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DEPARTMENT OF REVENUE

**2021 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

THAYER COUNTY



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 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.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county assessor'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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The 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 assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with 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.

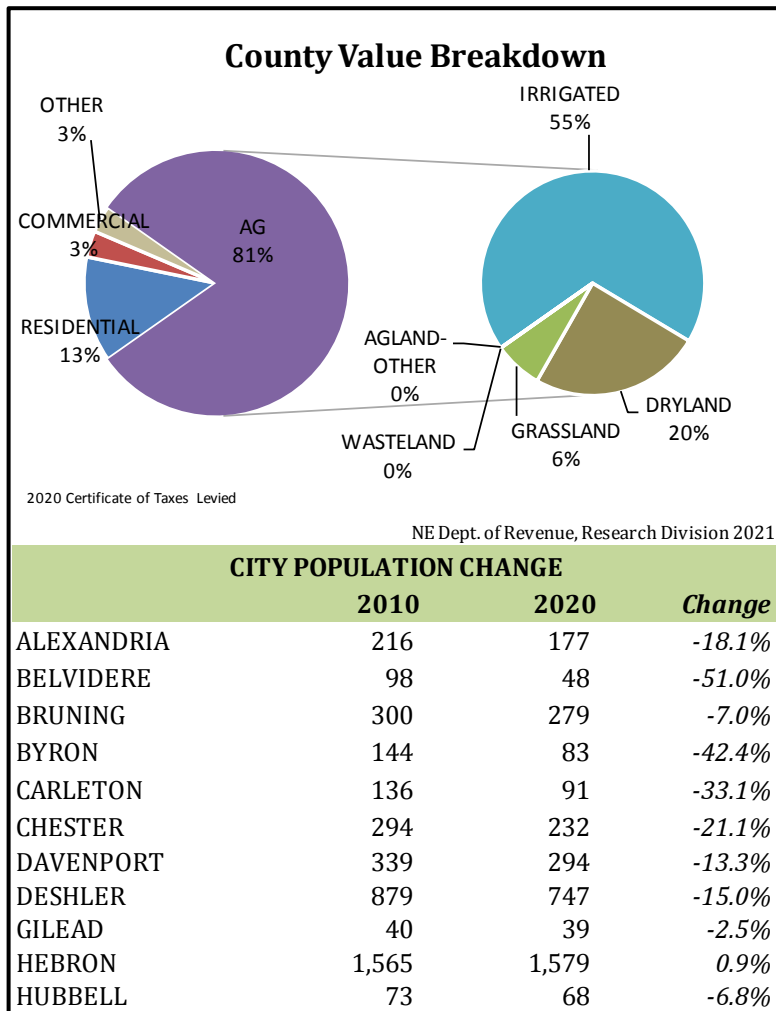
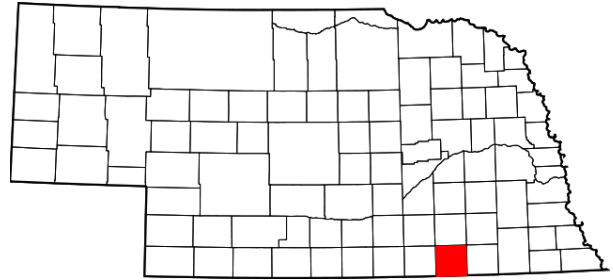
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality 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 found 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. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with 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 has 5,003 residents, per the Census Bureau Quick Facts for 2019, a 4% population decline from the 2010 U.S. Census. Reports indicate that 79% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$77,709 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there are 209 employer establishments with total employment of 1,923, for a 2% increase in employment.

Agricultural land makes up approximately 81% 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).

2021 Residential Correlation for Thayer County

Assessment Actions

For 2021, the Thayer County Assessor implemented new costing and depreciation tables, resulting in valuation adjustments on all improved parcels countywide. Following an annual sales review of the residential class, and further market study of each valuation group, economic depreciation adjustments were applied in residential Valuation Groups 2, 7, 8, and 11. Physical inspections and lot studies were conducted in Byron, Hubbell and Subdivisions, in addition to the residential parcels in Acreages within Townships 4-1, 4-2, 4-3 and 4-4. Lot values in Subdivisions were adjusted to \$28,000, while the first acre of rural parcels were adjusted to \$24,000. Completion of pick-up work in the county, and subsequent adjustments to valuation, concluded the Thayer County Assessor's assessment actions.

Assessment Practice Review

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

Review of the sales verification and qualification indicated an adequate sample for the residential property class. The non-qualified sales were reviewed and no apparent bias existed in the qualification determination. All arm's-length sales were made available for the measurement of real property.

Review and analysis indicates that the county has adequately identified economic areas and geographic locations within the county with the fourteen assigned valuation groups being used for the residential class.

Values are utilized using the cost and sales comparison approach. The county is up-to-date with its six-year inspection and review cycle. Lot values are reviewed by analyzing land to building ratios and vacant lots sales. This is done during the six-year inspection and review cycle when the subclass of property is being reviewed except for Hebron, which was reviewed in 2018. Depreciation and costing tables being utilized are dated 2020.

The Thayer County Assessor does have a written valuation methodology on file.

2021 Residential Correlation for Thayer County

Description of Analysis

The Thayer County Assessor has defined 14 valuation groups to represent market movement for assessment purposes.

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 139 residential sales. The median and weighted mean correlate close and are within the acceptable range, the COD also supports the use of the median as an indicator of the level of value. The mean and PRD are slightly high, but are impacted by extreme low dollar sales, when removed, both fall into the acceptable range.

SALE PRICE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>						
Less Than 5,000						
Less Than 15,000	5	112.62	115.08	113.31	25.08	101.56
Less Than 30,000	25	119.28	124.68	126.73	20.54	98.38
<u>Ranges Excl. Low \$</u>						
Greater Than 4,999	139	97.08	101.55	96.09	16.39	105.68
Greater Than 14,999	134	97.00	101.05	96.02	15.80	105.24
Greater Than 29,999	114	95.44	96.48	94.95	12.85	101.61

All valuation groups with more than a few sales are also within the range, with qualitative statistics that generally support uniformity. Reviewing the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows that the residential valuation base increased 10% as a result of the reported assessment actions. The sales file reflected a similar trend, indicating that values have been uniformly assessed.

2021 Residential Correlation for Thayer County

Equalization and Quality of Assessment

Analyzing the statistical data and a review of the assessment practices of the Thayer County Assessor's office suggest uniform and appropriate appraisal techniques are utilized for all valuation groups. The quality of assessment of residential property in Thayer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COO	PRD
1	58	98.96	102.64	100.53	12.82	102.10
2	4	93.71	93.34	93.22	04.15	100.13
4	11	98.48	103.22	96.95	22.19	106.57
5	4	100.90	99.11	88.65	13.89	111.80
6	4	75.05	92.56	69.11	49.69	133.93
7	6	98.11	100.33	91.15	12.56	110.07
8	12	96.57	101.30	94.95	16.00	106.69
9	25	100.49	106.88	88.13	22.00	121.28
11	2	77.93	77.93	83.84	11.27	92.95
12	9	93.15	93.94	94.47	10.86	99.44
13	1	98.24	98.24	98.24	00.00	100.00
14	3	96.89	99.29	98.82	05.04	100.48
<u> ALL </u>	<u>139</u>	<u>97.08</u>	<u>101.55</u>	<u>96.09</u>	<u>16.39</u>	<u>105.68</u>

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thayer County is 97%.

2021 Commercial Correlation for Thayer County

Assessment Actions

The Thayer County Assessor implemented new costing and depreciation tables for all improvements in the county, resulting in valuation changes for every improved parcel. After applying new costing, all commercial assessor locations were analyzed for market activity and economic depreciations factors were adjusted. On-site inspections and lot studies ensued for commercial parcels in Byron and Hubbell, as well as rural commercial sites. Rural commercial sites had the value of the first acre adjusted to \$24,000. The county assessor also completed all pick-up work and changed valuations accordingly.

Assessment Practice Review

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

The Thayer County assessor submitted all sales timely and accurately. Random audits of the Real Estate Transfer Statements (Form) revealed the statements were submitted within the required period with no errors. An Assessed Value Update (AVU) audit with data contained in the sales file and gWorks indicated no apparent bias in the treatment of sold and unsold properties within the county.

Review of the sales verification and qualification indicated the non-qualified sales were reviewed and no apparent bias existed in the qualification determination. All arm's-length sales were made available for the measurement of real property. Review and analysis indicates that the county assessor has adequately identified economic areas and geographic locations within the county with the five assigned valuation groups being used for the commercial class. Values are utilized using the cost approach, sales comparison approach, and income approach. The county assessor is up-to-date with the six-year inspection and review cycle. Depreciation and costing tables are all dated 2020.

The Thayer County assessor has a written valuation methodology on file for the completion of the assessment action and the explanation of the process.

2021 Commercial Correlation for Thayer County

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

The commercial statistical profile contains 17 qualified sales, with four of the five valuation groups represented. All three measures of central tendency are within the acceptable range for the commercial class as a whole, and both the COD and the PRD are within acceptable parameters. The qualitative statistics are reflective of a reappraisal of the commercial class of property that was implemented this year.

Review of the valuation groups indicates that none of the five valuation groups has a sufficient number of sales for measurement purpose. One of the small samples has a median within the acceptable range, indicating that while the overall statistics indicate a level of value within the acceptable range, there is some dispersion in the individual sales. Additionally, the date of sale substrata displays varying median by study period year, indicating no clear trend or market organization within the county. However, a review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the commercial class. All commercial properties are valued using the cost approach.

A historical review of assessment practices and valuation changes supports that the county assessor has kept the costing and depreciation tables updated. The county assessor has reviewed all commercial properties in 2020.

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

2021 Commercial Correlation for Thayer County

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the commercial class. Although none of the individual valuation groups have a sufficient number of sales for measurement, the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	105.01	96.27	96.05	09.31	100.23
2	1	128.24	128.24	128.24	00.00	100.00
3	5	100.18	106.99	105.36	13.89	101.55
4	6	90.67	90.62	83.83	16.52	108.10
____ALL____	17	100.18	99.31	96.31	14.59	103.11

Level of Value

The level of value of commercial property in Thayer County has achieved the statutory level of 100% of market value.

2021 Agricultural Correlation for Thayer County

Assessment Actions

For 2021, the Thayer County Assessor conducted a sales review and analysis of agricultural property and subsequently followed up with current market area reviews. Market Area 1 dryland and Conservation Reserve Program (CPR) values were decreased by approximately 2%. In Market Area 2, irrigated values were decreased by approximately 6% and both dryland and CRP values were decreased approximately 3%.

Owners of agricultural ground with expiring CRP contracts were contacted by the county assessor to verify possible changes in land use. Other contact to property owners included the request of current Farm Service Agency (FSA) certifications to the property owners that reported land use changes or were identified through the NRD well permits. On-site reviews to all improved parcels in townships 4-1, 4-2, 4-3 and 4-4 were conducted with records updated accordingly. All pick-up work countywide was successfully completed. The first acre values on farm home sites and on acreage home sites increased to \$24,000. All recreational parcels not meeting statutory and local definitions for agricultural use were reclassified as recreational for the purposes of taxable valuation.

Assessment Practice Review

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

A review of the sales verification and qualification process indicated all non-qualified sales have good documentation for the reason to be a disqualified sale.

The Thayer County assessor has established two agricultural market areas and currently there is no evidence that would indicate the need for additional market areas. The county assessor does not recognize any special value properties at this time. There currently is no market analysis that identifies intensive use properties.

Land use is verified using aerial imagery, certification from FSA and maps. Information from the NRD, as well as physical inspections and questionnaires are used. The home site acres are valued at \$24,000 and building sites are valued at \$5,500. Agricultural improvements are inspected and reviewed within the six-year inspection and review cycle. The depreciation and costing tables being utilized are 2020 in conjunction with the six-year inspection and review cycle.

Description of Analysis

Thayer County has two market areas for statistical analysis. Market Area 1, located in the north and western part of the county, is primarily composed of irrigated cropland with some dryland and some grassland throughout. Market Area 2 is located in the south and eastern part of the county with much of it adjoining the Kansas state border. Market Area 2 consists primarily of dryland and grassland with little potential for irrigated cropland. For 2021 there is a total of 49 sales, 28 sales

2021 Agricultural Correlation for Thayer County

in Market Area 1 and 21 in Market Area 2, which were used for analysis. All three measures of central tendency proved to be in the acceptable range. A single percentage point difference among the three measures demonstrated solid support for one another indicative of a level of value within the acceptable range. Further analysis showed similar results among the samples when used for individual analysis of Market 1 and Market 2. All measures fell within the acceptable range.

The review of the 80% Majority Land Use (MLU) of irrigated land and dryland in the county indicated sufficient representation for irrigated cropland in Market Area 1 with 19 sales falling within acceptable range and a supportive COD. Market Area 2 revealed data for a sufficient representation of the dryland market with 10 out of the 12 sales total countywide. This sample also fell within acceptable range. Grassland sales were not well represented in either market areas.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values appear to be equalized at uniform portion of market value. The quality of 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
<u>Irrigated</u>						
County	22	74.46	75.68	74.83	08.49	101.14
1	19	74.09	74.76	73.83	07.48	101.26
2	3	85.75	81.46	82.88	08.66	98.29
<u>Dry</u>						
County	12	74.44	72.56	72.58	10.42	99.97
1	2	73.45	73.45	72.79	03.50	100.91
2	10	74.77	72.39	72.56	11.77	99.77
<u>Grass</u>						
County	1	72.32	72.32	72.32	00.00	100.00
1	1	72.32	72.32	72.32	00.00	100.00
<u>ALL</u>	49	73.20	74.00	73.89	09.43	100.15

Level of Value

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

2021 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 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	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, 2021.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Thayer County

Residential Real Property - Current

Number of Sales	139	Median	97.08
Total Sales Price	\$13,443,930	Mean	101.55
Total Adj. Sales Price	\$13,443,930	Wgt. Mean	96.09
Total Assessed Value	\$12,918,266	Average Assessed Value of the Base	\$62,037
Avg. Adj. Sales Price	\$96,719	Avg. Assessed Value	\$92,937

Confidence Interval - Current

95% Median C.I	94.84 to 100.56
95% Wgt. Mean C.I	93.17 to 99.01
95% Mean C.I	97.60 to 105.50
% of Value of the Class of all Real Property Value in the County	11.17
% of Records Sold in the Study Period	4.61
% of Value Sold in the Study Period	6.91

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	117	96	96.03
2019	115	97	97.44
2018	130	97	97.21
2017	128	97	97.16

2021 Commission Summary for Thayer County

Commercial Real Property - Current

Number of Sales	17	Median	100.18
Total Sales Price	\$1,034,740	Mean	99.31
Total Adj. Sales Price	\$1,034,740	Wgt. Mean	96.31
Total Assessed Value	\$996,526	Average Assessed Value of the Base	\$114,205
Avg. Adj. Sales Price	\$60,867	Avg. Assessed Value	\$58,619

Confidence Interval - Current

95% Median C.I	84.84 to 109.58
95% Wgt. Mean C.I	75.76 to 116.85
95% Mean C.I	89.44 to 109.18
% of Value of the Class of all Real Property Value in the County	3.27
% of Records Sold in the Study Period	3.55
% of Value Sold in the Study Period	1.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	14	100	93.64
2019	14	100	89.31
2018	10	100	105.31
2017	10	100	96.35

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PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 139
Total Sales Price : 13,443,930
Total Adj. Sales Price : 13,443,930
Total Assessed Value : 12,918,266
Avg. Adj. Sales Price : 96,719
Avg. Assessed Value : 92,937

MEDIAN : 97
WGT. MEAN : 96
MEAN : 102
COD : 16.39
PRD : 105.68

COV : 23.41
STD : 23.77
Avg. Abs. Dev : 15.91
MAX Sales Ratio : 196.68
MIN Sales Ratio : 39.54

95% Median C.I. : 94.84 to 100.56
95% Wgt. Mean C.I. : 93.17 to 99.01
95% Mean C.I. : 97.60 to 105.50

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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-18 To 31-DEC-18	18	105.39	106.75	101.84	16.12	104.82	75.98	153.61	88.02 to 116.10	78,939	80,395
01-JAN-19 To 31-MAR-19	10	95.99	103.22	101.95	17.75	101.25	69.15	167.20	84.72 to 121.15	103,750	105,774
01-APR-19 To 30-JUN-19	19	98.97	99.89	98.84	12.46	101.06	67.32	137.09	91.64 to 107.63	79,495	78,575
01-JUL-19 To 30-SEP-19	18	96.38	99.69	97.86	11.65	101.87	71.00	143.70	92.17 to 102.37	82,806	81,035
01-OCT-19 To 31-DEC-19	15	103.56	103.41	99.11	15.32	104.34	69.51	141.82	85.84 to 116.70	88,047	87,262
01-JAN-20 To 31-MAR-20	15	96.30	99.63	89.59	15.24	111.21	66.81	180.62	89.36 to 104.92	103,327	92,571
01-APR-20 To 30-JUN-20	21	94.84	98.71	92.27	16.36	106.98	67.17	196.68	81.49 to 98.24	168,111	155,110
01-JUL-20 To 30-SEP-20	23	98.07	102.23	95.16	20.53	107.43	39.54	192.06	86.70 to 107.88	68,857	65,524
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	65	99.10	102.25	99.95	14.57	102.30	67.32	167.20	94.79 to 103.43	83,989	83,945
01-OCT-19 To 30-SEP-20	74	96.46	100.94	93.45	17.69	108.01	39.54	196.68	92.17 to 99.02	107,900	100,836
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	62	97.69	101.22	99.24	14.10	102.00	67.32	167.20	93.56 to 103.43	86,437	85,778
<u>ALL</u>	139	97.08	101.55	96.09	16.39	105.68	39.54	196.68	94.84 to 100.56	96,719	92,937

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	58	98.96	102.64	100.53	12.82	102.10	75.98	151.24	96.13 to 104.46	94,349	94,850
2	4	93.71	93.34	93.22	04.15	100.13	86.73	99.21	N/A	57,175	53,299
4	11	98.48	103.22	96.86	22.19	106.57	67.32	167.20	69.51 to 141.82	55,182	53,450
5	4	100.90	99.11	88.65	13.89	111.80	78.54	116.10	N/A	43,625	38,676
6	4	75.05	92.56	69.11	49.69	133.93	39.54	180.62	N/A	36,250	25,051
7	6	98.11	100.33	91.15	12.56	110.07	77.58	123.37	77.58 to 123.37	57,750	52,638
8	12	96.57	101.30	94.95	16.00	106.69	77.45	153.61	84.36 to 118.66	53,858	51,136
9	25	100.49	106.88	88.13	22.00	121.28	66.81	196.68	87.68 to 106.41	83,220	73,340
11	2	77.93	77.93	83.84	11.27	92.95	69.15	86.70	N/A	36,850	30,896
12	9	93.15	93.94	94.47	10.86	99.44	73.44	116.70	79.75 to 109.75	220,500	208,297
13	1	98.24	98.24	98.24	00.00	100.00	98.24	98.24	N/A	625,000	613,994
14	3	96.89	99.29	98.82	05.04	100.48	93.18	107.81	N/A	353,333	349,166
<u>ALL</u>	139	97.08	101.55	96.09	16.39	105.68	39.54	196.68	94.84 to 100.56	96,719	92,937

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RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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 COD : 16.39
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COV : 23.41
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 Avg. Abs. Dev : 15.91
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 95% Wgt. Mean C.I. : 93.17 to 99.01
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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	138	97.00	101.58	95.99	16.51	105.82	39.54	196.68	94.79 to 101.10	92,891	89,161
06	1	98.24	98.24	98.24	00.00	100.00	98.24	98.24	N/A	625,000	613,994
07											
<u>ALL</u>	139	97.08	101.55	96.09	16.39	105.68	39.54	196.68	94.84 to 100.56	96,719	92,937

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	112.62	115.08	113.31	25.08	101.56	69.15	180.62	N/A	10,500	11,897
Less Than 30,000	25	119.28	124.68	126.73	20.54	98.38	69.15	196.68	106.41 to 137.09	19,320	24,485
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	139	97.08	101.55	96.09	16.39	105.68	39.54	196.68	94.84 to 100.56	96,719	92,937
Greater Than 14,999	134	97.00	101.05	96.02	15.80	105.24	39.54	196.68	94.84 to 100.49	99,936	95,961
Greater Than 29,999	114	95.44	96.48	94.95	12.85	101.61	39.54	153.61	93.15 to 98.18	113,692	107,949
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	112.62	115.08	113.31	25.08	101.56	69.15	180.62	N/A	10,500	11,897
15,000 TO 29,999	20	120.22	127.08	128.37	19.32	99.00	79.09	196.68	106.41 to 141.82	21,525	27,631
30,000 TO 59,999	34	93.33	96.99	96.43	18.21	100.58	39.54	153.61	83.61 to 101.93	43,376	41,830
60,000 TO 99,999	36	97.40	100.18	99.97	11.12	100.21	71.00	151.24	94.68 to 103.56	76,203	76,177
100,000 TO 149,999	16	94.96	91.18	90.96	10.07	100.24	73.44	106.31	78.54 to 100.56	118,969	108,213
150,000 TO 249,999	19	95.15	96.51	96.49	09.65	100.02	77.29	116.70	88.02 to 107.05	189,702	183,035
250,000 TO 499,999	8	91.50	87.98	88.83	11.55	99.04	66.81	107.81	66.81 to 107.81	326,250	289,814
500,000 TO 999,999	1	98.24	98.24	98.24	00.00	100.00	98.24	98.24	N/A	625,000	613,994
1,000,000 +											
<u>ALL</u>	139	97.08	101.55	96.09	16.39	105.68	39.54	196.68	94.84 to 100.56	96,719	92,937

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PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 17
Total Sales Price : 1,034,740
Total Adj. Sales Price : 1,034,740
Total Assessed Value : 996,526
Avg. Adj. Sales Price : 60,867
Avg. Assessed Value : 58,619

MEDIAN : 100
WGT. MEAN : 96
MEAN : 99
COD : 14.59
PRD : 103.11

COV : 19.33
STD : 19.20
Avg. Abs. Dev : 14.62
MAX Sales Ratio : 142.60
MIN Sales Ratio : 67.62

95% Median C.I. : 84.84 to 109.58
95% Wgt. Mean C.I. : 75.76 to 116.85
95% Mean C.I. : 89.44 to 109.18

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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-17 To 31-DEC-17	1	107.79	107.79	107.79	00.00	100.00	107.79	107.79	N/A	45,000	48,504
01-JAN-18 To 31-MAR-18	3	88.24	92.85	101.52	07.80	91.46	84.84	105.47	N/A	88,913	90,269
01-APR-18 To 30-JUN-18	3	86.60	89.41	98.66	12.59	90.62	74.47	107.16	N/A	69,000	68,074
01-JUL-18 To 30-SEP-18	1	105.01	105.01	105.01	00.00	100.00	105.01	105.01	N/A	35,000	36,752
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	86.00	86.00	76.41	12.22	112.55	75.49	96.50	N/A	91,500	69,913
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	3	100.18	92.46	91.65	13.96	100.88	67.62	109.58	N/A	71,667	65,683
01-JAN-20 To 31-MAR-20	2	120.37	120.37	121.24	06.55	99.28	112.49	128.24	N/A	9,000	10,912
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	119.31	119.31	119.30	19.53	100.01	96.01	142.60	N/A	32,500	38,773
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	8	96.63	94.95	101.18	11.81	93.84	74.47	107.79	74.47 to 107.79	69,218	70,036
01-OCT-18 To 30-SEP-19	2	86.00	86.00	76.41	12.22	112.55	75.49	96.50	N/A	91,500	69,913
01-OCT-19 To 30-SEP-20	7	109.58	108.10	99.47	15.58	108.68	67.62	142.60	67.62 to 142.60	42,571	42,345
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	7	88.24	93.11	100.60	11.62	92.55	74.47	107.16	74.47 to 107.16	72,677	73,111
01-JAN-19 To 31-DEC-19	5	96.50	89.87	84.64	13.81	106.18	67.62	109.58	N/A	79,600	67,375
<u>ALL</u>	17	100.18	99.31	96.31	14.59	103.11	67.62	142.60	84.84 to 109.58	60,867	58,619

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	105.01	96.27	96.05	09.31	100.23	75.49	107.16	N/A	120,488	115,734
2	1	128.24	128.24	128.24	00.00	100.00	128.24	128.24	N/A	10,000	12,824
3	5	100.18	106.99	105.36	13.89	101.55	86.60	142.60	N/A	47,400	49,939
4	6	90.67	90.62	83.83	16.52	108.10	67.62	112.49	67.62 to 112.49	30,883	25,890
<u>ALL</u>	17	100.18	99.31	96.31	14.59	103.11	67.62	142.60	84.84 to 109.58	60,867	58,619

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PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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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	107.16	107.16	107.16	00.00	100.00	107.16	107.16	N/A	145,000	155,380
03	16	98.34	98.82	94.54	15.35	104.53	67.62	142.60	84.84 to 109.58	55,609	52,572
04											
<u>ALL</u>	<u>17</u>	<u>100.18</u>	<u>99.31</u>	<u>96.31</u>	<u>14.59</u>	<u>103.11</u>	<u>67.62</u>	<u>142.60</u>	<u>84.84 to 109.58</u>	<u>60,867</u>	<u>58,619</u>

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	3	112.49	112.41	113.63	09.41	98.93	96.50	128.24	N/A	8,667	9,848
Less Than 30,000	5	96.50	101.73	96.54	14.36	105.38	84.84	128.24	N/A	13,460	12,994
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	100.18	99.31	96.31	14.59	103.11	67.62	142.60	84.84 to 109.58	60,867	58,619
Greater Than 14,999	14	98.10	96.50	95.86	14.89	100.67	67.62	142.60	75.49 to 107.79	72,053	69,070
Greater Than 29,999	12	102.60	98.30	96.29	14.26	102.09	67.62	142.60	75.49 to 107.79	80,620	77,630
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	112.49	112.41	113.63	09.41	98.93	96.50	128.24	N/A	8,667	9,848
15,000 TO 29,999	2	85.72	85.72	85.78	01.03	99.93	84.84	86.60	N/A	20,650	17,714
30,000 TO 59,999	7	105.01	103.39	102.37	13.77	101.00	74.47	142.60	74.47 to 142.60	36,143	37,000
60,000 TO 99,999	1	67.62	67.62	67.62	00.00	100.00	67.62	67.62	N/A	65,000	43,952
100,000 TO 149,999	2	103.67	103.67	104.00	03.37	99.68	100.18	107.16	N/A	132,500	137,801
150,000 TO 249,999	2	90.48	90.48	91.82	16.57	98.54	75.49	105.47	N/A	192,220	176,503
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>17</u>	<u>100.18</u>	<u>99.31</u>	<u>96.31</u>	<u>14.59</u>	<u>103.11</u>	<u>67.62</u>	<u>142.60</u>	<u>84.84 to 109.58</u>	<u>60,867</u>	<u>58,619</u>

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COMMERCIAL

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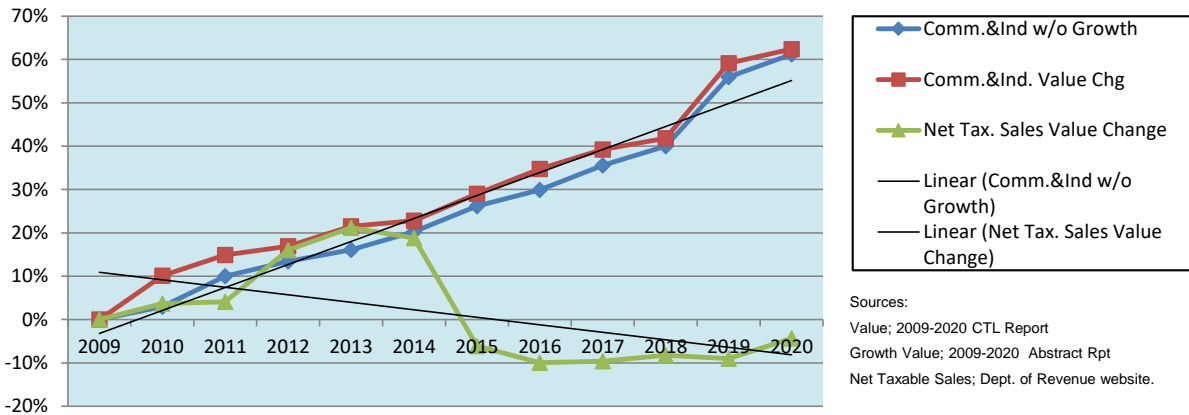
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	74.47	74.47	74.47	00.00	100.00	74.47	74.47	N/A	40,000	29,789
340	1	112.49	112.49	112.49	00.00	100.00	112.49	112.49	N/A	8,000	8,999
344	3	96.50	100.70	101.84	04.68	98.88	96.01	109.58	N/A	23,500	23,932
346	1	142.60	142.60	142.60	00.00	100.00	142.60	142.60	N/A	32,500	46,344
349	1	105.47	105.47	105.47	00.00	100.00	105.47	105.47	N/A	209,440	220,900
350	1	107.79	107.79	107.79	00.00	100.00	107.79	107.79	N/A	45,000	48,504
352	1	100.18	100.18	100.18	00.00	100.00	100.18	100.18	N/A	120,000	120,221
353	2	108.24	108.24	96.58	18.48	112.07	88.24	128.24	N/A	24,000	23,178
384	1	86.60	86.60	86.60	00.00	100.00	86.60	86.60	N/A	22,000	19,053
401	1	107.16	107.16	107.16	00.00	100.00	107.16	107.16	N/A	145,000	155,380
428	1	105.01	105.01	105.01	00.00	100.00	105.01	105.01	N/A	35,000	36,752
470	3	75.49	75.98	74.21	07.60	102.39	67.62	84.84	N/A	86,433	64,144
<u>ALL</u>	<u>17</u>	<u>100.18</u>	<u>99.31</u>	<u>96.31</u>	<u>14.59</u>	<u>103.11</u>	<u>67.62</u>	<u>142.60</u>	<u>84.84 to 109.58</u>	<u>60,867</u>	<u>58,619</u>

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%
2020	\$ 53,546,437	\$ 402,296	0.75%	\$ 53,144,141	1.27%	\$ 31,010,012	5.09%
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%
2020	61.18%	62.40%	-4.36%

County Number	85
County Name	Thayer

85 Thayer
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 49
Total Sales Price : 30,600,821
Total Adj. Sales Price : 30,600,821
Total Assessed Value : 22,611,062
Avg. Adj. Sales Price : 624,507
Avg. Assessed Value : 461,450

MEDIAN : 73
WGT. MEAN : 74
MEAN : 74
COD : 09.43
PRD : 100.15

COV : 12.69
STD : 09.39
Avg. Abs. Dev : 06.90
MAX Sales Ratio : 101.15
MIN Sales Ratio : 50.98

95% Median C.I. : 70.61 to 76.37
95% Wgt. Mean C.I. : 70.68 to 77.10
95% Mean C.I. : 71.37 to 76.63

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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
Qrtrs											
01-OCT-17 To 31-DEC-17	5	85.99	83.83	88.49	12.93	94.73	63.89	101.15	N/A	450,832	398,920
01-JAN-18 To 31-MAR-18	5	70.55	70.90	70.97	11.04	99.90	56.90	88.25	N/A	935,504	663,909
01-APR-18 To 30-JUN-18	3	76.06	80.84	83.96	06.34	96.28	76.01	90.46	N/A	456,467	383,257
01-JUL-18 To 30-SEP-18	1	72.09	72.09	72.09	00.00	100.00	72.09	72.09	N/A	240,000	173,018
01-OCT-18 To 31-DEC-18	7	74.82	73.67	73.77	04.18	99.86	68.18	77.63	68.18 to 77.63	510,307	376,469
01-JAN-19 To 31-MAR-19	12	69.07	69.61	68.48	07.67	101.65	57.55	78.78	64.65 to 76.96	649,264	444,605
01-APR-19 To 30-JUN-19	5	75.15	69.51	69.46	10.18	100.07	50.98	78.30	N/A	694,004	482,036
01-JUL-19 To 30-SEP-19	2	71.60	71.60	71.32	01.01	100.39	70.88	72.32	N/A	248,000	176,871
01-OCT-19 To 31-DEC-19	1	89.19	89.19	89.19	00.00	100.00	89.19	89.19	N/A	890,000	793,757
01-JAN-20 To 31-MAR-20	5	79.50	78.84	79.83	06.15	98.76	68.44	85.75	N/A	672,880	537,185
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	3	70.61	70.86	71.08	00.75	99.69	70.19	71.78	N/A	825,333	586,659
Study Yrs											
01-OCT-17 To 30-SEP-18	14	75.46	77.73	77.71	12.68	100.03	56.90	101.15	65.59 to 90.46	610,077	474,067
01-OCT-18 To 30-SEP-19	26	72.34	70.84	70.03	07.31	101.16	50.98	78.78	68.18 to 76.37	589,590	412,864
01-OCT-19 To 30-SEP-20	9	76.68	77.33	77.85	08.29	99.33	68.44	89.19	70.19 to 85.75	747,822	582,184
Calendar Yrs											
01-JAN-18 To 31-DEC-18	16	74.01	74.05	73.82	07.54	100.31	56.90	90.46	68.42 to 77.40	616,192	454,851
01-JAN-19 To 31-DEC-19	20	71.60	70.76	70.32	08.99	100.63	50.98	89.19	66.10 to 76.96	632,360	444,647
ALL	49	73.20	74.00	73.89	09.43	100.15	50.98	101.15	70.61 to 76.37	624,507	461,450

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	28	73.65	74.64	73.54	08.58	101.50	57.55	101.15	70.55 to 76.96	774,169	569,338
2	21	72.86	73.14	74.74	10.50	97.86	50.98	90.46	68.42 to 77.63	424,957	317,599
ALL	49	73.20	74.00	73.89	09.43	100.15	50.98	101.15	70.61 to 76.37	624,507	461,450

85 Thayer
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

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 Avg. Abs. Dev : 06.90
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 MIN Sales Ratio : 50.98

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 95% Wgt. Mean C.I. : 70.68 to 77.10
 95% Mean C.I. : 71.37 to 76.63

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	11	74.09	73.35	72.52	04.94	101.14	65.59	78.30	68.09 to 77.85	752,780	545,948
1	11	74.09	73.35	72.52	04.94	101.14	65.59	78.30	68.09 to 77.85	752,780	545,948
_____Dry_____											
County	8	69.82	69.33	69.51	11.54	99.74	50.98	85.99	50.98 to 85.99	444,075	308,689
1	2	73.45	73.45	72.79	03.50	100.91	70.88	76.01	N/A	274,000	199,441
2	6	68.59	67.95	68.92	13.40	98.59	50.98	85.99	50.98 to 85.99	500,767	345,105
_____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_____	49	73.20	74.00	73.89	09.43	100.15	50.98	101.15	70.61 to 76.37	624,507	461,450

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	22	74.46	75.68	74.83	08.49	101.14	65.59	101.15	69.39 to 78.30	864,353	646,837
1	19	74.09	74.76	73.83	07.48	101.26	65.59	101.15	69.39 to 77.85	889,522	656,714
2	3	85.75	81.46	82.88	08.66	98.29	68.18	90.46	N/A	704,950	584,278
_____Dry_____											
County	12	74.44	72.56	72.58	10.42	99.97	50.98	88.25	68.42 to 77.63	417,133	302,774
1	2	73.45	73.45	72.79	03.50	100.91	70.88	76.01	N/A	274,000	199,441
2	10	74.77	72.39	72.56	11.77	99.77	50.98	88.25	56.90 to 85.99	445,760	323,440
_____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_____	49	73.20	74.00	73.89	09.43	100.15	50.98	101.15	70.61 to 76.37	624,507	461,450

Thayer County 2021 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
Nuckolls	1	5110	5110	4575	4575	n/a	4200	4000	4000	4749
Fillmore	1	6500	6300	6200	6100	5899	5600	5400	5350	6142
Fillmore	2	6500	6300	6200	6100	n/a	5400	5400	5350	6194
Clay	1	5775	5775	5680	5680	n/a	5500	5370	5370	5695
Jefferson	1	4430	6513	6214	4102	4095	n/a	4242	2546	5277
Jefferson	2	4400	5672	5275	3895	3885	n/a	2881	2540	4533
Thayer	2	5525	5425	5220	4825	4630	4535	4440	4440	4966
Jefferson	2	4400	5672	5275	3895	3885	n/a	2881	2540	4533
Jefferson	3	4364	4929	4772	3942	2660	2660	2688	2660	4048

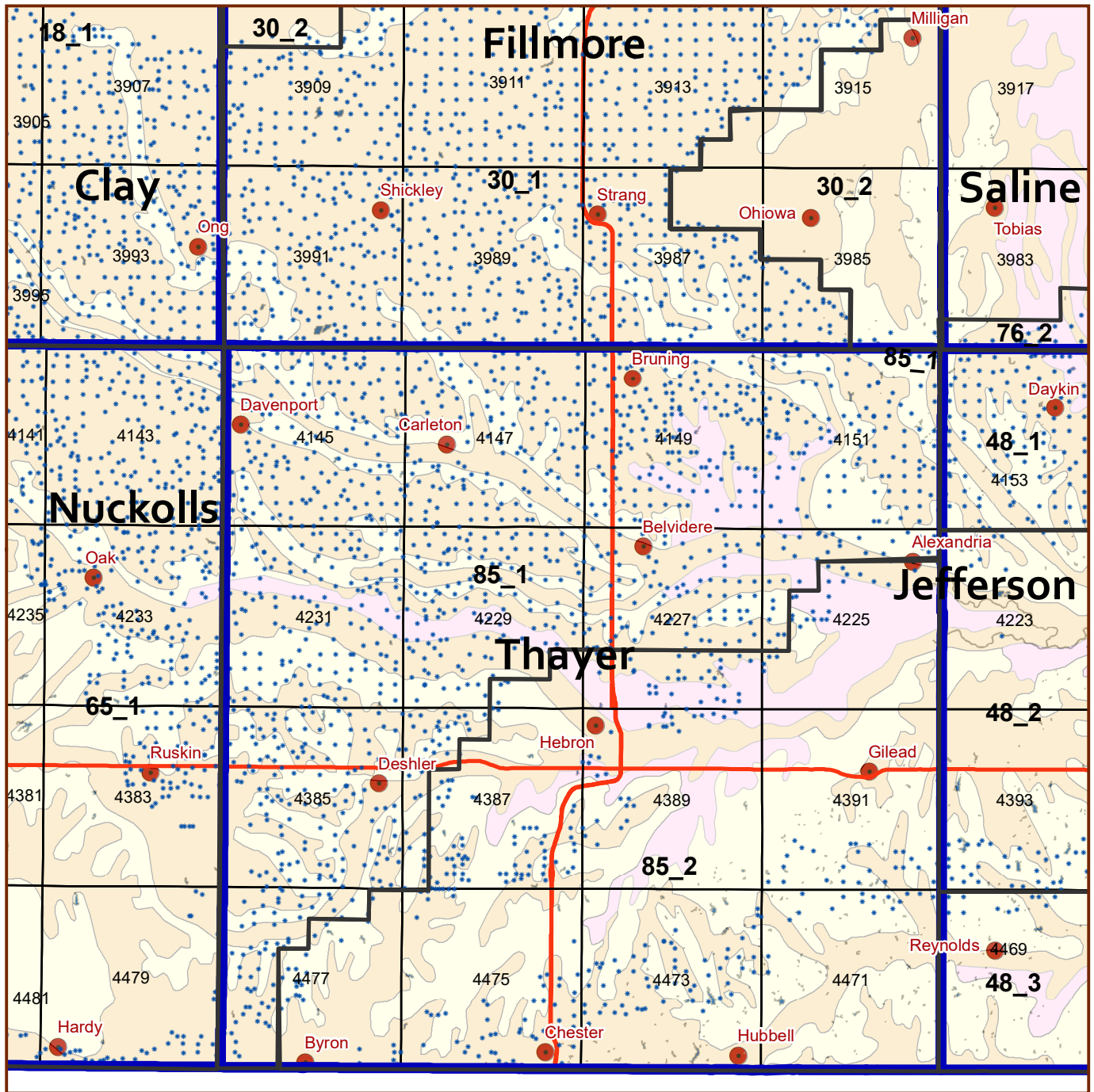
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	3300	3300	3110	3110	2745	2745	2645	2645	3072
Nuckolls	1	2285	2285	2215	2000	2000	2000	1950	1950	2153
Fillmore	1	3755	3650	3400	3400	3300	3100	3100	3000	3451
Fillmore	2	3455	3405	3350	3200	3050	3050	2950	2750	3304
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	2484
Jefferson	1	3245	4770	4627	2620	n/a	2620	2731	1626	3527
Jefferson	2	3213	4067	3806	2485	1650	2433	1769	1627	3123
Thayer	2	3200	3200	3055	3055	2715	n/a	2600	2600	2985
Jefferson	2	3213	4067	3806	2485	1650	2433	1769	1627	3123
Jefferson	3	3231	3577	3325	2530	1700	1707	1712	1700	2705

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
Nuckolls	1	1225	1225	1225	1225	n/a	1225	1224	1225	1225
Fillmore	1	1500	1500	1400	n/a	n/a	1400	n/a	n/a	1461
Fillmore	2	1500	1500	1400	n/a	n/a	n/a	n/a	n/a	1448
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	1265
Jefferson	1	1579	1566	1600	1600	n/a	n/a	n/a	1600	1586
Jefferson	2	1610	1611	1612	1639	1625	1610	2485	1610	1614
Thayer	2	1370	1370	1370	1370	1370	1370	n/a	1370	1370
Jefferson	2	1610	1611	1612	1639	1625	1610	2485	1610	1614
Jefferson	3	1704	1699	1700	1694	n/a	1690	n/a	1690	1699

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	2290	500	200
Nuckolls	1	1225	115	115
Fillmore	1	1429	n/a	388
Fillmore	2	1409	n/a	626
Clay	1	n/a	n/a	500
Jefferson	1	n/a	646	200
Jefferson	2	n/a	894	200
Thayer	2	2290	500	200
Jefferson	2	n/a	894	200
Jefferson	3	n/a	666	200

Source: 2021 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

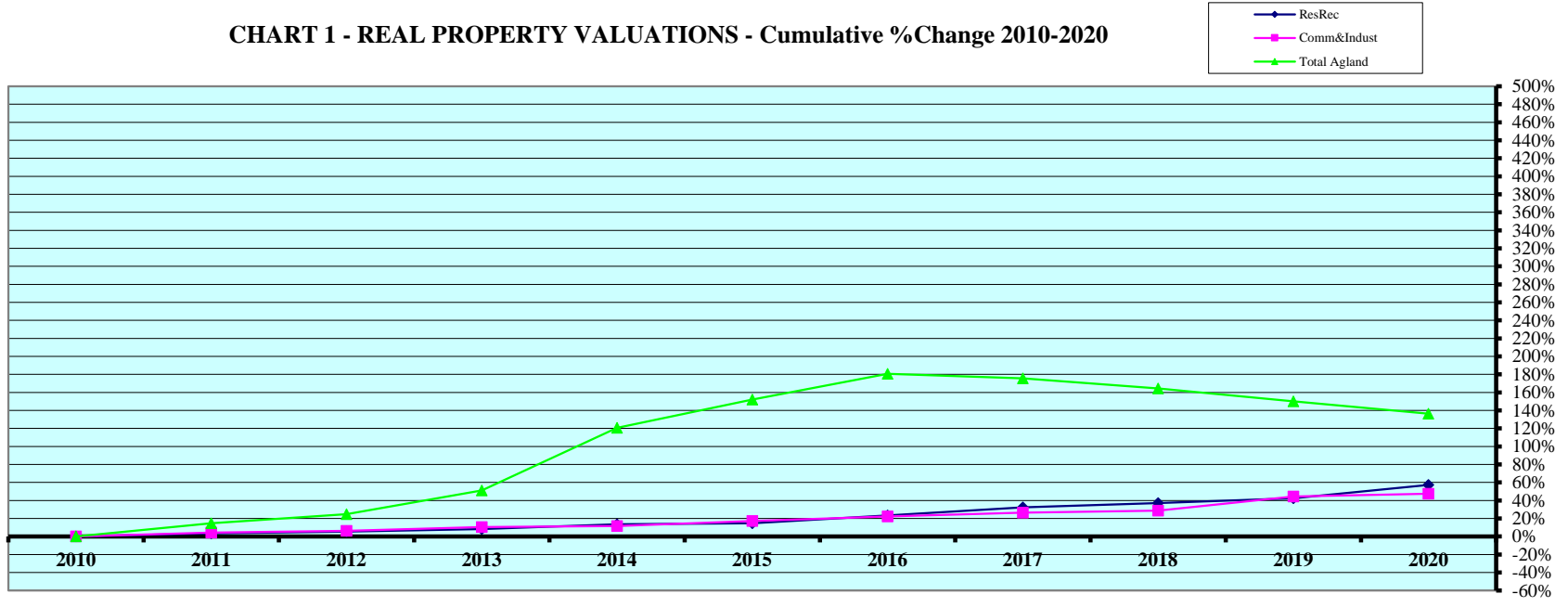
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	107,460,728	--	--	--	36,314,459	--	--	--	566,503,464	--	--	--
2011	111,071,740	3,611,012	3.36%	3.36%	37,891,876	1,577,417	4.34%	4.34%	649,850,107	83,346,643	14.71%	14.71%
2012	113,243,705	2,171,965	1.96%	5.38%	38,553,542	661,666	1.75%	6.17%	706,845,582	56,995,475	8.77%	24.77%
2013	116,405,510	3,161,805	2.79%	8.32%	40,076,602	1,523,060	3.95%	10.36%	855,510,601	148,665,019	21.03%	51.02%
2014	121,880,245	5,474,735	4.70%	13.42%	40,487,060	410,458	1.02%	11.49%	1,249,455,450	393,944,849	46.05%	120.56%
2015	123,369,277	1,489,032	1.22%	14.80%	42,539,585	2,052,525	5.07%	17.14%	1,428,301,149	178,845,699	14.31%	152.13%
2016	132,475,467	9,106,190	7.38%	23.28%	44,435,943	1,896,358	4.46%	22.36%	1,589,989,755	161,688,606	11.32%	180.67%
2017	142,338,823	9,863,356	7.45%	32.46%	45,901,967	1,466,024	3.30%	26.40%	1,560,714,631	-29,275,124	-1.84%	175.50%
2018	147,406,106	5,067,283	3.56%	37.17%	46,764,540	862,573	1.88%	28.78%	1,497,800,702	-62,913,929	-4.03%	164.39%
2019	153,040,932	5,634,826	3.82%	42.42%	52,475,329	5,710,789	12.21%	44.50%	1,417,602,943	-80,197,759	-5.35%	150.24%
2020	168,995,398	15,954,466	10.42%	57.26%	53,546,437	1,071,108	2.04%	47.45%	1,338,693,995	-78,908,948	-5.57%	136.31%

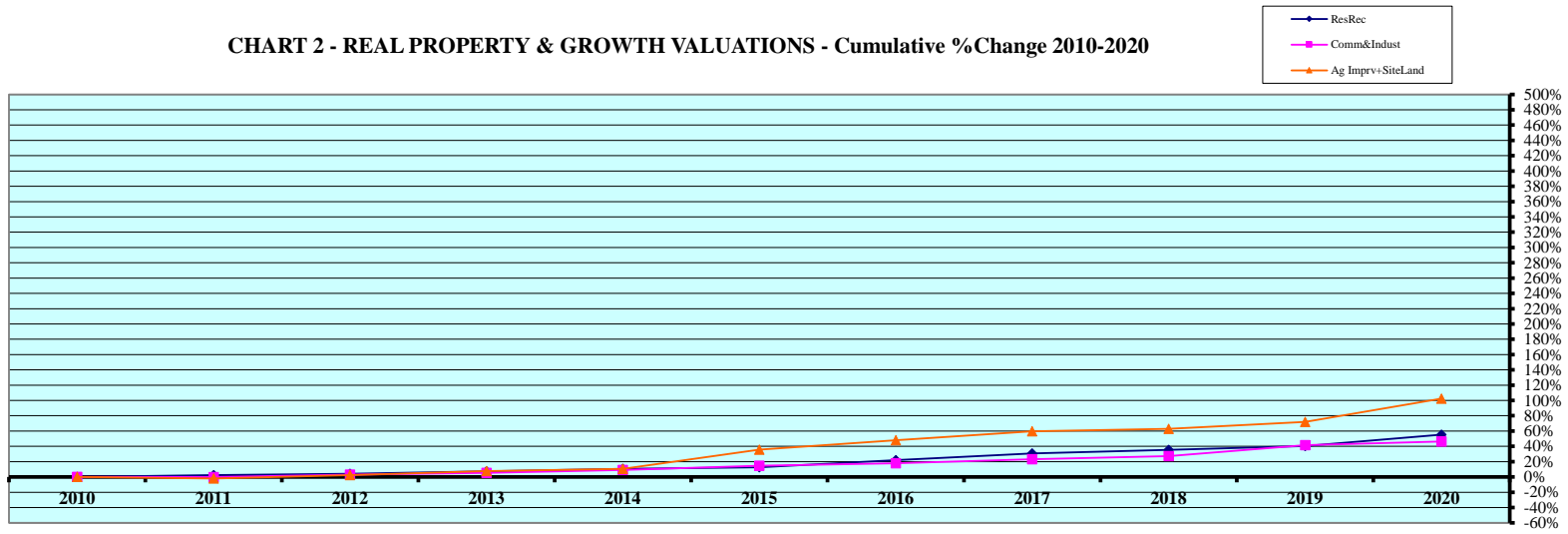
Rate Annual %chg: Residential & Recreational **4.63%** Commercial & Industrial **3.96%** Agricultural Land **8.98%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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	
2010	107,460,728	1,448,210	1.35%	106,012,518	--	--	36,314,459	2,354,311	6.48%	33,960,148	--	--	
2011	111,071,740	1,135,020	1.02%	109,936,720	2.30%	2.30%	37,891,876	1,621,047	4.28%	36,270,829	-0.12%	-0.12%	
2012	113,243,705	1,233,196	1.09%	112,010,509	0.85%	4.23%	38,553,542	1,147,206	2.98%	37,406,336	-1.28%	3.01%	
2013	116,405,510	1,066,050	0.92%	115,339,460	1.85%	7.33%	40,076,602	1,803,835	4.50%	38,272,767	-0.73%	5.39%	
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	10.63%	40,487,060	836,914	2.07%	39,650,146	-1.06%	9.19%	
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	12.48%	42,539,585	930,770	2.19%	41,608,815	2.77%	14.58%	
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	21.99%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	17.97%	
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	30.87%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	23.10%	
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	35.38%	46,764,540	610,808	1.31%	46,153,732	0.55%	27.09%	
2019	153,040,932	2,092,034	1.37%	150,948,898	2.40%	40.47%	52,475,329	1,057,297	2.01%	51,418,032	9.95%	41.59%	
2020	168,995,398	2,095,317	1.24%	166,900,081	9.06%	55.31%	53,546,437	402,296	0.75%	53,144,141	1.27%	46.34%	
Rate Ann%chg	4.63%			Resid & Recreat w/o growth			3.96%			C & I w/o growth			1.27%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	27,159,957	21,646,584	48,806,541	2,203,345	4.51%	46,603,196	--	--
2011	27,043,932	23,084,832	50,128,764	2,311,427	4.61%	47,817,337	-2.03%	-2.03%
2012	27,255,522	25,139,881	52,395,403	2,390,641	4.56%	50,004,762	-0.25%	2.46%
2013	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	0.38%	7.76%
2014	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	-0.45%	10.72%
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	35.67%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	48.02%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	59.57%
2018	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	62.80%
2019	39,192,535	46,197,195	85,389,730	1,497,297	1.75%	83,892,433	0.63%	71.89%
2020	46,195,825	55,220,690	101,416,515	2,614,956	2.58%	98,801,559	15.71%	102.44%
Rate Ann%chg	5.46%	9.82%	7.59%	Ag Imprv+Site w/o growth			4.02%	

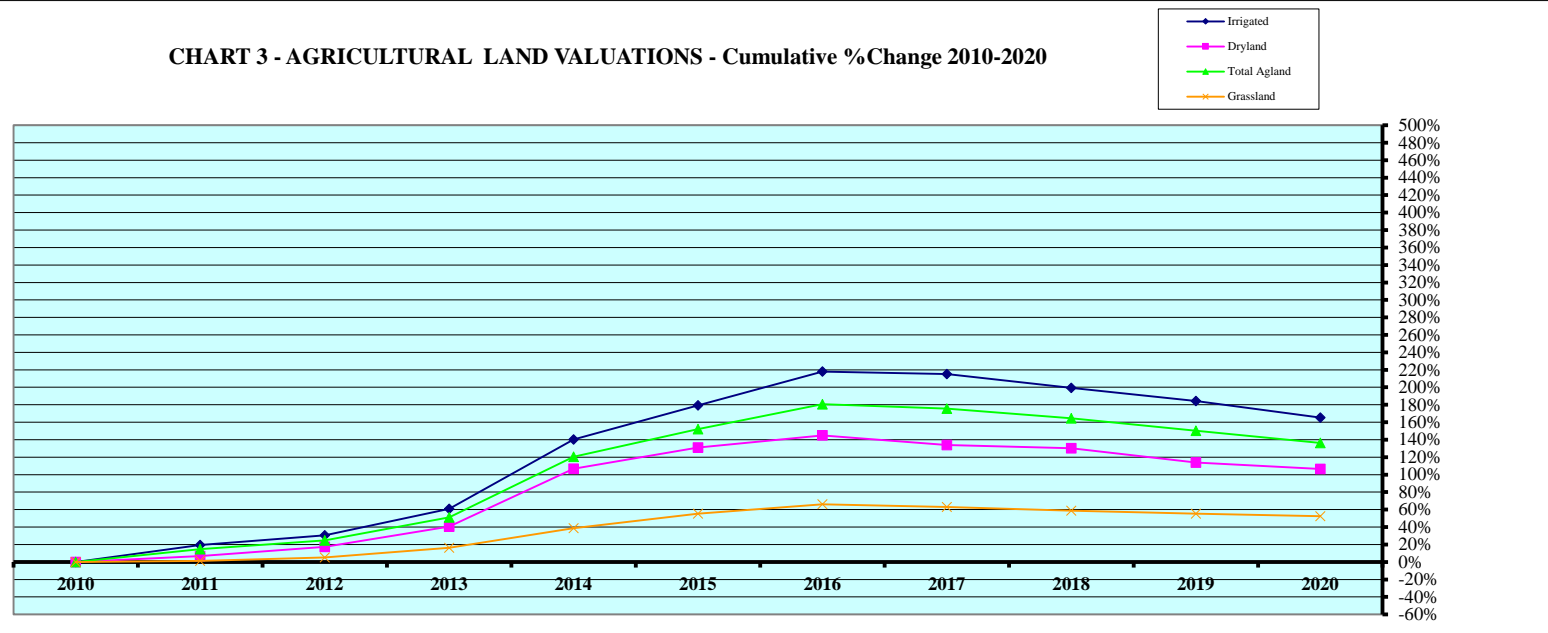
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 85
County THAYER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	344,837,407	--	--	--	159,717,435	--	--	--	61,406,978	--	--	--
2011	412,163,138	67,325,731	19.52%	19.52%	170,675,700	10,958,265	6.86%	6.86%	62,180,432	773,454	1.26%	1.26%
2012	449,924,880	37,761,742	9.16%	30.47%	187,393,845	16,718,145	9.80%	17.33%	64,633,414	2,452,982	3.94%	5.25%
2013	554,722,201	104,797,321	23.29%	60.86%	224,535,371	37,141,526	19.82%	40.58%	71,424,009	6,790,595	10.51%	16.31%
2014	828,410,679	273,688,478	49.34%	140.23%	330,313,237	105,777,866	47.11%	106.81%	85,184,635	13,760,626	19.27%	38.72%
2015	963,115,455	134,704,776	16.26%	179.30%	369,154,561	38,841,324	11.76%	131.13%	95,405,420	10,220,785	12.00%	55.37%
2016	1,096,428,095	133,312,640	13.84%	217.96%	391,144,894	21,990,333	5.96%	144.90%	101,966,704	6,561,284	6.88%	66.05%
2017	1,086,569,297	-9,858,798	-0.90%	215.10%	373,645,771	-17,499,123	-4.47%	133.94%	100,041,703	-1,925,001	-1.89%	62.92%
2018	1,032,146,769	-54,422,528	-5.01%	199.31%	367,772,612	-5,873,159	-1.57%	130.26%	97,419,894	-2,621,809	-2.62%	58.65%
2019	980,131,923	-52,014,846	-5.04%	184.23%	341,651,863	-26,120,749	-7.10%	113.91%	95,369,962	-2,049,932	-2.10%	55.31%
2020	914,712,295	-65,419,628	-6.67%	165.26%	329,972,617	-11,679,246	-3.42%	106.60%	93,557,843	-1,812,119	-1.90%	52.36%

Rate Ann.%chg: Irrigated **10.25%** Dryland **7.53%** Grassland **4.30%**

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
2010	209,816	--	--	--	331,828	--	--	--	566,503,464	--	--	--
2011	220,614	10,798	5.15%	5.15%	4,610,223	4,278,395	1289.34%	1289.34%	649,850,107	83,346,643	14.71%	14.71%
2012	222,471	1,857	0.84%	6.03%	4,670,972	60,749	1.32%	1307.65%	706,845,582	56,995,475	8.77%	24.77%
2013	224,783	2,312	1.04%	7.13%	4,604,237	-66,735	-1.43%	1287.54%	855,510,601	148,665,019	21.03%	51.02%
2014	335,763	110,980	49.37%	60.03%	5,211,136	606,899	13.18%	1470.43%	1,249,455,450	393,944,849	46.05%	120.56%
2015	336,616	853	0.25%	60.43%	289,097	-4,922,039	-94.45%	-12.88%	1,428,301,149	178,845,699	14.31%	152.13%
2016	450,062	113,446	33.70%	114.50%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	180.67%
2017	457,860	7,798	1.73%	118.22%	0	0	0	-100.00%	1,560,714,631	-29,275,124	-1.84%	175.50%
2018	461,427	3,567	0.78%	119.92%	0	0	0	-100.00%	1,497,800,702	-62,913,929	-4.03%	164.39%
2019	449,195	-12,232	-2.65%	114.09%	0	0	0	-100.00%	1,417,602,943	-80,197,759	-5.35%	150.24%
2020	451,240	2,045	0.46%	115.06%	0	0	0	-100.00%	1,338,693,995	-78,908,948	-5.57%	136.31%

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

Rate Ann.%chg: Total Agric Land **8.98%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	344,139,221	143,435	2,399			160,825,860	121,306	1,326			81,700,995	133,333	613		
2011	412,112,638	145,551	2,831	18.01%	18.01%	170,886,049	116,395	1,468	10.74%	10.74%	89,688,965	135,300	663	8.18%	9.46%
2012	449,635,973	147,662	3,045	7.55%	26.91%	186,745,334	114,813	1,627	10.79%	22.68%	89,574,800	130,628	686	3.44%	13.24%
2013	554,236,059	151,435	3,660	20.19%	52.54%	224,782,209	112,966	1,990	22.34%	50.09%	97,239,960	127,646	762	11.09%	25.80%
2014	826,663,065	154,327	5,357	46.36%	123.26%	331,199,097	111,580	2,968	49.17%	123.89%	128,539,130	127,483	1,008	32.36%	66.50%
2015	963,585,361	159,617	6,037	12.70%	151.61%	368,439,374	108,355	3,400	14.56%	156.47%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,097,256,918	160,080	6,854	13.54%	185.69%	390,800,508	108,214	3,611	6.21%	172.40%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,086,921,031	161,442	6,733	-1.78%	180.61%	373,551,730	107,173	3,486	-3.49%	162.90%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,032,062,321	161,597	6,387	-5.14%	166.19%	368,049,855	107,151	3,435	-1.45%	159.08%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	979,950,297	162,565	6,028	-5.61%	151.25%	341,705,231	106,899	3,197	-6.94%	141.10%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	914,819,268	163,148	5,607	-6.98%	133.71%	329,902,705	106,642	3,094	-3.22%	133.34%	93,585,844	73,194	1,279	-0.83%	108.66%

Rate Annual %chg Average Value/Acre:

8.86%

8.84%

7.63%

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
2010	210,048	2,100	100			3,062,717	7,318	418			566,285,320	346,154	1,636		
2011	220,521	2,205	100	0.00%	0.00%	4,604,840	11,144	413	-1.27%	-1.27%	649,965,145	345,940	1,879	14.85%	14.85%
2012	220,207	2,202	100	0.00%	0.00%	4,640,949	11,194	415	0.33%	-0.93%	705,615,511	345,549	2,042	8.68%	24.82%
2013	225,099	2,251	100	0.01%	0.01%	4,579,491	11,121	412	-0.68%	-1.60%	705,615,511	345,988	2,472	21.06%	51.11%
2014	335,657	2,238	150	49.99%	50.00%	5,175,671	11,205	462	12.17%	10.37%	1,248,766,637	345,951	3,610	46.02%	120.65%
2015	336,779	2,245	150	0.00%	50.00%	5,345,477	11,484	465	0.78%	11.23%	1,428,093,507	346,009	4,127	14.34%	152.29%
2016	448,694	2,244	200	33.32%	99.98%	0	0				1,590,482,895	345,925	4,598	11.40%	181.05%
2017	457,862	2,289	200	0.01%	100.00%	0	0				1,560,932,088	345,543	4,517	-1.75%	176.13%
2018	460,017	2,300	200	0.00%	100.00%	0	0				1,497,959,972	345,508	4,336	-4.02%	165.02%
2019	450,411	2,252	200	0.00%	100.00%	0	0				1,417,474,163	345,346	4,105	-5.33%	150.90%
2020	451,318	2,257	200	0.00%	100.00%	0	0				1,338,759,135	345,241	3,878	-5.52%	137.04%

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THAYER

Rate Annual %chg Average Value/Acre:

9.01%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,228	THAYER	70,079,656	43,745,093	86,535,575	166,647,908	41,650,368	11,896,069	2,347,490	1,338,693,995	46,195,825	55,220,690	0	1,863,012,669
cnty sectorvalue % of total value:		3.76%	2.35%	4.64%	8.95%	2.24%	0.64%	0.13%	71.86%	2.48%	2.96%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
177	ALEXANDRIA	8,347	385,062	1,963,738	1,959,077	34,850	0	0	161,445	0	53,220	0	4,565,739
3.39%	%sector of county sector	0.01%	0.88%	2.27%	1.18%	0.08%			0.01%		0.10%		0.25%
	%sector of municipality	0.18%	8.43%	43.01%	42.91%	0.76%			3.54%		1.17%		100.00%
48	BELVIDERE	137,056	459,182	2,736,580	888,584	380,061	0	0	319,301	0	90,493	0	5,011,257
0.92%	%sector of county sector	0.20%	1.05%	3.16%	0.53%	0.91%			0.02%		0.16%		0.27%
	%sector of municipality	2.73%	9.16%	54.61%	17.73%	7.58%			6.37%		1.81%		100.00%
279	BRUNING	1,561,114	63,341	2,991	9,856,095	3,486,699	698,574	0	42,254	0	0	0	15,711,068
5.34%	%sector of county sector	2.23%	0.14%	0.00%	5.91%	8.37%	5.87%		0.00%		0.00%		0.84%
	%sector of municipality	9.94%	0.40%	0.02%	62.73%	22.19%	4.45%		0.27%				100.00%
83	BYRON	808,810	358,092	72,522	2,081,128	1,616,808	0	0	0	0	0	0	4,937,360
1.59%	%sector of county sector	1.15%	0.82%	0.08%	1.25%	3.88%							0.27%
	%sector of municipality	16.38%	7.25%	1.47%	42.15%	32.75%							100.00%
91	CARLETON	773,718	309,307	1,590,283	2,315,763	4,215,989	0	0	92,853	0	42,007	0	9,339,920
1.74%	%sector of county sector	1.10%	0.71%	1.84%	1.39%	10.12%			0.01%		0.08%		0.50%
	%sector of municipality	8.28%	3.31%	17.03%	24.79%	45.14%			0.99%		0.45%		100.00%
232	CHESTER	1,527,739	328,014	57,107	4,945,142	3,345,834	0	0	346,361	0	18,922	0	10,569,119
4.44%	%sector of county sector	2.18%	0.75%	0.07%	2.97%	8.03%			0.03%		0.03%		0.57%
	%sector of municipality	14.45%	3.10%	0.54%	46.79%	31.66%			3.28%		0.18%		100.00%
294	DAVENPORT	2,634,497	1,515,389	5,417,524	6,184,595	2,802,452	0	0	276,073	0	123,451	0	18,953,981
5.02%	%sector of county sector	3.76%	3.46%	6.26%	3.71%	6.73%			0.66%		0.30%		45.51%
	%sector of municipality	13.90%	8.00%	28.58%	32.63%	14.79%			1.46%		0.65%		100.00%
747	DESHLER	391,419	866,645	137,303	20,187,566	2,783,883	0	0	5,109	0	0	0	24,371,925
14.29%	%sector of county sector	0.56%	1.98%	0.16%	12.11%	6.68%			0.04%				204.87%
	%sector of municipality	1.61%	3.56%	0.56%	82.83%	11.42%			0.02%				100.00%
39	GILEAD	1,349	3,075	145	596,852	22,303	0	0	43,462	0	0	0	667,186
0.75%	%sector of county sector	0.00%	0.01%	0.00%	0.36%	0.05%			0.00%		0.00%		0.05%
	%sector of municipality	0.20%	0.46%	0.02%	89.46%	3.34%			6.51%				100.00%
1579	HEBRON	9,321,318	1,537,264	154,149	53,062,101	12,299,852	2,643,505	0	279,805	0	294,672	0	79,592,666
30.20%	%sector of county sector	13.30%	3.51%	0.18%	31.84%	29.53%	22.22%		0.02%		0.53%		4.27%
	%sector of municipality	11.71%	1.93%	0.19%	66.67%	15.45%	3.32%		0.35%		0.37%		100.00%
68	HUBBELL	49,674	86,254	19,101	978,378	1,002,228	0	0	229,829	0	7,374	0	2,372,838
1.30%	%sector of county sector	0.07%	0.20%	0.02%	0.59%	2.41%			0.02%		0.01%		0.13%
	%sector of municipality	2.09%	3.64%	0.80%	41.23%	42.24%			9.69%		0.31%		100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
3,637	Total Municipalities	17,215,041	5,911,625	12,151,443	103,055,281	31,990,959	3,342,079	0	1,796,492	0	630,139	0	176,093,059
69.57%	%all municip.sectors of cnty	24.56%	13.51%	14.04%	61.84%	76.81%	28.09%		0.13%		1.14%		9.45%

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

Total Real Property Sum Lines 17, 25, & 30	Records : 6,453	Value : 1,672,905,662	Growth 4,519,319	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	313	1,020,317	37	804,555	352	6,569,192	702	8,394,064	
02. Res Improve Land	1,897	7,455,214	29	812,000	280	6,541,680	2,206	14,808,894	
03. Res Improvements	1,905	104,182,629	29	10,661,413	331	46,441,653	2,265	161,285,695	
04. Res Total	2,218	112,658,160	66	12,277,968	683	59,552,525	2,967	184,488,653	1,941,301
% of Res Total	74.76	61.07	2.22	6.66	23.02	32.28	45.98	11.03	42.96
05. Com UnImp Land	66	483,420	0	0	16	101,396	82	584,816	
06. Com Improve Land	347	2,557,791	0	0	27	1,575,673	374	4,133,464	
07. Com Improvements	354	29,466,655	0	0	38	8,557,049	392	38,023,704	
08. Com Total	420	32,507,866	0	0	54	10,234,118	474	42,741,984	530,532
% of Com Total	88.61	76.06	0.00	0.00	11.39	23.94	7.35	2.55	11.74
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	246,308	0	0	2	422,440	5	668,748	
11. Ind Improvements	3	3,101,691	0	0	2	8,191,951	5	11,293,642	
12. Ind Total	3	3,347,999	0	0	2	8,614,391	5	11,962,390	4,277
% of Ind Total	60.00	27.99	0.00	0.00	40.00	72.01	0.08	0.72	0.09
13. Rec UnImp Land	0	0	0	0	36	1,051,611	36	1,051,611	
14. Rec Improve Land	0	0	0	0	9	1,061,982	9	1,061,982	
15. Rec Improvements	0	0	0	0	9	252,389	9	252,389	
16. Rec Total	0	0	0	0	45	2,365,982	45	2,365,982	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.70	0.14	0.00
Res & Rec Total	2,218	112,658,160	66	12,277,968	728	61,918,507	3,012	186,854,635	1,941,301
% of Res & Rec Total	73.64	60.29	2.19	6.57	24.17	33.14	46.68	11.17	42.96
Com & Ind Total	423	35,855,865	0	0	56	18,848,509	479	54,704,374	534,809
% of Com & Ind Total	88.31	65.54	0.00	0.00	11.69	34.46	7.42	3.27	11.83
17. Taxable Total	2,641	148,514,025	66	12,277,968	784	80,767,016	3,491	241,559,009	2,476,110
% of Taxable Total	75.65	61.48	1.89	5.08	22.46	33.44	54.10	14.44	54.79

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	9	1,912,651	11,264,868	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	9	1,912,651	11,264,868
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	1,912,651	11,264,868

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	325	1	142	468

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	95	1,399,590	0	0	1,945	905,567,047	2,040	906,966,637
28. Ag-Improved Land	29	470,531	0	0	815	435,450,276	844	435,920,807
29. Ag Improvements	30	553,640	0	0	892	87,905,569	922	88,459,209

30. Ag Total					2,962	1,431,346,653
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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	19.00	104,500	0	0.00	0	
37. FarmSite Improvements	30	0.00	553,640	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	9	9.00	216,000	9	9.00	216,000	
32. HomeSite Improv Land	360	367.49	8,819,760	360	367.49	8,819,760	
33. HomeSite Improvements	368	0.00	43,527,737	368	0.00	43,527,737	716,025
34. HomeSite Total				377	376.49	52,563,497	
35. FarmSite UnImp Land	50	391.67	1,695,785	53	392.53	1,700,515	
36. FarmSite Improv Land	793	2,456.44	13,483,160	819	2,475.44	13,587,660	
37. FarmSite Improvements	883	0.00	44,377,832	913	0.00	44,931,472	1,327,184
38. FarmSite Total				966	2,867.97	60,219,647	
39. Road & Ditches	2,468	7,045.06	0	2,474	7,047.24	0	
40. Other- Non Ag Use	3	263.51	354,895	3	263.51	354,895	
41. Total Section VI				1,343	10,555.21	113,138,039	2,043,209

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	3,013,342	16	1,290.36	3,013,342

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	12,775.96	9.92%	76,975,211	10.51%	6,025.00
46. 1A	19,437.58	15.09%	114,195,908	15.59%	5,875.01
47. 2A1	56,075.58	43.54%	323,836,676	44.20%	5,775.00
48. 2A	13,390.30	10.40%	75,320,570	10.28%	5,625.01
49. 3A1	8,753.70	6.80%	47,488,909	6.48%	5,425.01
50. 3A	2,001.57	1.55%	10,558,299	1.44%	5,275.01
51. 4A1	8,305.17	6.45%	42,771,822	5.84%	5,150.02
52. 4A	8,059.72	6.26%	41,507,795	5.67%	5,150.03
53. Total	128,799.58	100.00%	732,655,190	100.00%	5,688.34
Dry					
54. 1D1	4,030.36	13.25%	13,300,188	14.23%	3,300.00
55. 1D	5,317.34	17.48%	17,547,222	18.77%	3,300.00
56. 2D1	10,005.19	32.88%	31,116,208	33.29%	3,110.01
57. 2D	4,225.12	13.89%	13,140,156	14.06%	3,110.01
58. 3D1	2,448.86	8.05%	6,722,133	7.19%	2,745.01
59. 3D	2.66	0.01%	7,302	0.01%	2,745.11
60. 4D1	2,738.54	9.00%	7,243,479	7.75%	2,645.01
61. 4D	1,659.35	5.45%	4,388,996	4.70%	2,645.01
62. Total	30,427.42	100.00%	93,465,684	100.00%	3,071.76
Grass					
63. 1G1	5,697.18	23.38%	7,905,952	25.60%	1,387.70
64. 1G	4,645.21	19.06%	2,928,549	9.48%	630.44
65. 2G1	8,309.74	34.10%	11,588,200	37.53%	1,394.53
66. 2G	122.10	0.50%	304,032	0.98%	2,490.02
67. 3G1	1,156.09	4.74%	1,650,512	5.35%	1,427.67
68. 3G	2,211.89	9.08%	3,030,299	9.81%	1,370.00
69. 4G1	372.01	1.53%	786,804	2.55%	2,115.01
70. 4G	1,851.96	7.60%	2,682,630	8.69%	1,448.54
71. Total	24,366.18	100.00%	30,876,978	100.00%	1,267.21
Irrigated Total					
Irrigated Total	128,799.58	69.80%	732,655,190	85.47%	5,688.34
Dry Total					
Dry Total	30,427.42	16.49%	93,465,684	10.90%	3,071.76
Grass Total					
Grass Total	24,366.18	13.20%	30,876,978	3.60%	1,267.21
72. Waste	938.32	0.51%	187,664	0.02%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	227.71	0.12%	0	0.00%	0.00
75. Market Area Total	184,531.50	100.00%	857,185,516	100.00%	4,645.20

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,586.98	4.60%	8,768,073	5.12%	5,525.01
46. 1A	6,289.79	18.24%	34,122,136	19.93%	5,425.00
47. 2A1	9,090.97	26.37%	47,454,871	27.72%	5,220.00
48. 2A	6,993.99	20.28%	33,746,052	19.71%	4,825.01
49. 3A1	2,090.31	6.06%	9,678,138	5.65%	4,630.00
50. 3A	253.97	0.74%	1,151,756	0.67%	4,535.01
51. 4A1	4,681.62	13.58%	20,786,387	12.14%	4,440.00
52. 4A	3,491.17	10.13%	15,500,791	9.05%	4,440.00
53. Total	34,478.80	100.00%	171,208,204	100.00%	4,965.61
Dry					
54. 1D1	4,425.47	5.82%	14,161,504	6.23%	3,200.00
55. 1D	14,688.17	19.30%	47,002,144	20.69%	3,200.00
56. 2D1	18,882.14	24.82%	57,684,981	25.40%	3,055.00
57. 2D	19,096.16	25.10%	58,338,797	25.68%	3,055.00
58. 3D1	4,850.45	6.37%	13,168,971	5.80%	2,715.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,124.72	13.31%	26,324,272	11.59%	2,600.00
61. 4D	4,019.79	5.28%	10,451,454	4.60%	2,600.00
62. Total	76,086.90	100.00%	227,132,123	100.00%	2,985.17
Grass					
63. 1G1	5,521.78	11.30%	7,621,174	12.21%	1,380.20
64. 1G	7,874.41	16.12%	4,765,298	7.63%	605.16
65. 2G1	23,158.10	47.41%	31,937,902	51.17%	1,379.12
66. 2G	2,317.28	4.74%	3,804,762	6.10%	1,641.91
67. 3G1	3,679.88	7.53%	5,111,591	8.19%	1,389.06
68. 3G	3,770.25	7.72%	5,165,259	8.28%	1,370.00
69. 4G1	553.82	1.13%	1,151,945	1.85%	2,080.00
70. 4G	1,968.34	4.03%	2,861,382	4.58%	1,453.70
71. Total	48,843.86	100.00%	62,419,313	100.00%	1,277.94
Irrigated Total					
	34,478.80	21.45%	171,208,204	37.14%	4,965.61
Dry Total					
	76,086.90	47.34%	227,132,123	49.27%	2,985.17
Grass Total					
	48,843.86	30.39%	62,419,313	13.54%	1,277.94
72. Waste	1,317.29	0.82%	263,458	0.06%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	384.39	0.24%	0	0.00%	0.00
75. Market Area Total	160,726.85	100.00%	461,023,098	100.00%	2,868.36

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	163,227.54	903,567,702	163,278.38	903,863,394
77. Dry Land	387.61	1,180,618	0.00	0	106,126.71	319,417,189	106,514.32	320,597,807
78. Grass	251.30	281,657	0.00	0	72,958.74	93,014,634	73,210.04	93,296,291
79. Waste	14.62	2,924	0.00	0	2,240.99	448,198	2,255.61	451,122
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.37	0	5.88	0	605.85	0	612.10	0
82. Total	704.37	1,760,891	0.00	0	344,553.98	1,316,447,723	345,258.35	1,318,208,614

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	163,278.38	47.29%	903,863,394	68.57%	5,535.72
Dry Land	106,514.32	30.85%	320,597,807	24.32%	3,009.90
Grass	73,210.04	21.20%	93,296,291	7.08%	1,274.36
Waste	2,255.61	0.65%	451,122	0.03%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	612.10	0.18%	0	0.00%	0.00
Total	345,258.35	100.00%	1,318,208,614	100.00%	3,818.04

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	352	6,569,192	280	6,541,680	328	46,039,166	680	59,150,038	820,233
83.2 Alexandria	22	48,913	111	158,405	114	2,132,285	136	2,339,603	27,069
83.3 Belvidere	19	14,585	50	53,445	52	892,342	71	960,372	19,983
83.4 Bruning	20	77,675	151	530,980	151	10,168,758	171	10,777,413	57,923
83.5 Byron	3	40,291	74	71,645	75	2,403,373	78	2,515,309	44,505
83.6 Carleton	34	153,556	60	98,090	60	2,264,820	94	2,516,466	31,097
83.7 Chester	22	25,804	161	137,294	161	4,860,581	183	5,023,679	50,609
83.8 Davenport	36	26,247	181	171,163	181	7,162,821	217	7,360,231	22,380
83.9 Deshler	73	235,561	361	1,633,505	361	19,909,376	434	21,778,442	212,278
83.10 Gilead	12	5,528	33	19,180	34	627,286	46	651,994	1,593
83.11 Hebron	59	384,567	661	4,549,807	662	52,737,833	721	57,672,207	549,771
83.12 Hubbell	13	7,590	54	31,700	54	1,023,154	67	1,062,444	1,448
83.13 Recreational	33	933,906	8	991,505	8	251,076	41	2,176,487	0
83.14 Rural	3	117,705	1	70,477	4	403,800	7	591,982	0
83.15 Subdivision	37	804,555	29	812,000	29	10,661,413	66	12,277,968	102,412
84 Residential Total	738	9,445,675	2,215	15,870,876	2,274	161,538,084	3,012	186,854,635	1,941,301

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	31,286	9	34,197	0
85.3	Belvidere Commercial	0	0	3	2,184	4	371,889	4	374,073	0
85.4	Bruning Commercial	3	17,327	32	138,613	34	3,463,945	37	3,619,885	50,875
85.5	Bruning Industrial	0	0	1	18,490	1	683,950	1	702,440	4,277
85.6	Byron Commercial	6	1,803	21	37,414	24	1,701,426	30	1,740,643	3,332
85.7	Carleton Commercial	4	1,348	12	328,267	13	3,689,572	17	4,019,187	4,257
85.8	Chester Commercial	3	6,582	31	43,902	31	3,281,360	34	3,331,844	0
85.9	Davenport	0	0	0	0	1	23,751	1	23,751	0
85.10	Davenport Commercial	8	57,572	37	145,785	37	2,748,391	45	2,951,748	241,463
85.11	Deshler Commercial	11	49,151	58	272,114	58	2,444,367	69	2,765,632	1,922
85.12	Gilead Commercial	2	1,190	5	1,372	5	19,694	7	22,256	0
85.13	Hebron Commercial	23	318,573	131	1,538,913	130	10,748,524	153	12,606,010	2,358
85.14	Hebron Industrial	0	0	2	227,818	2	2,417,741	2	2,645,559	0
85.15	Hubbell Commercial	5	29,314	9	46,876	10	959,768	15	1,035,958	0
85.16	Rural	2	11,330	0	0	0	0	2	11,330	0
85.17	Rural Commercial	13	83,301	27	1,575,673	37	8,539,731	50	10,198,705	226,325
85.18	Rural Industrial	0	0	2	422,440	2	8,191,951	2	8,614,391	0
86	Commercial Total	82	584,816	379	4,802,212	397	49,317,346	479	54,704,374	534,809

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	5,617.85	29.17%	7,696,520	29.17%	1,370.01
88. 1G	567.42	2.95%	777,369	2.95%	1,370.01
89. 2G1	8,127.80	42.21%	11,135,164	42.21%	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%	3,030,299	11.49%	1,370.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,656.73	8.60%	2,269,722	8.60%	1,370.00
95. Total	19,257.47	100.00%	26,382,904	100.00%	1,370.01
CRP					
96. 1C1	79.33	7.32%	209,432	8.44%	2,640.01
97. 1C	52.47	4.84%	138,520	5.58%	2,639.98
98. 2C1	181.94	16.79%	453,036	18.26%	2,490.03
99. 2C	122.10	11.27%	304,032	12.25%	2,490.02
100. 3C1	80.31	7.41%	176,682	7.12%	2,200.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	372.01	34.34%	786,804	31.71%	2,115.01
103. 4C	195.23	18.02%	412,908	16.64%	2,114.98
104. Total	1,083.39	100.00%	2,481,414	100.00%	2,290.42
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	4,025.32	100.00%	2,012,660	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	4,025.32	100.00%	2,012,660	100.00%	500.00
<hr/>					
Grass Total	19,257.47	79.03%	26,382,904	85.45%	1,370.01
CRP Total	1,083.39	4.45%	2,481,414	8.04%	2,290.42
Timber Total	4,025.32	16.52%	2,012,660	6.52%	500.00
<hr/>					
114. Market Area Total	24,366.18	100.00%	30,876,978	100.00%	1,267.21

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	5,474.48	13.74%	7,500,085	13.74%	1,370.01
88. 1G	590.02	1.48%	808,336	1.48%	1,370.01
89. 2G1	22,961.67	57.61%	31,457,633	57.61%	1,370.01
90. 2G	1,731.16	4.34%	2,371,697	4.34%	1,370.00
91. 3G1	3,592.75	9.01%	4,922,082	9.01%	1,370.00
92. 3G	3,770.25	9.46%	5,165,259	9.46%	1,370.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,736.31	4.36%	2,378,758	4.36%	1,370.01
95. Total	39,856.64	100.00%	54,603,850	100.00%	1,370.01
CRP					
96. 1C1	47.30	2.55%	121,089	2.85%	2,560.02
97. 1C	152.80	8.23%	391,167	9.20%	2,559.99
98. 2C1	196.43	10.59%	480,269	11.30%	2,444.99
99. 2C	586.12	31.59%	1,433,065	33.72%	2,445.00
100. 3C1	87.13	4.70%	189,509	4.46%	2,175.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	553.82	29.85%	1,151,945	27.11%	2,080.00
103. 4C	232.03	12.50%	482,624	11.36%	2,080.01
104. Total	1,855.63	100.00%	4,249,668	100.00%	2,290.15
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,131.59	100.00%	3,565,795	100.00%	500.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	7,131.59	100.00%	3,565,795	100.00%	500.00
<hr/>					
Grass Total	39,856.64	81.60%	54,603,850	87.48%	1,370.01
CRP Total	1,855.63	3.80%	4,249,668	6.81%	2,290.15
Timber Total	7,131.59	14.60%	3,565,795	5.71%	500.00
<hr/>					
114. Market Area Total	48,843.86	100.00%	62,419,313	100.00%	1,277.94

**2021 County Abstract of Assessment for Real Property, Form 45
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

85 Thayer

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	166,647,908	184,488,653	17,840,745	10.71%	1,941,301	9.54%
02. Recreational	2,347,490	2,365,982	18,492	0.79%	0	0.79%
03. Ag-Homesite Land, Ag-Res Dwelling	46,195,825	52,563,497	6,367,672	13.78%	716,025	12.23%
04. Total Residential (sum lines 1-3)	215,191,223	239,418,132	24,226,909	11.26%	2,657,326	10.02%
05. Commercial	41,650,368	42,741,984	1,091,616	2.62%	530,532	1.35%
06. Industrial	11,896,069	11,962,390	66,321	0.56%	4,277	0.52%
07. Total Commercial (sum lines 5-6)	53,546,437	54,704,374	1,157,937	2.16%	534,809	1.16%
08. Ag-Farmsite Land, Outbuildings	54,865,795	60,219,647	5,353,852	9.76%	1,327,184	7.34%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	354,895	354,895	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	55,220,690	60,574,542	5,353,852	9.70%	1,327,184	7.29%
12. Irrigated	914,712,295	903,863,394	-10,848,901	-1.19%		
13. Dryland	329,972,617	320,597,807	-9,374,810	-2.84%		
14. Grassland	93,557,843	93,296,291	-261,552	-0.28%		
15. Wasteland	451,240	451,122	-118	-0.03%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,338,693,995	1,318,208,614	-20,485,381	-1.53%		
18. Total Value of all Real Property (Locally Assessed)	1,662,652,345	1,672,905,662	10,253,317	0.62%	4,519,319	0.34%

2021 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:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$220,944
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:
	\$10,500; 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 \$4,700 additional available for mileage, food, motels and other related expenses.
12.	Amount of last year's assessor's budget not used:
	\$18,618.61

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.	Personal Property software:
	MIPS Assessment Package Version 3.0
4.	Are cadastral maps currently being used?
	Yes. GIS generated cadastral is being used for rural areas and for eight of the towns. Cadastral maps are being used for the remaining towns until they are all completed in GIS.
5.	If so, who maintains the Cadastral Maps?
	County Assessor and Office Staff
6.	Does the county have GIS software?
	Yes . ESRI ArcMap 10.7.1
7.	Is GIS available to the public? If so, what is the web address?
	Yes – thayer.gworks.com
8.	Who maintains the GIS software and maps?
	County Assessor and Office Staff
9.	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.
10.	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.

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:
	ESRI ArcMap 10.7.1 via gWorks
3.	Other services:
	Radwen Inc. (Online Personal Property)

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
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
--	-----

2021 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. There is not enough market data to utilize the income approach.
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 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 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 & local residential well drilling company. This study was used in correlation with the sales that occurred in the study period. For 2021, infrastructure costs were verified with no large swings of increase or decrease noted.

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?

Thayer County has no vacant lots currently being held for sale/resale by developers.

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	2020	2020	2018	2015
2	2020	2020	2018	2018
3	2020	2020	2016	2016
4	2020	2020	2017	2017
5	2020	2020	2020	2020
6	2020	2020	2016	2016
7	2020	2020	2016	2016
8	2020	2020	2017	2017
9	2020	2020	2019	2019
10	2020	2020	2018	2018
11	2020	2020	2020	2020
12	2020	2020	2020	2015-2020
13	2020	2020	2020	2015-2020
14	2020	2020	2020	2019
AG	2020	2020	2020	2015-2020

----The county has developed the valuation groups based on the original assessor locations and 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, geographic 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 6/2020 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 below reflect the year that the inspection took place, typically 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, since the depreciation table is updated when cost manuals are updated. 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 Subdivisions/Rural Residential, where a more recent lot study was necessary due to market activity.

2021 Commercial Assessment Survey for Thayer County

1.	Valuation data collection done by:													
		County Assessor and Office Staff												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hebron: Characteristics – Good commercial businesses and services, 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</td> </tr> <tr> <td style="text-align: center;">2</td> <td>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</td> </tr> <tr> <td style="text-align: center;">3</td> <td>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</td> </tr> <tr> <td style="text-align: center;">4</td> <td>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.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural: Characteristics- Any commercial parcel located throughout the county, not located within the corporate limits of any town or other valuation group.</td> </tr> </tbody> </table>	<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.	
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
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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 grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently.

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 smaller 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 & rural residential, as there are very few, if any, sales in the market to analyze.

<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	2020	2020	2018	2015
2	2020	2020	2017	2017
3	2020	2020	2019	2019
4	2020	2020	2015-2020	2015-2020
5	2020	2020	2020	2016

---The county has developed the valuation groups based on the original assessor locations. 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, Dresher 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.

--- All of the parcels in each individual valuation grouping have costs from the same cost year. All commercial costs are now from the 7/2020 cost tables.

---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. For Valuation Group #4 (small towns), there is a range of dates from 2015 through 2020. They have been inspected by assessor location so the actual dates are as follows: Belvidere, Chester and Carleton inspected in 2016; Davenport was in 2017; Alexandria and Gilead were in 2018; and Byron and Hubbell were in 2020.

---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 2020.

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

---The land values on commercial parcels in the rural locations of the county were updated during 2020 for use in tax year 2021 to coincide with the rural residential land value studies.

2021 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: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><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;">2020</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;">2020</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.	2020	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.	2020
<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.	2020									
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.	2020									
	<p>No new GIS/FSA imagery was made available in 2020, the most recent available is from 2018. 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. Letters are also sent to owners when new pivot irrigation systems are reported for Personal Property. CRP is monitored with FSA certifications, in conjunction with 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/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 \$24,000 and any residual acres (Building site) are valued at \$5,500. The first acre for the rural residential home site is also \$24,000, 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?										

	<p>Intensive use does not appear to be a factor in Thayer County. Mid-America Feedyard, the only commercial cattle feedlot in the county, is located on land owned by the State of Nebraska Department of Aeronautics (former WWII air base) with a long-term lease. Wilke Farms is a commercial hog operation in the southern part of the county. All other livestock buildings are a part of family-owned operations.</p> <p>There are no sales in the market to indicate an influence.</p> <p>For 2021, a land value of \$3,500 per acre has been placed on the portions of these 2 parcels that are solely dedicated to the cattle/hog production, such as cattle lots & hog buildings.</p>
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	<p>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, however, based on the encumbered present use of the land, the county believes that the value is more comparable to the 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. This parcel was put into the WRP program in May of 2004.</p>
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i>If your county has special value applications, please answer the following</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>If your county recognizes a special value, please answer the following</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

2020

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

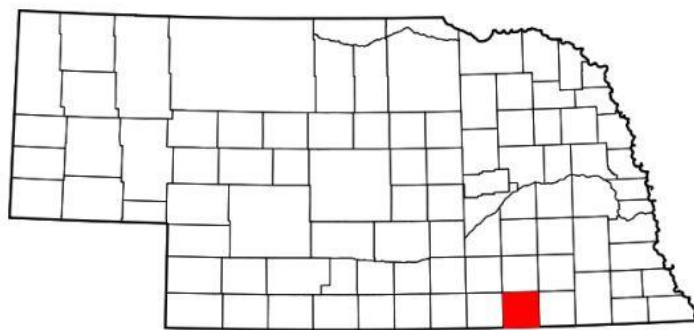
77-1311.02

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 2020 Reports & Opinions of the Property Tax Administrator.

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 residential 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. According to the latest information available from the U.S. Census Bureau, there were 212 employer establishments with total employment of 1,974, a 6% decrease 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).

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.

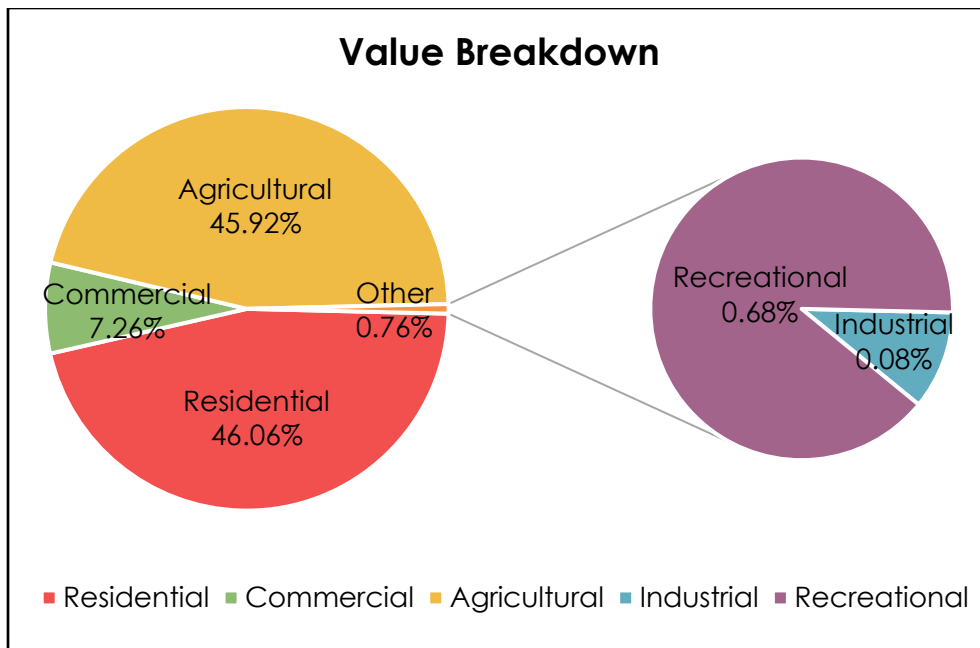
2020 Levels of Value

	Median	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	96%	16.59	103.92
Commercial	100%	15.79	101.32
Agricultural	73%	10.46	100.67

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 2020 Thayer County Abstract of Assessment, the county consists of the following property types:

	Parcels	% of Total	Valuation	% of Taxable Value
Residential	2,963	46.06	166,566,713	10.01
Commercial	467	7.26	41,872,645	2.52
Industrial	5	0.08	11,896,069	0.72
Recreational	44	0.68	2,267,686	0.14
Agricultural	2,954	45.92	1,440,895,142	86.61
Totals	6,433	100.00	\$ 1,663,498,255	100.00



Of the 2,963 residential (urban, acreages, subdivisions) records, 703 are unimproved. There are 467 commercial records, of which 80 are unimproved; 5 improved industrial records; 44 recreational records of which 35 are unimproved; and 2,954 agricultural records of which 2,036 are unimproved. Among the improved agricultural records are 372 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-has taken 91.25 hours during the current 4-year education cycle beginning January 2019

Deputy Assessor – Holds a State of Nebraska Assessor Certification-obtained February 2018-has taken 85 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

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 by March 1 annually
Intent To Tax statements - sent to governmental entities that own property not used for public Purpose by March 1 annually
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 of the tax due, as well as forfeit the exemption of up to \$10,000. Personal property filers who file after June 30, receive a 25% penalty of the tax due and forfeit the exemption. 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 2019, we had 323 applicants, of which 295 were approved for some degree of exemption. Applications are still being accepted for 2020.

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 (1) 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 (2019 Review for Tax Year 2020)

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 2019: Deshler. An economic depreciation was applied based on market. All improved parcels were reviewed in Townships 3-1, 3-2, 3-3, & 3-4, with any necessary updates made to the parcels. Subdivision homes were also reviewed due to indicators of a steadily strengthening market.

Lot studies were conducted in Deshler, Subdivisions & Acreages/Rural Residential, which indicated that adjustments to lot values were necessary in all those locations. A study of the actual costs to get infrastructure to a vacant rural parcel was conducted with Norris Public Power, a local plumbing company & local residential well drilling company. The market studies of each assessor location indicated that adjustments had to be made to the economic depreciation in Hebron.

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 Deshler. A market study of Deshler prompted an increase in the commercial lot values of \$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, dry

& CRP values, due to the market. Grass values have held steady, with all classes of grass now carrying the same value. CRP owners with expiring contracts were contacted in an effort to verify any land use changes. Our office requested 2019 FSA 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 Townships 3-1, 3-2, 3-3, & 3-4, with any necessary updates made to the parcels.

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 2021, 2022, 2023)

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. This verification is 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 following map.

MARKET AREA MAP

	4					3					2					1								
4	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12
	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13
	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24
	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36
3	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12
	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13
	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24
	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36
2	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12
	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13
	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24
	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36
1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12
	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13
	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24
	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36

Market Area 1

Market Area 2

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.

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 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 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.

2022 Review for 2023

Residential

Belvidere, Carleton and Chester on-site property reviews and lot studies will be completed. Sales in all communities 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

Belvidere, Carleton, Chester and Rural Commercial 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

6-3-2020

Date