	58.37	80.14	62.30 to 77.90	610,979	416,291	
01-APR-19 To 30-JUN-19	6	72.82	69.96	69.83	09.54	100.19	52.56	78.30	52.56 to 78.30	672,479	469,609	
01-JUL-19 To 30-SEP-19	2	72.37	72.37	72.39	00.07	99.97	72.32	72.42	N/A	248,000	179,519	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	12	70.31	70.93	69.26	09.84	102.41	59.15	96.23	60.79 to 73.31	715,783	495,774	
01-OCT-17 To 30-SEP-18	15	77.45	80.32	81.29	13.51	98.81	58.67	101.36	71.79 to 92.21	684,245	556,194	
01-OCT-18 To 30-SEP-19	25	72.42	71.60	70.39	07.42	101.72	52.56	80.14	69.49 to 76.37	571,078	401,970	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	8	83.27	83.57	85.63	14.06	97.59	65.43	101.36	65.43 to 101.36	470,833	403,160	
01-JAN-18 To 31-DEC-18	16	75.67	77.15	78.00	08.85	98.91	58.67	96.33	71.79 to 79.90	689,676	537,973	
<u>ALL</u>	52	72.87	73.96	73.47	10.46	100.67	52.56	101.36	70.54 to 76.37	637,116	468,105	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	25	73.33	74.26	71.84	10.58	103.37	58.37	101.36	68.09 to 77.01	789,031	566,854	
2	27	72.03	73.68	75.87	10.34	97.11	52.56	96.33	69.51 to 77.45	496,453	376,670	
<u>ALL</u>	52	72.87	73.96	73.47	10.46	100.67	52.56	101.36	70.54 to 76.37	637,116	468,105	

85 Thayer
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 52
Total Sales Price : 33,130,018
Total Adj. Sales Price : 33,130,018
Total Assessed Value : 24,341,455
Avg. Adj. Sales Price : 637,116
Avg. Assessed Value : 468,105

MEDIAN : 73
WGT. MEAN : 73
MEAN : 74
COD : 10.46
PRD : 100.67

COV : 14.05
STD : 10.39
Avg. Abs. Dev : 07.62
MAX Sales Ratio : 101.36
MIN Sales Ratio : 52.56

95% Median C.I. : 70.54 to 76.37
95% Wgt. Mean C.I. : 69.53 to 77.42
95% Mean C.I. : 71.14 to 76.78

Printed:3/24/2020 10:06:57AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	76.69	72.61	70.50	06.45	102.99	60.60	78.30	60.60 to 78.30	739,738	521,485
1	8	76.69	72.61	70.50	06.45	102.99	60.60	78.30	60.60 to 78.30	739,738	521,485
_____Dry_____											
County	11	70.89	69.39	69.34	09.54	100.07	52.56	89.87	58.67 to 77.98	424,722	294,514
1	2	75.20	75.20	74.48	03.70	100.97	72.42	77.98	N/A	274,000	204,089
2	9	70.54	68.10	68.66	10.31	99.18	52.56	89.87	58.67 to 72.03	458,216	314,609
_____Grass_____											
County	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	152,000	109,930
1	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	152,000	109,930
_____ALL_____	52	72.87	73.96	73.47	10.46	100.67	52.56	101.36	70.54 to 76.37	637,116	468,105

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	20	74.15	75.30	73.18	11.45	102.90	59.15	101.36	68.09 to 77.90	913,341	668,399
1	17	74.97	74.70	72.44	10.86	103.12	59.15	101.36	65.79 to 78.30	932,351	675,419
2	3	70.25	78.70	78.03	12.73	100.86	69.51	96.33	N/A	805,617	628,616
_____Dry_____											
County	16	71.57	72.27	71.98	10.40	100.40	52.56	90.76	66.44 to 79.74	422,840	304,376
1	2	75.20	75.20	74.48	03.70	100.97	72.42	77.98	N/A	274,000	204,089
2	14	71.00	71.85	71.76	11.15	100.13	52.56	90.76	60.79 to 79.90	444,103	318,702
_____Grass_____											
County	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	152,000	109,930
1	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	152,000	109,930
_____ALL_____	52	72.87	73.96	73.47	10.46	100.67	52.56	101.36	70.54 to 76.37	637,116	468,105

Thayer County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	6025	5875	5775	5625	5425	5275	5150	5150	5688
Clay	1	5825	5825	5705	5705	n/a	5500	5370	5370	5729
Fillmore	1	6500	6300	6200	6100	5899	5600	5400	5350	6143
Nuckolls	1	4915	4915	4380	4380	n/a	4200	4000	4000	4573
Saline	2	7400	7300	7050	7000	6700	0	5150	4640	6874

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	3350	3350	3175	3175	2850	2850	2700	2700	3134
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	2484
Fillmore	1	3755	3650	3400	3400	3300	3100	3100	3000	3451
Nuckolls	1	2285	2285	2215	2000	2000	2000	1950	1950	2152
Saline	2	5600	5500	5100	5100	5000	3700	3600	2900	4953

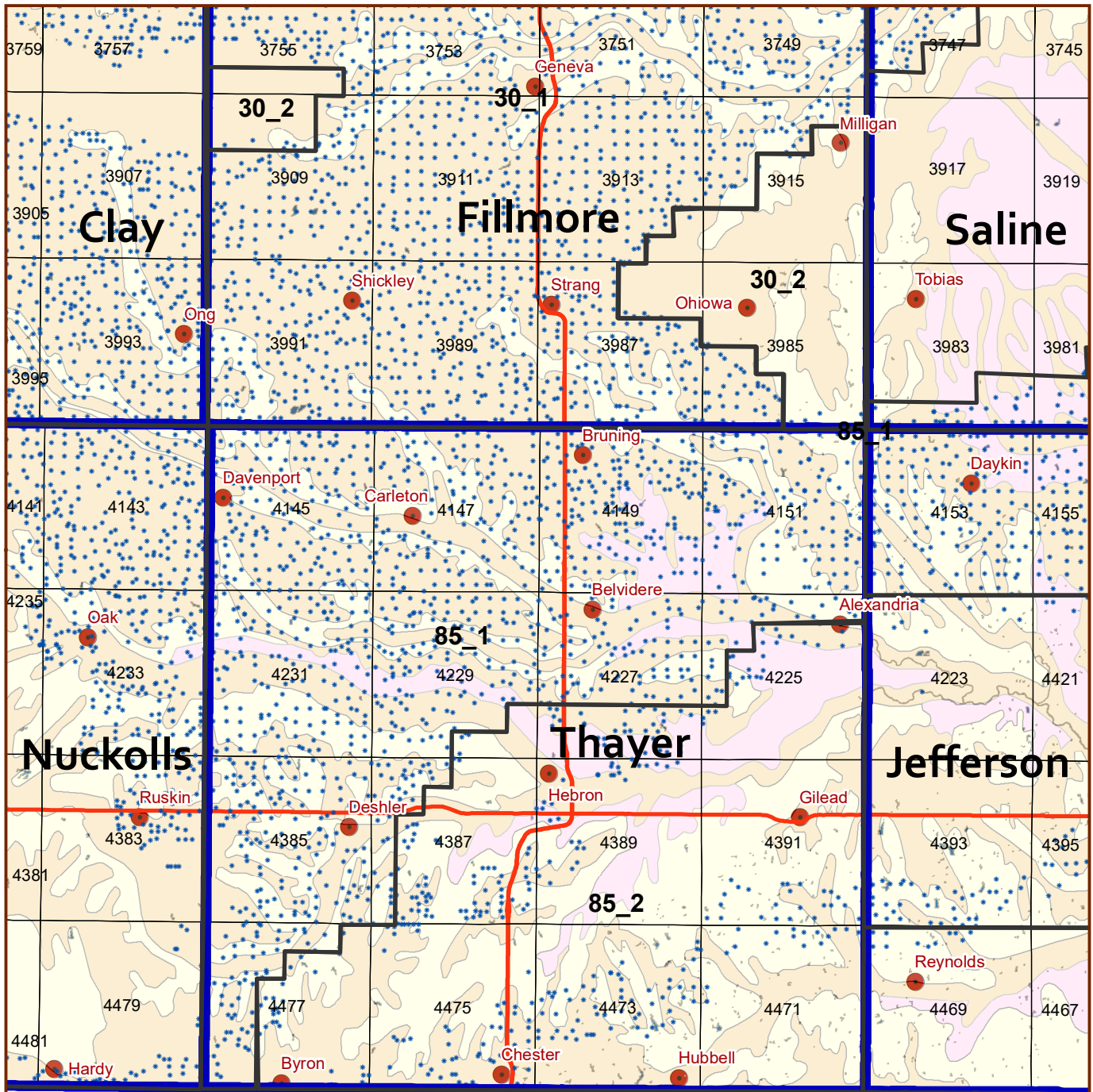
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1370	1370	1370	n/a	1370	1370	n/a	1370	1370
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	1265
Fillmore	1	1500	1500	1400	n/a	n/a	1400	n/a	n/a	1460
Nuckolls	1	1225	1225	1225	1225	n/a	1225	1224	1225	1225
Saline	2	1815	2096	2002	2000	1799	1800	1701	1600	1743

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	2341	500	200
Clay	1	n/a	n/a	500
Fillmore	1	1428	n/a	390
Nuckolls	1	1225	115	115
Saline	2	2550	600	100






Source: 2020 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.

THAYER COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










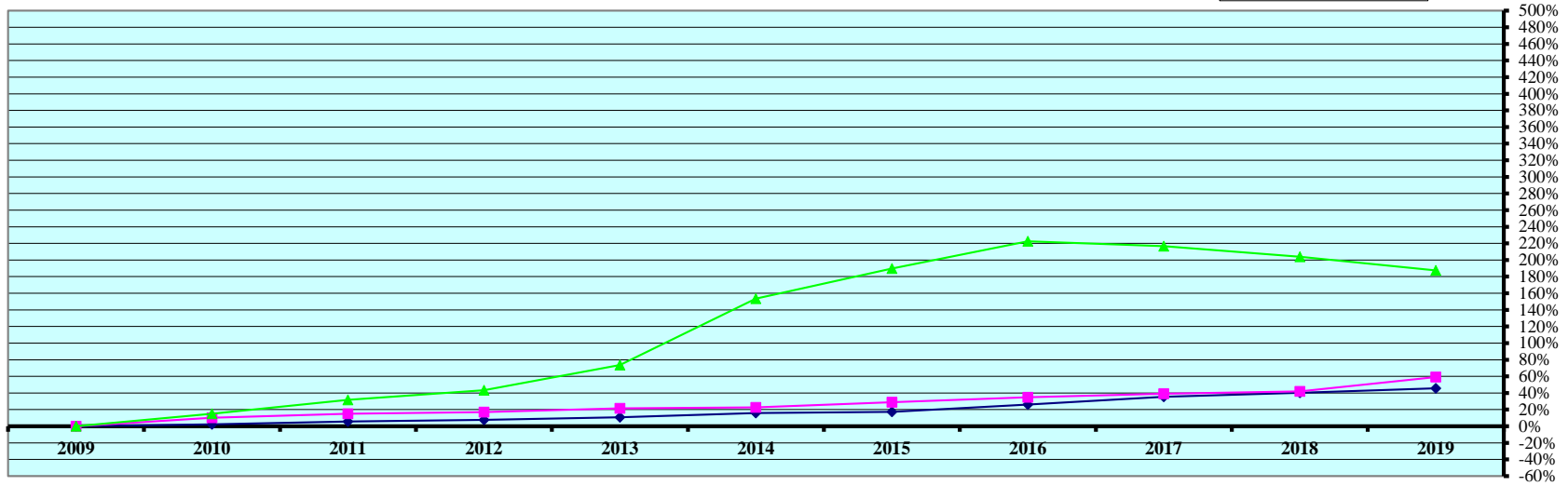
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed in loess on uplands
-  Well drained silty soils formed in loess and alluvium on stream terraces
-  Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
-  Somewhat poorly drained soils formed in alluvium on bottom lands
-  Moderately well drained silty soils with clay subsoils on uplands
-  Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg
2009	105,073,357	--	--	--	32,971,398	--	--	--	493,015,285	--	--	--
2010	107,460,728	2,387,371	2.27%	2.27%	36,314,459	3,343,061	10.14%	10.14%	566,503,464	73,488,179	14.91%	14.91%
2011	111,071,740	3,611,012	3.36%	5.71%	37,891,876	1,577,417	4.34%	14.92%	649,850,107	83,346,643	14.71%	31.81%
2012	113,243,705	2,171,965	1.96%	7.78%	38,553,542	661,666	1.75%	16.93%	706,845,582	56,995,475	8.77%	43.37%
2013	116,405,510	3,161,805	2.79%	10.78%	40,076,602	1,523,060	3.95%	21.55%	855,510,601	148,665,019	21.03%	73.53%
2014	121,880,245	5,474,735	4.70%	16.00%	40,487,060	410,458	1.02%	22.79%	1,249,455,450	393,944,849	46.05%	153.43%
2015	123,369,277	1,489,032	1.22%	17.41%	42,539,585	2,052,525	5.07%	29.02%	1,428,301,149	178,845,699	14.31%	189.71%
2016	132,475,467	9,106,190	7.38%	26.08%	44,435,943	1,896,358	4.46%	34.77%	1,589,989,755	161,688,606	11.32%	222.50%
2017	142,338,823	9,863,356	7.45%	35.47%	45,901,967	1,466,024	3.30%	39.22%	1,560,714,631	-29,275,124	-1.84%	216.57%
2018	147,406,106	5,067,283	3.56%	40.29%	46,764,540	862,573	1.88%	41.83%	1,497,800,702	-62,913,929	-4.03%	203.80%
2019	153,040,932	5,634,826	3.82%	45.65%	52,475,329	5,710,789	12.21%	59.15%	1,417,602,943	-80,197,759	-5.35%	187.54%

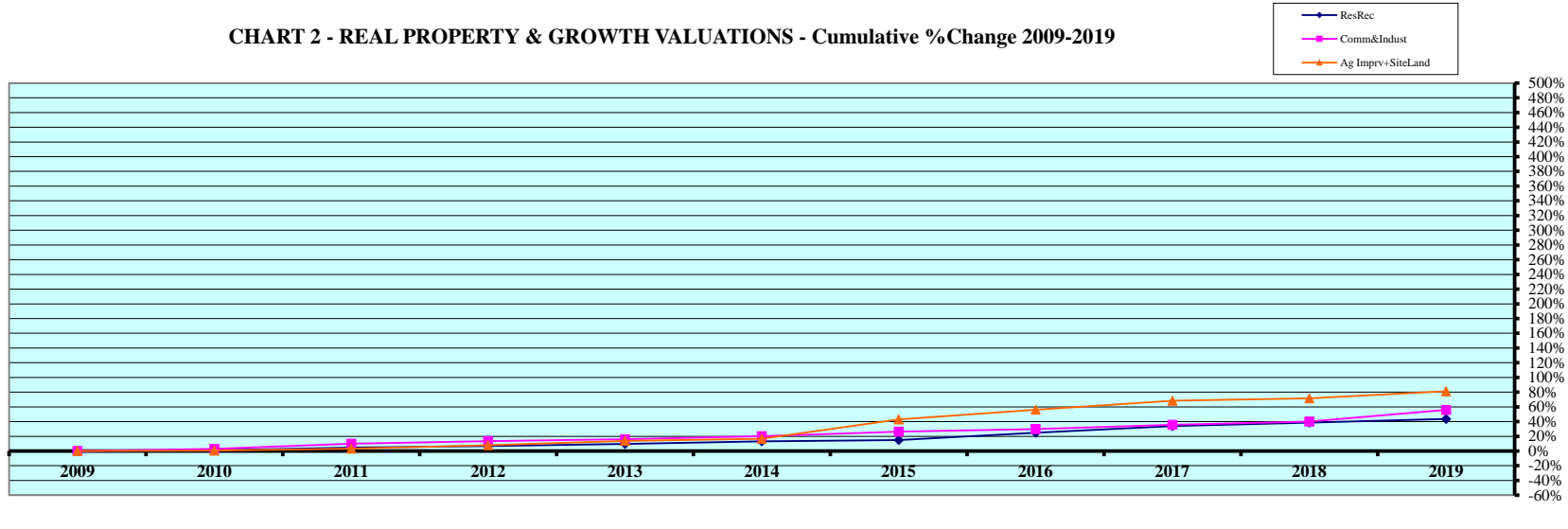
Rate Annual %chg: Residential & Recreational **3.83%** Commercial & Industrial **4.76%** Agricultural Land **11.14%**

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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	105,073,357	1,899,005	1.81%	103,174,352	--	--	32,971,398	221,843	0.67%	32,749,555	--	--
2010	107,460,728	1,448,210	1.35%	106,012,518	0.89%	0.89%	36,314,459	2,354,311	6.48%	33,960,148	3.00%	3.00%
2011	111,071,740	1,135,020	1.02%	109,936,720	2.30%	4.63%	37,891,876	1,621,047	4.28%	36,270,829	-0.12%	10.01%
2012	113,243,705	1,233,196	1.09%	112,010,509	0.85%	6.60%	38,553,542	1,147,206	2.98%	37,406,336	-1.28%	13.45%
2013	116,405,510	1,066,050	0.92%	115,339,460	1.85%	9.77%	40,076,602	1,803,835	4.50%	38,272,767	-0.73%	16.08%
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	13.14%	40,487,060	836,914	2.07%	39,650,146	-1.06%	20.26%
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	15.04%	42,539,585	930,770	2.19%	41,608,815	2.77%	26.20%
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	24.77%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	29.93%
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	33.84%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	35.58%
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	38.46%	46,764,540	610,808	1.31%	46,153,732	0.55%	39.98%
2019	153,040,932	2,092,034	1.37%	150,948,898	2.40%	43.66%	52,475,329	1,057,297	2.01%	51,418,032	9.95%	55.95%
Rate Ann%chg	3.83%			2.42%			4.76%			C & I w/o growth 1.44%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	27,211,549	19,075,749	46,287,298	962,746	2.08%	45,324,552	--	--
2010	27,159,957	21,646,584	48,806,541	2,203,345	4.51%	46,603,196	0.68%	0.68%
2011	27,043,932	23,084,832	50,128,764	2,311,427	4.61%	47,817,337	-2.03%	3.31%
2012	27,255,522	25,139,881	52,395,403	2,390,641	4.56%	50,004,762	-0.25%	8.03%
2013	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	0.38%	13.63%
2014	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	-0.45%	16.75%
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	43.06%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	56.07%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	68.26%
2018	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	71.66%
2019	39,192,535	46,197,195	85,389,730	1,497,297	1.75%	83,892,433	0.63%	81.24%
Rate Ann%chg	3.72%	9.25%	6.31%	Ag Imprv+Site w/o growth			2.51%	

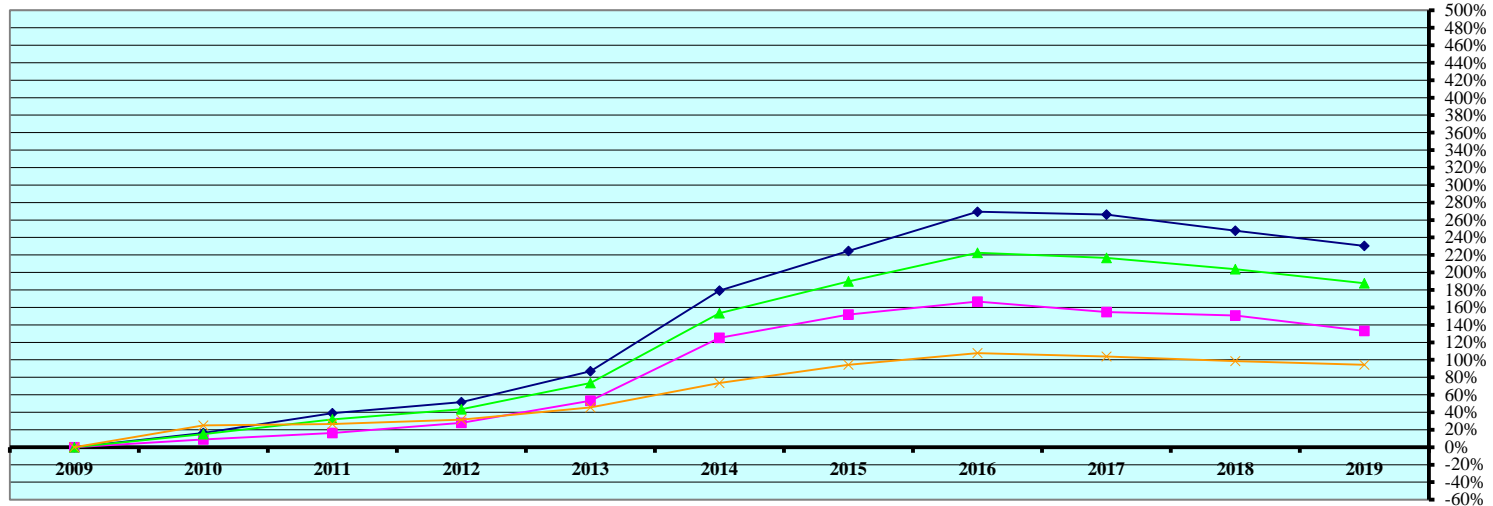
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 85
County THAYER

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	296,737,754	--	--	--	146,676,098	--	--	--	49,103,869	--	--	--
2010	344,837,407	48,099,653	16.21%	16.21%	159,717,435	13,041,337	8.89%	8.89%	61,406,978	12,303,109	25.06%	25.06%
2011	412,163,138	67,325,731	19.52%	38.90%	170,675,700	10,958,265	6.86%	16.36%	62,180,432	773,454	1.26%	26.63%
2012	449,924,880	37,761,742	9.16%	51.62%	187,393,845	16,718,145	9.80%	27.76%	64,633,414	2,452,982	3.94%	31.63%
2013	554,722,201	104,797,321	23.29%	86.94%	224,535,371	37,141,526	19.82%	53.08%	71,424,009	6,790,595	10.51%	45.45%
2014	828,410,679	273,688,478	49.34%	179.17%	330,313,237	105,777,866	47.11%	125.20%	85,184,635	13,760,626	19.27%	73.48%
2015	963,115,455	134,704,776	16.26%	224.57%	369,154,561	38,841,324	11.76%	151.68%	95,405,420	10,220,785	12.00%	94.29%
2016	1,096,428,095	133,312,640	13.84%	269.49%	391,144,894	21,990,333	5.96%	166.67%	101,966,704	6,561,284	6.88%	107.66%
2017	1,086,569,297	-9,858,798	-0.90%	266.17%	373,645,771	-17,499,123	-4.47%	154.74%	100,041,703	-1,925,001	-1.89%	103.73%
2018	1,032,146,769	-54,422,528	-5.01%	247.83%	367,772,612	-5,873,159	-1.57%	150.74%	97,419,894	-2,621,809	-2.62%	98.40%
2019	980,131,923	-52,014,846	-5.04%	230.30%	341,651,863	-26,120,749	-7.10%	132.93%	95,369,962	-2,049,932	-2.10%	94.22%

Rate Ann.%chg: Irrigated 12.69% Dryland 8.82% Grassland 6.86%

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	188,950	--	--	--	308,614	--	--	--	493,015,285	--	--	--
2010	209,816	20,866	11.04%	11.04%	331,828	23,214	7.52%	7.52%	566,503,464	73,488,179	14.91%	14.91%
2011	220,614	10,798	5.15%	16.76%	4,610,223	4,278,395	1289.34%	1393.85%	649,850,107	83,346,643	14.71%	31.81%
2012	222,471	1,857	0.84%	17.74%	4,670,972	60,749	1.32%	1413.53%	706,845,582	56,995,475	8.77%	43.37%
2013	224,783	2,312	1.04%	18.96%	4,604,237	-66,735	-1.43%	1391.91%	855,510,601	148,665,019	21.03%	73.53%
2014	335,763	110,980	49.37%	77.70%	5,211,136	606,899	13.18%	1588.56%	1,249,455,450	393,944,849	46.05%	153.43%
2015	336,616	853	0.25%	78.15%	289,097	-4,922,039	-94.45%	-6.32%	1,428,301,149	178,845,699	14.31%	189.71%
2016	450,062	113,446	33.70%	138.19%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	222.50%
2017	457,860	7,798	1.73%	142.32%	0	0			1,560,714,631	-29,275,124	-1.84%	216.57%
2018	461,427	3,567	0.78%	144.21%	0	0			1,497,800,702	-62,913,929	-4.03%	203.80%
2019	449,195	-12,232	-2.65%	137.73%	0	0			1,417,602,943	-80,197,759	-5.35%	187.54%

Cnty# 85
County THAYER

Rate Ann.%chg: Total Agric Land 11.14%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	294,325,162	140,467	2,095			147,872,332	124,354	1,189			46,420,729	71,981	645		
2010	344,139,221	143,435	2,399	14.51%	14.51%	160,825,860	121,306	1,326	11.49%	11.49%	58,047,474	71,993	806	25.02%	25.02%
2011	412,112,638	145,551	2,831	18.01%	35.13%	170,886,049	116,395	1,468	10.74%	23.47%	62,141,097	70,645	880	9.10%	36.40%
2012	449,635,973	147,662	3,045	7.55%	45.32%	186,745,334	114,813	1,627	10.79%	36.78%	64,373,048	69,678	924	5.03%	43.26%
2013	554,236,059	151,435	3,660	20.19%	74.67%	224,782,209	112,966	1,990	22.34%	67.33%	71,469,316	68,214	1,048	13.41%	62.46%
2014	826,663,065	154,327	5,357	46.36%	155.64%	331,199,097	111,580	2,968	49.17%	149.62%	85,393,147	66,601	1,282	22.38%	98.82%
2015	963,585,361	159,617	6,037	12.70%	188.11%	368,439,374	108,355	3,400	14.56%	185.95%	90,386,516	64,307	1,406	9.62%	117.95%
2016	1,097,256,918	160,080	6,854	13.54%	227.13%	390,800,508	108,214	3,611	6.21%	203.70%	101,976,775	75,388	1,353	-3.76%	109.75%
2017	1,086,921,031	161,442	6,733	-1.78%	221.31%	373,551,730	107,173	3,486	-3.49%	193.11%	100,001,465	74,639	1,340	-0.95%	107.75%
2018	1,032,062,321	161,597	6,387	-5.14%	204.80%	368,049,855	107,151	3,435	-1.45%	188.86%	97,387,779	74,460	1,308	-2.38%	102.81%
2019	979,950,297	162,565	6,028	-5.61%	187.69%	341,705,231	106,899	3,197	-6.94%	168.81%	95,368,224	73,630	1,295	-0.97%	100.84%

Rate Annual %chg Average Value/Acre: 11.15% 10.39% 7.22%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	185,956	2,067	90			2,970,149	6,733	441			491,774,328	345,601	1,423		
2010	210,048	2,100	100	11.13%	11.13%	3,062,717	7,318	418	-5.14%	-5.14%	566,285,320	346,154	1,636	14.97%	14.97%
2011	220,521	2,205	100	0.00%	11.13%	4,604,840	11,144	413	-1.27%	-6.34%	649,965,145	345,940	1,879	14.85%	32.04%
2012	220,207	2,202	100	0.00%	11.13%	4,640,949	11,194	415	0.33%	-6.02%	705,615,511	345,549	2,042	8.68%	43.51%
2013	225,099	2,251	100	0.01%	11.14%	4,579,491	11,121	412	-0.68%	-6.66%	855,292,174	345,988	2,472	21.06%	73.73%
2014	335,657	2,238	150	49.99%	66.69%	5,175,671	11,205	462	12.17%	4.70%	1,248,766,637	345,951	3,610	46.02%	153.67%
2015	336,779	2,245	150	0.00%	66.69%	5,345,477	11,484	465	0.78%	5.51%	1,428,093,507	346,009	4,127	14.34%	190.05%
2016	448,694	2,244	200	33.32%	122.23%	0	0				1,590,482,895	345,925	4,598	11.40%	223.11%
2017	457,862	2,289	200	0.01%	122.26%	0	0				1,560,932,088	345,543	4,517	-1.75%	217.46%
2018	460,017	2,300	200	0.00%	122.26%	0	0				1,497,959,972	345,508	4,336	-4.02%	204.69%
2019	450,411	2,252	200	0.00%	122.26%	0	0				1,417,474,163	345,346	4,105	-5.33%	188.45%

85
THAYER

Rate Annual %chg Average Value/Acre: 11.17%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,228	THAYER	72,051,896	46,405,837	83,563,856	150,764,681	40,752,085	11,723,244	2,276,251	1,417,602,943	39,192,535	46,197,195	0	1,910,530,523
cnty sector/value % of total value:		3.77%	2.43%	4.37%	7.89%	2.13%	0.61%	0.12%	74.20%	2.05%	2.42%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
177	ALEXANDRIA	11,575	411,144	1,895,402	1,919,387	34,850	0	0	163,236	0	46,369	0	4,481,963
3.39%	%sector of county sector	0.02%	0.89%	2.27%	1.27%	0.09%			0.01%		0.10%		0.23%
	%sector of municipality	0.26%	9.17%	42.29%	42.82%	0.78%			3.64%		1.03%		100.00%
48	BELVIDERE	199,904	495,024	2,640,706	888,851	379,522	0	0	338,917	0	80,993	0	5,023,917
0.92%	%sector of county sector	1.07%	0.59%	3.16%	0.93%	0.59%			0.02%		0.18%		0.26%
	%sector of municipality	3.98%	9.85%	52.56%	17.69%	7.55%			6.75%		1.61%		100.00%
279	BRUNING	1,957,052	63,668	3,415	9,696,059	3,489,328	698,574	0	45,657	0	0	0	15,953,753
5.34%	%sector of county sector	2.72%	0.14%	0.00%	6.43%	8.56%	5.96%		0.00%				0.84%
	%sector of municipality	12.27%	0.40%	0.02%	60.78%	21.87%	4.38%		0.29%				100.00%
83	BYRON	473,794	346,807	76,050	2,025,640	1,609,509	0	0	0	0	0	0	4,531,800
1.59%	%sector of county sector	0.66%	0.75%	0.09%	1.34%	3.95%							0.24%
	%sector of municipality	10.45%	7.65%	1.68%	44.70%	35.52%							100.00%
91	CARLETON	1,619,768	330,412	1,534,923	2,287,390	4,216,489	0	0	95,311	0	37,202	0	10,121,495
1.74%	%sector of county sector	2.25%	0.71%	1.84%	1.52%	10.35%			0.01%		0.08%		0.53%
	%sector of municipality	16.00%	3.26%	15.16%	22.60%	41.66%			0.94%		0.37%		100.00%
232	CHESTER	1,676,244	297,820	55,956	4,883,824	3,324,178	0	0	350,321	0	15,022	0	10,603,365
4.44%	%sector of county sector	2.33%	0.64%	0.07%	3.24%	8.16%			0.02%		0.03%		0.55%
	%sector of municipality	15.81%	2.81%	0.53%	46.06%	31.35%			3.30%		0.14%		100.00%
294	DAVENPORT	2,772,637	1,581,457	5,256,602	6,149,842	2,774,380	0	0	310,135	0	112,951	0	18,958,004
5.62%	%sector of county sector	3.85%	3.41%	6.29%	4.08%	6.81%			0.02%		0.24%		0.99%
	%sector of municipality	14.63%	8.34%	27.73%	32.44%	14.63%			1.64%		0.60%		100.00%
747	DESHLER	321,951	755,287	127,742	18,563,424	2,665,392	0	0	5,543	0	0	0	22,439,339
14.29%	%sector of county sector	0.45%	1.63%	0.15%	12.31%	6.54%			0.00%				1.17%
	%sector of municipality	1.43%	3.37%	0.57%	82.73%	11.88%			0.02%				100.00%
39	GILEAD	2,422	3,097	166	585,277	22,303	0	0	43,084	0	0	0	656,349
0.75%	%sector of county sector	0.00%	0.01%	0.00%	0.39%	0.05%			0.00%				0.03%
	%sector of municipality	0.37%	0.47%	0.03%	89.17%	3.40%			6.56%				100.00%
1579	HEBRON	5,947,550	1,304,629	125,888	49,876,142	12,252,623	2,643,505	0	288,721	0	246,308	0	72,685,366
30.20%	%sector of county sector	8.25%	2.81%	0.15%	33.08%	30.07%	22.55%		0.02%		0.53%		3.80%
	%sector of municipality	8.18%	1.79%	0.17%	68.62%	16.86%	3.64%		0.40%		0.34%		100.00%
68	HUBBELL	69,982	86,999	20,711	978,212	879,498	0	0	234,266	0	5,399	0	2,275,067
1.30%	%sector of county sector	0.10%	0.19%	0.02%	0.65%	2.16%			0.02%		0.01%		0.12%
	%sector of municipality	3.08%	3.82%	0.91%	43.00%	38.66%			10.30%		0.24%		100.00%
3,637	Total Municipalities	15,052,879	5,676,344	11,737,561	97,854,048	31,648,072	3,342,079	0	1,875,191	0	544,244	0	167,730,418
69.57%	%all municip.sectors of cnty	20.89%	12.23%	14.05%	64.91%	77.66%	28.51%		0.13%		1.18%		8.78%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Total Real Property Sum Lines 17, 25, & 30	Records : 6,433	Value : 1,663,498,255	Growth 5,112,569	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	317	1,038,747	37	795,555	349	6,512,359	703	8,346,661	
02. Res Improve Land	1,895	7,345,816	29	725,000	278	4,735,150	2,202	12,805,966	
03. Res Improvements	1,904	94,705,756	29	9,255,308	327	41,453,022	2,260	145,414,086	
04. Res Total	2,221	103,090,319	66	10,775,863	676	52,700,531	2,963	166,566,713	2,095,317
% of Res Total	74.96	61.89	2.23	6.47	22.81	31.64	46.06	10.01	40.98
05. Com UnImp Land	66	697,961	0	0	14	90,066	80	788,027	
06. Com Improve Land	346	2,507,976	0	0	27	1,556,568	373	4,064,544	
07. Com Improvements	353	28,903,904	0	0	34	8,116,170	387	37,020,074	
08. Com Total	419	32,109,841	0	0	48	9,762,804	467	41,872,645	402,296
% of Com Total	89.72	76.68	0.00	0.00	10.28	23.32	7.26	2.52	7.87
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	246,308	0	0	2	408,205	5	654,513	
11. Ind Improvements	3	3,095,771	0	0	2	8,145,785	5	11,241,556	
12. Ind Total	3	3,342,079	0	0	2	8,553,990	5	11,896,069	0
% of Ind Total	60.00	28.09	0.00	0.00	40.00	71.91	0.08	0.72	0.00
13. Rec UnImp Land	0	0	0	0	35	990,929	35	990,929	
14. Rec Improve Land	0	0	0	0	9	1,041,105	9	1,041,105	
15. Rec Improvements	0	0	0	0	9	235,652	9	235,652	
16. Rec Total	0	0	0	0	44	2,267,686	44	2,267,686	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.68	0.14	0.00
Res & Rec Total	2,221	103,090,319	66	10,775,863	720	54,968,217	3,007	168,834,399	2,095,317
% of Res & Rec Total	73.86	61.06	2.19	6.38	23.94	32.56	46.74	10.15	40.98
Com & Ind Total	422	35,451,920	0	0	50	18,316,794	472	53,768,714	402,296
% of Com & Ind Total	89.41	65.93	0.00	0.00	10.59	34.07	7.34	3.23	7.87
17. Taxable Total	2,643	138,542,239	66	10,775,863	770	73,285,011	3,479	222,603,113	2,497,613
% of Taxable Total	75.97	62.24	1.90	4.84	22.13	32.92	54.08	13.38	48.85

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	8	1,863,551	8,541,189	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	8	1,863,551	8,541,189
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				8	1,863,551	8,541,189

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	329	1	137	467

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	94	1,420,286	0	0	1,942	918,488,623	2,036	919,908,909
28. Ag-Improved Land	29	484,972	0	0	813	441,287,309	842	441,772,281
29. Ag Improvements	30	521,252	0	0	888	78,692,700	918	79,213,952

30. Ag Total					2,954	1,440,895,142
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	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	4,730	0	0.00	0	
36. FarmSite Improv Land	26	19.01	104,555	0	0.00	0	
37. FarmSite Improvements	30	0.00	521,252	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			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	8	8.00	140,000	8	8.00	140,000	
32. HomeSite Improv Land	365	372.49	6,518,575	365	372.49	6,518,575	
33. HomeSite Improvements	372	0.00	39,790,264	372	0.00	39,790,264	627,437
34. HomeSite Total				380	380.49	46,448,839	
35. FarmSite UnImp Land	52	418.82	2,303,510	55	419.68	2,308,240	
36. FarmSite Improv Land	792	2,451.72	13,484,460	818	2,470.73	13,589,015	
37. FarmSite Improvements	876	0.00	38,902,436	906	0.00	39,423,688	1,987,519
38. FarmSite Total				961	2,890.41	55,320,943	
39. Road & Ditches	2,467	7,071.31	0	2,473	7,073.49	0	
40. Other- Non Ag Use	6	304.19	366,225	6	304.19	366,225	
41. Total Section VI				1,341	10,648.58	102,136,007	2,614,956

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	1,290.36	3,054,618	16	1,290.36	3,054,618

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	12,773.40	9.92%	76,959,786	10.50%	6,025.00
46. 1A	19,448.45	15.10%	114,259,769	15.59%	5,875.01
47. 2A1	56,089.07	43.54%	323,914,580	44.20%	5,775.00
48. 2A	13,390.53	10.39%	75,321,863	10.28%	5,625.01
49. 3A1	8,752.40	6.79%	47,481,854	6.48%	5,425.01
50. 3A	2,004.82	1.56%	10,575,442	1.44%	5,275.01
51. 4A1	8,305.11	6.45%	42,771,513	5.84%	5,150.02
52. 4A	8,062.27	6.26%	41,520,927	5.67%	5,150.03
53. Total	128,826.05	100.00%	732,805,734	100.00%	5,688.34
Dry					
54. 1D1	4,030.36	13.27%	13,501,803	14.18%	3,350.02
55. 1D	5,309.77	17.48%	17,787,973	18.69%	3,350.05
56. 2D1	9,960.90	32.79%	31,626,040	33.22%	3,175.02
57. 2D	4,225.11	13.91%	13,414,839	14.09%	3,175.03
58. 3D1	2,444.82	8.05%	6,967,899	7.32%	2,850.07
59. 3D	2.66	0.01%	7,581	0.01%	2,850.00
60. 4D1	2,743.50	9.03%	7,407,450	7.78%	2,700.00
61. 4D	1,657.05	5.46%	4,474,035	4.70%	2,700.00
62. Total	30,374.17	100.00%	95,187,620	100.00%	3,133.83
Grass					
63. 1G1	5,701.19	23.39%	7,917,697	25.58%	1,388.78
64. 1G	4,643.15	19.05%	2,935,552	9.48%	632.23
65. 2G1	8,313.01	34.11%	11,602,941	37.49%	1,395.76
66. 2G	122.80	0.50%	311,910	1.01%	2,539.98
67. 3G1	1,156.09	4.74%	1,656,935	5.35%	1,433.22
68. 3G	2,211.89	9.08%	3,030,298	9.79%	1,370.00
69. 4G1	371.75	1.53%	802,981	2.59%	2,160.00
70. 4G	1,851.87	7.60%	2,692,014	8.70%	1,453.67
71. Total	24,371.75	100.00%	30,950,328	100.00%	1,269.93
Irrigated Total					
Irrigated Total	128,826.05	69.82%	732,805,734	85.30%	5,688.34
Dry Total					
Dry Total	30,374.17	16.46%	95,187,620	11.08%	3,133.83
Grass Total					
Grass Total	24,371.75	13.21%	30,950,328	3.60%	1,269.93
72. Waste	938.26	0.51%	187,652	0.02%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	228.20	0.12%	1,058	0.00%	4.64
75. Market Area Total	184,510.23	100.00%	859,131,334	100.00%	4,656.28

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,416.12	4.13%	8,355,108	4.59%	5,900.00
46. 1A	6,289.38	18.32%	36,478,404	20.04%	5,800.00
47. 2A1	9,103.10	26.52%	50,749,827	27.88%	5,575.00
48. 2A	6,996.81	20.39%	36,033,670	19.80%	5,150.01
49. 3A1	2,090.31	6.09%	10,347,085	5.68%	4,950.02
50. 3A	253.97	0.74%	1,231,760	0.68%	4,850.02
51. 4A1	4,681.11	13.64%	22,235,340	12.22%	4,750.01
52. 4A	3,491.00	10.17%	16,582,340	9.11%	4,750.03
53. Total	34,321.80	100.00%	182,013,534	100.00%	5,303.15
Dry					
54. 1D1	4,596.98	6.03%	15,170,034	6.46%	3,300.00
55. 1D	14,690.20	19.26%	48,477,660	20.65%	3,300.00
56. 2D1	18,875.45	24.75%	59,457,927	25.33%	3,150.01
57. 2D	19,095.80	25.04%	60,152,091	25.63%	3,150.02
58. 3D1	4,850.10	6.36%	13,580,280	5.79%	2,800.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,134.21	13.29%	27,109,149	11.55%	2,675.01
61. 4D	4,025.35	5.28%	10,767,944	4.59%	2,675.03
62. Total	76,268.09	100.00%	234,715,085	100.00%	3,077.50
Grass					
63. 1G1	5,510.97	11.29%	7,619,849	12.17%	1,382.67
64. 1G	7,843.65	16.07%	4,774,903	7.62%	608.76
65. 2G1	23,090.74	47.30%	31,861,384	50.87%	1,379.83
66. 2G	2,349.16	4.81%	3,929,242	6.27%	1,672.62
67. 3G1	3,677.98	7.53%	5,120,560	8.18%	1,392.22
68. 3G	3,771.38	7.72%	5,166,804	8.25%	1,370.00
69. 4G1	585.41	1.20%	1,241,070	1.98%	2,120.00
70. 4G	1,993.33	4.08%	2,921,704	4.66%	1,465.74
71. Total	48,822.62	100.00%	62,635,516	100.00%	1,282.92
Irrigated Total					
	34,321.80	21.35%	182,013,534	37.95%	5,303.15
Dry Total					
	76,268.09	47.45%	234,715,085	48.94%	3,077.50
Grass Total					
	48,822.62	30.38%	62,635,516	13.06%	1,282.92
72. Waste	1,318.33	0.82%	263,666	0.05%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	380.34	0.24%	0	0.00%	0.00
75. Market Area Total	160,730.84	100.00%	479,627,801	100.00%	2,984.04

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.84	295,692	0.00	0	163,097.01	914,523,576	163,147.85	914,819,268
77. Dry Land	387.61	1,214,533	0.00	0	106,254.65	328,688,172	106,642.26	329,902,705
78. Grass	252.75	282,740	0.00	0	72,941.62	93,303,104	73,194.37	93,585,844
79. Waste	15.04	3,008	0.00	0	2,241.55	448,310	2,256.59	451,318
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.37	0	5.88	0	602.29	1,058	608.54	1,058
82. Total	706.24	1,795,973	0.00	0	344,534.83	1,336,963,162	345,241.07	1,338,759,135

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	163,147.85	47.26%	914,819,268	68.33%	5,607.30
Dry Land	106,642.26	30.89%	329,902,705	24.64%	3,093.55
Grass	73,194.37	21.20%	93,585,844	6.99%	1,278.59
Waste	2,256.59	0.65%	451,318	0.03%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	608.54	0.18%	1,058	0.00%	1.74
Total	345,241.07	100.00%	1,338,759,135	100.00%	3,877.75

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreage	349	6,512,359	278	4,735,150	325	41,090,270	674	52,337,779	1,085,951
83.2 Alexandria	22	48,913	111	132,405	114	1,777,759	136	1,959,077	0
83.3 Belvidere	21	15,490	50	52,325	52	821,054	73	888,869	0
83.4 Bruning	21	77,925	150	534,027	152	9,244,304	173	9,856,256	56,113
83.5 Byron	2	39,635	75	65,801	75	1,979,845	77	2,085,281	22,693
83.6 Carleton	34	155,397	60	85,090	60	2,075,101	94	2,315,588	0
83.7 Chester	21	24,859	160	136,551	160	4,784,787	181	4,946,197	55,718
83.8 Davenport	37	27,035	180	170,375	180	5,983,763	217	6,181,173	12,494
83.9 Deshler	74	242,086	362	1,626,879	362	18,323,369	436	20,192,334	276,644
83.10 Gilead	12	5,528	33	19,180	34	572,144	46	596,852	0
83.11 Hebron	60	394,289	660	4,491,483	661	48,204,542	721	53,090,314	453,847
83.12 Hubbell	13	7,590	54	31,700	54	939,088	67	978,378	0
83.13 Recreational	33	911,844	8	970,628	8	234,408	41	2,116,880	0
83.14 Rural	2	79,085	1	70,477	3	363,996	5	513,558	0
83.15 Subdivision	37	795,555	29	725,000	29	9,255,308	66	10,775,863	131,857
84 Residential Total	738	9,337,590	2,211	13,847,071	2,269	145,649,738	3,007	168,834,399	2,095,317

Schedule XII : Commercial 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>	
85.1	Acreage	1	6,765	0	0	0	0	1	6,765	0
85.2	Alexandria Commercial	1	560	8	2,351	8	31,939	9	34,850	0
85.3	Belvidere Commercial	0	0	3	2,184	4	377,877	4	380,061	0
85.4	Bruning Commercial	4	24,380	29	124,635	31	3,337,884	35	3,486,899	0
85.5	Bruning Industrial	0	0	1	18,490	1	680,084	1	698,574	0
85.6	Byron Commercial	5	1,628	22	34,339	24	1,580,841	29	1,616,808	0
85.7	Carleton Commercial	4	1,348	12	328,267	13	3,886,374	17	4,215,989	0
85.8	Chester Commercial	3	6,582	30	43,549	30	3,295,703	33	3,345,834	1,513
85.9	Davenport Commercial	8	58,664	37	146,840	37	2,596,948	45	2,802,452	34,952
85.10	Deshler Commercial	12	51,951	57	267,214	57	2,430,005	69	2,749,170	4,980
85.11	Gilead Commercial	2	1,190	5	1,372	5	19,741	7	22,303	0
85.12	Hebron Commercial	22	521,955	134	1,513,027	134	10,418,265	156	12,453,247	13,325
85.13	Hebron Industrial	0	0	2	227,818	2	2,415,687	2	2,643,505	0
85.14	Hubbell Commercial	5	29,703	9	44,198	10	928,327	15	1,002,228	116,182
85.15	Rural Commercial	13	83,301	27	1,556,568	34	8,116,170	47	9,756,039	231,344
85.16	Rural Industrial	0	0	2	408,205	2	8,145,785	2	8,553,990	0
86	Commercial Total	80	788,027	378	4,719,057	392	48,261,630	472	53,768,714	402,296

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	5,619.51	29.18%	7,698,794	29.18%	1,370.01
88. 1G	563.34	2.93%	771,780	2.93%	1,370.01
89. 2G1	8,130.07	42.22%	11,138,274	42.22%	1,370.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,075.78	5.59%	1,473,830	5.59%	1,370.01
92. 3G	2,211.89	11.49%	3,030,298	11.49%	1,370.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,655.73	8.60%	2,268,352	8.60%	1,370.00
95. Total	19,256.32	100.00%	26,381,328	100.00%	1,370.01
CRP					
96. 1C1	81.68	7.48%	218,903	8.56%	2,680.01
97. 1C	56.82	5.20%	152,277	5.95%	2,679.99
98. 2C1	182.94	16.75%	464,667	18.17%	2,540.00
99. 2C	122.80	11.24%	311,910	12.20%	2,539.98
100. 3C1	80.31	7.35%	183,105	7.16%	2,279.98
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	371.75	34.03%	802,981	31.40%	2,160.00
103. 4C	196.14	17.95%	423,662	16.57%	2,160.00
104. Total	1,092.44	100.00%	2,557,505	100.00%	2,341.09
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	4,022.99	100.00%	2,011,495	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	4,022.99	100.00%	2,011,495	100.00%	500.00
<hr/>					
Grass Total	19,256.32	79.01%	26,381,328	85.24%	1,370.01
CRP Total	1,092.44	4.48%	2,557,505	8.26%	2,341.09
Timber Total	4,022.99	16.51%	2,011,495	6.50%	500.00
<hr/>					
114. Market Area Total	24,371.75	100.00%	30,950,328	100.00%	1,269.93

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	5,456.03	13.72%	7,474,809	13.72%	1,370.01
88. 1G	587.00	1.48%	804,198	1.48%	1,370.01
89. 2G1	22,893.41	57.58%	31,364,114	57.58%	1,370.01
90. 2G	1,731.00	4.35%	2,371,480	4.35%	1,370.01
91. 3G1	3,584.06	9.01%	4,910,179	9.01%	1,370.00
92. 3G	3,771.38	9.48%	5,166,804	9.48%	1,370.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,738.89	4.37%	2,382,293	4.37%	1,370.01
95. Total	39,761.77	100.00%	54,473,877	100.00%	1,370.01
CRP					
96. 1C1	54.94	2.80%	145,040	3.14%	2,639.97
97. 1C	159.99	8.15%	422,375	9.16%	2,640.01
98. 2C1	197.33	10.05%	497,270	10.78%	2,519.99
99. 2C	618.16	31.47%	1,557,762	33.77%	2,520.00
100. 3C1	93.92	4.78%	210,381	4.56%	2,240.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	585.41	29.80%	1,241,070	26.90%	2,120.00
103. 4C	254.44	12.95%	539,411	11.69%	2,119.99
104. Total	1,964.19	100.00%	4,613,309	100.00%	2,348.71
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,096.66	100.00%	3,548,330	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	7,096.66	100.00%	3,548,330	100.00%	500.00
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Grass Total	39,761.77	81.44%	54,473,877	86.97%	1,370.01
CRP Total	1,964.19	4.02%	4,613,309	7.37%	2,348.71
Timber Total	7,096.66	14.54%	3,548,330	5.67%	500.00
<hr/>					
114. Market Area Total	48,822.62	100.00%	62,635,516	100.00%	1,282.92

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

85 Thayer

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	150,764,681	166,566,713	15,802,032	10.48%	2,095,317	9.09%
02. Recreational	2,276,251	2,267,686	-8,565	-0.38%	0	-0.38%
03. Ag-Homesite Land, Ag-Res Dwelling	39,192,535	46,448,839	7,256,304	18.51%	627,437	16.91%
04. Total Residential (sum lines 1-3)	192,233,467	215,283,238	23,049,771	11.99%	2,722,754	10.57%
05. Commercial	40,752,085	41,872,645	1,120,560	2.75%	402,296	1.76%
06. Industrial	11,723,244	11,896,069	172,825	1.47%	0	1.47%
07. Total Commercial (sum lines 5-6)	52,475,329	53,768,714	1,293,385	2.46%	402,296	1.70%
08. Ag-Farmsite Land, Outbuildings	45,861,998	55,320,943	9,458,945	20.62%	1,987,519	16.29%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	335,197	366,225	31,028	9.26%		
11. Total Non-Agland (sum lines 8-10)	46,197,195	55,687,168	9,489,973	20.54%	1,987,519	16.24%
12. Irrigated	980,131,923	914,819,268	-65,312,655	-6.66%		
13. Dryland	341,651,863	329,902,705	-11,749,158	-3.44%		
14. Grassland	95,369,962	93,585,844	-1,784,118	-1.87%		
15. Wasteland	449,195	451,318	2,123	0.47%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,417,602,943	1,338,759,135	-78,843,808	-5.56%		
18. Total Value of all Real Property (Locally Assessed)	1,708,508,934	1,663,498,255	-45,010,679	-2.63%	5,112,569	-2.93%

2020 Assessment Survey for Thayer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$206,634 (all insurance now comes from County General will not show in my budget)
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$16,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500; County general pays for a majority of the operating system and the assessor budget pays maintenance costs and specialized programs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500; Is budgeted for class registration and fees. There is \$5,500 additional available for mileage, food, motels and other related expenses.
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$18,641.02

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS Assessment Package Version 3.0
2.	CAMA software:
	MIPS Assessment Package Version 3.0
3.	Are cadastral maps currently being used?
	Yes. GIS generated cadastral is being used for rural area and for eight of the towns. Cadastral maps are being used for the remaining towns until they are all completed in GIS.
4.	If so, who maintains the Cadastral Maps?
	County Assessor and Office Staff
5.	Does the county have GIS software?
	Yes – gWorks
6.	Is GIS available to the public? If so, what is the web address?
	Yes – thayer.gworks.com
7.	Who maintains the GIS software and maps?
	County Assessor and Office Staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	FSA imagery through gWorks is utilized for agricultural land use. Homes/Acreages/Rural Commercial aerial photography is taken via drone on a contract basis with Ray's IT Services.
9.	When was the aerial imagery last updated?
	FSA imagery is typically updated every two years, the most recent update was done in 2018. Homes/Acreages/Rural Commercial updated during late 2017 and early 2018.
10.	Personal Property software:
	MIPS Assessment Package Version 3.0

C. Zoning Information

1.	Does the county have zoning?
	Yes

2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Deshler and Hebron have their own city zoning departments, the remaining communities are under the jurisdiction of the County Zoning Administrator
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	Radwen Inc. (Online Personal Property)

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not at this time
2.	If so, is the appraisal or listing service performed under contract?
	If outside appraisal assistance is needed, it is performed under contract.
3.	What appraisal certifications or qualifications does the County require?
	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.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2020 Residential Assessment Survey for Thayer County

1.	Valuation data collection done by:	
	County Assessor and Office Staff	
2.	List the valuation group recognized by the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Hebron: Characteristics – Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits
	2	Alexandria: Characteristics – No commercial businesses or services; Limited community infrastructure; Affiliated with Meridian Public School in Jefferson County; Location on Hwy 53 is quite a distance to schools, employment & basic services
	3	Belvidere: Characteristics – Two commercial businesses with no services; Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Location 1 mile east of Hwy 81 (some distance for services & employment)
	4	Bruning: Characteristics – Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits
	5	Byron: Characteristics – Few commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure, has strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border 1 mile south of Hwy 8, approximately 8 miles west of Hwy 81 (quite a distance for expanded services & employment)
	6	Carleton: Characteristics – Some commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure; Affiliated with Bruning-Davenport Unified Schools; Location along Hwy 4, approximately 6 miles west of Hwy 81 (some distance for expanded services & employment)
	7	Chester: Characteristics – Few commercial businesses and limited services, mostly agricultural based employment; Adequate community infrastructure, strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border - Hwy 81 runs directly east of the corporate limits (some distance for expanded services & employment)
	8	Davenport: Characteristics – Some commercial businesses and limited services, mostly agricultural based employment; Adequate community infrastructure; Bruning-Davenport Unified Schools has 2nd-8th at the Davenport location; Located on Hwy 4 on Thayer/Nuckolls County line, approximately 12 miles west of Hwy 81 (some distance for expanded services & employment)

9	Deshler: Characteristics – Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK – 12th and Deshler Lutheran Schools with PreK – 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81
10	Gilead: Characteristics – One commercial business and very limited services (pay at pump gas only); Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Located on Hwy 136 approximately 7 miles east of Hebron (some distance for services & employment)
11	Hubbell: Characteristics- Two commercial businesses with no services, Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border, just south of Hwy 8, approximately 8 miles east of Hwy 81 (quite a distance to employment and services)
12	Acreage: Characteristics – Acreages are parcels with improvements that are less than 20 acres. The residences and site acres on agricultural parcels are inspected, reviewed and valued in a similar manner and with the same analysis as the acreages. Small parcels (less than 20 acres) adjacent to large agricultural parcels with the same property owner are considered to be agricultural sites, as the parcel separation is only for the owner's financing purposes.
13	Recreational: Characteristics – Parcels that are primarily used for personal enjoyment (non agricultural purposes).
14	Subdivision: Characteristics- Parcels just outside of Hebron which are located in a platted subdivision on hard surface with some city utilities
AG	Agricultural homes and outbuildings – The residences and site acres on agricultural parcels are inspected, reviewed and valued in a similar manner and with the same analysis as the acreages.

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost and sales comparison approaches; both are rooted in the analysis of the local market to determine market value of residential properties.
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Physical depreciation tables are developed using local market studies. A locational (economic) depreciation factor may be applied for each valuation group.
5.	Are individual depreciation tables developed for each valuation group?
	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.
6.	Describe the methodology used to determine the residential lot values?

There are very few vacant lot sales to rely on, therefore the process for residential lot value determination is conducted in a similar manner to that of determining rural residential land values. Sales in each valuation group are reviewed, with the lot values being determined using contributory value after removal of the improvements. Residential lots are valued by square foot.

7. How are rural residential site values developed?

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.

For 2020, a study of the actual costs to get infrastructure to a vacant rural parcel was conducted with Norris Public Power, a local plumbing company, and local residential well drilling company. This study was used in correlation with the sales that occurred in the study period.

8. Are there form 191 applications on file?

Thayer County has no Form 191 applications on file.

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

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.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	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	2019	2019
10	2015	2015	2018	2018
11	2015	2015	2014	2014
12	2015	2015	2019	2014-2019
13	2015	2015	2019	2014-2019
14	2015	2015	2019	2019
AG	2015	2015	2019	2015-2019

----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.

2020 Commercial Assessment Survey for Thayer County

1.	Valuation data collection done by:	
	County Assessor and Staff	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Hebron: Characteristics – Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits
	2	Bruning: Characteristics – Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits
	3	Deshler: Characteristics – Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK – 12th and Deshler Lutheran Schools with PreK – 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81
	4	Small Towns: including Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell: Characteristics ----Very limited or no commercial businesses or services: ----school systems are consolidated into other districts; only Davenport still has an elementary school.
	5	Rural: Characteristics- Any commercial parcel located throughout the county, not located within the corporate limits of any town or other valuation group.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost approach, sales comparison approach, and income approach (Section 42 Housing).	
3a.	Describe the process used to determine the value of unique commercial properties.	
	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.	
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?	
	Physical depreciation tables are developed using local market studies. A locational (economic) depreciation factor may be applied for each valuation group.	
5.	Are individual depreciation tables developed for each valuation grouping?	

No, the same tables are used for physical depreciation regardless of the valuation group. Each valuation group/assessor location is reviewed separately and the locational (economic) factors are developed.

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. Rural commercial land value processes are the same as acreages and rural residential, as there are very few, if any, sales in the market to analyze.

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	2019	2019
4	2012	2012	2014-2018	2014-2018
5	2012	2012	2019	2016

----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.

----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.

----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. The last depreciation schedules for commercial property were done in 2012 and reviewed in 2015.

----The costs for all commercial valuation groups are from 2012.

----Commercial lots are analyzed at the time of the commercial review.

----The land values on commercial parcels in the rural locations of the county were updated during 2019 for use in tax year 2020 to coincide with the rural residential land value studies.

2020 Agricultural Assessment Survey for Thayer County

1.	Valuation data collection done by:									
	County Assessor and Staff									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>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;">2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td>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;">2019</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.	2019	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.	2019
<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.	2019								
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.	2019								
	<p>During 2019, the county used 2018 GIS/FSA imagery compared to 2016 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. 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 and requesting FSA certifications from land owners listed on the well permits. CRP is also monitored with FSA certifications along copies of CRP contracts confirming expiration dates. As CRP contracts expire, letters are sent out to property owners requesting information on the new contracts.</p>									
3.	Describe the process used to determine and monitor market areas.									
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	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.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Yes. The first acre of the home site on agricultural parcels is valued at \$17,500 and any residual acres (Building site) are valued at \$5,500. The first acre for the rural residential home site is also \$17,500 a minimum of 3 additional residual acres (building site) are valued at \$5,500 per acre and all excess acres beyond the building site are also valued at \$3,500 per acre.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									

	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.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	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.
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A – Thayer County does not have special value
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A – Thayer County does not have special value
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A – Thayer County does not have special value
8d.	Where is the influenced area located within the county?
	N/A – Thayer County does not have special value
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A – Thayer County does not have special value

2019 Thayer County



3 Year Plan of Assessment

Amy C Peterson
Thayer County Assessor

402-768-6417
assessor@thayer.nacone.org
thayer.gworks.com

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Statutory Requirement

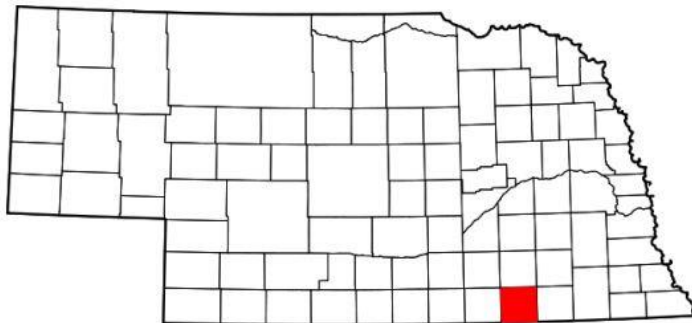
77-1311.02

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 THERETO SHALL BE MAILED TO THE DEPARTMENT OF REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

County Description

The following information is taken from the 2019 Reports & Opinions of the Property Tax Administrator.

With a total area of 574 square miles, Thayer County had 5,101 residents, per the Census Bureau Quick Facts for 2016, a 2% 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 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 213 employer establishments with total employment of 2,096. 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).

The residential property class consists of 15 valuation groupings based on the city and village assessor locations and the rural subclass that is divided into 4 separate groupings described in the following table:

Valuation Grouping	Description
01	Hebron
02	Alexandria
03	Belvidere
04	Bruning
05	Byron
06	Carleton
07	Chester
08	Davenport
09	Deshler
10	Gilead
11	Hubbell
12	Acreages
13	Recreational
14	Subdivisions (Platted subdivisions located within 1 mile of Hebron)
Ag	Agricultural homes & out buildings

The commercial property class consists of 5 valuation groupings based on assessor location described in the following table:

Valuation Grouping	Description
01	Hebron
02	Bruning
03	Deshler
04	Small Towns: Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead & Hubbell
05	Rural Commercial

Description of Real Property

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
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special value under 77-1344.

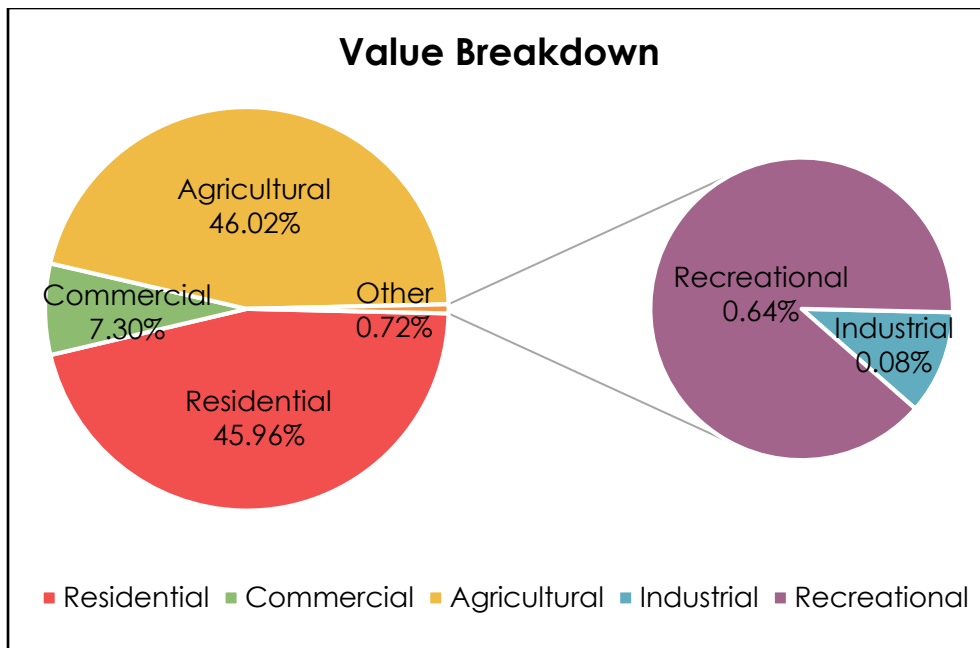
2019 Levels of Value

	Median	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	97%	15.65	106.94
Commercial	100%	N/A	N/A
Agricultural	75%	14.16	100.32

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.

Per 2019 Thayer County Abstract of Assessment, the county consists of the following property types:

	Parcels	% of Total	Valuation	% of Taxable Value
Residential	2,955	46.08	\$ 150,354,161	8.82
Commercial	463	7.22	38,588,179	2.26
Industrial	5	0.07	9,644,249	0.57
Recreational	44	0.69	2,276,348	0.13
Agricultural	2,946	45.94	1,503,093,375	88.22
Totals	6,413	100.00	\$ 1,703,956,312	100.00



Of the 2,955 residential (urban, acreages, subdivisions) records, 695 are unimproved. There are 463 commercial records, of which 83 are unimproved; 5 improved industrial records; 44 recreational records of which 36 are unimproved; and 2,946 agricultural records of which 2,028 are unimproved. Among the improved agricultural records are 377 records with residential improvements.

Approaches To Value

Approaches to Value are used in accordance with IAAO mass appraisal techniques.

Market Approach

Sales of like properties are analyzed and used to establish values. For example, dry land sales in each agricultural market area in the county are studied and used to set dry crop assessed values for each area. Residential and commercial properties are separated by Assessor Locations to set values. Analyzing sales establishes market depreciation for each Assessor Location.

Income Approach

This approach is applied to commercial properties whenever applicable. Income and expense data is collected and analyzed. Market data is also collected and implemented when applicable. Thayer County currently does not implement the income approach in valuation of commercial properties due to lack of available data in the market.

Cost Approach

Marshall & Swift cost index is utilized. This approach is best used for new construction. New cost index data is implemented every 4-5 years to keep costing as current as possible.

Current Resources

Staff

Assessor – Holds a State of Nebraska Assessor Certification-obtained August 2010-completed 122 hours of continuing education during the previous 4-year education cycle completed December 2018; has taken 26 hours during the current 4-year education cycle beginning January 2019

Deputy Assessor – Holds a State of Nebraska Assessor Certification-obtained February 2018-completed the required prorated hours of continuing education for the most recent 4-year education cycle completed December 2018; has taken 40 hours of continuing education during the current 4-year education cycle beginning January 2019

Full-time Office Clerk – Does not currently hold a State of Nebraska Assessor Certification

Part-time Office Clerk – Past holder of a State of Nebraska Assessor Certification

Software & Equipment

Thayer County utilizes MIPS Assessment Package Version 3.0, which provides costing via Marshall Swift Cost Manuals from CoreLogic. We share a central server with all other offices in the Courthouse. There are 4 workstations with dual monitors. Our GIS is contracted with gWorks, (formerly GIS Workshop, Inc), which also provides FSA imagery. Aerial photography via drone had been completed during 2017-2018 by Ray's I.T. Services, Inc.

Education

The Assessor and Deputy Assessor annually attend Nebraska Association of County Assessors (NACA) workshop in August & Nebraska Association of County Officials (NACO) convention in December, where educational hours are provided. In addition to workshop, monthly district meetings may provide educational opportunities given by the Department of Revenue.

Education is a valuable part of the assessment process. It is available in the form of local, state, regional, and online options. Educational classes benefit everyone in the Assessor's Office, not just State of Nebraska Assessor Certification holders. It gives all our employees credibility with the public.

Assessor's Duties and Responsibilities

Record Maintenance, Mapping, & Ownership Changes

Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year.

Record maintenance is being performed via on-site parcel reviews, GIS, building permits and drone aerial photography (improved rural parcels). GIS land calculation sheets are included in all rural parcel records as well as any parcels within the corporate limits of a town that is currently farmed. 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.

Mapping is kept current electronically via GIS and verified with owners of land use changes. The old cadastral hard copy maps of the towns not yet drawn in GIS are updated as well by the assessor and staff. Rural cadastral books have been completed using GIS mapping and are kept 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 gWorks (formerly GIS Workshop, Inc.) 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. The cities of Hebron & Deshler have their own zoning.

Administrative Reports

Aircraft Information Report – submitted to Department of Revenue

Intent To Tax statements - sent to governmental entities that own property not used for public purpose

Cemetery report to County Board of Commissioners

Abstracts – Real and Personal Property

Valuation Notices sent to property owners by June 1 annually

Electronic delivery of Real Estate Transfers Forms 521 and sales supplements to Department of Revenue on a monthly basis

Three Year Plan of Assessment

Certification of Value to political subdivisions

Homestead Exemption Tax Loss

Certificate of Taxes Levied

Personal Property

Process personal property returns are filed in the Assessor's Office either in person, online, or email/mail. Filing date is January 1 through May 1 each year. All filers receive exemption up to \$10,000 in taxable value (per schedule, per tax district) if filed by May 1. Personal property filers who are late, after May 1, receive a 10% penalty, as well as forfeit the exemption of up to \$10,000. If there is no filing and there is an active schedule, a Failure to File Notice is sent. Personal property is 'self-reporting', as a result, any item from a previous year that is not reported by a property owner, will be subject to penalty and interest for up to three years from the date of discovery.

Homestead Exemption

Eligible applicants file between February 1 and June 30 each year. For 2018, we had 355 applicants, of which 329 were approved for some degree of exemption. Applications are still being accepted for 2019.

Permissive Exemptions

Organizations that meet certain criteria for tax exemption status file either a Form 451 or Form 451A. The Form 451 is the Exemption Application, which is filed for initial qualification and subsequently in years divisible by 4. The application is reviewed by the Assessor and County Board in order to qualify. The Form 451A is the Statement for Reaffirmation of Tax Exemption and is filed in the intervening years. The reaffirmation is reviewed by the Assessor.

Tax Increment Financing (TIF)

Applications from any entity requesting TIF must file in the Assessor's Office by August 1. Manage information for tax purposes to Thayer County Treasurer and the various TIF projects. Thayer County currently has TIF projects in Hebron (2) and Carleton (2).

Centrally Assessed Properties

Reviews and maintains information given by the Department of Revenue Property Assessment Division for railroads and public service entities.

Taxing Districts and Tax Rates

Maintains records of school districts and other tax districts to ensure accurate information for levy purposes.

Tax List Corrections (Correction Book)

Prepare tax list corrections for Board of Equalization and Treasurer for items such as accelerated taxes for building removal, personal property sale/out of business, or other types of corrections.

Protest Process with County Board of Equalization

June 1 starts the protest process for owners of real and personal property. As property owners call or come to the office, the Assessor and Office Staff explain the current assessment actions for the valuation change, if a change occurred. The Assessor and Office Staff also explain the statutory requirements for assessed values. The Assessor prepares information for CBOE for each protest filed. This protest preparation includes on-site inspections of any residential or commercial parcel. Protests of agricultural parcels require review of the most recent FSA certification and map and an on-site inspection may also take place. The Assessor, and often the Deputy Assessor, attends the protest hearings.

Tax Equalization and Review Commission (TERC)

Statewide equalization occurs after assessment actions taken in March. TERC may request a Show Cause Hearing to determine if a county needs a change in the Level of Value for any given type of property. If an adjustment is ordered, the Department of Revenue Property Assessment Division ensures the order has been implemented.

Assessor usually attends appeal hearings to TERC from CBOE action taken at the local level.

County Progress for All Classes of Property (2018 Review for Tax Year 2019)

The Thayer 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. The office continues to work with the County Surveyor to update survey quarter points to our GIS mapping in an effort to provide the most accurate parcel information.

Residential Property

On-site reviews were completed on the following towns in 2018: Alexandria and Gilead. An economic depreciation was applied based on market. All improved parcels were reviewed in the south half of the county (1-1, 1-2, 1-3, 1-4, 2-1, 2-2, 2-3, 2-4), with any necessary updates made to the parcels. Lot studies were conducted in Alexandria, Gilead, Hebron and Subdivisions, which indicated that adjustments to lot values were necessary in Hebron and Subdivisions. The market studies of each assessor location indicated that adjustments had to be made to the economic depreciation in Bruning.

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 Alexandria and Gilead. A market study of Hebron prompted a decrease in the economic depreciation, which was applied to all commercial improvements in Hebron. As a result of the Hebron market study, the commercial lot values were increased by \$0.10/square foot.

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 irrigated values, due to the market. Market area 1 also saw decreases to dry & CRP, with the other land classes seeing no change. Market area 2 values of all other land classes did not change as the sales activity did not indicate lower values for Market Area 2. Contacted any CRP property owners in Thayer County whose program was expiring in an effort to verify any land use changes. Requested 2018 certifications from all property owners where changes were noted due to LBNRD well permits or owner reported changes. On-site reviews were conducted on all improved parcels in the south half of the county (1-1, 1-2, 1-3, 1-4, 2-1, 2-2, 2-3, 2-4), with any necessary updates made to the parcels. New drone aerial photos of all improved rural parcels in Thayer County during 2017-2018. On-site reviews were conducted of all parcels where the aerials noted changes.

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.

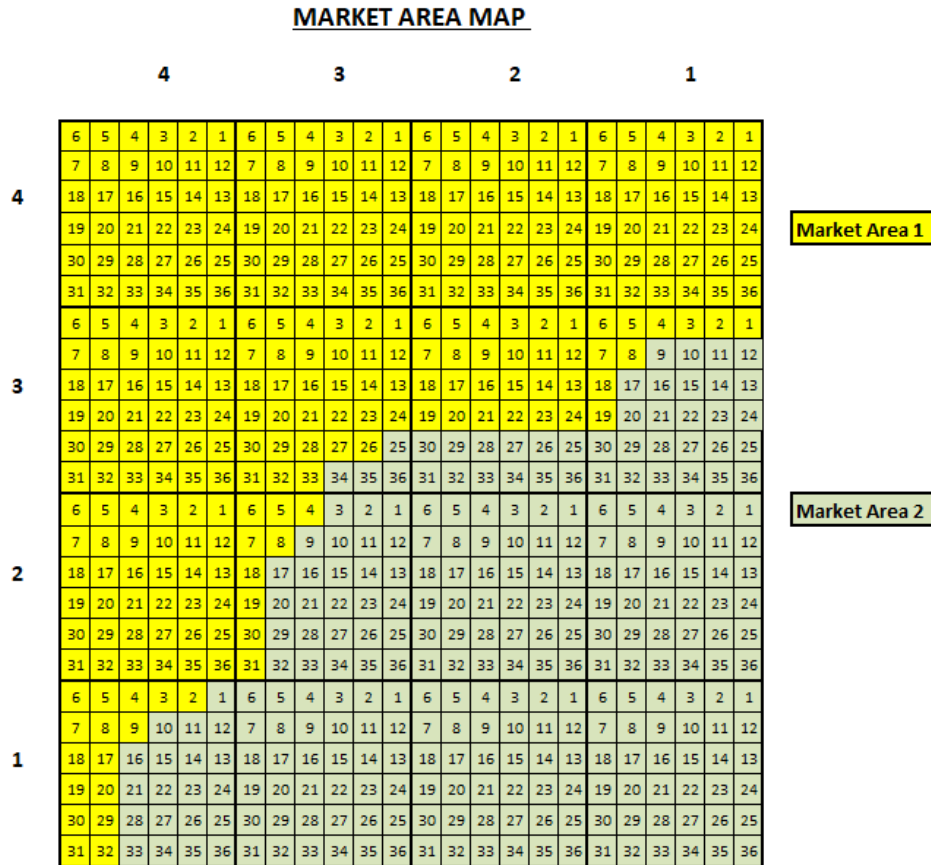
3 Year Appraisal Plan (For Tax Years 2020, 2021, 2022)

Assessment Plan for Residential & Commercial 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.

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 as illustrated in the map below.



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.

2019 Review for 2020

Residential

Deshler on-site property reviews and lot studies will be completed. Deshler sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 3-1, 3-2, 3-3, and 3-4 will be reviewed on-site. Land values for acreages & rural residential will be analyzed/studied, specifically the value of the 1st acres of home site. All building permits and reported changes will be checked and verify changes made by assessor and staff.

Commercial

Deshler on-site property reviews and lot studies will be completed. Deshler sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2020 Review for 2021

Residential

Byron and Hubbell on-site property reviews and lot studies will be completed. Sales in both communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 4-1, 4-2, 4-3, and 4-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by assessor and staff.

Commercial

Byron and Hubbell on-site property reviews and lot studies will be completed. Sales in both communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2021 Review for 2022

Residential

Hebron and Subdivisions on-site property reviews and lot studies will be completed. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits and reported changes will be checked and verify changes made by assessor and staff.

Commercial

Hebron will be studied and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

Conclusion

It is a common practice in the private sector to prepare a budget and plan a course of action, it is no different with county government. Planning saves time, money, and can assure our taxpayers that they are being well-served. In the world of property assessment, we can never let ourselves become complacent. There is always room for improvement, we are not done researching alternate methods to accomplish accurate assessments, and we always need to keep learning.

Thayer County will continue to implement the latest available technology, maintain assessment records, and follow assessment procedures as set forth by the Nebraska Department of Revenue - Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The main goal is to achieve equalization and uniformity of all property within Thayer County.

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.



Amy C Peterson
Thayer County Assessor

6-6-2019

Date