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DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

THAYER COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level – however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

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

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

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

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

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

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

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The 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 PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land 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. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The 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:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

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

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

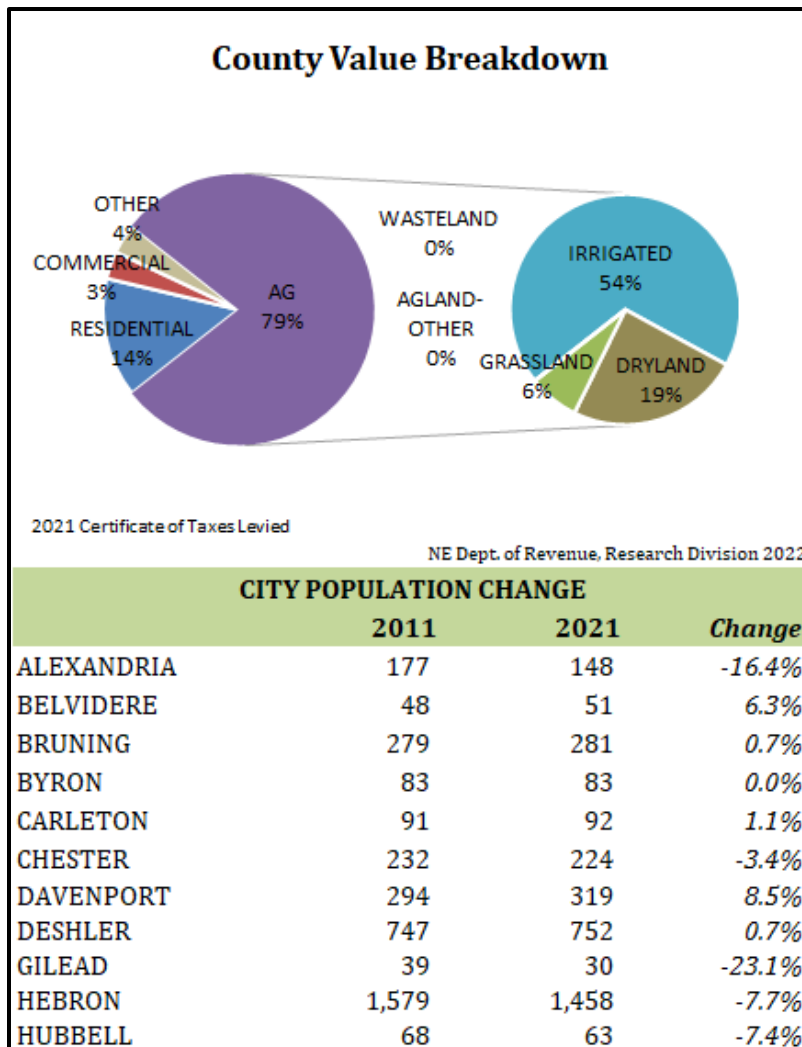
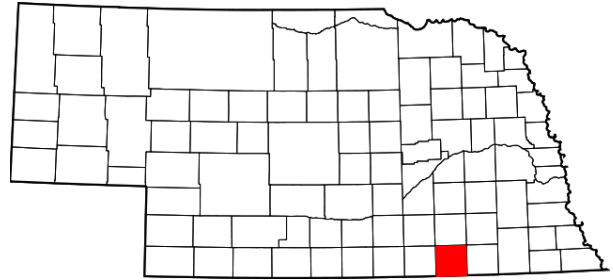
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 574 square miles, Thayer County has 5,034 residents, per the Census Bureau Quick Facts for 2020, 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 \$86,761 (2021 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 208 employer establishments with total employment of 1,854, for a 4% decrease 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).

2022 Residential Correlation for Thayer County

Assessment Actions

In Valuation Group 1, all properties were inspected, additionally the county assessor implemented new land and depreciation tables.

For the rest of the county, sales analysis was conducted. New land tables were developed for Valuation Groups 8, 12, 13, and 14. In Valuation Groups 5 and 9 land tables were implemented and the economic depreciation was decreased to increase improvements. Valuation Group 4 had a decrease in economic depreciation only while Valuation Group 7 received an increase in economic depreciation as well as new land tables.

Assessment Practice Review

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

Sales verification and qualification processes are reviewed. Thayer County's sales usability rate is below the state average; however, review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Another practice reviewed involves the examination of valuation groups to ensure that economic differences are adequately identified and grouped. The residential class in Thayer County contains fourteen separate valuation groups. Most valuation groups do not have sufficient sales for analytical purposes.

Appraisal tables were reviewed to ensure they are kept current. The county assessor updated costing countywide to 2020 tables in keeping with the 6-year inspection. The land to building ratios were lower than typical; as a result, most land tables were updated this year. Deprecation tables are updated in conjunction with the inspection cycle, and values are studied each year for any adjustments.

Frequency of the six-year inspection and review cycle of the county is also reviewed. The county assessor has kept up the review and inspection of all properties within the required six-year cycle. A systematic plan is in place to maintain compliance.

The county assessor submitted a valuation methodology.

2022 Residential Correlation for Thayer County

Description of Analysis

Residential parcels are analyzed using fourteen valuation groups defined 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

For the residential property class, there were 124 qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. The COD and PRD are within the IAAO recommended range. When analyzing the fourteen valuation groups, they are all represented by a sample that have medians within the acceptable range, except Valuation Group 3 which had no sales. Although most valuation groups do not have sufficient sales, the county assessor utilizes adjustments in all valuation groups to reflect the market; ensuring that all valuation groups are equalized.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class.

2022 Residential Correlation for Thayer County

Equalization and Quality of Assessment

Review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggests that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Thayer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	47	98.87	103.46	101.20	11.08	102.23
2	5	92.17	106.71	84.34	37.05	126.52
4	8	99.20	101.32	98.58	13.90	102.78
5	4	98.45	101.83	94.70	14.69	107.53
6	5	79.90	91.26	60.77	58.46	150.17
7	6	101.84	101.27	93.18	16.39	108.68
8	7	96.58	96.42	90.85	11.41	106.13
9	24	99.51	110.01	88.91	27.62	123.73
11	1	86.70	86.70	86.70	00.00	100.00
12	12	93.30	92.22	91.86	13.28	100.39
13	1	100.66	100.66	100.66	00.00	100.00
14	4	94.11	94.15	94.04	01.53	100.12
____ALL____	124	96.60	102.13	95.08	17.88	107.41

Level of Value

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

2022 Commercial Correlation for Thayer County

Assessment Actions

Valuation Group 1 was inspected, new land and depreciation tables were developed.

The land values on commercial parcels in the rural locations of the county were updated for 2022 to coincide with the rural residential land value studies. For 2022, Davenport, Chester, and Byron had lot studies performed, using the same land tables as residential, economic depreciations were also adjusted. Economic depreciation was also adjusted in Valuation Group 3.

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 were timely and accurate.

A review of the valuation groups show that the commercial class is broken into five valuation groups. Each indicative of their unique characteristics for the commercial class. Review and analysis indicate 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.

The county assessor complies with the six-year inspection and review cycle for the commercial class of property. A review of the current appraisal tables show that cost tables are dated 2020 based on their Computer-Assisted Mass Appraisal (CAMA) system. Lot value studies were done in 2015 through 2021 depending on location, while depreciation is dated 2021 for Valuation Group 1 and 2020 for Valuation Groups 2 through 5.

Regarding the use of the three approaches to value, when information is received regarding income, the county assessor and her staff will use the income approach to value those properties. All other commercial properties are valued using the cost approach, using the CAMA cost tables. Depreciation is market-derived, and depreciation tables are updated when the valuation group is physically reviewed.

The Thayer County assessor has a written valuation methodology on file.

2022 Commercial Correlation for Thayer County

Description of Analysis

All commercial parcels are analyzed using five unique 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

There are only 13 sales in the commercial class of property, with two of the three measures of central tendency just above the acceptable range, but a COD that is within the prescribed parameters and a PRD that is high. Review of the sales price substratum does not show a clear market trend as too few commercial sales occur per year.

<u>Study Yrs</u>	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-18 To 30-SEP-19	1	99.13	99.13	99.13	00.00	100.00
01-OCT-19 To 30-SEP-20	5	112.08	114.54	109.02	10.85	105.06
01-OCT-20 To 30-SEP-21	7	88.48	100.58	93.90	20.42	107.11

However, despite the lack of sufficient market data the county assessor has proactively adjusted commercial properties along with the general movement of residential property, that trend continued this year. Lacking sufficient sales, the county assessor's methodology to change assessed values with the general economy, results in equalized valuation within class.

Review of the changes in sold properties as compared to the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates that all properties increased uniformly and support the stated actions of the county assessor.

Equalization and Quality of Assessment

The statistical sample size in each valuation group is considered unreliable for measurement purposes. Review of the assessment practices demonstrate that valuations are uniform and equalized. The quality of assessment for the commercial class of real property in Thayer County is in compliance with generally accepted mass appraisal techniques.

2022 Commercial Correlation for Thayer County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	97.94	96.55	92.00	14.39	104.95
3	5	101.06	108.27	105.89	14.17	102.25
4	4	108.00	112.09	111.06	19.65	100.93
____ALL____	13	101.06	105.84	97.67	16.20	108.36

Level of Value

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

2022 Agricultural Correlation for Thayer County

Assessment Actions

All pick-up work countywide was successfully completed. The first acre values on farm home sites and on acreage home sites increased to \$24,500. There were no changes made to unimproved agricultural parcels.

Land use is reviewed annually. The residences and site acres on agricultural parcels are inspected, reviewed, and valued in a similar manner as the acreages. Farm Service Agency (FSA) certifications and maps are requested on parcels so they can be reviewed for possible land use changes. Aerial imager is reviewed against the county's records each time new aerial imagery is available, this was done this year.

Assessment Practice Review

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

Sales verification and qualification processes were one aspect that was reviewed. The usability rate was below what has been typical for the agricultural class across the state. Review of the sales rosters and comments indicate that a majority of sales that were non-qualified were between family members, partial transfers, gifts, same ownership, adjacent ownership, and court decrees. The review of the sales rosters along with the comments provided, indicates that all arm's-length transactions have been made available for measurement of the class.

Thayer County has two market areas, with the boundaries determined by topography and water availability. Market Area 1 is primarily irrigated cropland with some dryland and grassland mixed in. Most land in this area has the availability of water for irrigation, and the topography is much smoother and therefore, more desirable. Market Area 2 is mostly dryland and grassland with limited irrigated crop land. A large portion of the area does not have the availability of water for irrigation, the topography is rougher and land values tend to be lower. Sales are reviewed each year to determine any differences across the county, and to determine if any adjustments should be made to the market areas.

Frequency of the six-year inspection and review cycle was also reviewed. The county assessor has recently reviewed land use countywide and physically inspected agricultural improvements as part of the rural review for the 2022 assessment year.

Description of Analysis

The statistical sample for the agricultural class of real property show that all three measures of central tendency are within the range, the COD is low enough to support the use of the statistics as an indicator of the level of value. The COD also indicates that the market within the county is

2022 Agricultural Correlation for Thayer County

flat, supporting the county assessor’s decision to make no adjustment to agricultural land values this year.

Review of the 80% Majority Land Use (MLU) statistics show that only the irrigated land and dryland subclasses have a sufficient number of sales for measurement. Comparison of the Thayer County land values to the values of the surrounding comparable counties support that a proportionate level of value has been reached.

Review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) matches the reported actions of the county assessor and reflects that no changes were made to agricultural land values this year.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued utilizing the same appraisal processes as the rural residential property. The rural acreages are assessed within the acceptable range; therefore, agricultural improvements are equalized and have achieved market value. The quality of assessment of the agricultural class of real property complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	23	70.61	71.72	69.95	07.85	102.53
1	20	71.20	71.68	69.73	07.54	102.80
2	3	68.18	71.97	71.53	08.65	100.62
<u> Dry </u>						
County	10	73.84	70.90	68.53	10.02	103.46
2	10	73.84	70.90	68.53	10.02	103.46
<u> Grass </u>						
County	2	75.20	75.20	75.08	03.83	100.16
1	1	72.32	72.32	72.32	00.00	100.00
2	1	78.08	78.08	78.08	00.00	100.00
<u> ALL </u>	45	72.36	72.59	70.25	09.84	103.33

Level of Value

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

2022 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	72	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, 2022.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Thayer County

Residential Real Property - Current

Number of Sales	124	Median	96.60
Total Sales Price	\$14,454,680	Mean	102.13
Total Adj. Sales Price	\$14,454,680	Wgt. Mean	95.08
Total Assessed Value	\$13,743,183	Average Assessed Value of the Base	\$66,049
Avg. Adj. Sales Price	\$116,570	Avg. Assessed Value	\$110,832

Confidence Interval - Current

95% Median C.I	93.88 to 101.48
95% Wgt. Mean C.I	91.63 to 98.53
95% Mean C.I	97.34 to 106.92
% of Value of the Class of all Real Property Value in the County	11.81
% of Records Sold in the Study Period	4.10
% of Value Sold in the Study Period	6.89

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	139	97	97.08
2020	117	96	96.03
2019	115	97	97.44
2018	130	97	97.21

2022 Commission Summary for Thayer County

Commercial Real Property - Current

Number of Sales	13	Median	101.06
Total Sales Price	\$906,000	Mean	105.84
Total Adj. Sales Price	\$906,000	Wgt. Mean	97.67
Total Assessed Value	\$884,897	Average Assessed Value of the Base	\$114,999
Avg. Adj. Sales Price	\$69,692	Avg. Assessed Value	\$68,069

Confidence Interval - Current

95% Median C.I	85.49 to 116.86
95% Wgt. Mean C.I	54.23 to 141.11
95% Mean C.I	92.51 to 119.17
% of Value of the Class of all Real Property Value in the County	3.30
% of Records Sold in the Study Period	2.68
% of Value Sold in the Study Period	1.59

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	17	100	100.18
2020	14	100	93.64
2019	14	100	89.31
2018	10	100	105.31

85 Thayer
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 124
 Total Sales Price : 14,454,680
 Total Adj. Sales Price : 14,454,680
 Total Assessed Value : 13,743,183
 Avg. Adj. Sales Price : 116,570
 Avg. Assessed Value : 110,832

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 102
 COD : 17.88
 PRD : 107.41

COV : 26.62
 STD : 27.19
 Avg. Abs. Dev : 17.27
 MAX Sales Ratio : 213.12
 MIN Sales Ratio : 31.89

95% Median C.I. : 93.88 to 101.48
 95% Wgt. Mean C.I. : 91.63 to 98.53
 95% Mean C.I. : 97.34 to 106.92

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	14	106.25	107.69	103.77	14.64	103.78	75.30	149.97	92.17 to 124.13	90,407	93,812
01-JAN-20 To 31-MAR-20	15	104.41	106.17	95.60	17.29	111.06	71.87	180.62	92.18 to 120.11	103,327	98,784
01-APR-20 To 30-JUN-20	21	100.51	106.55	97.02	17.34	109.82	72.21	213.12	92.80 to 110.92	168,111	163,103
01-JUL-20 To 30-SEP-20	21	99.33	108.79	101.81	22.63	106.86	39.54	211.08	90.61 to 112.85	68,390	69,630
01-OCT-20 To 31-DEC-20	10	96.56	91.59	92.47	12.66	99.05	48.58	109.45	76.19 to 105.67	134,500	124,378
01-JAN-21 To 31-MAR-21	10	98.38	105.68	95.53	19.97	110.62	71.87	204.59	79.90 to 112.99	103,100	98,490
01-APR-21 To 30-JUN-21	17	95.25	93.62	91.24	17.47	102.61	31.89	132.30	82.40 to 113.16	141,941	129,507
01-JUL-21 To 30-SEP-21	16	90.38	92.33	86.56	10.39	106.67	75.42	124.35	83.09 to 101.48	117,722	101,897
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	71	100.66	107.36	98.72	18.68	108.75	39.54	213.12	94.59 to 109.25	109,607	108,205
01-OCT-20 To 30-SEP-21	53	93.88	95.12	90.83	15.48	104.72	31.89	204.59	89.54 to 98.87	125,897	114,352
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	67	99.33	104.93	96.84	18.62	108.35	39.54	213.12	94.11 to 105.67	117,335	113,626
<u>ALL</u>	124	96.60	102.13	95.08	17.88	107.41	31.89	213.12	93.88 to 101.48	116,570	110,832

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	47	98.87	103.46	101.20	11.08	102.23	78.13	151.53	94.78 to 105.99	109,179	110,494
2	5	92.17	106.71	84.34	37.05	126.52	48.58	204.59	N/A	38,710	32,646
4	8	99.20	101.32	98.58	13.90	102.78	75.30	149.97	75.30 to 149.97	74,500	73,440
5	4	98.45	101.83	94.70	14.69	107.53	87.29	123.14	N/A	57,250	54,217
6	5	79.90	91.26	60.77	58.46	150.17	31.89	180.62	N/A	36,100	21,937
7	6	101.84	101.27	93.18	16.39	108.68	76.19	130.40	76.19 to 130.40	30,083	28,032
8	7	96.58	96.42	90.85	11.41	106.13	80.05	120.11	80.05 to 120.11	76,071	69,112
9	24	99.51	110.01	88.91	27.62	123.73	63.04	213.12	86.58 to 114.83	104,458	92,871
11	1	86.70	86.70	86.70	00.00	100.00	86.70	86.70	N/A	61,700	53,493
12	12	93.30	92.22	91.86	13.28	100.39	71.87	119.40	75.42 to 104.46	217,750	200,035
13	1	100.66	100.66	100.66	00.00	100.00	100.66	100.66	N/A	625,000	629,099
14	4	94.11	94.15	94.04	01.53	100.12	92.11	96.27	N/A	401,125	377,201
<u>ALL</u>	124	96.60	102.13	95.08	17.88	107.41	31.89	213.12	93.88 to 101.48	116,570	110,832

85 Thayer
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 124
 Total Sales Price : 14,454,680
 Total Adj. Sales Price : 14,454,680
 Total Assessed Value : 13,743,183
 Avg. Adj. Sales Price : 116,570
 Avg. Assessed Value : 110,832

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 102
 COD : 17.88
 PRD : 107.41

COV : 26.62
 STD : 27.19
 Avg. Abs. Dev : 17.27
 MAX Sales Ratio : 213.12
 MIN Sales Ratio : 31.89

95% Median C.I. : 93.88 to 101.48
 95% Wgt. Mean C.I. : 91.63 to 98.53
 95% Mean C.I. : 97.34 to 106.92

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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	123	96.58	102.14	94.83	17.99	107.71	31.89	213.12	93.88 to 101.48	112,436	106,619
06	1	100.66	100.66	100.66	00.00	100.00	100.66	100.66	N/A	625,000	629,099
07											
<u>ALL</u>	124	96.60	102.13	95.08	17.88	107.41	31.89	213.12	93.88 to 101.48	116,570	110,832

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	4	152.49	155.10	149.92	24.59	103.46	110.85	204.59	N/A	10,000	14,992
Less Than 30,000	20	123.34	136.83	134.86	23.49	101.46	89.54	213.12	110.85 to 154.57	19,018	25,646
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	124	96.60	102.13	95.08	17.88	107.41	31.89	213.12	93.88 to 101.48	116,570	110,832
Greater Than 14,999	120	96.40	100.36	94.93	16.48	105.72	31.89	213.12	93.76 to 100.72	120,122	114,027
Greater Than 29,999	104	94.69	95.45	94.00	13.24	101.54	31.89	151.53	92.80 to 98.21	135,330	127,214
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	152.49	155.10	149.92	24.59	103.46	110.85	204.59	N/A	10,000	14,992
15,000 TO 29,999	16	121.63	132.26	133.09	21.94	99.38	89.54	213.12	104.57 to 154.57	21,272	28,310
30,000 TO 59,999	26	95.83	94.48	93.72	15.45	100.81	39.54	132.30	87.29 to 104.46	44,385	41,597
60,000 TO 99,999	23	100.51	102.70	103.41	15.98	99.31	31.89	151.53	93.65 to 110.31	75,491	78,064
100,000 TO 149,999	21	94.59	94.68	94.70	11.54	99.98	68.33	126.40	86.35 to 102.08	123,510	116,962
150,000 TO 249,999	24	93.71	93.16	93.25	09.82	99.90	63.04	119.40	85.31 to 99.33	198,576	185,169
250,000 TO 499,999	9	92.11	87.09	88.26	07.59	98.67	71.87	96.27	72.21 to 94.91	355,500	313,767
500,000 TO 999,999	1	100.66	100.66	100.66	00.00	100.00	100.66	100.66	N/A	625,000	629,099
1,000,000 +											
<u>ALL</u>	124	96.60	102.13	95.08	17.88	107.41	31.89	213.12	93.88 to 101.48	116,570	110,832

85 Thayer
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 13
Total Sales Price : 906,000
Total Adj. Sales Price : 906,000
Total Assessed Value : 884,897
Avg. Adj. Sales Price : 69,692
Avg. Assessed Value : 68,069

MEDIAN : 101
WGT. MEAN : 98
MEAN : 106
COD : 16.20
PRD : 108.36

COV : 20.84
STD : 22.06
Avg. Abs. Dev : 16.37
MAX Sales Ratio : 149.77
MIN Sales Ratio : 76.44

95% Median C.I. : 85.49 to 116.86
95% Wgt. Mean C.I. : 54.23 to 141.11
95% Mean C.I. : 92.51 to 119.17

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	8,000	7,930
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	2	106.57	106.57	103.26	05.17	103.21	101.06	112.08	N/A	75,000	77,448
01-JAN-20 To 31-MAR-20	1	116.86	116.86	116.86	00.00	100.00	116.86	116.86	N/A	8,000	9,349
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	121.36	121.36	121.35	18.54	100.01	98.86	143.85	N/A	32,500	39,440
01-OCT-20 To 31-DEC-20	1	107.39	107.39	107.39	00.00	100.00	107.39	107.39	N/A	50,000	53,693
01-JAN-21 To 31-MAR-21	4	98.25	105.68	101.23	26.62	104.40	76.44	149.77	N/A	55,000	55,675
01-APR-21 To 30-JUN-21	2	86.99	86.99	88.26	01.72	98.56	85.49	88.48	N/A	202,500	178,725
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	8,000	7,930
01-OCT-19 To 30-SEP-20	5	112.08	114.54	109.02	10.85	105.06	98.86	143.85	N/A	44,600	48,625
01-OCT-20 To 30-SEP-21	7	88.48	100.58	93.90	20.42	107.11	76.44	149.77	76.44 to 149.77	96,429	90,549
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	3	101.06	104.09	103.05	04.27	101.01	99.13	112.08	N/A	52,667	54,275
01-JAN-20 To 31-DEC-20	4	112.13	116.74	115.38	12.15	101.18	98.86	143.85	N/A	30,750	35,481
<u>ALL</u>	13	101.06	105.84	97.67	16.20	108.36	76.44	149.77	85.49 to 116.86	69,692	68,069

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	4	97.94	96.55	92.00	14.39	104.95	76.44	113.88	N/A	142,500	131,103
3	5	101.06	108.27	105.89	14.17	102.25	85.49	143.85	N/A	49,000	51,884
4	4	108.00	112.09	111.06	19.65	100.93	82.61	149.77	N/A	22,750	25,266
<u>ALL</u>	13	101.06	105.84	97.67	16.20	108.36	76.44	149.77	85.49 to 116.86	69,692	68,069

85 Thayer
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 13
Total Sales Price : 906,000
Total Adj. Sales Price : 906,000
Total Assessed Value : 884,897
Avg. Adj. Sales Price : 69,692
Avg. Assessed Value : 68,069

MEDIAN : 101
WGT. MEAN : 98
MEAN : 106
COD : 16.20
PRD : 108.36

COV : 20.84
STD : 22.06
Avg. Abs. Dev : 16.37
MAX Sales Ratio : 149.77
MIN Sales Ratio : 76.44

95% Median C.I. : 85.49 to 116.86
95% Wgt. Mean C.I. : 54.23 to 141.11
95% Mean C.I. : 92.51 to 119.17

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	13	101.06	105.84	97.67	16.20	108.36	76.44	149.77	85.49 to 116.86	69,692	68,069
04											
<u>ALL</u>	13	101.06	105.84	97.67	16.20	108.36	76.44	149.77	85.49 to 116.86	69,692	68,069

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	108.00	108.00	107.99	08.21	100.01	99.13	116.86	N/A	8,000	8,640
Less Than 30,000	2	108.00	108.00	107.99	08.21	100.01	99.13	116.86	N/A	8,000	8,640
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	13	101.06	105.84	97.67	16.20	108.36	76.44	149.77	85.49 to 116.86	69,692	68,069
Greater Than 14,999	11	101.06	105.45	97.49	17.55	108.16	76.44	149.77	82.61 to 143.85	80,909	78,874
Greater Than 29,999	11	101.06	105.45	97.49	17.55	108.16	76.44	149.77	82.61 to 143.85	80,909	78,874
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	108.00	108.00	107.99	08.21	100.01	99.13	116.86	N/A	8,000	8,640
15,000 TO 29,999											
30,000 TO 59,999	7	107.39	111.44	110.25	18.46	101.08	82.61	149.77	82.61 to 149.77	35,714	39,375
60,000 TO 99,999	2	95.16	95.16	95.80	19.67	99.33	76.44	113.88	N/A	72,500	69,458
100,000 TO 149,999	1	101.06	101.06	101.06	00.00	100.00	101.06	101.06	N/A	120,000	121,271
150,000 TO 249,999											
250,000 TO 499,999	1	88.48	88.48	88.48	00.00	100.00	88.48	88.48	N/A	375,000	331,803
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	13	101.06	105.84	97.67	16.20	108.36	76.44	149.77	85.49 to 116.86	69,692	68,069

85 Thayer
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 13
Total Sales Price : 906,000
Total Adj. Sales Price : 906,000
Total Assessed Value : 884,897
Avg. Adj. Sales Price : 69,692
Avg. Assessed Value : 68,069

MEDIAN : 101
WGT. MEAN : 98
MEAN : 106
COD : 16.20
PRD : 108.36

COV : 20.84
STD : 22.06
Avg. Abs. Dev : 16.37
MAX Sales Ratio : 149.77
MIN Sales Ratio : 76.44

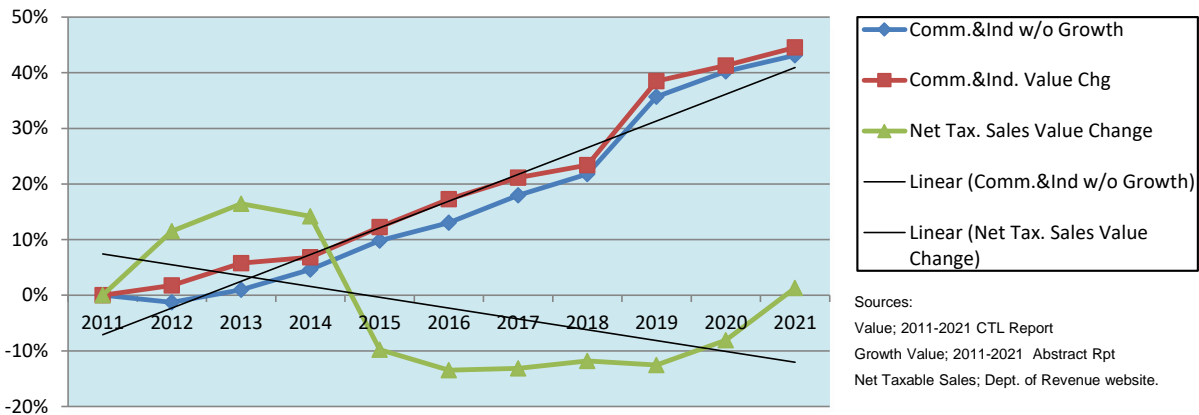
95% Median C.I. : 85.49 to 116.86
95% Wgt. Mean C.I. : 54.23 to 141.11
95% Mean C.I. : 92.51 to 119.17

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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
319	1	88.48	88.48	88.48	00.00	100.00	88.48	88.48	N/A	375,000	331,803
340	1	116.86	116.86	116.86	00.00	100.00	116.86	116.86	N/A	8,000	9,349
344	5	99.13	101.31	103.30	08.98	98.07	82.61	113.88	N/A	37,600	38,840
346	1	143.85	143.85	143.85	00.00	100.00	143.85	143.85	N/A	32,500	46,750
350	1	149.77	149.77	149.77	00.00	100.00	149.77	149.77	N/A	32,500	48,675
352	1	101.06	101.06	101.06	00.00	100.00	101.06	101.06	N/A	120,000	121,271
353	1	85.49	85.49	85.49	00.00	100.00	85.49	85.49	N/A	30,000	25,646
470	1	76.44	76.44	76.44	00.00	100.00	76.44	76.44	N/A	70,000	53,508
511	1	107.39	107.39	107.39	00.00	100.00	107.39	107.39	N/A	50,000	53,693
<u>ALL</u>	13	101.06	105.84	97.67	16.20	108.36	76.44	149.77	85.49 to 116.86	69,692	68,069

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 37,891,876	\$ 1,621,047	4.28%	\$ 36,270,829		\$ 33,743,618	
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%
2021	\$ 54,771,395	\$ 534,809	0.98%	\$ 54,236,586	1.29%	\$ 34,192,005	10.26%
Ann %chg	3.75%			Average	1.41%	0.13%	0.53%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-1.28%	1.75%	11.51%
2013	1.01%	5.77%	16.45%
2014	4.64%	6.85%	14.17%
2015	9.81%	12.27%	-9.80%
2016	13.06%	17.27%	-13.47%
2017	17.97%	21.14%	-13.14%
2018	21.80%	23.42%	-11.83%
2019	35.70%	38.49%	-12.55%
2020	40.25%	41.31%	-8.10%
2021	43.14%	44.55%	1.33%

County Number: 85
 County Name: Thayer

85 Thayer
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 45
Total Sales Price : 29,543,373
Total Adj. Sales Price : 29,543,373
Total Assessed Value : 20,754,652
Avg. Adj. Sales Price : 656,519
Avg. Assessed Value : 461,214

MEDIAN : 72
WGT. MEAN : 70
MEAN : 73
COD : 09.84
PRD : 103.33

COV : 13.18
STD : 09.57
Avg. Abs. Dev : 07.12
MAX Sales Ratio : 96.46
MIN Sales Ratio : 48.76

95% Median C.I. : 68.75 to 76.68
95% Wgt. Mean C.I. : 63.18 to 77.32
95% Mean C.I. : 69.79 to 75.39

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-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	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	152,000	109,930
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	78.23	79.10	05.40	98.90	68.44	83.83	N/A	672,880	532,247
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
01-OCT-20 To 31-DEC-20	4	72.27	69.77	65.01	09.24	107.32	56.45	78.08	N/A	447,908	291,185
01-JAN-21 To 31-MAR-21	2	80.74	80.74	68.72	19.48	117.49	65.01	96.46	N/A	635,000	436,401
01-APR-21 To 30-JUN-21	3	68.58	70.37	60.41	21.89	116.49	48.76	93.78	N/A	1,099,333	664,103
01-JUL-21 To 30-SEP-21	2	75.50	75.50	69.43	12.53	108.74	66.04	84.96	N/A	734,000	509,587
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	25	72.36	70.83	70.01	07.52	101.17	50.98	78.78	68.18 to 76.37	599,414	419,626
01-OCT-19 To 30-SEP-20	9	76.68	76.99	77.48	07.85	99.37	68.44	89.19	70.19 to 83.83	747,822	579,441
01-OCT-20 To 30-SEP-21	11	69.72	72.97	64.50	16.08	113.13	48.76	96.46	56.45 to 93.78	711,603	459,002
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	19	72.32	70.76	70.30	09.26	100.65	50.98	89.19	65.64 to 77.01	647,536	455,217
01-JAN-20 To 31-DEC-20	12	73.30	73.57	73.19	07.78	100.52	56.45	83.83	69.72 to 79.50	636,003	465,496
<u>ALL</u>	45	72.36	72.59	70.25	09.84	103.33	48.76	96.46	68.75 to 76.68	656,519	461,214

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	25	71.78	71.70	69.93	08.36	102.53	48.76	89.19	68.58 to 76.37	839,704	587,223
2	20	73.84	73.70	71.04	11.42	103.74	50.98	96.46	68.42 to 78.08	427,538	303,704
<u>ALL</u>	45	72.36	72.59	70.25	09.84	103.33	48.76	96.46	68.75 to 76.68	656,519	461,214

85 Thayer
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 45
 Total Sales Price : 29,543,373
 Total Adj. Sales Price : 29,543,373
 Total Assessed Value : 20,754,652
 Avg. Adj. Sales Price : 656,519
 Avg. Assessed Value : 461,214

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 73
 COD : 09.84
 PRD : 103.33

COV : 13.18
 STD : 09.57
 Avg. Abs. Dev : 07.12
 MAX Sales Ratio : 96.46
 MIN Sales Ratio : 48.76

95% Median C.I. : 68.75 to 76.68
 95% Wgt. Mean C.I. : 63.18 to 77.32
 95% Mean C.I. : 69.79 to 75.39

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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	10	75.23	74.13	73.87	04.21	100.35	68.09	78.30	70.19 to 77.85	693,656	512,394
1	10	75.23	74.13	73.87	04.21	100.35	68.09	78.30	70.19 to 77.85	693,656	512,394
_____Dry_____											
County	5	68.42	64.26	63.88	11.11	100.59	50.98	76.68	N/A	577,120	368,660
2	5	68.42	64.26	63.88	11.11	100.59	50.98	76.68	N/A	577,120	368,660
_____Grass_____											
County	2	75.20	75.20	75.08	03.83	100.16	72.32	78.08	N/A	145,659	109,354
1	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	152,000	109,930
2	1	78.08	78.08	78.08	00.00	100.00	78.08	78.08	N/A	139,318	108,778
_____ALL_____	45	72.36	72.59	70.25	09.84	103.33	48.76	96.46	68.75 to 76.68	656,519	461,214

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	23	70.61	71.72	69.95	07.85	102.53	48.76	83.83	68.18 to 76.96	861,155	602,400
1	20	71.20	71.68	69.73	07.54	102.80	48.76	83.83	68.58 to 76.96	866,185	603,961
2	3	68.18	71.97	71.53	08.65	100.62	65.01	82.72	N/A	827,617	591,994
_____Dry_____											
County	10	73.84	70.90	68.53	10.02	103.46	50.98	84.96	56.45 to 77.63	440,260	301,709
2	10	73.84	70.90	68.53	10.02	103.46	50.98	84.96	56.45 to 77.63	440,260	301,709
_____Grass_____											
County	2	75.20	75.20	75.08	03.83	100.16	72.32	78.08	N/A	145,659	109,354
1	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	152,000	109,930
2	1	78.08	78.08	78.08	00.00	100.00	78.08	78.08	N/A	139,318	108,778
_____ALL_____	45	72.36	72.59	70.25	09.84	103.33	48.76	96.46	68.75 to 76.68	656,519	461,214

Thayer County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	6,025	5,875	5,775	5,625	5,425	5,275	5,150	5,150	5,688
Nuckolls	1	5,110	5,110	4,575	4,575	n/a	4,200	4,000	4,000	4,749
Fillmore	1	6,500	6,300	6,200	6,100	5,899	5,600	5,400	5,350	6,142
Fillmore	2	6,500	6,300	6,200	6,100	n/a	5,400	5,400	5,350	6,194
Saline	2	5,697	5,699	5,596	5,499	5,100	4,900	4,498	4,300	5,465
Thayer	2	5,525	5,425	5,220	4,825	4,630	4,535	4,440	4,440	4,966
Jefferson	2	4,397	5,679	5,279	3,896	3,883	n/a	2,875	2,545	4,531
Jefferson	3	4,364	4,936	4,779	3,943	2,660	2,660	2,688	2,660	4,052

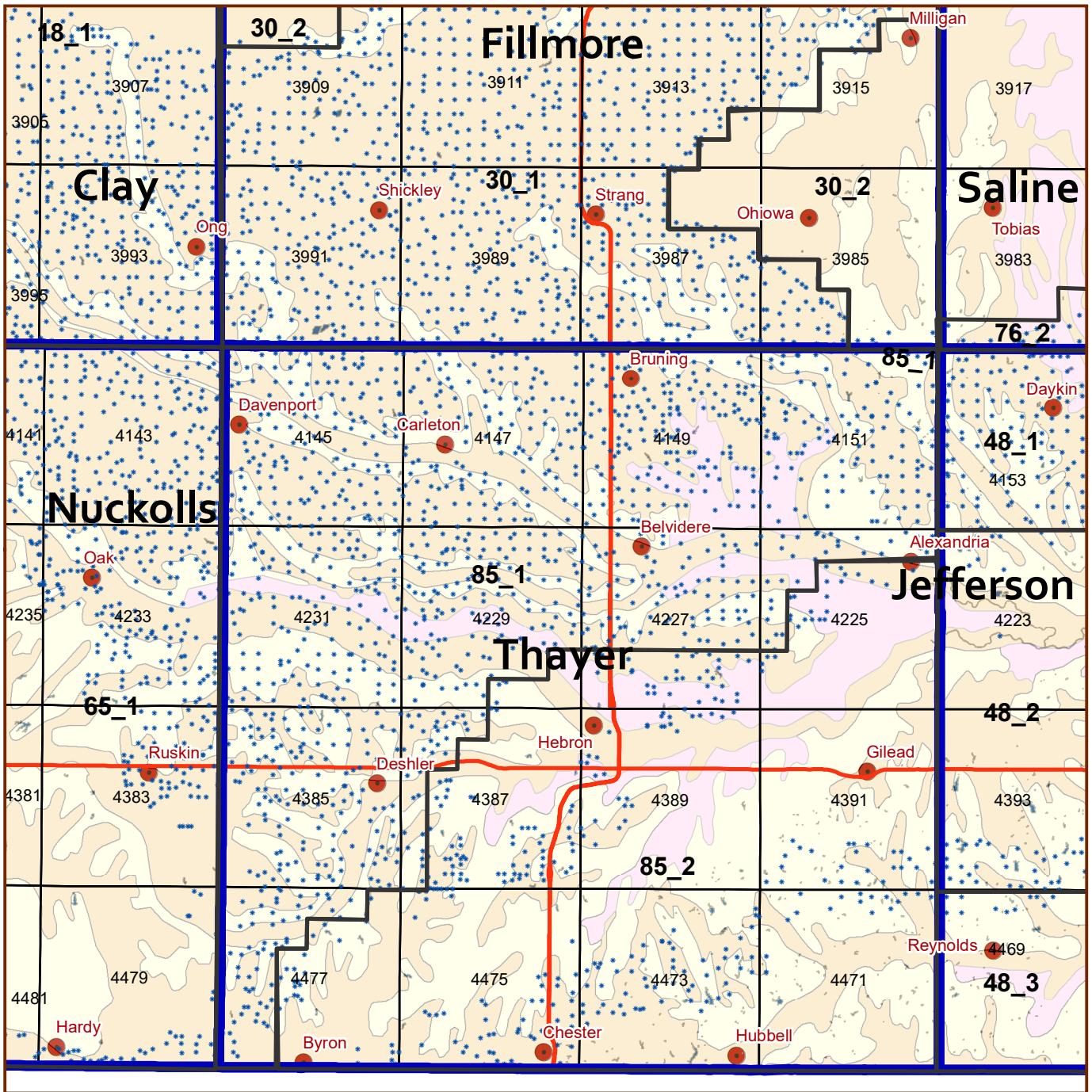
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	3,300	3,300	3,110	3,110	2,745	2,745	2,645	2,645	3,072
Nuckolls	1	2,285	2,285	2,215	2,000	2,000	2,000	1,950	1,950	2,153
Fillmore	1	3,755	3,650	3,400	3,400	3,300	3,100	3,100	3,000	3,451
Fillmore	2	3,455	3,405	3,350	3,200	3,050	3,050	2,950	2,750	3,304
Saline	2	3,699	3,598	3,548	3,447	3,300	3,200	3,199	3,150	3,495
Thayer	2	3,200	3,200	3,055	3,055	2,715	n/a	2,600	2,600	2,985
Jefferson	2	3,214	4,071	3,817	2,485	1,650	2,434	1,776	1,625	3,132
Jefferson	3	3,231	3,570	3,318	2,542	1,810	1,813	1,797	1,806	2,735

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1,370	1,370	1,370	n/a	1,370	1,370	n/a	1,370	1,370
Nuckolls	1	1,265	1,265	1,265	1,265	n/a	1,265	1,266	1,265	1,265
Fillmore	1	1,500	1,500	1,400	n/a	n/a	1,400	n/a	n/a	1,461
Fillmore	2	1,500	1,500	1,400	n/a	n/a	n/a	n/a	n/a	1,448
Saline	2	1,818	1,815	1,795	n/a	n/a	n/a	n/a	1,425	1,804
Thayer	2	1,370	1,370	1,370	1,370	1,370	1,370	n/a	1,370	1,370
Jefferson	2	1,608	1,610	1,612	1,625	1,625	1,610	2,485	1,610	1,613
Jefferson	3	1,810	1,810	1,808	1,781	n/a	1,765	n/a	1,765	1,801

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	2,297	n/a	200
Nuckolls	1	1,265	n/a	115
Fillmore	1	1,429	n/a	381
Fillmore	2	1,409	n/a	626
Saline	2	1,801	n/a	100
Thayer	2	2,290	n/a	200
Jefferson	2	n/a	n/a	200
Jefferson	3	n/a	n/a	200

Source: 2022 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

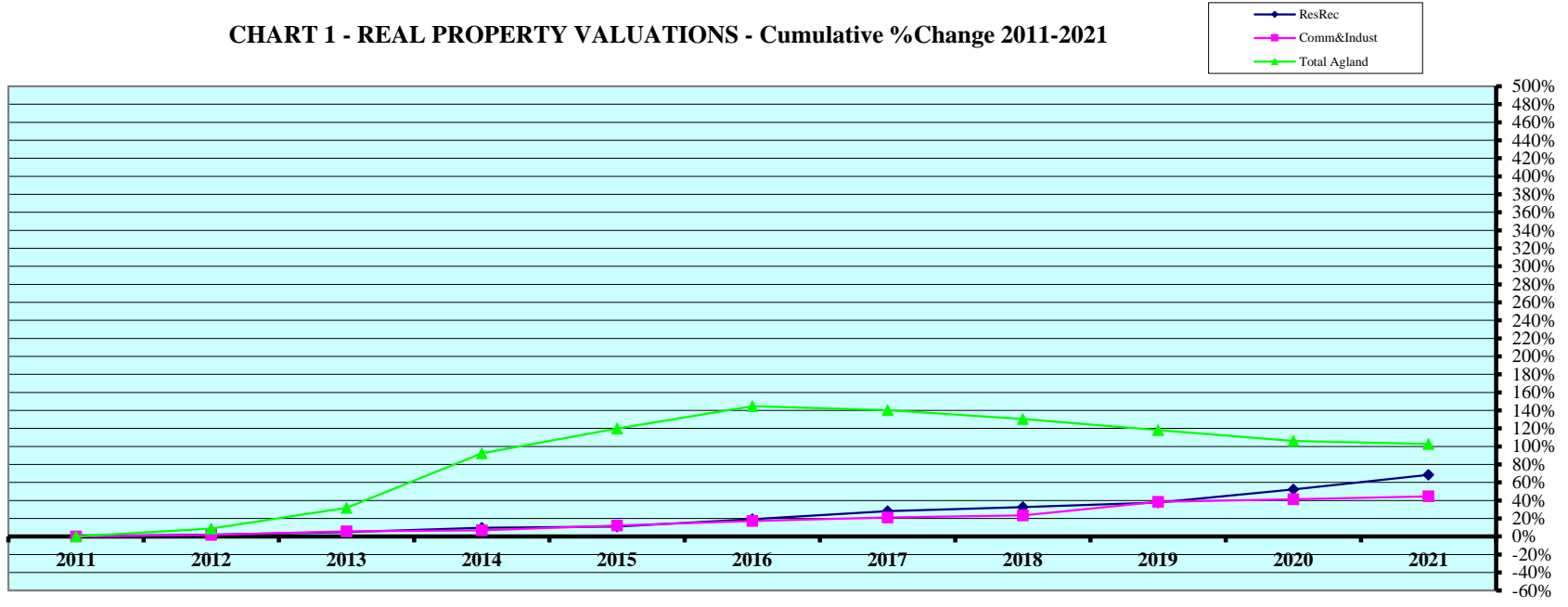
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2011-2021



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
2011	111,071,740	-	-	-	37,891,876	-	-	-	649,850,107	-	-	-
2012	113,243,705	2,171,965	1.96%	1.96%	38,553,542	661,666	1.75%	1.75%	706,845,582	56,995,475	8.77%	8.77%
2013	116,405,510	3,161,805	2.79%	4.80%	40,076,602	1,523,060	3.95%	5.77%	855,510,601	148,665,019	21.03%	31.65%
2014	121,880,245	5,474,735	4.70%	9.73%	40,487,060	410,458	1.02%	6.85%	1,249,455,450	393,944,849	46.05%	92.27%
2015	123,369,277	1,489,032	1.22%	11.07%	42,539,585	2,052,525	5.07%	12.27%	1,428,301,149	178,845,699	14.31%	119.79%
2016	132,475,467	9,106,190	7.38%	19.27%	44,435,943	1,896,358	4.46%	17.27%	1,589,989,755	161,688,606	11.32%	144.67%
2017	142,338,823	9,863,356	7.45%	28.15%	45,901,967	1,466,024	3.30%	21.14%	1,560,714,631	-29,275,124	-1.84%	140.17%
2018	147,406,106	5,067,283	3.56%	32.71%	46,764,540	862,573	1.88%	23.42%	1,497,800,702	-62,913,929	-4.03%	130.48%
2019	153,040,932	5,634,826	3.82%	37.79%	52,475,329	5,710,789	12.21%	38.49%	1,417,602,943	-80,197,759	-5.35%	118.14%
2020	168,995,398	15,954,466	10.42%	52.15%	53,546,437	1,071,108	2.04%	41.31%	1,338,693,995	-78,908,948	-5.57%	106.00%
2021	187,096,274	18,100,876	10.71%	68.45%	54,771,395	1,224,958	2.29%	44.55%	1,318,127,272	-20,566,723	-1.54%	102.84%

Rate Annual %chg: Residential & Recreational **5.35%**

Commercial & Industrial **3.75%**

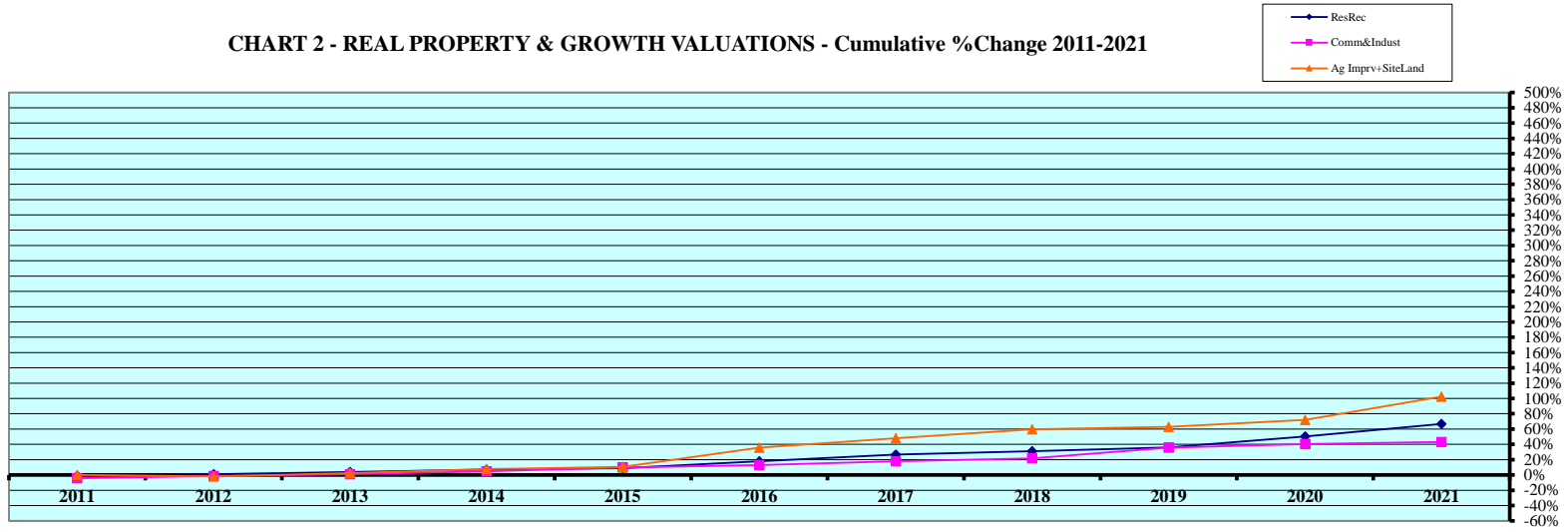
Agricultural Land **7.33%**

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 2011-2021



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
2011	111,071,740	1,135,020	1.02%	109,936,720	-	-1.02%	37,891,876	1,621,047	4.28%	36,270,829	-	-4.28%
2012	113,243,705	1,233,196	1.09%	112,010,509	0.85%	0.85%	38,553,542	1,147,206	2.98%	37,406,336	-1.28%	-1.28%
2013	116,405,510	1,066,050	0.92%	115,339,460	1.85%	3.84%	40,076,602	1,803,835	4.50%	38,272,767	-0.73%	1.01%
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	7.03%	40,487,060	836,914	2.07%	39,650,146	-1.06%	4.64%
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	8.82%	42,539,585	930,770	2.19%	41,608,815	2.77%	9.81%
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	18.03%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	13.06%
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	26.61%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	17.97%
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	30.98%	46,764,540	610,808	1.31%	46,153,732	0.55%	21.80%
2019	153,040,932	2,092,034	1.37%	150,948,898	2.40%	35.90%	52,475,329	1,057,297	2.01%	51,418,032	9.95%	35.70%
2020	168,995,398	2,095,317	1.24%	166,900,081	9.06%	50.26%	53,546,437	402,296	0.75%	53,144,141	1.27%	40.25%
2021	187,096,274	1,941,301	1.04%	185,154,973	9.56%	66.70%	54,771,395	534,809	0.98%	54,236,586	1.29%	43.14%
Rate Ann%chg	5.35%			Resid & Recreat w/o growth 3.96%			3.75%			C & I w/o growth 1.41%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	27,159,957	21,646,584	48,806,541	2,203,345	4.51%	46,603,196	-	-
2012	27,043,932	23,084,832	50,128,764	2,311,427	4.61%	47,817,337	-2.03%	-2.03%
2013	27,255,522	25,139,881	52,395,403	2,390,641	4.56%	50,004,762	-0.25%	2.46%
2014	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	0.38%	7.76%
2015	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	-0.45%	10.72%
2016	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	35.67%
2017	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	48.02%
2018	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	59.57%
2019	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	62.80%
2020	39,192,535	46,197,195	85,389,730	1,497,297	1.75%	83,892,433	0.63%	71.89%
2021	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%				

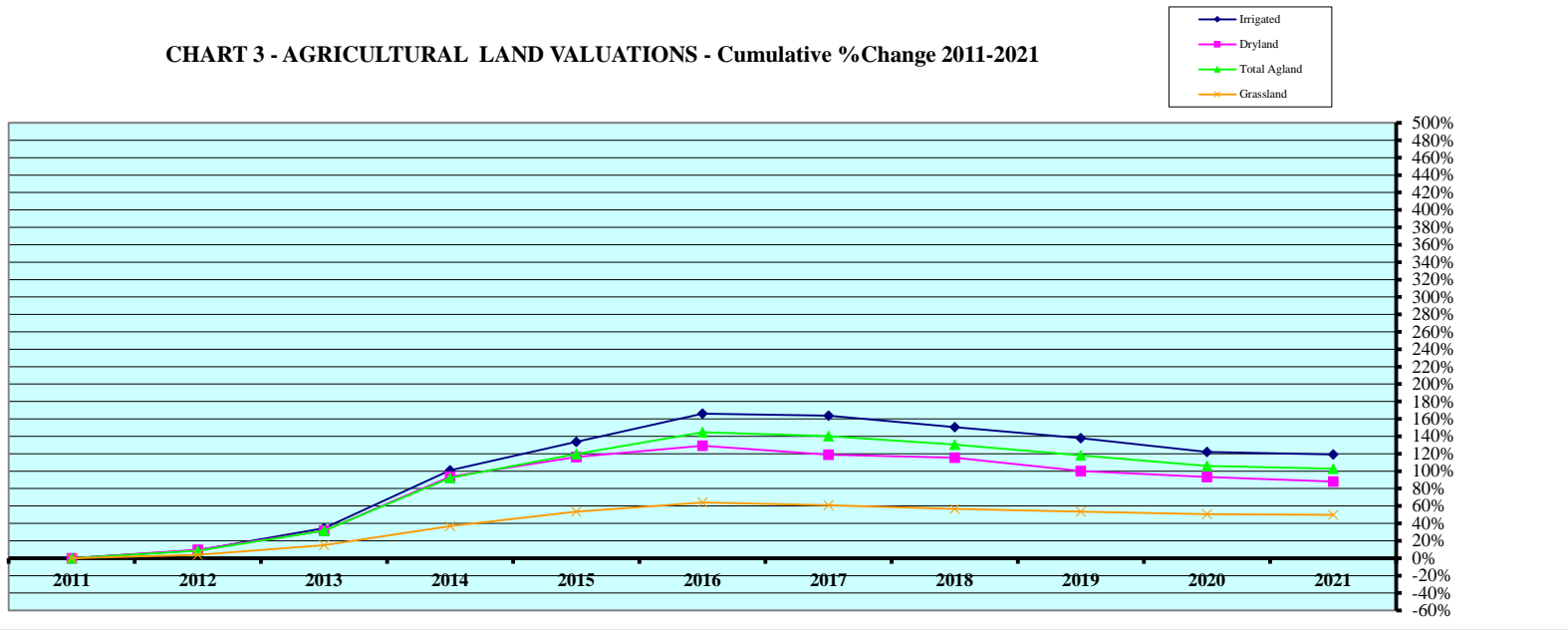
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 85
County THAYER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2011-2021



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
2011	412,163,138	-	-	-	170,675,700	-	-	-	62,180,432	-	-	-
2012	449,924,880	37,761,742	9.16%	9.16%	187,393,845	16,718,145	9.80%	9.80%	64,633,414	2,452,982	3.94%	3.94%
2013	554,722,201	104,797,321	23.29%	34.59%	224,535,371	37,141,526	19.82%	31.56%	71,424,009	6,790,595	10.51%	14.87%
2014	828,410,679	273,688,478	49.34%	100.99%	330,313,237	105,777,866	47.11%	93.53%	85,184,635	13,760,626	19.27%	37.00%
2015	963,115,455	134,704,776	16.26%	133.67%	369,154,561	38,841,324	11.76%	116.29%	95,405,420	10,220,785	12.00%	53.43%
2016	1,096,428,095	133,312,640	13.84%	166.02%	391,144,894	21,990,333	5.96%	129.17%	101,966,704	6,561,284	6.88%	63.99%
2017	1,086,569,297	-9,858,798	-0.90%	163.63%	373,645,771	-17,499,123	-4.47%	118.92%	100,041,703	-1,925,001	-1.89%	60.89%
2018	1,032,146,769	-54,422,528	-5.01%	150.42%	367,772,612	-5,873,159	-1.57%	115.48%	97,419,894	-2,621,809	-2.62%	56.67%
2019	980,131,923	-52,014,846	-5.04%	137.80%	341,651,863	-26,120,749	-7.10%	100.18%	95,369,962	-2,049,932	-2.10%	53.38%
2020	914,712,295	-65,419,628	-6.67%	121.93%	329,972,617	-11,679,246	-3.42%	93.33%	93,557,843	-1,812,119	-1.90%	50.46%
2021	903,686,817	-11,025,478	-1.21%	119.25%	320,796,706	-9,175,911	-2.78%	87.96%	93,192,627	-365,216	-0.39%	49.87%

Rate Ann.%chg: Irrigated **8.17%** Dryland **6.51%** Grassland **4.13%**

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
2011	220,614	-	-	-	4,610,223	-	-	-	649,850,107	-	-	-
2012	222,471	1,857	0.84%	0.84%	4,670,972	60,749	1.32%	1.32%	706,845,582	56,995,475	8.77%	8.77%
2013	224,783	2,312	1.04%	1.89%	4,604,237	-66,735	-1.43%	-0.13%	855,510,601	148,665,019	21.03%	31.65%
2014	335,763	110,980	49.37%	52.19%	5,211,136	606,899	13.18%	13.03%	1,249,455,450	393,944,849	46.05%	92.27%
2015	336,616	853	0.25%	52.58%	289,097	-4,922,039	-94.45%	-93.73%	1,428,301,149	178,845,699	14.31%	119.79%
2016	450,062	113,446	33.70%	104.00%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	144.67%
2017	457,860	7,798	1.73%	107.54%	0	0	-	-100.00%	1,560,714,631	-29,275,124	-1.84%	140.17%
2018	461,427	3,567	0.78%	109.16%	0	0	-	-100.00%	1,497,800,702	-62,913,929	-4.03%	130.48%
2019	449,195	-12,232	-2.65%	103.61%	0	0	-	-100.00%	1,417,602,943	-80,197,759	-5.35%	118.14%
2020	451,240	2,045	0.46%	104.54%	0	0	-	-100.00%	1,338,693,995	-78,908,948	-5.57%	106.00%
2021	451,122	-118	-0.03%	104.48%	0	0	-	-100.00%	1,318,127,272	-20,566,723	-1.54%	102.84%

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

Rate Ann.%chg: Total Agric Land **7.33%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	344,139,221	143,435	2,399			160,825,860	121,306	1,326			81,700,995	133,333	613		
2012	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%
2013	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%
2014	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%
2015	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%
2016	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%
2017	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%
2018	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%
2019	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%
2020	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%
2021	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
2011	210,048	2,100	100			3,062,717	7,318	418			566,285,320	346,154	1,636		
2012	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%
2013	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%
2014	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%
2015	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%
2016	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%
2017	448,694	2,244	200	33.32%	99.98%	0	0				1,590,482,895	345,925	4,598	11.40%	181.05%
2018	457,862	2,289	200	0.01%	100.00%	0	0				1,560,932,088	345,543	4,517	-1.75%	176.13%
2019	460,017	2,300	200	0.00%	100.00%	0	0				1,497,959,972	345,508	4,336	-4.02%	165.02%
2020	450,411	2,252	200	0.00%	100.00%	0	0				1,417,474,163	345,346	4,105	-5.33%	150.90%
2021	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: 2011 - 2021 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 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
5,034	THAYER	69,885,173	46,939,249	92,941,427	184,730,292	42,809,005	11,962,390	2,365,982	1,318,127,272	52,245,379	60,479,922	0	1,882,486,091
cnty sectorvalue % of total value:		3.71%	2.49%	4.94%	9.81%	2.27%	0.64%	0.13%	70.02%	2.78%	3.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
177	ALEXANDRIA	7,106	485,100	2,119,305	2,339,603	34,197	0	0	159,525	0	57,960	0	5,202,796
3.52%	%sector of county sector	0.01%	1.03%	2.28%	1.27%	0.08%			0.01%		0.10%		0.28%
	%sector of municipality	0.14%	9.32%	40.73%	44.97%	0.66%			3.07%		1.11%		100.00%
48	BELVIDERE	245,576	441,746	2,946,521	957,184	394,909	0	0	315,941	0	95,474	0	5,397,351
0.95%	%sector of county sector	0.35%	0.94%	3.17%	0.52%	0.92%			0.02%		0.16%		0.29%
	%sector of municipality	4.55%	8.18%	54.59%	17.73%	7.32%			5.85%		1.77%		100.00%
279	BRUNING	2,874,996	190,062	8,752	10,851,884	3,611,216	702,440	0	42,254	0	0	0	18,281,604
5.54%	%sector of county sector	4.11%	0.40%	0.01%	5.87%	8.44%	5.87%		0.00%		0.00%		0.97%
	%sector of municipality	15.73%	1.04%	0.05%	59.36%	19.75%	3.84%		0.23%				100.00%
83	BYRON	913,329	405,999	74,661	2,515,309	1,772,703	0	0	0	0	0	0	5,682,001
1.65%	%sector of county sector	1.31%	0.86%	0.08%	1.36%	4.14%							0.30%
	%sector of municipality	16.07%	7.15%	1.31%	44.27%	31.20%							100.00%
91	CARLETON	404,775	385,203	1,716,043	2,516,466	4,019,187	0	0	91,138	0	36,613	0	9,169,425
1.81%	%sector of county sector	0.58%	0.82%	1.85%	1.36%	9.39%			0.01%		0.06%		0.49%
	%sector of municipality	4.41%	4.20%	18.71%	27.44%	43.83%			0.99%		0.40%		100.00%
232	CHESTER	1,142,009	390,436	61,695	5,077,625	3,311,762	0	0	336,642	0	19,038	0	10,339,207
4.61%	%sector of county sector	1.63%	0.83%	0.07%	2.75%	7.74%			0.03%		0.03%		0.55%
	%sector of municipality	11.05%	3.78%	0.60%	49.11%	32.03%			3.26%		0.18%		100.00%
294	DAVENPORT	2,827,175	1,730,736	5,847,377	7,343,412	2,993,611	0	0	273,619	0	132,036	0	21,147,966
5.84%	%sector of county sector	4.05%	3.69%	6.29%	3.98%	6.99%			0.64%		0.31%		49.40%
	%sector of municipality	13.37%	8.18%	27.65%	34.72%	14.16%			1.29%		0.62%		100.00%
747	DESHLER	509,601	1,060,893	153,239	21,764,963	2,765,632	0	0	5,039	0	0	0	26,259,367
14.84%	%sector of county sector	0.73%	2.26%	0.16%	11.78%	6.46%			0.04%				219.52%
	%sector of municipality	1.94%	4.04%	0.58%	82.88%	10.53%			0.02%				100.00%
39	GILEAD	1,041	9,255	426	651,994	22,256	0	0	42,155	0	0	0	727,127
0.77%	%sector of county sector	0.00%	0.02%	0.00%	0.35%	0.05%			0.00%		0.00%		0.06%
	%sector of municipality	0.14%	1.27%	0.06%	89.67%	3.06%			5.80%				100.00%
1579	HEBRON	5,708,017	2,730,033	224,698	57,604,081	12,606,010	2,645,559	0	271,400	0	313,405	0	82,103,203
31.37%	%sector of county sector	8.17%	5.82%	0.24%	31.18%	29.45%	22.12%		0.02%		0.52%		4.36%
	%sector of municipality	6.95%	3.33%	0.27%	70.16%	15.35%	3.22%		0.33%		0.38%		100.00%
68	HUBBELL	35,111	94,529	19,152	1,062,444	1,035,958	0	0	223,281	0	8,344	0	2,478,819
1.35%	%sector of county sector	0.05%	0.20%	0.02%	0.58%	2.42%			0.02%		0.01%		0.13%
	%sector of municipality	1.42%	3.81%	0.77%	42.86%	41.79%			9.01%		0.34%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
3,637	Total Municipalities	14,668,736	7,923,992	13,171,869	112,684,965	32,567,441	3,347,999	0	1,760,994	0	662,870	0	186,788,866
72.25%	%all municip.sectors of cnty	20.99%	16.88%	14.17%	61.00%	76.08%	27.99%		0.13%		1.10%		9.92%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,483	Value : 1,689,313,112	Growth 4,490,918	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	1,226,554	37	840,365	350	7,693,809	700	9,760,728	
02. Res Improve Land	1,905	9,296,764	29	826,500	284	6,785,520	2,218	16,908,784	
03. Res Improvements	1,914	112,756,784	29	10,662,421	333	47,063,563	2,276	170,482,768	
04. Res Total	2,227	123,280,102	66	12,329,286	683	61,542,892	2,976	197,152,280	1,539,566
% of Res Total	74.83	62.53	2.22	6.25	22.95	31.22	45.90	11.67	34.28
05. Com UnImp Land	65	488,497	0	0	16	105,191	81	593,688	
06. Com Improve Land	352	2,719,890	0	0	26	1,546,513	378	4,266,403	
07. Com Improvements	361	30,908,663	0	0	38	8,001,861	399	38,910,524	
08. Com Total	426	34,117,050	0	0	54	9,653,565	480	43,770,615	117,728
% of Com Total	88.75	77.95	0.00	0.00	11.25	22.05	7.40	2.59	2.62
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	246,308	0	0	2	423,535	5	669,843	
11. Ind Improvements	3	3,142,228	0	0	2	8,191,951	5	11,334,179	
12. Ind Total	3	3,388,536	0	0	2	8,615,486	5	12,004,022	0
% of Ind Total	60.00	28.23	0.00	0.00	40.00	71.77	0.08	0.71	0.00
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	1,063,982	9	1,063,982	
15. Rec Improvements	0	0	0	0	9	266,994	9	266,994	
16. Rec Total	0	0	0	0	45	2,382,587	45	2,382,587	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.69	0.14	0.00
Res & Rec Total	2,227	123,280,102	66	12,329,286	728	63,925,479	3,021	199,534,867	1,539,566
% of Res & Rec Total	73.72	61.78	2.18	6.18	24.10	32.04	46.60	11.81	34.28
Com & Ind Total	429	37,505,586	0	0	56	18,269,051	485	55,774,637	117,728
% of Com & Ind Total	88.45	67.24	0.00	0.00	11.55	32.76	7.48	3.30	2.62
17. Taxable Total	2,656	160,785,688	66	12,329,286	784	82,194,530	3,506	255,309,504	1,657,294
% of Taxable Total	75.76	62.98	1.88	4.83	22.36	32.19	54.08	15.11	36.90

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	1,908,168	13,690,284	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	1,908,168	13,690,284
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	1,908,168	13,690,284

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	321	1	144	466

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	98	1,410,236	0	0	1,962	913,027,798	2,060	914,438,034
28. Ag-Improved Land	29	470,531	0	0	812	428,209,009	841	428,679,540
29. Ag Improvements	30	585,926	0	0	887	90,300,108	917	90,886,034

30. Ag Total				2,977	1,434,003,608
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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	585,926	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	11	11.00	269,500	11	11.00	269,500	
32. HomeSite Improv Land	355	362.49	8,881,005	355	362.49	8,881,005	
33. HomeSite Improvements	361	0.00	43,744,622	361	0.00	43,744,622	769,803
34. HomeSite Total				372	373.49	52,895,127	
35. FarmSite UnImp Land	54	400.96	1,753,100	57	401.82	1,757,830	
36. FarmSite Improv Land	789	2,434.62	13,355,450	815	2,453.62	13,459,950	
37. FarmSite Improvements	877	0.00	46,555,486	907	0.00	47,141,412	2,063,821
38. FarmSite Total				964	2,855.44	62,359,192	
39. Road & Ditches	2,481	7,042.17	0	2,487	7,044.35	0	
40. Other- Non Ag Use	3	263.51	354,895	3	263.51	354,895	
41. Total Section VI				1,336	10,536.79	115,609,214	2,833,624

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	3,013,842	16	1,290.36	3,013,842

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	12,759.77	9.91%	76,877,668	10.49%	6,025.00
46. 1A	19,434.65	15.09%	114,178,695	15.59%	5,875.01
47. 2A1	56,075.58	43.54%	323,836,680	44.21%	5,775.00
48. 2A	13,390.36	10.40%	75,320,906	10.28%	5,625.01
49. 3A1	8,753.84	6.80%	47,489,668	6.48%	5,425.01
50. 3A	2,001.59	1.55%	10,558,404	1.44%	5,275.01
51. 4A1	8,304.05	6.45%	42,766,052	5.84%	5,150.02
52. 4A	8,060.49	6.26%	41,511,760	5.67%	5,150.03
53. Total	128,780.33	100.00%	732,539,833	100.00%	5,688.29
Dry					
54. 1D1	4,047.07	13.28%	13,355,331	14.27%	3,300.00
55. 1D	5,326.45	17.48%	17,577,285	18.78%	3,300.00
56. 2D1	10,008.17	32.84%	31,125,475	33.25%	3,110.01
57. 2D	4,226.91	13.87%	13,145,723	14.04%	3,110.01
58. 3D1	2,448.87	8.03%	6,722,161	7.18%	2,745.01
59. 3D	2.66	0.01%	7,302	0.01%	2,745.11
60. 4D1	2,754.99	9.04%	7,286,988	7.78%	2,645.01
61. 4D	1,662.43	5.45%	4,397,141	4.70%	2,645.01
62. Total	30,477.55	100.00%	93,617,406	100.00%	3,071.68
Grass					
63. 1G1	5,692.62	23.39%	7,899,703	25.65%	1,387.71
64. 1G	4,645.20	19.09%	2,928,535	9.51%	630.44
65. 2G1	8,305.69	34.13%	11,582,463	37.61%	1,394.52
66. 2G	119.96	0.49%	298,703	0.97%	2,490.02
67. 3G1	1,167.03	4.80%	1,665,500	5.41%	1,427.13
68. 3G	2,222.78	9.13%	3,045,219	9.89%	1,370.00
69. 4G1	341.15	1.40%	721,535	2.34%	2,115.01
70. 4G	1,841.20	7.57%	2,658,025	8.63%	1,443.64
71. Total	24,335.63	100.00%	30,799,683	100.00%	1,265.62
Irrigated Total					
Irrigated Total	128,780.33	69.79%	732,539,833	85.46%	5,688.29
Dry Total					
Dry Total	30,477.55	16.52%	93,617,406	10.92%	3,071.68
Grass Total					
Grass Total	24,335.63	13.19%	30,799,683	3.59%	1,265.62
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	227.45	0.12%	0	0.00%	0.00
75. Market Area Total	184,531.83	100.00%	857,144,586	100.00%	4,644.97

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	6,293.82	18.26%	34,143,999	19.94%	5,425.00
47. 2A1	9,084.00	26.35%	47,418,488	27.70%	5,220.00
48. 2A	6,995.15	20.29%	33,751,649	19.72%	4,825.01
49. 3A1	2,091.07	6.07%	9,681,656	5.66%	4,630.00
50. 3A	253.97	0.74%	1,151,756	0.67%	4,535.01
51. 4A1	4,678.61	13.57%	20,773,023	12.13%	4,440.00
52. 4A	3,492.78	10.13%	15,507,939	9.06%	4,440.00
53. Total	34,476.38	100.00%	171,196,583	100.00%	4,965.62
Dry					
54. 1D1	4,424.05	5.80%	14,156,960	6.22%	3,200.00
55. 1D	14,682.71	19.25%	46,984,672	20.64%	3,200.00
56. 2D1	18,892.44	24.77%	57,716,448	25.35%	3,055.00
57. 2D	19,155.89	25.11%	58,521,274	25.71%	3,055.00
58. 3D1	4,851.12	6.36%	13,170,789	5.79%	2,715.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,135.83	13.29%	26,353,158	11.58%	2,600.00
61. 4D	4,138.36	5.43%	10,759,736	4.73%	2,600.00
62. Total	76,280.40	100.00%	227,663,037	100.00%	2,984.55
Grass					
63. 1G1	5,491.78	11.30%	7,580,076	12.20%	1,380.26
64. 1G	7,847.62	16.14%	4,751,946	7.65%	605.53
65. 2G1	22,978.11	47.27%	31,691,316	51.01%	1,379.20
66. 2G	2,317.40	4.77%	3,805,937	6.13%	1,642.33
67. 3G1	3,685.45	7.58%	5,120,752	8.24%	1,389.45
68. 3G	3,765.92	7.75%	5,159,325	8.30%	1,370.00
69. 4G1	554.04	1.14%	1,152,402	1.86%	2,080.00
70. 4G	1,968.31	4.05%	2,862,186	4.61%	1,454.13
71. Total	48,608.63	100.00%	62,123,940	100.00%	1,278.04
Irrigated Total					
Irrigated Total	34,476.38	21.45%	171,196,583	37.12%	4,965.62
Dry Total					
Dry Total	76,280.40	47.47%	227,663,037	49.36%	2,984.55
Grass Total					
Grass Total	48,608.63	30.25%	62,123,940	13.47%	1,278.04
72. Waste	1,331.24	0.83%	266,248	0.06%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	384.02	0.24%	0	0.00%	0.00
75. Market Area Total	160,696.65	100.00%	461,249,808	100.00%	2,870.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.98	296,501	0.00	0	163,205.73	903,439,915	163,256.71	903,736,416
77. Dry Land	390.74	1,190,455	0.00	0	106,367.21	320,089,988	106,757.95	321,280,443
78. Grass	251.30	281,657	0.00	0	72,692.96	92,641,966	72,944.26	92,923,623
79. Waste	14.62	2,924	0.00	0	2,254.94	450,988	2,269.56	453,912
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.37	0	5.88	0	605.22	0	611.47	0
82. Total	707.64	1,771,537	0.00	0	344,520.84	1,316,622,857	345,228.48	1,318,394,394

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	163,256.71	47.29%	903,736,416	68.55%	5,535.68
Dry Land	106,757.95	30.92%	321,280,443	24.37%	3,009.43
Grass	72,944.26	21.13%	92,923,623	7.05%	1,273.90
Waste	2,269.56	0.66%	453,912	0.03%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	611.47	0.18%	0	0.00%	0.00
Total	345,228.48	100.00%	1,318,394,394	100.00%	3,818.90

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	350	7,693,809	284	6,785,520	331	46,671,076	681	61,150,405	258,347
83.2 Alexandria	23	49,332	110	159,985	113	2,153,405	136	2,362,722	5,763
83.3 Belvidere	19	14,585	50	53,445	52	897,074	71	965,104	1,813
83.4 Bruning	20	72,239	153	543,899	153	11,615,920	173	12,232,058	265,322
83.5 Byron	3	51,988	74	119,756	75	2,718,621	78	2,890,365	54,669
83.6 Carleton	34	153,556	60	99,090	60	2,274,159	94	2,526,805	3,425
83.7 Chester	21	25,311	163	137,999	163	4,559,087	184	4,722,397	60,734
83.8 Davenport	34	57,931	180	425,432	180	7,262,639	214	7,746,002	31,880
83.9 Deshler	72	293,998	362	2,020,717	362	21,630,727	434	23,945,442	149,820
83.10 Gilead	12	5,528	33	19,180	34	636,372	46	661,080	300
83.11 Hebron	62	494,496	666	5,685,561	668	57,972,147	730	64,152,204	705,685
83.12 Hubbell	13	7,590	54	31,700	54	1,036,633	67	1,075,923	800
83.13 Recreational	33	933,906	8	993,505	8	265,681	41	2,193,092	0
83.14 Rural	3	117,705	1	70,477	3	393,800	6	581,982	0
83.15 Subdivision	37	840,365	29	826,500	29	10,662,421	66	12,329,286	1,008
84 Residential Total	736	10,812,339	2,227	17,972,766	2,285	170,749,762	3,021	199,534,867	1,539,566

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alexandria Commercial	1	560	8	2,351	8	31,286	9	34,197	0
85.2	Belvidere Commercial	0	0	2	2,045	4	392,864	4	394,909	0
85.3	Bruning Commercial	3	17,327	33	168,669	35	4,083,297	38	4,269,293	39,475
85.4	Bruning Industrial	0	0	1	18,490	1	683,950	1	702,440	0
85.5	Byron Commercial	5	2,903	22	58,224	25	1,741,528	30	1,802,655	4,697
85.6	Carleton Commercial	4	1,348	12	328,267	13	3,689,592	17	4,019,207	554
85.7	Chester Commercial	4	8,399	30	42,087	30	2,979,815	34	3,030,301	0
85.8	Davenport Commercial	9	65,718	40	172,495	41	2,823,484	50	3,061,697	2,214
85.9	Deshler Commercial	11	61,440	58	340,158	58	2,572,824	69	2,974,422	945
85.10	Gilead Commercial	2	1,190	5	1,372	5	19,694	7	22,256	0
85.11	Hebron	0	0	1	31,134	1	588,237	1	619,371	0
85.12	Hebron Commercial	21	300,298	132	1,525,962	132	11,046,620	153	12,872,880	13,228
85.13	Hebron Industrial	0	0	2	227,818	2	2,458,278	2	2,686,096	0
85.14	Hubbell Commercial	5	29,314	9	47,126	10	956,740	15	1,033,180	0
85.15	Rural Commercial	16	105,191	26	1,546,513	37	7,984,543	53	9,636,247	56,615
85.16	Rural Industrial	0	0	2	423,535	2	8,191,951	2	8,615,486	0
86	Commercial Total	81	593,688	383	4,936,246	404	50,244,703	485	55,774,637	117,728

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	5,613.29	29.12%	7,690,271	29.12%	1,370.01
88. 1G	567.41	2.94%	777,355	2.94%	1,370.01
89. 2G1	8,123.92	42.15%	11,129,850	42.15%	1,370.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,086.72	5.64%	1,488,818	5.64%	1,370.01
92. 3G	2,222.78	11.53%	3,045,219	11.53%	1,370.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,659.21	8.61%	2,273,119	8.61%	1,370.00
95. Total	19,273.33	100.00%	26,404,632	100.00%	1,370.01
CRP					
96. 1C1	79.33	7.65%	209,432	8.79%	2,640.01
97. 1C	52.47	5.06%	138,520	5.81%	2,639.98
98. 2C1	181.77	17.53%	452,613	19.00%	2,490.03
99. 2C	119.96	11.57%	298,703	12.54%	2,490.02
100. 3C1	80.31	7.74%	176,682	7.42%	2,200.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	341.15	32.90%	721,535	30.29%	2,115.01
103. 4C	181.99	17.55%	384,906	16.16%	2,114.98
104. Total	1,036.98	100.00%	2,382,391	100.00%	2,297.43
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	19,273.33	79.20%	26,404,632	85.73%	1,370.01
CRP Total	1,036.98	4.26%	2,382,391	7.74%	2,297.43
Timber Total	4,025.32	16.54%	2,012,660	6.53%	500.00
<hr/>					
114. Market Area Total	24,335.63	100.00%	30,799,683	100.00%	1,265.62

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	5,444.48	13.73%	7,458,987	13.73%	1,370.01
88. 1G	590.07	1.49%	808,404	1.49%	1,370.01
89. 2G1	22,781.68	57.47%	31,211,047	57.47%	1,370.01
90. 2G	1,730.34	4.36%	2,370,573	4.36%	1,370.00
91. 3G1	3,596.42	9.07%	4,927,110	9.07%	1,370.00
92. 3G	3,765.92	9.50%	5,159,325	9.50%	1,370.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,735.09	4.38%	2,377,087	4.38%	1,370.01
95. Total	39,644.00	100.00%	54,312,533	100.00%	1,370.01
CRP					
96. 1C1	47.30	2.54%	121,089	2.84%	2,560.02
97. 1C	152.80	8.22%	391,167	9.18%	2,559.99
98. 2C1	196.43	10.56%	480,269	11.28%	2,444.99
99. 2C	587.06	31.56%	1,435,364	33.70%	2,445.00
100. 3C1	89.03	4.79%	193,642	4.55%	2,175.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	554.04	29.79%	1,152,402	27.06%	2,080.00
103. 4C	233.22	12.54%	485,099	11.39%	2,080.01
104. Total	1,859.88	100.00%	4,259,032	100.00%	2,289.95
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,104.75	100.00%	3,552,375	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	7,104.75	100.00%	3,552,375	100.00%	500.00
<hr/>					
Grass Total	39,644.00	81.56%	54,312,533	87.43%	1,370.01
CRP Total	1,859.88	3.83%	4,259,032	6.86%	2,289.95
Timber Total	7,104.75	14.62%	3,552,375	5.72%	500.00
<hr/>					
114. Market Area Total	48,608.63	100.00%	62,123,940	100.00%	1,278.04

**2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

85 Thayer

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	184,730,292	197,152,280	12,421,988	6.72%	1,539,566	5.89%
02. Recreational	2,365,982	2,382,587	16,605	0.70%	0	0.70%
03. Ag-Homesite Land, Ag-Res Dwelling	52,245,379	52,895,127	649,748	1.24%	769,803	-0.23%
04. Total Residential (sum lines 1-3)	239,341,653	252,429,994	13,088,341	5.47%	2,309,369	4.50%
05. Commercial	42,809,005	43,770,615	961,610	2.25%	117,728	1.97%
06. Industrial	11,962,390	12,004,022	41,632	0.35%	0	0.35%
07. Total Commercial (sum lines 5-6)	54,771,395	55,774,637	1,003,242	1.83%	117,728	1.62%
08. Ag-Farmsite Land, Outbuildings	60,125,027	62,359,192	2,234,165	3.72%	2,063,821	0.28%
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)	60,479,922	62,714,087	2,234,165	3.69%	2,063,821	0.28%
12. Irrigated	903,686,817	903,736,416	49,599	0.01%		
13. Dryland	320,796,706	321,280,443	483,737	0.15%		
14. Grassland	93,192,627	92,923,623	-269,004	-0.29%		
15. Wasteland	451,122	453,912	2,790	0.62%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,318,127,272	1,318,394,394	267,122	0.02%		
18. Total Value of all Real Property (Locally Assessed)	1,672,720,242	1,689,313,112	16,592,870	0.99%	4,490,918	0.72%

2022 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:
	\$253,444
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$46,000 (Aerial Photography is being done)
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 fund 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 \$3,350 additional available for mileage, food, motels and other related expenses.
12.	Amount of last year's assessor's budget not used:
	\$29,994.17

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 2020. 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

2022 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:																
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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.
AG DW	Ag Dwellings
AG OB	Ag Out Buildings

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? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	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?
	<p>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.</p> <p>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.</p>
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	2021	2020	2021	2021
	2	2020	2020	2018	2018
	3	2020	2020	2016	2016
	4	2020	2020	2017	2017
	5	2020	2020	2021	2020
	6	2020	2020	2016	2016
	7	2020	2020	2016	2016
	8	2020	2020	2021	2017
	9	2020	2020	2021	2019
	10	2020	2020	2018	2018
	11	2020	2020	2020	2020
	12	2020	2020	2021	2015-2020
	13	2020	2020	2021	2015-2020
	14	2020	2020	2021	2019
	AG	2020	2020	2021	2015-2020
	AG DW	2020	2020	2021	2015-2020
	AG OB	2020	2020	2021	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 above reflect the year that the inspection took place, usually being implemented for use in the following year. The costing dates reported reflect the cost manual dates. The depreciation table and lot value study dates are reported the same as the cost dates, because the depreciation table is always updated when cost are updated. The land value is either updated or affirmed for at time of inspection. Lot studies are done the same year as the inspection dates, the exception for 2022 being Byron, Davenport & Deshler where more recent lot studies were deemed necessary.

2022 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:												
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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 group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.

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	2021	2020	2021	2021
2	2020	2020	2017	2017
3	2020	2020	2021	2019
4	2020	2020	2015-2021	2015-2020
5	2020	2020	2021	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, Deshler and the Rural groups are unchanged. The other 8 small towns; Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell have been combined. Their primary characteristics of limited commercial and little or, in most cases, no school system located in the towns is very similar.

--- 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 2021 for use in tax year 2022 to coincide with the rural residential land value studies.

2022 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.									
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<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.	2021								
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.	2021								
	<p>During 2021 (to be applied for tax year 2022), the county used 2020 GIS/FSA imagery compared to 2018 GIS imagery to discover unreported changes in agricultural land use. When changes were detected, the county sent letters to the land owners requesting current FSA certifications and maps to the changes. If there was no response from the owners, the county made the observed changes and documented the changes in the records. The county also uses Google Earth (as it updates the imagery) and occasionally drive-by inspections to further verify the changes. The county has continued to keep up with potential land use changes by monitoring well permits issued from the Little Blue NRD and requesting FSA certifications from land owners listed on the well permits. CRP is also monitored with FSA certifications along copies of CRP contracts confirming expiration dates. As CRP contracts expire, letters are sent out to property owners requesting information on the new contracts.</p>									
3.	Describe the process used to determine and monitor market areas.									
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Rural residential and recreational land is identified following the guidelines of the County Agricultural/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 \$24,500 and any residual acres (Building site) are valued at \$5,500. The first acre for the rural residential home site is also \$24,500, a minimum of 3 additional residual acres (building site) are valued at \$5,500 per acre and excess acres beyond the building site are also valued at \$5,500 per acre for the next 6 acres and \$3,500 for 6.01 acres or more.									
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 airbase) 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. 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. This value was determined based on the existing farm building site value of \$5,500 and applying a reduction for ag use per statute.</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><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A – Thayer County does not have special value
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A – Thayer County does not have special value
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A – Thayer County does not have special value
8d.	Where is the influenced area located within the county?
	N/A – Thayer County does not have special value
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A – Thayer County does not have special value

2021



Thayer County

3 Year Plan of Assessment

Amy C Peterson
Thayer County Assessor

402-768-6417
assessor@thayercountyne.us
thayer.gworks.com

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Statutory Requirement

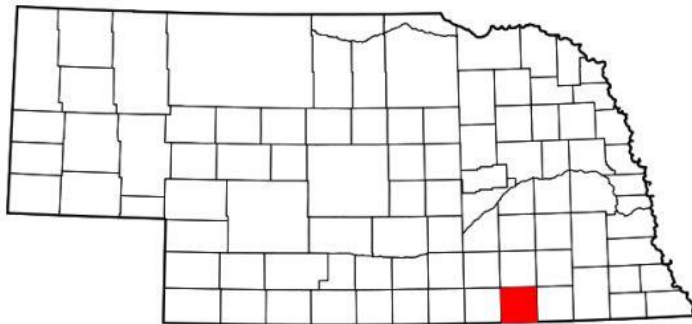
77-1311.02

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 2021 Reports & Opinions of the Property Tax Administrator.

With a total area of 574 square miles, Thayer County had 5,003 residents, per the Census Bureau Quick Facts for 2019, a 4% population decline from the 2010 U.S. Census. Reports indicated that 79% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts). The average residential 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 were 209 employer establishments with total employment of 1,923, a 2% increase from the prior year. 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).

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 & outbuildings

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.

2021 Levels of Value

	Median	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	97%	16.39	105.68
Commercial	100%	14.59	103.11
Agricultural	73%	9.43	100.15

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

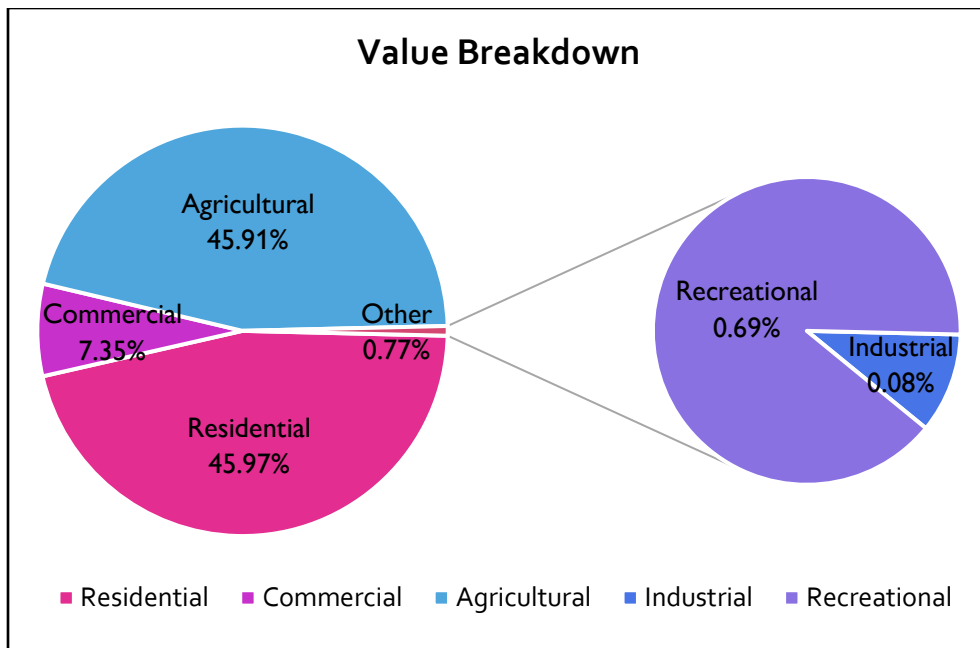
Aggregate: The sum of the assessed values divided by the sum of the sales prices

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 2021 Thayer County Abstract of Assessment, the county consists of the following property types:

	Parcels	% of Total	Valuation	% of Taxable Value
Residential	2,967	45.97	184,455,603	11.03
Commercial	474	7.35	42,741,984	2.56
Industrial	5	0.08	11,962,390	0.72
Recreational	45	0.69	2,365,982	0.14
Agricultural	2,962	45.91	1,431,346,653	85.55
Totals	6,453	100.00	\$ 1,672,872,612	100.00



Of the 2,967 residential (urban, acreages, subdivisions) records, 702 are unimproved. There are 474 commercial records, of which 82 are unimproved; 5 improved industrial records; 45 recreational records of which 36 are unimproved; and 2,962 agricultural records of which 2,040 are unimproved. Among the improved agricultural records are 360 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 (costing manuals) was implemented for 2021.

Current Resources

Staff

Assessor – Holds a State of Nebraska Assessor Certification-obtained August 2010-has taken 131.25 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 108 hours of continuing education during the current 4-year education cycle beginning January 2019.

Full-time Office Clerks – Do 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

Abstract – Real 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. Personal property schedules filed after May 1, receive a 10% penalty of the tax due. Personal property filers who file after June 30, receive a 25% penalty of the tax due. If there is no filing and a property owner has 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 2020, we had 323 applicants, of which 295 were approved for some degree of exemption. Applications are still being accepted for 2021.

Permissive Exemptions

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

Tax Increment Financing (TIF)

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

Centrally Assessed Properties

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

Taxing Districts and Tax Rates

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

Tax List Corrections (Correction Book)

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

Protest Process with County Board of Equalization

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

County Progress for All Classes of Property (2020 Review for Tax Year 2021)

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 2020: Byron & Hubbell. An economic depreciation was applied based on market. All improved parcels were reviewed in Townships 4-1, 4-2, 4-3, & 4-4, with any necessary updates made to the parcels.

Lot studies were conducted in Byron, Hubbell, Subdivisions & Acreages/Farm Home Site. The analysis indicated that adjustments to lot values were necessary in Subdivisions & Acreages/Farm Home Site. The market studies of each assessor location indicated that adjustments had to be made to the economic depreciation in Alexandria, Chester, Davenport & Subdivisions.

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 Byron, Hubbell & Rural Commercial. As a result, Rural Commercial 1st acre values were adjusted in the same manner as the Acreage/Farm Home Site 1st acre values.

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 2020 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 4-1, 4-2, 4-3, & 4-4, 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 2022, 2023, 2024)

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.

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 & Grain Elevators 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 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.

2023 Review for 2024

Residential

Bruning & Davenport 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

Bruning & Davenport 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

6-16-2021

Date