

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2024 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**THAYER COUNTY**

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,  
Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Amy Peterson, Thayer County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

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

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

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

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

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

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

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

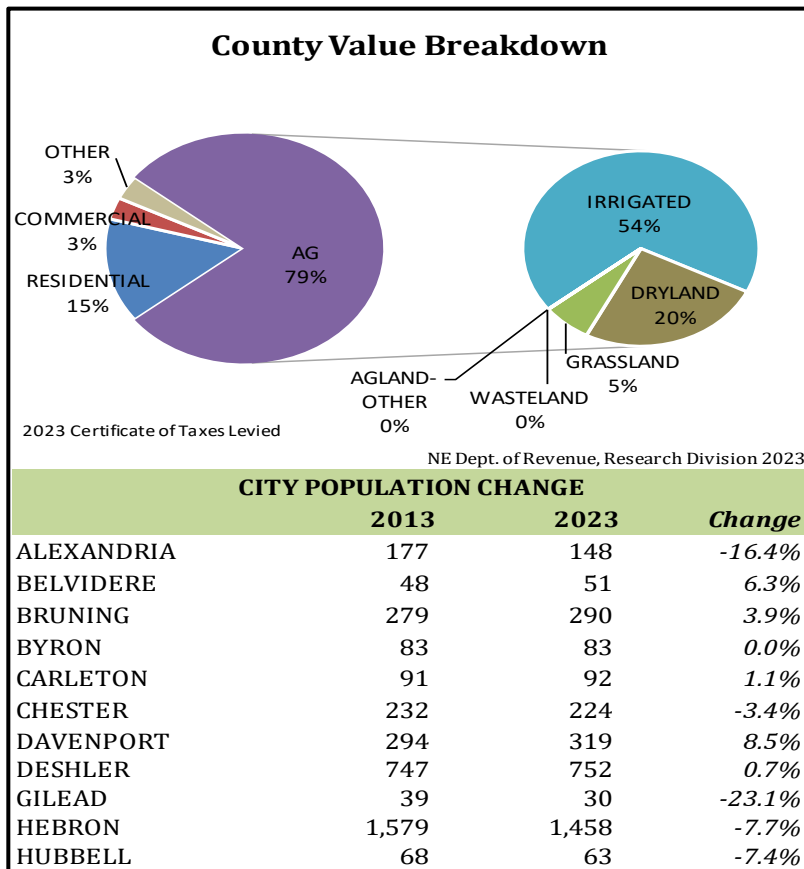
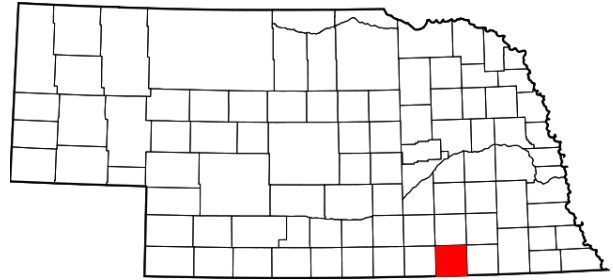
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

*\*Further information may be found in Exhibit 94*



## County Overview

With a total area of 574 square miles, Thayer County has 4,885 residents, per the Census Bureau Quick Facts for 2024, a 3% population decline from the 2023 U.S. Census. Reports indicate that 77% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$102,833 (2023 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 211 employer establishments with total employment of 1,775, for a 1% 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).

## 2024 Residential Correlation for Thayer County

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### *Assessment Actions*

For the current assessment year, Bruning and Davenport were physically inspected and reviewed, as were rural residential properties in township 1. The pick-up work was completed.

The county assessor completed a software conversion to Vanguard CamaVision. Several areas were converted to pricing through the CamaVision system include, Hebron, Carelton, Bruning, Davenport, Chester, Hubbell, and rural subdivisions and improved parcels in Township 1.

Lot studies were conducted for Bruning, Davenport. Rural homesites were increased to \$32,500 for the 1<sup>st</sup> acre.

### *Assessment Practice Review*

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

A sales qualification summary review revealed that the Thayer County Assessor qualified sales below the State average usability rate. Disqualified sales included family transfers, purchased by adjoining property owner, gifted, and sales that were not advertised to the public, supporting that all arm's-length sales have been utilized for the measurement of the residential class.

The county assessor uses fourteen valuation groups that are established based on geographic and economic differences. The valuation groups are stratified by small villages, rural residences, and the larger cities in the county. Valuation Group 1 is Hebron, the county seat which has commerce and amenities. Valuation Groups 2 through 9 are the remaining towns differentiated by their geographic location and the services and amenities available locally. Valuation Group 12 includes all the acreage parcels with improvements less than 20 acres. Valuation Group 13 are recreational parcels and Valuation Group 14 are all the rural subdivisions.

The county assessor complies with the six-year inspection and review requirement, all parcels have been inspected from 2018 to 2023. Costing tables are dated 2020 and depreciation tables are dated 2023, lot studies are reviewed when the area is inspected, current lot studies range from 2018 to 2023.

The county assessor has a written valuation methodology on file.

## 2024 Residential Correlation for Thayer County

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### *Description of Analysis*

There are 12 valuation groups within the residential class, only a few have a sufficient sample of sales.

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

The residential class of property has 109 sales, with both the median and weighted mean within the acceptable range. The COD is within the IAAO recommended range. The mean is high, as is the PRD. The sale price substratum shows a few extreme outliers at each side of the sale price array but does not show a clear pattern of regressivity.

Only Valuation Groups 1, 4, 8, 9, and 12 have measurable samples of sales; however, nearly every valuation group displays a median in the acceptable range. This is reflective of the county assessor's routine practice of cyclically reappraising property and keeping appraisal tables current.

Comparison of sold parcels and the 2024 Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) supports that the sold parcels and the abstract moved at a similar rate, indicating uniformity in assessment.

### *Equalization and Quality of Assessment*

Review of the statistics and the assessment practices support that residential assessments are equalized. The quality of assessment of residential property in Thayer County complies with generally accepted mass appraisal techniques.

## 2024 Residential Correlation for Thayer County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	42	96.49	99.72	94.73	09.85	105.27
2	3	98.74	97.39	92.47	25.25	105.32
3	1	93.54	93.54	93.54	00.00	100.00
4	14	99.45	97.37	96.39	08.29	101.02
5	3	95.16	88.47	87.36	08.68	101.27
6	1	93.64	93.64	93.64	00.00	100.00
7	5	93.17	115.55	104.50	25.57	110.57
8	8	95.31	103.75	100.02	14.74	103.73
9	20	100.13	105.78	96.88	19.00	109.19
11	1	183.40	183.40	183.40	00.00	100.00
12	10	93.87	99.48	96.79	12.62	102.78
14	1	108.56	108.56	108.56	00.00	100.00
____ALL____	109	96.71	101.89	96.48	13.97	105.61

### *Level of Value*

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

# 2024 Commercial Correlation for Thayer County

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## *Assessment Actions*

A physical inspection and review of Bruning, Davenport, and commercial properties in Township 1 was completed. Lot studies were conducted in these areas as well, Bruning and Davenport's lot values were not changed, but commercial site acres were increased to parallel rural residential.

Several locations were converted to the Vanguard pricing manual including Bruning, Davenport, Chester, Hubbell, and rural parcels in Township 1. The pick-up work was completed.

## *Assessment Practice Review*

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

A sales qualification review revealed that the Thayer County Assessor qualified sales which is substantially below the statewide average this year. Sales were non-qualified if transfer was between family members, adjacent property owners and no compensation for the sale. Qualified sales were arm's-length sales utilized for the measurement of the commercial class.

The county assessor uses five commercial valuation groups in Thayer County. Valuation Group 1 is Hebron, Valuation Group 2 is Bruning, Valuation Group 3 is Deshler, Valuation Group 4 is small towns and Valuation Group 5 are rural commercial properties. Geographic locations and economic conditions determine the locations and have adequately identified the areas for the commercial property class.

The county assessor and staff perform the commercial reviews. The county assessor used a cost approach. Within the class, inspection dates range from 2018 to 2023, lot studies are complete at the time of inspection, costing tables are dated 2020 and depreciation tables are dated 2023.

## *Description of Analysis*

There are five valuation groups within the commercial class.

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

## 2024 Commercial Correlation for Thayer County

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There are only 11 qualified sales in the commercial class of property; and only the weighted mean is within the acceptable range, and none of the measures of central tendency correlate well. Further the four small valuation groups have radically varying medians supporting the dispersion in the small sample. Although the median is high, when the sales are arrayed, the sales on each side of the median range from 94% to 123%, suggesting that the median would not be stable as sales came in and out of the sample.

Review of assessment practices supports that despite historically small sample sizes, the Thayer County assessor revalues commercial property using similar techniques that are employed in the residential class, suggesting general equalization.

Review of the sold parcels and the 2024 Abstract of Assessment, Form 45 Compared to the 2023 Certificate of Taxes Levied (CTL) report supports that both sold parcels and the abstract increased similarly.

### *Equalization and Quality of Assessment*

Based on the review of sold parcels and the assessment practices, commercial parcels are valued within the acceptable range and have been equalized. The quality of assessment of commercial property in Thayer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	94.43	103.53	98.38	10.25	105.23
4	5	130.93	119.48	121.85	13.19	98.05
5	2	76.10	76.10	72.39	08.57	105.13
6	1	181.72	181.72	181.72	00.00	100.00
____ALL____	11	107.06	112.90	99.57	24.49	113.39

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Thayer County is determined to be at the statutory level of 100% of market value.

## 2024 Agricultural Correlation for Thayer County

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### *Assessment Actions*

Within the agricultural class, improvements in Township 1 were physically inspected and reviewed. Following the review, the Vanguard cost manual was applied and the farm home site values were increased to \$32,500. The pick-up work was complete.

Sales analysis was conducted for agricultural land, in Market Area 1, irrigated land increased 17-23%, dryland 26-31%, Conservation Reserve Program (CRP) land 12% and grassland 26%.

In Market Area 2, irrigated land increased approximately 2%, dryland 27-32%, CRP 12% and grassland values were not changed.

### *Assessment Practice Review*

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

A sales qualification review revealed that the Thayer County Assessor qualified sales below the statewide average this year. Evaluation showed that all arm's-length sales have been utilized for the measurement of the agricultural class. A review of the sales revealed that no apparent bias existed in the qualification.

There are two market areas in Thayer County based on geographic location and access to irrigation water. Market Area 1 is in the north and western part of the county and has irrigated cropland with some dryland and grassland acres. Market Area 2 is the south and eastern part of the county with dryland and pastureland that has limited potential for irrigation.

The county assessor has identified the CRP acres and values them according to the market.

Agricultural land use was reviewed using aerial imagery and completed in 2022. All agricultural improvements were physically reviewed between 2019-2023. The Assessor used the market approach for land valuation. The homesite and farm site values were increased to reflect current market conditions. Depreciation tables are from 2023 and costing tables from 2020.

### *Description of Analysis*

There are 45 qualified agricultural land sales, all three measures of central tendency are within the acceptable range and the COD is low enough to support the use of the median as a point estimate of the level of value.

Review of sales by market area indicates that Market Area 1 is slightly below the acceptable range, while Market Area 2 has a median within the acceptable range. Market Area 1 had a significant increase to all land use classes, and review of the 80% Majority Land Use (MLU) substrata supports that sales in all three uses are near the upper end of the acceptable range. Any further increase based on the median would push irrigated land with 14 sales at 75% above the acceptable range.

## 2024 Agricultural Correlation for Thayer County

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Review of the Average Acre Value Comparison Chart supports that Thayer County is equalized, but slightly higher than all adjoining counties for irrigated and dryland in Market Area 1, all other agricultural land values are comparable to adjoining counties. Agricultural land in Thayer County has been assessed within an acceptable range.

### *Equalization and Quality of Assessment*

Agricultural improved parcels in Thayer County are valued using the same techniques that are utilized to value rural residential improvements, and are therefore, equalized within the acceptable range.

Agricultural land values have been adjusted to the market and are equalized with like property in adjoining counties. Agricultural land in Thayer County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	17	74.69	73.94	71.92	16.12	102.81
1	14	74.98	73.87	72.19	15.68	102.33
2	3	74.45	74.26	70.61	17.82	105.17
<u>    Dry    </u>						
County	8	73.26	82.11	78.70	19.22	104.33
1	1	72.06	72.06	72.06	00.00	100.00
2	7	73.42	83.54	79.49	21.66	105.09
<u>    Grass    </u>						
County	2	75.26	75.26	72.39	07.91	103.96
1	1	69.31	69.31	69.31	00.00	100.00
2	1	81.21	81.21	81.21	00.00	100.00
<u>    ALL    </u>	45	69.98	74.12	70.00	18.72	105.89

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Thayer County is 70%.



## 2024 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
<b>Residential Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Thayer County

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### Residential Real Property - Current

Number of Sales	109	Median	96.71
Total Sales Price	\$13,111,636	Mean	101.89
Total Adj. Sales Price	\$13,111,636	Wgt. Mean	96.48
Total Assessed Value	\$12,650,471	Average Assessed Value of the Base	\$90,698
Avg. Adj. Sales Price	\$120,290	Avg. Assessed Value	\$116,059

### Confidence Interval - Current

95% Median C.I	94.82 to 99.78
95% Wgt. Mean C.I	91.48 to 101.49
95% Mean C.I	97.82 to 105.96
% of Value of the Class of all Real Property Value in the County	11.24
% of Records Sold in the Study Period	4.07
% of Value Sold in the Study Period	5.21

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	122	97	96.75
2022	124	97	96.60
2021	139	97	97.08
2020	117	96	96.03

## 2024 Commission Summary for Thayer County

### Commercial Real Property - Current

Number of Sales	11	Median	107.06
Total Sales Price	\$899,000	Mean	112.90
Total Adj. Sales Price	\$899,000	Wgt. Mean	99.57
Total Assessed Value	\$895,154	Average Assessed Value of the Base	\$130,880
Avg. Adj. Sales Price	\$81,727	Avg. Assessed Value	\$81,378

### Confidence Interval - Current

95% Median C.I	82.61 to 140.61
95% Wgt. Mean C.I	47.74 to 151.41
95% Mean C.I	90.74 to 135.06
% of Value of the Class of all Real Property Value in the County	2.97
% of Records Sold in the Study Period	2.24
% of Value Sold in the Study Period	1.40

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	9	100	102.37
2022	13	100	101.06
2021	17	100	100.18
2020	14	100	93.64

**85 Thayer**  
**RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 109  
 Total Sales Price : 13,111,636  
 Total Adj. Sales Price : 13,111,636  
 Total Assessed Value : 12,650,471  
 Avg. Adj. Sales Price : 120,290  
 Avg. Assessed Value : 116,059

MEDIAN : 97  
 WGT. MEAN : 96  
 MEAN : 102  
 COD : 13.97  
 PRD : 105.61

COV : 21.27  
 STD : 21.67  
 Avg. Abs. Dev : 13.51  
 MAX Sales Ratio : 200.83  
 MIN Sales Ratio : 59.33

95% Median C.I. : 94.82 to 99.78  
 95% Wgt. Mean C.I. : 91.48 to 101.49  
 95% Mean C.I. : 97.82 to 105.96

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	19	96.85	104.84	100.36	11.98	104.46	82.82	200.83	94.96 to 108.02	114,867	115,281
01-JAN-22 To 31-MAR-22	12	98.30	104.19	97.20	13.29	107.19	82.87	174.37	93.78 to 103.19	147,250	143,130
01-APR-22 To 30-JUN-22	18	96.34	104.19	97.21	16.40	107.18	83.57	163.06	87.15 to 116.73	122,361	118,950
01-JUL-22 To 30-SEP-22	13	101.29	102.77	100.61	11.21	102.15	68.53	134.11	90.26 to 115.16	107,923	108,579
01-OCT-22 To 31-DEC-22	12	94.95	98.41	93.85	08.08	104.86	87.45	123.19	88.74 to 104.26	148,733	139,590
01-JAN-23 To 31-MAR-23	5	93.66	93.38	93.45	08.64	99.93	72.74	107.47	N/A	102,700	95,974
01-APR-23 To 30-JUN-23	13	94.97	107.05	96.44	25.42	111.00	59.33	183.40	87.15 to 138.79	85,408	82,366
01-JUL-23 To 30-SEP-23	17	90.04	94.89	91.44	12.05	103.77	72.93	126.93	85.74 to 104.50	126,357	115,543
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	62	97.96	104.09	98.75	13.50	105.41	68.53	200.83	95.16 to 101.29	121,854	120,331
01-OCT-22 To 30-SEP-23	47	94.42	98.99	93.40	14.34	105.99	59.33	183.40	90.04 to 101.12	118,227	110,425
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	55	97.86	102.59	97.04	12.96	105.72	68.53	174.37	94.39 to 101.29	130,133	126,278
<u>ALL</u>	109	96.71	101.89	96.48	13.97	105.61	59.33	200.83	94.82 to 99.78	120,290	116,059

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	42	96.49	99.72	94.73	09.85	105.27	83.27	174.37	93.78 to 101.29	133,830	126,771
2	3	98.74	97.39	92.47	25.25	105.32	59.33	134.11	N/A	40,000	36,987
3	1	93.54	93.54	93.54	00.00	100.00	93.54	93.54	N/A	28,000	26,191
4	14	99.45	97.37	96.39	08.29	101.02	72.93	119.18	87.60 to 109.42	122,379	117,955
5	3	95.16	88.47	87.36	08.68	101.27	72.74	97.52	N/A	46,167	40,332
6	1	93.64	93.64	93.64	00.00	100.00	93.64	93.64	N/A	126,500	118,452
7	5	93.17	115.55	104.50	25.57	110.57	90.98	163.06	N/A	57,240	59,815
8	8	95.31	103.75	100.02	14.74	103.73	82.88	142.77	82.88 to 142.77	91,875	91,894
9	20	100.13	105.78	96.88	19.00	109.19	68.53	200.83	89.75 to 110.24	87,624	84,890
11	1	183.40	183.40	183.40	00.00	100.00	183.40	183.40	N/A	5,000	9,170
12	10	93.87	99.48	96.79	12.62	102.78	76.68	121.66	85.74 to 119.75	212,550	205,721
14	1	108.56	108.56	108.56	00.00	100.00	108.56	108.56	N/A	460,316	499,729
<u>ALL</u>	109	96.71	101.89	96.48	13.97	105.61	59.33	200.83	94.82 to 99.78	120,290	116,059

**85 Thayer**  
**RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 109  
Total Sales Price : 13,111,636  
Total Adj. Sales Price : 13,111,636  
Total Assessed Value : 12,650,471  
Avg. Adj. Sales Price : 120,290  
Avg. Assessed Value : 116,059

MEDIAN : 97  
WGT. MEAN : 96  
MEAN : 102  
COD : 13.97  
PRD : 105.61

COV : 21.27  
STD : 21.67  
Avg. Abs. Dev : 13.51  
MAX Sales Ratio : 200.83  
MIN Sales Ratio : 59.33

95% Median C.I. : 94.82 to 99.78  
95% Wgt. Mean C.I. : 91.48 to 101.49  
95% Mean C.I. : 97.82 to 105.96

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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	109	96.71	101.89	96.48	13.97	105.61	59.33	200.83	94.82 to 99.78	120,290	116,059
06											
07											
<u>ALL</u>	109	96.71	101.89	96.48	13.97	105.61	59.33	200.83	94.82 to 99.78	120,290	116,059

**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	192.12	192.12	196.36	04.54	97.84	183.40	200.83	N/A	9,750	19,145
Less Than 30,000	8	104.56	127.45	117.93	28.86	108.07	93.54	200.83	93.54 to 200.83	19,781	23,328
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	109	96.71	101.89	96.48	13.97	105.61	59.33	200.83	94.82 to 99.78	120,290	116,059
Greater Than 14,999	107	96.26	100.21	96.33	12.44	104.03	59.33	174.37	94.42 to 99.56	122,356	117,871
Greater Than 29,999	101	96.22	99.87	96.22	12.50	103.79	59.33	174.37	94.39 to 99.37	128,251	123,404
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	192.12	192.12	196.36	04.54	97.84	183.40	200.83	N/A	9,750	19,145
15,000 TO 29,999	6	100.20	105.89	106.91	10.06	99.05	93.54	138.79	93.54 to 138.79	23,125	24,723
30,000 TO 59,999	22	104.16	109.46	107.19	17.48	102.12	59.33	174.37	97.77 to 116.73	46,182	49,501
60,000 TO 99,999	25	97.52	104.05	103.10	13.84	100.92	72.93	142.77	93.17 to 110.24	76,191	78,556
100,000 TO 149,999	20	94.62	94.50	94.24	07.33	100.28	68.53	119.75	88.32 to 99.56	126,065	118,798
150,000 TO 249,999	26	94.09	94.26	94.25	07.91	100.01	72.86	121.66	87.45 to 97.86	183,673	173,115
250,000 TO 499,999	8	91.24	92.07	92.62	07.35	99.41	76.68	108.56	76.68 to 108.56	341,977	316,749
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	109	96.71	101.89	96.48	13.97	105.61	59.33	200.83	94.82 to 99.78	120,290	116,059

**85 Thayer**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 11  
Total Sales Price : 899,000  
Total Adj. Sales Price : 899,000  
Total Assessed Value : 895,154  
Avg. Adj. Sales Price : 81,727  
Avg. Assessed Value : 81,378

MEDIAN : 107  
WGT. MEAN : 100  
MEAN : 113  
COD : 24.49  
PRD : 113.39

COV : 29.22  
STD : 32.99  
Avg. Abs. Dev : 26.22  
MAX Sales Ratio : 181.72  
MIN Sales Ratio : 69.58

95% Median C.I. : 82.61 to 140.61  
95% Wgt. Mean C.I. : 47.74 to 151.41  
95% Mean C.I. : 90.74 to 135.06

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	4	108.08	120.12	114.37	29.64	105.03	82.61	181.72	N/A	55,000	62,904
01-APR-21 To 30-JUN-21	1	94.43	94.43	94.43	00.00	100.00	94.43	94.43	N/A	375,000	354,125
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	25,000	20,751
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	1	140.61	140.61	140.61	00.00	100.00	140.61	140.61	N/A	42,000	59,058
01-APR-23 To 30-JUN-23	2	133.36	133.36	133.91	01.82	99.59	130.93	135.78	N/A	26,000	34,817
01-JUL-23 To 30-SEP-23	2	88.32	88.32	75.66	21.22	116.73	69.58	107.06	N/A	92,500	69,986
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	5	94.43	114.98	101.81	27.14	112.94	82.61	181.72	N/A	119,000	121,148
01-OCT-21 To 30-SEP-22	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	25,000	20,751
01-OCT-22 To 30-SEP-23	5	130.93	116.79	96.29	15.24	121.29	69.58	140.61	N/A	55,800	53,733
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	5	94.43	114.98	101.81	27.14	112.94	82.61	181.72	N/A	119,000	121,148
01-JAN-22 To 31-DEC-22	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	25,000	20,751
<u>ALL</u>	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	3	94.43	103.53	98.38	10.25	105.23	93.56	122.60	N/A	173,333	170,524
4	5	130.93	119.48	121.85	13.19	98.05	83.00	140.61	N/A	29,800	36,312
5	2	76.10	76.10	72.39	08.57	105.13	69.58	82.61	N/A	98,750	71,482
6	1	181.72	181.72	181.72	00.00	100.00	181.72	181.72	N/A	32,500	59,058
<u>ALL</u>	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378

**85 Thayer**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 11  
 Total Sales Price : 899,000  
 Total Adj. Sales Price : 899,000  
 Total Assessed Value : 895,154  
 Avg. Adj. Sales Price : 81,727  
 Avg. Assessed Value : 81,378

MEDIAN : 107  
 WGT. MEAN : 100  
 MEAN : 113  
 COD : 24.49  
 PRD : 113.39

COV : 29.22  
 STD : 32.99  
 Avg. Abs. Dev : 26.22  
 MAX Sales Ratio : 181.72  
 MIN Sales Ratio : 69.58

95% Median C.I. : 82.61 to 140.61  
 95% Wgt. Mean C.I. : 47.74 to 151.41  
 95% Mean C.I. : 90.74 to 135.06

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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	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378
04											
<u>ALL</u>	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378

**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											
Less Than 30,000	2	106.97	106.97	104.30	22.41	102.56	83.00	130.93	N/A	22,500	23,468
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378
Greater Than 14,999	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378
Greater Than 29,999	9	107.06	114.22	99.32	24.97	115.00	69.58	181.72	82.61 to 140.61	94,889	94,246
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	106.97	106.97	104.30	22.41	102.56	83.00	130.93	N/A	22,500	23,468
30,000 TO 59,999	5	135.78	129.56	127.82	19.54	101.36	82.61	181.72	N/A	35,800	45,758
60,000 TO 99,999	2	108.08	108.08	108.58	13.43	99.54	93.56	122.60	N/A	72,500	78,724
100,000 TO 149,999											
150,000 TO 249,999	1	69.58	69.58	69.58	00.00	100.00	69.58	69.58	N/A	155,000	107,854
250,000 TO 499,999	1	94.43	94.43	94.43	00.00	100.00	94.43	94.43	N/A	375,000	354,125
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>	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378



**85 Thayer**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 11  
Total Sales Price : 899,000  
Total Adj. Sales Price : 899,000  
Total Assessed Value : 895,154  
Avg. Adj. Sales Price : 81,727  
Avg. Assessed Value : 81,378

MEDIAN : 107  
WGT. MEAN : 100  
MEAN : 113  
COD : 24.49  
PRD : 113.39

COV : 29.22  
STD : 32.99  
Avg. Abs. Dev : 26.22  
MAX Sales Ratio : 181.72  
MIN Sales Ratio : 69.58

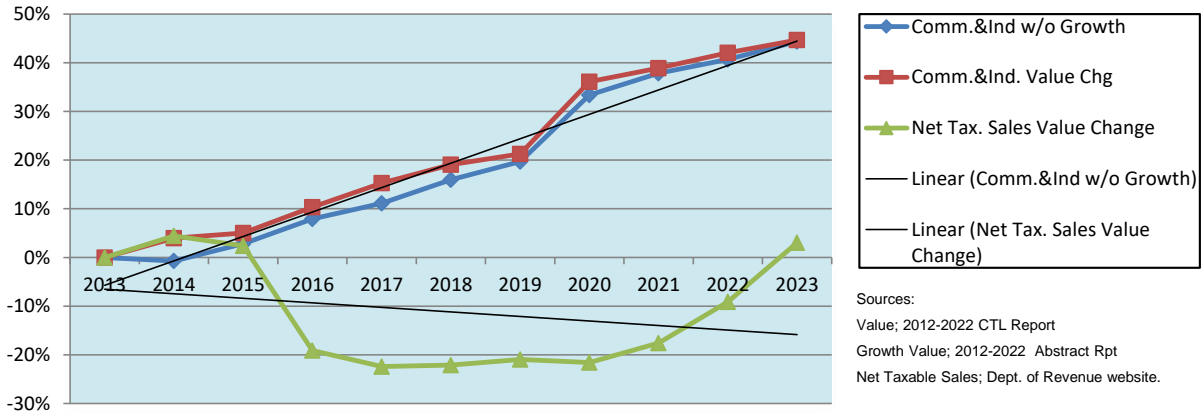
95% Median C.I. : 82.61 to 140.61  
95% Wgt. Mean C.I. : 47.74 to 151.41  
95% Mean C.I. : 90.74 to 135.06

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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	94.43	94.43	94.43	00.00	100.00	94.43	94.43	N/A	375,000	354,125
344	2	102.61	102.61	108.14	19.49	94.89	82.61	122.60	N/A	58,750	63,531
350	1	181.72	181.72	181.72	00.00	100.00	181.72	181.72	N/A	32,500	59,058
353	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	25,000	20,751
384	1	107.06	107.06	107.06	00.00	100.00	107.06	107.06	N/A	30,000	32,117
408	2	102.68	102.68	80.91	32.24	126.91	69.58	135.78	N/A	93,500	75,652
442	1	140.61	140.61	140.61	00.00	100.00	140.61	140.61	N/A	42,000	59,058
470	1	93.56	93.56	93.56	00.00	100.00	93.56	93.56	N/A	70,000	65,495
471	1	130.93	130.93	130.93	00.00	100.00	130.93	130.93	N/A	20,000	26,185
<u>ALL</u>	11	107.06	112.90	99.57	24.49	113.39	69.58	181.72	82.61 to 140.61	81,727	81,378

### 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
2012	\$ 38,553,542	\$ 1,147,206	2.98%	\$ 37,406,336		\$ 37,628,317	
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%
2022	\$ 55,774,637	\$ 117,728	0.21%	\$ 55,656,909	1.62%	\$ 38,760,191	13.36%
2023	\$ 57,034,353	\$ 781,898	1.37%	\$ 56,252,455	0.86%	\$ 39,772,191	2.61%
<b>Ann %chg</b>	<b>3.59%</b>			<b>Average</b>	<b>1.62%</b>	0.12%	<b>0.89%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-0.73%	3.95%	4.43%
2014	2.84%	5.02%	2.39%
2015	7.92%	10.34%	-19.11%
2016	11.12%	15.26%	-22.40%
2017	15.95%	19.06%	-22.11%
2018	19.71%	21.30%	-20.93%
2019	33.37%	36.11%	-21.58%
2020	37.85%	38.89%	-17.59%
2021	40.68%	42.07%	-9.13%
2022	44.36%	44.67%	3.01%
2023	45.91%	47.94%	5.70%

County Number	85
County Name	Thayer

**85 Thayer**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 45  
Total Sales Price : 42,032,187  
Total Adj. Sales Price : 42,032,187  
Total Assessed Value : 29,424,191  
Avg. Adj. Sales Price : 934,049  
Avg. Assessed Value : 653,871

MEDIAN : 70  
WGT. MEAN : 70  
MEAN : 74  
COD : 18.72  
PRD : 105.89

COV : 23.68  
STD : 17.55  
Avg. Abs. Dev : 13.10  
MAX Sales Ratio : 120.90  
MIN Sales Ratio : 51.66

95% Median C.I. : 63.15 to 75.27  
95% Wgt. Mean C.I. : 64.19 to 75.82  
95% Mean C.I. : 68.99 to 79.25

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	4	86.19	90.64	88.61	10.80	102.29	81.21	108.97	N/A	447,908	396,880
01-JAN-21 To 31-MAR-21	2	96.48	96.48	79.65	22.83	121.13	74.45	118.51	N/A	635,000	505,789
01-APR-21 To 30-JUN-21	3	88.10	89.45	77.43	20.67	115.52	62.82	117.44	N/A	1,099,333	851,257
01-JUL-21 To 30-SEP-21	1	86.70	86.70	86.70	00.00	100.00	86.70	86.70	N/A	1,205,500	1,045,171
01-OCT-21 To 31-DEC-21	6	62.43	66.54	69.00	18.61	96.43	52.01	92.49	52.01 to 92.49	915,364	631,638
01-JAN-22 To 31-MAR-22	7	61.85	69.46	66.00	17.74	105.24	54.26	94.06	54.26 to 94.06	999,414	659,578
01-APR-22 To 30-JUN-22	1	73.09	73.09	73.09	00.00	100.00	73.09	73.09	N/A	260,000	190,025
01-JUL-22 To 30-SEP-22	1	120.90	120.90	120.90	00.00	100.00	120.90	120.90	N/A	500,000	604,494
01-OCT-22 To 31-DEC-22	6	67.39	69.38	66.31	07.35	104.63	61.34	80.77	61.34 to 80.77	1,043,500	691,968
01-JAN-23 To 31-MAR-23	8	66.23	65.75	66.01	10.60	99.61	51.66	79.36	51.66 to 79.36	1,130,281	746,136
01-APR-23 To 30-JUN-23	4	71.12	71.45	69.26	12.92	103.16	56.96	86.58	N/A	1,023,450	708,883
01-JUL-23 To 30-SEP-23	2	58.64	58.64	58.64	01.50	100.00	57.76	59.51	N/A	910,962	534,165
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	10	87.40	91.06	81.93	15.71	111.14	62.82	118.51	74.45 to 117.44	756,513	619,804
01-OCT-21 To 30-SEP-22	15	66.70	71.96	69.45	21.18	103.61	52.01	120.90	58.16 to 84.44	883,205	613,426
01-OCT-22 To 30-SEP-23	20	66.77	67.27	66.10	10.51	101.77	51.66	86.58	61.34 to 72.42	1,060,949	701,238
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	12	74.86	78.94	74.57	23.35	105.86	52.01	118.51	58.16 to 92.49	938,807	700,029
01-JAN-22 To 31-DEC-22	15	68.78	73.10	68.23	16.46	107.14	54.26	120.90	61.34 to 80.77	934,460	637,558
<u>ALL</u>	45	69.98	74.12	70.00	18.72	105.89	51.66	120.90	63.15 to 75.27	934,049	653,871

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	22	68.43	70.33	69.14	15.17	101.72	51.66	92.49	59.51 to 79.36	1,113,304	769,720
2	23	73.09	77.74	71.21	21.19	109.17	52.01	120.90	65.96 to 81.46	762,587	543,059
<u>ALL</u>	45	69.98	74.12	70.00	18.72	105.89	51.66	120.90	63.15 to 75.27	934,049	653,871

**85 Thayer**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 45  
 Total Sales Price : 42,032,187  
 Total Adj. Sales Price : 42,032,187  
 Total Assessed Value : 29,424,191  
 Avg. Adj. Sales Price : 934,049  
 Avg. Assessed Value : 653,871

MEDIAN : 70  
 WGT. MEAN : 70  
 MEAN : 74  
 COD : 18.72  
 PRD : 105.89

COV : 23.68  
 STD : 17.55  
 Avg. Abs. Dev : 13.10  
 MAX Sales Ratio : 120.90  
 MIN Sales Ratio : 51.66

95% Median C.I. : 63.15 to 75.27  
 95% Wgt. Mean C.I. : 64.19 to 75.82  
 95% Mean C.I. : 68.99 to 79.25

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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
<b>Irrigated</b>											
County	2	68.85	68.85	70.57	15.28	97.56	58.33	79.36	N/A	1,164,500	821,829
1	2	68.85	68.85	70.57	15.28	97.56	58.33	79.36	N/A	1,164,500	821,829
<b>Dry</b>											
County	3	72.06	70.56	71.91	10.78	98.12	58.16	81.46	N/A	637,270	458,247
1	1	72.06	72.06	72.06	00.00	100.00	72.06	72.06	N/A	496,000	357,408
2	2	69.81	69.81	71.86	16.69	97.15	58.16	81.46	N/A	707,906	508,667
<b>Grass</b>											
County	2	75.26	75.26	72.39	07.91	103.96	69.31	81.21	N/A	269,659	195,199
1	1	69.31	69.31	69.31	00.00	100.00	69.31	69.31	N/A	400,000	277,253
2	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	139,318	113,145
<b>ALL</b>	<b>45</b>	<b>69.98</b>	<b>74.12</b>	<b>70.00</b>	<b>18.72</b>	<b>105.89</b>	<b>51.66</b>	<b>120.90</b>	<b>63.15 to 75.27</b>	<b>934,049</b>	<b>653,871</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	17	74.69	73.94	71.92	16.12	102.81	54.26	94.06	58.55 to 88.10	1,180,823	849,213
1	14	74.98	73.87	72.19	15.68	102.33	57.76	92.49	58.55 to 88.10	1,184,578	855,167
2	3	74.45	74.26	70.61	17.82	105.17	54.26	94.06	N/A	1,163,300	821,425
<b>Dry</b>											
County	8	73.26	82.11	78.70	19.22	104.33	58.16	120.90	58.16 to 120.90	583,739	459,401
1	1	72.06	72.06	72.06	00.00	100.00	72.06	72.06	N/A	496,000	357,408
2	7	73.42	83.54	79.49	21.66	105.09	58.16	120.90	58.16 to 120.90	596,273	473,972
<b>Grass</b>											
County	2	75.26	75.26	72.39	07.91	103.96	69.31	81.21	N/A	269,659	195,199
1	1	69.31	69.31	69.31	00.00	100.00	69.31	69.31	N/A	400,000	277,253
2	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	139,318	113,145
<b>ALL</b>	<b>45</b>	<b>69.98</b>	<b>74.12</b>	<b>70.00</b>	<b>18.72</b>	<b>105.89</b>	<b>51.66</b>	<b>120.90</b>	<b>63.15 to 75.27</b>	<b>934,049</b>	<b>653,871</b>

## Thayer County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	7,450	7,300	7,300	7,195	7,140	6,990	6,850	6,850	7,268
Fillmore	1	7,400	7,300	7,300	7,200	6,200	6,700	6,500	6,450	7,242
Fillmore	2	7,000	6,900	6,900	6,800	n/a	6,100	6,100	6,050	6,895
Saline	2	5,704	5,601	5,601	5,500	5,100	4,900	4,500	4,300	5,464
Jefferson	1	7,984	7,704	7,704	6,024	6,023	n/a	5,573	2,746	6,828
Nuckolls	1	5,400	4,850	4,850	4,850	n/a	4,800	4,250	4,250	5,029
Clay	1	6,800	6,700	6,700	6,700	n/a	6,450	6,300	6,300	6,707
Thayer	2	6,050	5,900	5,900	5,725	5,600	5,400	5,225	5,225	5,723
Jefferson	2	7,956	7,412	7,412	6,024	6,035	n/a	4,847	2,844	6,615
Jefferson	3	6,410	6,265	6,265	5,490	3,745	3,745	3,924	3,123	5,447

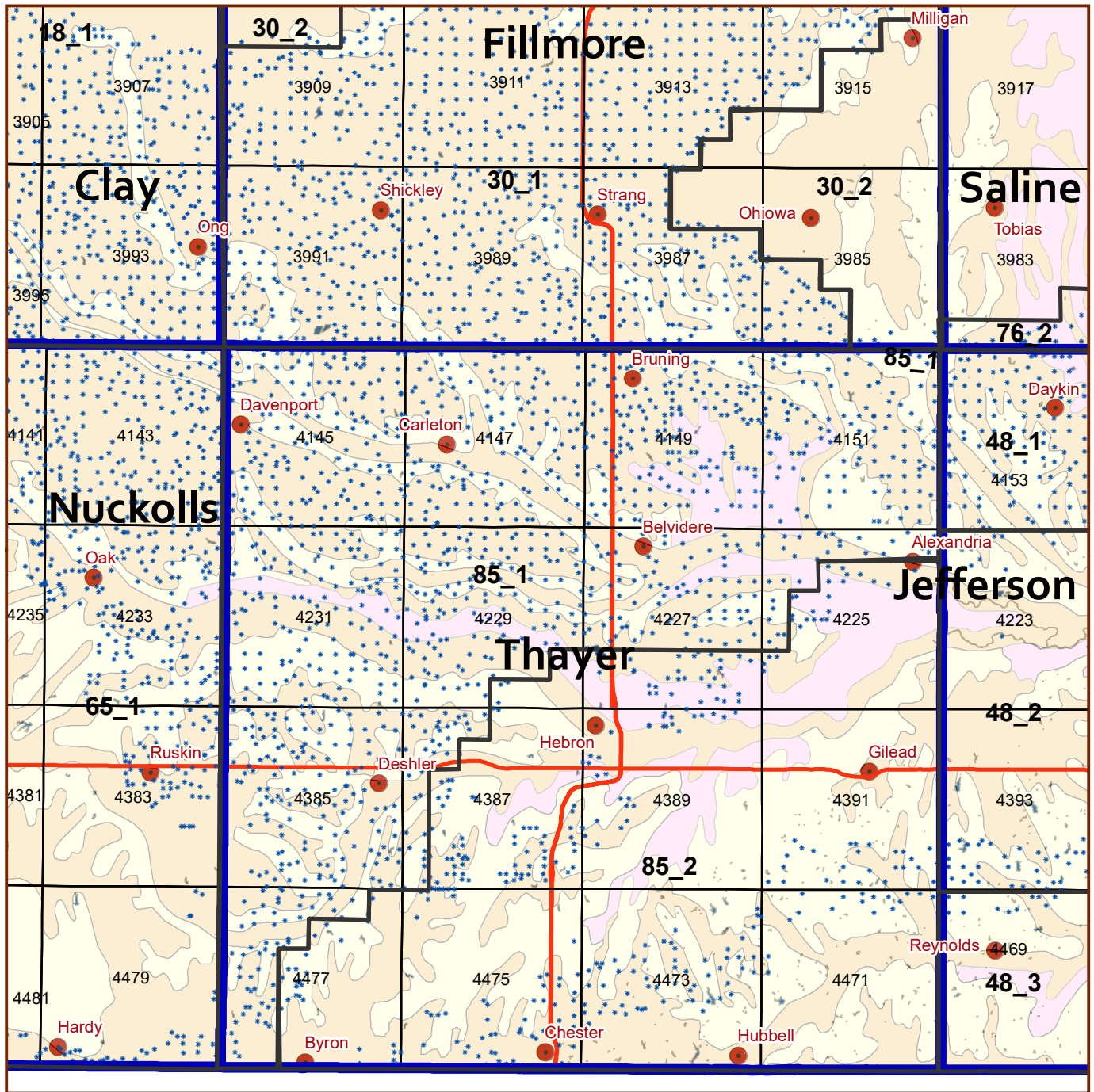
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	4,850	4,850	4,700	4,625	4,400	4,300	4,125	4,125	4,628
Fillmore	1	4,355	4,250	4,000	4,000	3,900	3,700	3,700	3,600	4,052
Fillmore	2	3,955	3,905	3,850	3,700	3,550	3,550	3,450	3,250	3,804
Saline	2	3,700	3,600	3,551	3,457	3,300	3,200	3,200	3,150	3,498
Jefferson	1	4,010	5,561	5,442	3,234	n/a	3,698	3,058	2,008	4,205
Nuckolls	1	2,750	2,750	2,600	2,600	2,350	2,350	2,300	2,300	2,616
Clay	1	3,205	3,205	2,930	2,930	2,750	2,750	2,660	2,660	3,028
Thayer	2	4,725	4,725	4,400	4,400	4,275	n/a	3,850	3,850	4,370
Jefferson	2	4,005	4,354	4,229	2,953	1,840	3,123	2,140	1,956	3,552
Jefferson	3	4,007	4,479	4,336	3,917	2,675	2,713	2,742	2,174	3,800

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1,795	1,795	1,795	n/a	1,795	1,795	n/a	1,795	1,795
Fillmore	1	1,700	1,700	1,600	n/a	n/a	1,600	n/a	n/a	1,661
Fillmore	2	1,700	1,700	1,600	n/a	n/a	n/a	n/a	n/a	1,648
Saline	2	1,992	1,994	1,973	n/a	1,925	1,280	1,255	1,565	1,979
Jefferson	1	2,164	2,189	2,150	2,150	n/a	n/a	n/a	1,795	2,162
Nuckolls	1	1,320	1,320	1,310	1,310	n/a	1,300	1,299	1,300	1,312
Clay	1	1,315	1,315	1,315	1,315	n/a	n/a	n/a	1,225	1,309
Thayer	2	1,425	1,425	1,425	1,425	1,425	1,425	n/a	1,425	1,425
Jefferson	2	1,763	1,746	1,840	1,797	1,795	1,795	3,805	1,795	1,804
Jefferson	3	2,205	2,208	2,150	1,923	n/a	1,795	n/a	1,795	2,110

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	3,132	700	350
Fillmore	1	1,628	n/a	478
Fillmore	2	1,609	n/a	796
Saline	2	1,981	514	105
Jefferson	1	n/a	1,021	330
Nuckolls	1	1,313	120	120
Clay	1	1,257	n/a	500
Thayer	2	3,000	700	350
Jefferson	2	n/a	1,353	330
Jefferson	3	n/a	1,061	330

Source: 2024 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

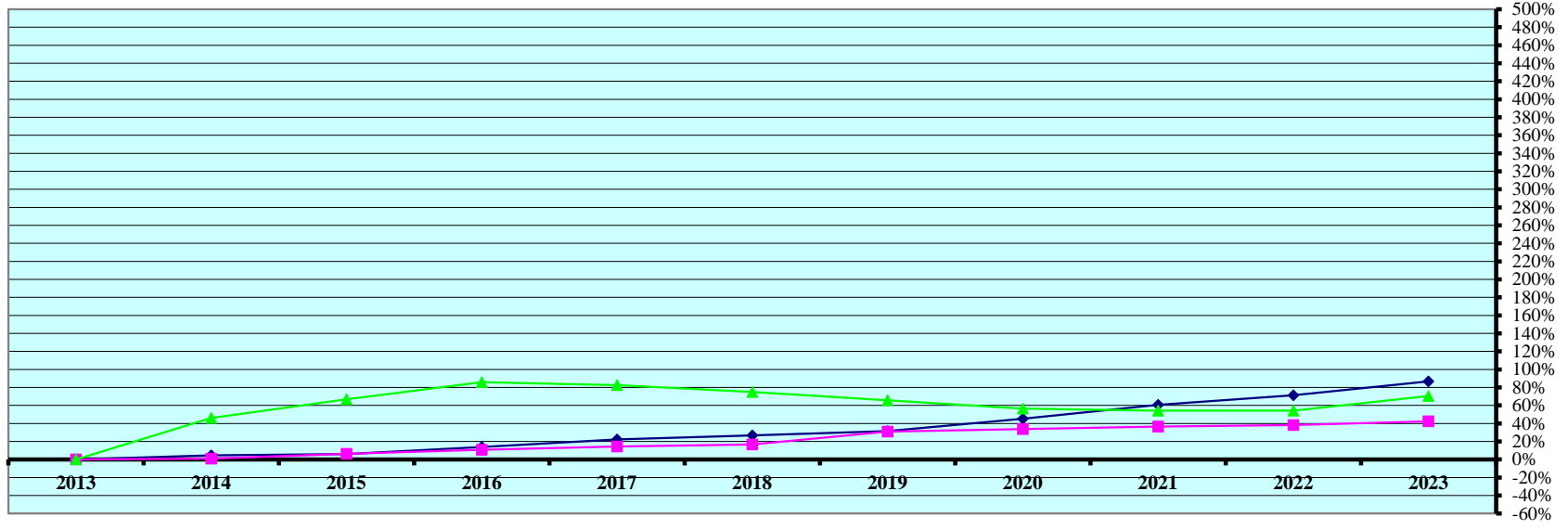
**Soils**

**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 2013 - 2023**

ResRec  
Comm&Indust  
Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	116,405,510	-	-	-	40,076,602	-	-	-	855,510,601	-	-	-
2014	121,880,245	5,474,735	4.70%	4.70%	40,487,060	410,458	1.02%	1.02%	1,249,455,450	393,944,849	46.05%	46.05%
2015	123,369,277	1,489,032	1.22%	5.98%	42,539,585	2,052,525	5.07%	6.15%	1,428,301,149	178,845,699	14.31%	66.95%
2016	132,475,467	9,106,190	7.38%	13.81%	44,435,943	1,896,358	4.46%	10.88%	1,589,989,755	161,688,606	11.32%	85.85%
2017	142,338,823	9,863,356	7.45%	22.28%	45,901,967	1,466,024	3.30%	14.54%	1,560,714,631	-29,275,124	-1.84%	82.43%
2018	147,406,106	5,067,283	3.56%	26.63%	46,764,540	862,573	1.88%	16.69%	1,497,800,702	-62,913,929	-4.03%	75.08%
2019	153,040,932	5,634,826	3.82%	31.47%	52,475,329	5,710,789	12.21%	30.94%	1,417,602,943	-80,197,759	-5.35%	65.70%
2020	168,995,398	15,954,466	10.42%	45.18%	53,546,437	1,071,108	2.04%	33.61%	1,338,693,995	-78,908,948	-5.57%	56.48%
2021	187,096,274	18,100,876	10.71%	60.73%	54,771,395	1,224,958	2.29%	36.67%	1,318,127,272	-20,566,723	-1.54%	54.07%
2022	199,284,198	12,187,924	6.51%	71.20%	55,443,959	672,564	1.23%	38.34%	1,320,262,731	2,135,459	0.16%	54.32%
2023	217,365,512	18,081,314	9.07%	86.73%	57,028,684	1,584,725	2.86%	42.30%	1,458,385,468	138,122,737	10.46%	70.47%

Rate Annual %chg: Residential & Recreational **6.44%** Commercial & Industrial **3.59%** Agricultural Land **5.48%**

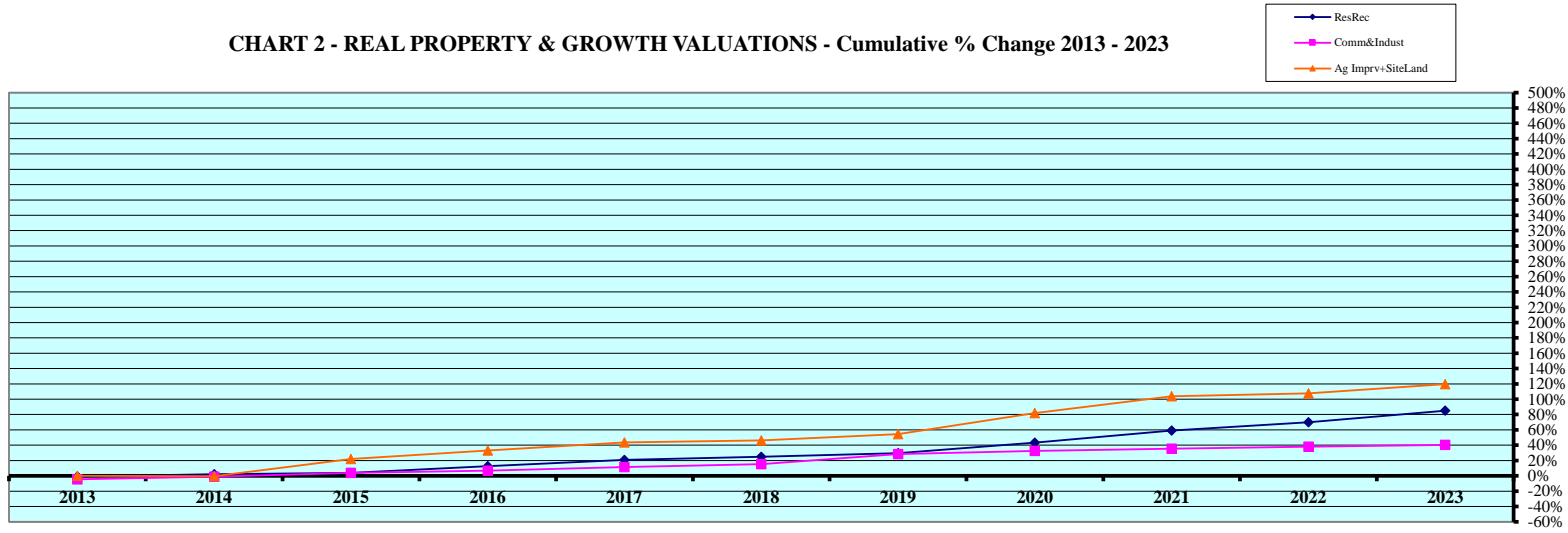
Cnty# **85**  
County **THAYER**

**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 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2013	116,405,510	1,066,050	0.92%	115,339,460	-	-0.92%	40,076,602	1,803,835	4.50%	38,272,767	-	-4.50%
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	2.13%	40,487,060	836,914	2.07%	39,650,146	-1.06%	-1.06%
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	3.84%	42,539,585	930,770	2.19%	41,608,815	2.77%	3.82%
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	12.62%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	6.89%
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	20.81%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	11.54%
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	24.98%	46,764,540	610,808	1.31%	46,153,732	0.55%	15.16%
2019	153,040,932	2,092,034	1.37%	150,948,898	2.40%	29.68%	52,475,329	1,057,297	2.01%	51,418,032	9.95%	28.30%
2020	168,995,398	2,095,317	1.24%	166,900,081	9.06%	43.38%	53,546,437	402,296	0.75%	53,144,141	1.27%	32.61%
2021	187,096,274	1,941,301	1.04%	185,154,973	9.56%	59.06%	54,771,395	534,809	0.98%	54,236,586	1.29%	35.33%
2022	199,284,198	1,539,566	0.77%	197,744,632	5.69%	69.88%	55,443,959	117,728	0.21%	55,326,231	1.01%	38.05%
2023	217,365,512	2,031,119	0.93%	215,334,393	8.05%	84.99%	57,028,684	781,898	1.37%	56,246,786	1.45%	40.35%
Rate Ann%chg	6.44%			Resid & Recreat w/o growth 5.07%			3.59%			C & I w/o growth 1.85%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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
2013	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	--	--
2014	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	-0.45%	-0.45%
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	21.98%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	33.08%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	43.47%
2018	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	46.37%
2019	39,192,535	46,197,195	85,389,730	1,497,297	1.75%	83,892,433	0.63%	54.54%
2020	46,195,825	55,220,690	101,416,515	2,614,956	2.58%	98,801,559	15.71%	82.00%
2021	52,245,379	60,479,922	112,725,301	2,043,209	1.81%	110,682,092	9.14%	103.89%
2022	52,691,919	62,806,633	115,498,552	2,833,624	2.45%	112,664,928	-0.05%	107.54%
2023	57,568,214	63,212,122	120,780,336	1,540,781	1.28%	119,239,555	3.24%	119.65%
Rate Ann%chg	7.38%	9.28%	8.33%	Ag Imprv+Site w/o growth			5.44%	

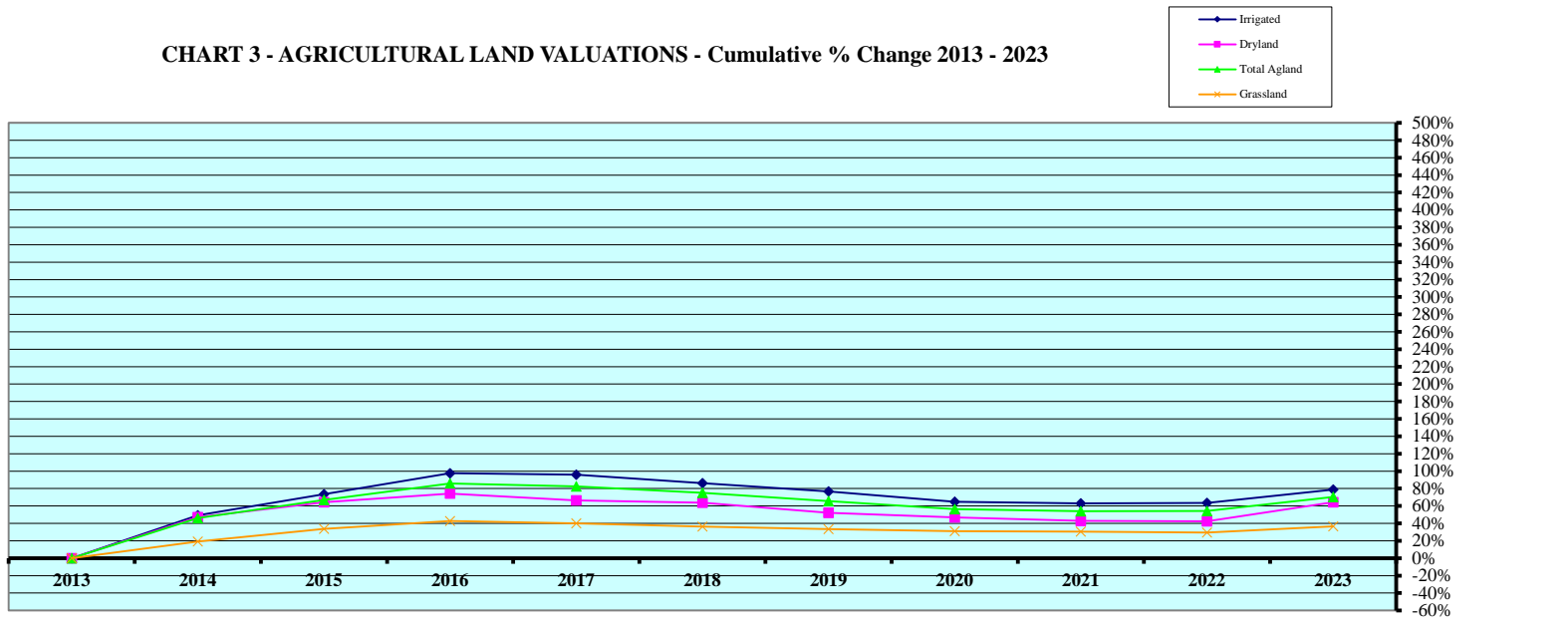
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 85  
County THAYER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	554,722,201	-	-	-	224,535,371	-	-	-	71,424,009	-	-	-
2014	828,410,679	273,688,478	49.34%	49.34%	330,313,237	105,777,866	47.11%	47.11%	85,184,635	13,760,626	19.27%	19.27%
2015	963,115,455	134,704,776	16.26%	73.62%	369,154,561	38,841,324	11.76%	64.41%	95,405,420	10,220,785	12.00%	33.58%
2016	1,096,428,095	133,312,640	13.84%	97.65%	391,144,894	21,990,333	5.96%	74.20%	101,966,704	6,561,284	6.88%	42.76%
2017	1,086,569,297	-9,858,798	-0.90%	95.88%	373,645,771	-17,499,123	-4.47%	66.41%	100,041,703	-1,925,001	-1.89%	40.07%
2018	1,032,146,769	-54,422,528	-5.01%	86.07%	367,772,612	-5,873,159	-1.57%	63.79%	97,419,894	-2,621,809	-2.62%	36.40%
2019	980,131,923	-52,014,846	-5.04%	76.69%	341,651,863	-26,120,749	-7.10%	52.16%	95,369,962	-2,049,932	-2.10%	33.53%
2020	914,712,295	-65,419,628	-6.67%	64.90%	329,972,617	-11,679,246	-3.42%	46.96%	93,557,843	-1,812,119	-1.90%	30.99%
2021	903,686,817	-11,025,478	-1.21%	62.91%	320,796,706	-9,175,911	-2.78%	42.87%	93,192,627	-365,216	-0.39%	30.48%
2022	907,467,631	3,780,814	0.42%	63.59%	319,926,928	-869,778	-0.27%	42.48%	92,409,992	-782,635	-0.84%	29.38%
2023	991,183,470	83,715,839	9.23%	78.68%	368,887,262	48,960,334	15.30%	64.29%	97,551,316	5,141,324	5.56%	36.58%

Rate Ann.%chg: Irrigated **5.98%** Dryland **5.09%** Grassland **3.17%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	224,783	-	-	-	4,604,237	-	-	-	855,510,601	-	-	-
2014	335,763	110,980	49.37%	49.37%	5,211,136	606,899	13.18%	13.18%	1,249,455,450	393,944,849	46.05%	46.05%
2015	336,616	853	0.25%	49.75%	289,097	-4,922,039	-94.45%	-93.72%	1,428,301,149	178,845,699	14.31%	66.95%
2016	450,062	113,446	33.70%	100.22%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	85.85%
2017	457,860	7,798	1.73%	103.69%	0	0	-100.00%	-100.00%	1,560,714,631	-29,275,124	-1.84%	82.43%
2018	461,427	3,567	0.78%	105.28%	0	0	-100.00%	-100.00%	1,497,800,702	-62,913,929	-4.03%	75.08%
2019	449,195	-12,232	-2.65%	99.83%	0	0	-100.00%	-100.00%	1,417,602,943	-80,197,759	-5.35%	65.70%
2020	451,240	2,045	0.46%	100.74%	0	0	-100.00%	-100.00%	1,338,693,995	-78,908,948	-5.57%	56.48%
2021	451,122	-118	-0.03%	100.69%	0	0	-100.00%	-100.00%	1,318,127,272	-20,566,723	-1.54%	54.07%
2022	458,180	7,058	1.56%	103.83%	0	0	-100.00%	-100.00%	1,320,262,731	2,135,459	0.16%	54.32%
2023	570,475	112,295	24.51%	153.79%	192,945	192,945	-	-95.81%	1,458,385,468	138,122,737	10.46%	70.47%

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

Rate Ann.%chg: Total Agric Land **5.48%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	554,236,059	151,435	3,660			224,782,209	112,966	1,990			71,469,316	68,214	1,048		
2014	826,663,065	154,327	5,357	46.36%	46.36%	331,199,097	111,580	2,968	49.17%	49.17%	85,393,147	66,601	1,282	22.38%	22.38%
2015	963,585,361	159,617	6,037	12.70%	64.95%	368,439,374	108,355	3,400	14.56%	70.89%	90,386,516	64,307	1,406	9.62%	34.15%
2016	1,097,256,918	160,080	6,854	13.54%	87.29%	390,800,508	108,214	3,611	6.21%	81.49%	101,976,775	75,388	1,353	-3.76%	29.11%
2017	1,086,921,031	161,442	6,733	-1.78%	83.96%	373,551,730	107,173	3,486	-3.49%	75.17%	100,001,465	74,639	1,340	-0.95%	27.88%
2018	1,032,062,321	161,597	6,387	-5.14%	74.50%	368,049,855	107,151	3,435	-1.45%	72.62%	97,387,779	74,460	1,308	-2.38%	24.84%
2019	979,950,297	162,565	6,028	-5.61%	64.71%	341,705,231	106,899	3,197	-6.94%	60.64%	95,368,224	73,630	1,295	-0.97%	23.62%
2020	914,819,268	163,148	5,607	-6.98%	53.21%	329,902,705	106,642	3,094	-3.22%	55.47%	93,585,844	73,194	1,279	-1.28%	22.04%
2021	903,863,394	163,278	5,536	-1.28%	51.25%	320,597,807	106,514	3,010	-2.70%	51.27%	93,296,291	73,210	1,274	-0.33%	21.63%
2022	903,736,416	163,257	5,536	0.00%	51.25%	321,280,443	106,758	3,009	-0.02%	51.24%	92,923,623	72,944	1,274	-0.04%	21.59%
2023	990,776,126	164,679	6,016	8.68%	64.39%	368,904,134	105,939	3,482	15.71%	75.00%	97,562,013	72,326	1,349	5.89%	28.75%

Rate Annual %chg Average Value/Acre: 5.10%

5.76%

2.56%

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
2013	225,099	2,251	100			4,579,491	11,121	412			855,292,174	345,988	2,472		
2014	335,657	2,238	150	49.99%	49.99%	5,175,671	11,205	462	12.17%	12.17%	1,248,766,637	345,951	3,610	46.02%	46.02%
2015	336,779	2,245	150	0.00%	49.99%	5,345,477	11,484	465	0.78%	13.04%	1,428,093,507	346,009	4,127	14.34%	66.96%
2016	448,694	2,244	200	33.32%	99.96%	0	0				1,590,482,895	345,925	4,598	11.40%	85.99%
2017	457,862	2,289	200	0.01%	99.98%	0	0				1,560,932,088	345,543	4,517	-1.75%	82.74%
2018	460,017	2,300	200	0.00%	99.98%	0	0				1,497,959,972	345,508	4,336	-4.02%	75.38%
2019	450,411	2,252	200	0.00%	99.98%	0	0				1,417,474,163	345,346	4,105	-5.33%	66.04%
2020	451,318	2,257	200	0.00%	99.98%	0	0				1,338,759,135	345,241	3,878	-5.52%	56.87%
2021	451,122	2,256	200	0.00%	99.98%	0	0				1,318,208,614	345,258	3,818	-1.54%	54.45%
2022	453,912	2,270	200	0.00%	99.98%	0	0				1,318,394,394	345,228	3,819	0.02%	54.48%
2023	570,330	2,281	250	25.02%	150.02%	192,945	129	1,500		264.27%	1,458,005,548	345,353	4,222	10.55%	70.78%

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THAYER

Rate Annual %chg Average Value/Acre: 5.50%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 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	99,502,680	44,141,456	106,910,243	214,551,683	45,006,812	12,021,872	2,813,829	1,458,385,468	57,568,214	63,212,122	0	2,104,114,379
cnty sectorvalue % of total value:		4.73%	2.10%	5.08%	10.20%	2.14%	0.57%	0.13%	69.31%	2.74%	3.00%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
148	ALEXANDRIA	30,374	457,678	2,458,993	2,399,093	57,185	0	0	173,990	0	48,623	0	5,625,936
2.94%	%sector of county sector	0.03%	1.04%	2.30%	1.12%	0.13%			0.01%		0.08%		0.27%
	%sector of municipality	0.54%	8.14%	43.71%	42.64%	1.02%			3.09%		0.86%		100.00%
51	BELVIDERE	280,168	522,129	3,423,208	1,043,245	462,256	0	0	355,124	0	122,144	0	6,208,274
1.01%	%sector of county sector	0.28%	1.18%	3.20%	0.49%	1.03%			0.02%		0.19%		0.30%
	%sector of municipality	4.51%	8.41%	55.14%	16.80%	7.45%			5.72%		1.97%		100.00%
290	BRUNING	2,726,621	176,123	6,585	14,104,795	4,267,060	702,440	0	56,703	0	0	0	22,040,327
5.76%	%sector of county sector	2.74%	0.40%	0.01%	6.57%	9.48%	5.84%		0.00%				1.05%
	%sector of municipality	12.37%	0.80%	0.03%	64.00%	19.36%	3.19%		0.26%				100.00%
83	BYRON	745,053	553,276	79,618	2,889,192	1,932,472	0	0	0	0	0	0	6,199,611
1.65%	%sector of county sector	0.75%	1.25%	0.07%	1.35%	4.29%							0.29%
	%sector of municipality	12.02%	8.92%	1.28%	46.60%	31.17%							100.00%
92	CARLETON	1,159,632	363,553	1,991,237	2,897,477	4,081,074	0	0	106,758	0	40,348	0	10,640,079
1.83%	%sector of county sector	1.17%	0.82%	1.86%	1.35%	9.07%			0.01%		0.06%		0.51%
	%sector of municipality	10.90%	3.42%	18.71%	27.23%	38.36%			1.00%		0.38%		100.00%
224	CHESTER	1,441,625	509,879	64,487	5,604,831	3,040,845	0	0	388,531	0	24,619	0	11,074,817
4.45%	%sector of county sector	1.45%	1.16%	0.06%	2.61%	6.76%			0.03%		0.04%		0.53%
	%sector of municipality	13.02%	4.60%	0.58%	50.61%	27.46%			3.51%		0.22%		100.00%
319	DAVENPORT	2,667,490	1,816,753	6,777,744	9,294,693	3,134,653	0	0	307,191	0	142,593	0	24,141,117
6.34%	%sector of county sector	2.68%	4.12%	6.34%	4.33%	6.96%			0.02%		0.23%		1.15%
	%sector of municipality	11.05%	7.53%	28.08%	38.50%	12.98%			1.27%		0.59%		100.00%
752	DESHLER	345,884	1,352,801	158,195	27,397,019	3,440,699	0	0	5,822	0	0	0	32,700,420
14.94%	%sector of county sector	0.35%	3.06%	0.15%	12.77%	7.64%			0.00%				1.55%
	%sector of municipality	1.06%	4.14%	0.48%	83.78%	10.52%			0.02%				100.00%
30	GILEAD	3,560	8,581	321	668,805	26,188	0	0	48,876	0	0	0	756,331
0.60%	%sector of county sector	0.00%	0.02%	0.00%	0.31%	0.06%			0.00%				0.04%
	%sector of municipality	0.47%	1.13%	0.04%	88.43%	3.46%			6.46%				100.00%
1,458	HEBRON	5,054,723	3,013,494	209,179	68,712,226	13,533,270	2,686,096	0	303,533	0	347,229	0	93,859,750
28.96%	%sector of county sector	5.08%	6.83%	0.20%	32.03%	30.07%	22.34%		0.02%		0.55%		4.46%
	%sector of municipality	5.39%	3.21%	0.22%	73.21%	14.42%	2.86%		0.32%		0.37%		100.00%
63	HUBBELL	15,837	132,613	20,642	1,088,455	1,041,187	0	0	256,954	0	8,344	0	2,564,032
1.25%	%sector of county sector	0.02%	0.30%	0.02%	0.51%	2.31%			0.02%		0.01%		0.12%
	%sector of municipality	0.62%	5.17%	0.81%	42.45%	40.61%			10.02%		0.33%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,511	Total Municipalities	14,470,968	8,906,881	15,190,211	136,099,837	35,016,892	3,388,536	0	2,003,482	0	733,900	0	215,810,705
69.74%	%all municip.sectors of cnty	14.54%	20.18%	14.21%	63.43%	77.80%	28.19%		0.14%		1.16%		10.26%

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,144</b>	<b>Value : 2,158,537,608</b>	<b>Growth 12,198,388</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	298	1,018,278	7	129,025	39	509,921	344	1,657,224	
<b>02. Res Improve Land</b>	1,911	11,397,834	29	1,627,915	328	16,470,753	2,268	29,496,502	
<b>03. Res Improvements</b>	1,919	140,907,890	29	12,218,489	334	55,208,718	2,282	208,335,097	
<b>04. Res Total</b>	2,217	153,324,002	36	13,975,429	373	72,189,392	2,626	239,488,823	4,790,217
<b>% of Res Total</b>	84.42	64.02	1.37	5.84	14.20	30.14	42.74	11.09	39.27
<b>05. Com UnImp Land</b>	68	538,158	0	0	14	90,655	82	628,813	
<b>06. Com Improve Land</b>	352	3,122,886	0	0	28	1,662,020	380	4,784,906	
<b>07. Com Improvements</b>	361	40,388,549	0	0	42	6,446,196	403	46,834,745	
<b>08. Com Total</b>	429	44,049,593	0	0	56	8,198,871	485	52,248,464	3,778,602
<b>% of Com Total</b>	88.45	84.31	0.00	0.00	11.55	15.69	7.89	2.42	30.98
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	3	251,671	0	0	2	441,385	5	693,056	
<b>11. Ind Improvements</b>	3	2,997,835	0	0	2	8,191,951	5	11,189,786	
<b>12. Ind Total</b>	3	3,249,506	0	0	2	8,633,336	5	11,882,842	635
<b>% of Ind Total</b>	60.00	27.35	0.00	0.00	40.00	72.65	0.08	0.55	0.01
<b>13. Rec UnImp Land</b>	0	0	0	0	39	1,390,139	39	1,390,139	
<b>14. Rec Improve Land</b>	0	0	0	0	10	1,352,815	10	1,352,815	
<b>15. Rec Improvements</b>	0	0	0	0	10	384,299	10	384,299	
<b>16. Rec Total</b>	0	0	0	0	49	3,127,253	49	3,127,253	40,408
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.80	0.14	0.33
<b>Res &amp; Rec Total</b>	2,217	153,324,002	36	13,975,429	422	75,316,645	2,675	242,616,076	4,830,625
<b>% of Res &amp; Rec Total</b>	82.88	63.20	1.35	5.76	15.78	31.04	43.54	11.24	39.60
<b>Com &amp; Ind Total</b>	432	47,299,099	0	0	58	16,832,207	490	64,131,306	3,779,237
<b>% of Com &amp; Ind Total</b>	88.16	73.75	0.00	0.00	11.84	26.25	7.98	2.97	30.98
<b>17. Taxable Total</b>	2,649	200,623,101	36	13,975,429	480	92,148,852	3,165	306,747,382	8,609,862
<b>% of Taxable Total</b>	83.70	65.40	1.14	4.56	15.17	30.04	51.51	14.21	70.58

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	1,809,929	13,485,907	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	1,809,929	13,485,907
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	1,809,929	13,485,907

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	324	2	203	529

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	99	2,065,027	0	0	1,977	1,201,528,044	2,076	1,203,593,071
28. Ag-Improved Land	24	549,132	0	0	807	545,562,098	831	546,111,230
29. Ag Improvements	25	745,595	0	0	878	101,340,330	903	102,085,925

30. Ag Total				2,979	1,851,790,226
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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	2	0.00	23,483	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	4	1.02	5,610	0	0.00	0	
36. FarmSite Improv Land	23	16.71	91,905	0	0.00	0	
37. FarmSite Improvements	25	0.00	722,112	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	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	4	3.13	100,943	4	3.13	100,943	
32. HomeSite Improv Land	356	363.49	11,722,553	356	363.49	11,722,553	
33. HomeSite Improvements	351	0.00	50,478,291	353	0.00	50,501,774	1,168,421
34. HomeSite Total				<b>357</b>	<b>366.62</b>	<b>62,325,270</b>	
35. FarmSite UnImp Land	53	389.99	1,692,765	57	391.01	1,698,375	
36. FarmSite Improv Land	784	2,430.65	13,319,195	807	2,447.36	13,411,100	
37. FarmSite Improvements	866	0.00	50,862,039	891	0.00	51,584,151	2,420,105
38. FarmSite Total				<b>948</b>	<b>2,838.37</b>	<b>66,693,626</b>	
39. Road & Ditches	0	7,040.33	0	0	7,042.51	0	
40. Other- Non Ag Use	0	165.74	356,936	0	165.74	356,936	
41. Total Section VI				<b>1,305</b>	<b>10,413.24</b>	<b>129,375,832</b>	<b>3,588,526</b>

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	3,685,117	16	1,290.36	3,685,117

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	12,962.11	9.94%	98,512,036	10.40%	7,600.00
46. 1A	19,609.94	15.04%	146,094,331	15.42%	7,450.01
47. 2A1	56,604.37	43.42%	413,211,901	43.61%	7,300.00
48. 2A	13,612.85	10.44%	97,944,475	10.34%	7,195.00
49. 3A1	8,895.44	6.82%	63,513,450	6.70%	7,140.00
50. 3A	2,008.09	1.54%	14,036,559	1.48%	6,990.00
51. 4A1	8,444.92	6.48%	57,847,900	6.10%	6,850.02
52. 4A	8,234.43	6.32%	56,406,086	5.95%	6,850.03
<b>53. Total</b>	<b>130,372.15</b>	<b>100.00%</b>	<b>947,566,738</b>	<b>100.00%</b>	<b>7,268.17</b>
<b>Dry</b>					
54. 1D1	3,987.75	13.61%	19,340,684	14.26%	4,850.02
55. 1D	5,166.44	17.63%	25,057,476	18.47%	4,850.05
56. 2D1	9,495.86	32.40%	44,630,542	32.90%	4,700.00
57. 2D	4,026.83	13.74%	18,624,214	13.73%	4,625.03
58. 3D1	2,315.37	7.90%	10,187,628	7.51%	4,400.00
59. 3D	2.66	0.01%	11,438	0.01%	4,300.00
60. 4D1	2,711.86	9.25%	11,186,527	8.25%	4,125.04
61. 4D	1,600.81	5.46%	6,603,430	4.87%	4,125.06
<b>62. Total</b>	<b>29,307.58</b>	<b>100.00%</b>	<b>135,641,939</b>	<b>100.00%</b>	<b>4,628.22</b>
<b>Grass</b>					
63. 1G1	4,924.48	20.68%	8,938,178	22.49%	1,815.05
64. 1G	4,589.50	19.27%	3,954,151	9.95%	861.56
65. 2G1	8,804.05	36.97%	16,032,711	40.35%	1,821.06
66. 2G	114.69	0.48%	360,699	0.91%	3,144.99
67. 3G1	1,133.19	4.76%	2,142,991	5.39%	1,891.11
68. 3G	2,130.89	8.95%	3,824,962	9.63%	1,795.01
69. 4G1	310.90	1.31%	970,010	2.44%	3,120.01
70. 4G	1,807.02	7.59%	3,511,991	8.84%	1,943.53
<b>71. Total</b>	<b>23,814.72</b>	<b>100.00%</b>	<b>39,735,693</b>	<b>100.00%</b>	<b>1,668.53</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>130,372.15</b>	<b>70.64%</b>	<b>947,566,738</b>	<b>84.34%</b>	<b>7,268.17</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>29,307.58</b>	<b>15.88%</b>	<b>135,641,939</b>	<b>12.07%</b>	<b>4,628.22</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>23,814.72</b>	<b>12.90%</b>	<b>39,735,693</b>	<b>3.54%</b>	<b>1,668.53</b>
72. Waste	947.06	0.51%	331,512	0.03%	350.04
73. Other	128.63	0.07%	192,945	0.02%	1,500.00
74. Exempt	229.04	0.12%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>184,570.14</b>	<b>100.00%</b>	<b>1,123,468,827</b>	<b>100.00%</b>	<b>6,086.95</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,585.56	4.58%	9,830,472	4.97%	6,200.00
46. 1A	6,311.55	18.24%	38,184,950	19.29%	6,050.01
47. 2A1	9,099.72	26.30%	53,688,348	27.12%	5,900.00
48. 2A	7,012.43	20.27%	40,146,212	20.28%	5,725.01
49. 3A1	2,095.42	6.06%	11,734,352	5.93%	5,600.00
50. 3A	253.97	0.73%	1,371,438	0.69%	5,400.00
51. 4A1	4,722.26	13.65%	24,673,851	12.46%	5,225.01
52. 4A	3,512.51	10.15%	18,352,907	9.27%	5,225.01
<b>53. Total</b>	<b>34,593.42</b>	<b>100.00%</b>	<b>197,982,530</b>	<b>100.00%</b>	<b>5,723.13</b>
<b>Dry</b>					
54. 1D1	4,425.43	5.80%	20,910,190	6.27%	4,725.01
55. 1D	14,670.61	19.21%	69,318,742	20.77%	4,725.01
56. 2D1	18,890.16	24.74%	83,116,704	24.90%	4,400.00
57. 2D	19,201.28	25.14%	84,485,632	25.32%	4,400.00
58. 3D1	4,872.04	6.38%	20,828,032	6.24%	4,275.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,033.21	13.14%	38,628,144	11.57%	3,850.03
61. 4D	4,272.15	5.59%	16,448,051	4.93%	3,850.06
<b>62. Total</b>	<b>76,364.88</b>	<b>100.00%</b>	<b>333,735,495</b>	<b>100.00%</b>	<b>4,370.27</b>
<b>Grass</b>					
63. 1G1	5,922.62	12.22%	8,484,993	12.71%	1,432.64
64. 1G	7,829.55	16.16%	6,229,374	9.33%	795.62
65. 2G1	23,328.48	48.14%	33,517,009	50.20%	1,436.74
66. 2G	1,439.24	2.97%	2,978,882	4.46%	2,069.76
67. 3G1	3,671.42	7.58%	5,366,697	8.04%	1,461.75
68. 3G	3,750.49	7.74%	5,344,476	8.01%	1,425.01
69. 4G1	587.24	1.21%	1,761,720	2.64%	3,000.00
70. 4G	1,933.06	3.99%	3,077,838	4.61%	1,592.21
<b>71. Total</b>	<b>48,462.10</b>	<b>100.00%</b>	<b>66,760,989</b>	<b>100.00%</b>	<b>1,377.59</b>
<b>Irrigated Total</b>					
	34,593.42	21.52%	197,982,530	33.06%	5,723.13
<b>Dry Total</b>					
	76,364.88	47.50%	333,735,495	55.72%	4,370.27
<b>Grass Total</b>					
	48,462.10	30.15%	66,760,989	11.15%	1,377.59
72. Waste	1,332.85	0.83%	466,553	0.08%	350.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	397.43	0.25%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>160,753.25</b>	<b>100.00%</b>	<b>598,945,567</b>	<b>100.00%</b>	<b>3,725.87</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	78.59	570,026	0.00	0	164,886.98	1,144,979,242	164,965.57	1,145,549,268
<b>77. Dry Land</b>	351.72	1,591,996	0.00	0	105,320.74	467,785,438	105,672.46	469,377,434
<b>78. Grass</b>	251.30	349,503	0.00	0	72,025.52	106,147,179	72,276.82	106,496,682
<b>79. Waste</b>	14.62	5,119	0.00	0	2,265.29	792,946	2,279.91	798,065
<b>80. Other</b>	0.00	0	0.00	0	128.63	192,945	128.63	192,945
<b>81. Exempt</b>	0.37	0	5.88	0	620.22	0	626.47	0
<b>82. Total</b>	<b>696.23</b>	<b>2,516,644</b>	<b>0.00</b>	<b>0</b>	<b>344,627.16</b>	<b>1,719,897,750</b>	<b>345,323.39</b>	<b>1,722,414,394</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	164,965.57	47.77%	1,145,549,268	66.51%	6,944.17
<b>Dry Land</b>	105,672.46	30.60%	469,377,434	27.25%	4,441.81
<b>Grass</b>	72,276.82	20.93%	106,496,682	6.18%	1,473.46
<b>Waste</b>	2,279.91	0.66%	798,065	0.05%	350.04
<b>Other</b>	128.63	0.04%	192,945	0.01%	1,500.00
<b>Exempt</b>	626.47	0.18%	0	0.00%	0.00
<b>Total</b>	<b>345,323.39</b>	<b>100.00%</b>	<b>1,722,414,394</b>	<b>100.00%</b>	<b>4,987.83</b>

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	39	509,921	320	16,119,788	324	52,951,259	363	69,580,968	1,935,557
83.2 Alexandria	20	12,535	108	219,636	111	2,168,300	131	2,400,471	14,065
83.3 Belvidere	20	14,923	47	51,626	49	997,606	69	1,064,155	0
83.4 Bruning	20	73,702	162	608,598	162	15,881,502	182	16,563,802	684,634
83.5 Byron	2	2,433	75	169,101	76	2,858,633	78	3,030,167	91,051
83.6 Carleton	30	46,025	62	314,844	62	3,430,324	92	3,791,193	96,726
83.7 Chester	25	46,908	159	226,107	159	6,904,060	184	7,177,075	9,854
83.8 Davenport	32	54,447	183	475,917	183	11,915,457	215	12,445,821	191,173
83.9 Deshler	69	369,884	361	2,607,051	361	24,637,986	430	27,614,921	192,915
83.10 Deshler Com	0	0	1	806	1	7,717	1	8,523	0
83.11 Gilead	11	5,248	33	19,180	34	648,855	45	673,283	2,231
83.12 Hebron	55	375,864	665	6,672,968	666	70,392,955	721	77,441,787	382,488
83.13 Hebron Com	1	8,719	0	0	0	0	1	8,719	0
83.14 Hubbell	13	7,590	55	32,000	55	1,064,495	68	1,104,085	2,157
83.15 Recreational	34	1,218,585	8	1,255,751	8	378,643	42	2,852,979	40,408
83.16 Rural	5	171,554	10	448,029	12	2,263,115	17	2,882,698	1,074,837
83.17 Subdivision	7	129,025	29	1,627,915	29	12,218,489	36	13,975,429	112,529
84 Residential Total	383	3,047,363	2,278	30,849,317	2,292	208,719,396	2,675	242,616,076	4,830,625

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Alexandria Com	1	560	9	2,749	9	64,925	10	68,234	0
85.2	Belvidere Com	0	0	4	3,526	6	458,730	6	462,256	0
85.3	Bruning Com	3	17,327	32	349,497	33	7,097,942	36	7,464,766	0
85.4	Bruning Industrial	0	0	1	23,853	1	675,000	1	698,853	635
85.5	Byron Com	5	2,903	21	58,124	24	1,870,945	29	1,931,972	0
85.6	Carleton Com	4	2,398	12	332,788	13	3,744,741	17	4,079,927	0
85.7	Chester Com	4	13,989	30	70,913	30	3,010,478	34	3,095,380	54,535
85.8	Davenport Com	13	94,452	40	209,437	41	6,197,251	54	6,501,140	2,736,621
85.9	Deshler Com	11	79,871	57	450,627	57	3,076,056	68	3,606,554	166,147
85.10	Gilead Com	2	1,190	6	1,652	6	26,111	8	28,953	2,485
85.11	Hebron Com	20	293,700	132	1,583,812	133	13,481,573	153	15,359,085	41,180
85.12	Hebron Industrial	0	0	2	227,818	2	2,322,835	2	2,550,653	0
85.13	Hubbell Com	5	31,768	9	59,761	10	1,377,115	15	1,468,644	0
85.14	Rural	0	0	1	37,895	1	29,768	1	67,663	29,768
85.15	Rural Commercial	14	90,655	27	1,624,125	40	6,399,110	54	8,113,890	747,866
85.16	Rural Industrial	0	0	2	441,385	2	8,191,951	2	8,633,336	0
86	Commercial Total	82	628,813	385	5,477,962	408	58,024,531	490	64,131,306	3,779,237

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	4,851.36	25.75%	8,708,216	25.75%	1,795.01
88. 1G	568.20	3.02%	1,019,924	3.02%	1,795.01
89. 2G1	8,634.14	45.82%	15,498,347	45.82%	1,795.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,052.52	5.59%	1,889,283	5.59%	1,795.01
92. 3G	2,130.89	11.31%	3,824,962	11.31%	1,795.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,604.46	8.52%	2,880,006	8.52%	1,795.00
95. Total	18,841.57	100.00%	33,820,738	100.00%	1,795.01
<b>CRP</b>					
96. 1C1	73.12	7.31%	229,962	7.34%	3,144.99
97. 1C	48.80	4.88%	153,477	4.90%	3,145.02
98. 2C1	169.91	16.98%	534,364	17.05%	3,144.98
99. 2C	114.69	11.46%	360,699	11.51%	3,144.99
100. 3C1	80.67	8.06%	253,708	8.09%	3,145.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	310.90	31.07%	970,010	30.95%	3,120.01
103. 4C	202.56	20.24%	631,985	20.16%	3,119.99
104. Total	1,000.65	100.00%	3,134,205	100.00%	3,132.17
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	3,972.50	100.00%	2,780,750	100.00%	700.00
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	3,972.50	100.00%	2,780,750	100.00%	700.00
<hr/>					
Grass Total	18,841.57	79.12%	33,820,738	85.11%	1,795.01
CRP Total	1,000.65	4.20%	3,134,205	7.89%	3,132.17
Timber Total	3,972.50	16.68%	2,780,750	7.00%	700.00
<hr/>					
114. Market Area Total	23,814.72	100.00%	39,735,693	100.00%	1,668.53

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	5,893.98	14.90%	8,399,073	14.90%	1,425.03
88. 1G	594.66	1.50%	847,413	1.50%	1,425.04
89. 2G1	23,154.80	58.53%	32,995,969	58.53%	1,425.02
90. 2G	850.06	2.15%	1,211,342	2.15%	1,425.01
91. 3G1	3,585.77	9.06%	5,109,747	9.06%	1,425.01
92. 3G	3,750.49	9.48%	5,344,476	9.48%	1,425.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,727.86	4.37%	2,462,238	4.37%	1,425.02
95. Total	39,557.62	100.00%	56,370,258	100.00%	1,425.02
<b>CRP</b>					
96. 1C1	28.64	1.58%	85,920	1.58%	3,000.00
97. 1C	138.06	7.64%	414,180	7.64%	3,000.00
98. 2C1	173.68	9.61%	521,040	9.61%	3,000.00
99. 2C	589.18	32.59%	1,767,540	32.59%	3,000.00
100. 3C1	85.65	4.74%	256,950	4.74%	3,000.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	587.24	32.49%	1,761,720	32.49%	3,000.00
103. 4C	205.20	11.35%	615,600	11.35%	3,000.00
104. Total	1,807.65	100.00%	5,422,950	100.00%	3,000.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,096.83	100.00%	4,967,781	100.00%	700.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	7,096.83	100.00%	4,967,781	100.00%	700.00
<hr/>					
Grass Total	39,557.62	81.63%	56,370,258	84.44%	1,425.02
CRP Total	1,807.65	3.73%	5,422,950	8.12%	3,000.00
Timber Total	7,096.83	14.64%	4,967,781	7.44%	700.00
<hr/>					
114. Market Area Total	48,462.10	100.00%	66,760,989	100.00%	1,377.59

**2024 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

85 Thayer

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	214,551,683	239,488,823	24,937,140	11.62%	4,790,217	9.39%
02. Recreational	2,813,829	3,127,253	313,424	11.14%	40,408	9.70%
03. Ag-Homesite Land, Ag-Res Dwelling	57,568,214	62,325,270	4,757,056	8.26%	1,168,421	6.23%
<b>04. Total Residential (sum lines 1-3)</b>	<b>274,933,726</b>	<b>304,941,346</b>	<b>30,007,620</b>	<b>10.91%</b>	<b>5,999,046</b>	<b>8.73%</b>
05. Commercial	45,006,812	52,248,464	7,241,652	16.09%	3,778,602	7.69%
06. Industrial	12,021,872	11,882,842	-139,030	-1.16%	635	-1.16%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>57,028,684</b>	<b>64,131,306</b>	<b>7,102,622</b>	<b>12.45%</b>	<b>3,779,237</b>	<b>5.83%</b>
08. Ag-Farmsite Land, Outbuildings	62,972,067	66,693,626	3,721,559	5.91%	2,420,105	2.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	240,055	356,936	116,881	48.69%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>63,212,122</b>	<b>67,050,562</b>	<b>3,838,440</b>	<b>6.07%</b>	<b>2,420,105</b>	<b>2.24%</b>
12. Irrigated	991,183,470	1,145,549,268	154,365,798	15.57%		
13. Dryland	368,887,262	469,377,434	100,490,172	27.24%		
14. Grassland	97,551,316	106,496,682	8,945,366	9.17%		
15. Wasteland	570,475	798,065	227,590	39.89%		
16. Other Agland	192,945	192,945	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>1,458,385,468</b>	<b>1,722,414,394</b>	<b>264,028,926</b>	<b>18.10%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,853,560,000</b>	<b>2,158,537,608</b>	<b>304,977,608</b>	<b>16.45%</b>	<b>12,198,388</b>	<b>15.80%</b>



## 2024 Assessment Survey for Thayer County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$264,492
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$14,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$14,000; County general fund pays for a majority of the operating system and the assessor budget pays maintenance costs and specialized programs.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$4,000 is budgeted for class registration and fees. There is \$6,300 additional available for mileage, food, motels and other related expenses.
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$54,207.36 (A large portion of the unused budget is due to being 1 full-time employee short for a majority of the budget year.)

**B. Computer, Automation Information and GIS**

<b>1.</b>	<b>Administrative software:</b>
	Vanguard
<b>2.</b>	<b>CAMA software:</b>
	Vanguard
<b>3.</b>	<b>Personal Property software:</b>
	Vanguard
<b>4.</b>	<b>Are cadastral maps currently being used?</b>
	Yes. GIS generated cadastral are 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.
<b>5.</b>	<b>If so, who maintains the Cadastral Maps?</b>
	County Assessor and Office Staff
<b>6.</b>	<b>Does the county have GIS software?</b>
	Yes . ESRI ArcMap 10.7.1
<b>7.</b>	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes – thayer.gworks.com
<b>8.</b>	<b>Who maintains the GIS software and maps?</b>
	County Assessor and Office Staff
<b>9.</b>	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	FSA imagery through gWorks is utilized for agricultural land use, with the hope of adding EagleView in the future.
<b>10.</b>	<b>When was the aerial imagery last updated?</b>
	FSA imagery is typically updated every 2 years, the most recent update done in 2022. Homes/Acreages/Rural Commercial aerial photos were updated during late 2021 & early 2022.

**C. Zoning Information**

<b>1.</b>	<b>Does the county have zoning?</b>
	Yes
<b>2.</b>	<b>If so, is the zoning countywide?</b>

	Yes
<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Deshler and Hebron have their own city zoning departments, the remaining communities are under the jurisdiction of the County Zoning Administrator.
<b>4.</b>	<b>When was zoning implemented?</b>
	2002

#### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	ESRI ArcMap 10.7.1 via gWorks
<b>3.</b>	<b>Other services:</b>
	Radwen Inc. (Online Personal Property)

#### E. Appraisal /Listing Services

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	None.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	If outside appraisal assistance would be needed, it would be performed under contract.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county assessor prefers that the appraiser has professional certifications and credentials. The primary concern for the county assessor is that the appraiser has the experience working in the areas of mass appraisal, as well as produce accurate valuations and be able to defend those valuations.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2024 Residential Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	County Assessor and Office Staff																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td> <p>Hebron:                      Characteristics – Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits</p> </td> </tr> <tr> <td style="text-align: center;">2</td> <td> <p>Alexandria:                      Characteristics – No commercial businesses or services; Limited community infrastructure; Affiliated with Meridian Public School in Jefferson County; Location on Hwy 53 is quite a distance to schools, employment &amp; basic services</p> </td> </tr> <tr> <td style="text-align: center;">3</td> <td> <p>Belvidere:                      Characteristics – Two commercial businesses with no services; Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Location 1 mile east of Hwy 81 (some distance for services &amp; employment)</p> </td> </tr> <tr> <td style="text-align: center;">4</td> <td> <p>Bruning:                      Characteristics – Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st &amp; 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits</p> </td> </tr> <tr> <td style="text-align: center;">5</td> <td> <p>Byron:                      Characteristics – Few commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure, has strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border 1 mile south of Hwy 8, approximately 8 miles west of Hwy 81 (quite a distance for expanded services &amp; employment)</p> </td> </tr> <tr> <td style="text-align: center;">6</td> <td> <p>Carleton:                      Characteristics – Some commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure; Affiliated with Bruning-Davenport Unified Schools; Location along Hwy 4, approximately 6 miles west of Hwy 81 (some distance for expanded services &amp; employment)</p> </td> </tr> <tr> <td style="text-align: center;">7</td> <td> <p>Chester:                      Characteristics – Few commercial businesses and limited services, mostly agricultural based employment; Adequate community infrastructure, strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border - Hwy 81 runs directly east of the corporate limits (some distance for expanded services &amp; employment)</p> </td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	<p>Hebron:                      Characteristics – Good commercial businesses and services, county hospital, nursing home, assisted living; 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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.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The cost and sales comparison approaches; both are rooted in the analysis of the local market to determine market value of residential properties. There is not enough market data to utilize the income approach.
4.	<b>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?</b>

	The same physical depreciation tables are used, regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently for each assessor location.
<b>5.</b>	<b>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.</b>
	No, the same tables are used for physical depreciation regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately and the locational (economic) factors are developed independently.
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	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.
<b>7.</b>	<b>How are rural residential site values developed?</b>
	Since there are no sales of vacant land for acreage development in Thayer County, the rural residential site values are extrapolated from the 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. In 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. After discussion with local professionals, costs had an increase of approximately 10% in the past 12-18 months.
<b>8.</b>	<b>Are there form 191 applications on file?</b>
	All lots are valued using the same tables regardless of the improvement status.
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	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	2023	2020	2021	2021
2	2023	2020	2018	2018
3	2023	2020	2022	2022
4	2023	2020	2023	2023
5	2023	2020	2021	2020
6	2023	2020	2022	2022
7	2023	2020	2022	2022
8	2023	2020	2023	2023
9	2023	2020	2022	2019
10	2023	2020	2018	2018
11	2023	2020	2020	2020
12	2023	2020	2023	2019-2020-2023
13	2023	2020	2023	2019-2020-2023
14	2023	2020	2023	2019
AG	2023	2020	2023	2019-2020-2023
AG DW	2023	2020	2023	2019-2020-2023
AG OB	2023	2020	2023	2019-2020-2023

----Thayer County underwent a CAMA software conversion in 2023, converting from MIPS to Vanguard. Presently, valuation groups 1, 4, 6, 7, 8 & 11 all have Vanguard 2020 costing. Going forward, the Marshall Swift costs in use from the MIPS system will be replaced using the Vanguard CamaVision generated costs. These new costs will be applied as the inspection cycle is completed for all valuation groups. Residential costs are from the Vanguard 2020 cost manual, with local adjustments using map index numbers to calibrate the costs to each designated location. Due to the ability to index costs, they are essentially current on the date they are applied.

M = MIPS 2020 Costing V=Vanguard 2020 Costing

----The inspection reported in the grid reflects the year that the inspection took place, with implementation for use in the following year. The land value is either updated or affirmed at the time of inspection. In most cases, the lot study was done the same year as the inspection dates, however, lot studies may be conducted more often when deemed necessary by market activity.

---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 inspection dates since the county typically updates one township tier of the rural area per year. Presently, Township 1 has 2020 Vanguard costs, while Township 2, 3 & 4 have 2020 Marshall Swift costs.

## 2024 Commercial Assessment Survey for Thayer County

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

The same physical depreciation tables are used, regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently for each assessor location.

**6. Describe the methodology used to determine the commercial lot values.**

Commercial lot values are developed from analyzing the market, when possible. Except for Hebron, the most common practice in the small towns/villages is that the commercial lots tend to be valued similarly to the residential lots. There are few available sales, which have shown little, if any, difference based on commercial use. The primary consideration is that lot values are uniform. 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 Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2023	2020	2021	2021
2	2023	2020	2023	2023
3	2023	2020	2021	2019
4	2023	2020	2018-2023	2018-2023
5	2023	2020	2021-2023	2019-2021-2023

----The county has developed the valuation groups based on the original assessor locations. Commercial property inspections for each valuation group are conducted at the same time as the residential inspections.

----Thayer County underwent a CAMA software conversion in 2023, converting from MIPS to Vanguard. Currently, valuation group 2 & Davenport in valuation group 4, have Vanguard costing. See Residential comments for full description of conversion from Marshall Swift/MIPS to Vanguard

----The dates of the costing and the depreciation tables are the same for all assessor locations and commercial 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 2018 through 2023. They have been inspected by assessor location, so the actual dates are as follows: Belvidere, Chester and Carleton inspected in 2022; Davenport in 2023; Alexandria and Gilead in 2018; and Byron and Hubbell 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 2023 for use in tax year 2024 to coincide with the rural residential land value studies.

## 2024 Agricultural Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	County Assessor and Staff										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.</td> <td style="text-align: center;">2022</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.	2022	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.	2022
<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.	2022									
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.	2022									
	<p>No new GIS/FSA imagery was made available in 2023. 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 landowners listed on the well permits. CRP is monitored with FSA certifications, in conjunction with copies of CRP contracts confirming expiration dates. As CRP contracts expire, letters are sent out to property owners requesting information on the new contracts.</p>										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Rural residential and recreational land is identified following the guidelines of the Thayer County Agricultural/Horticultural Definition Policy. Recreational land is identified based on its present primary use.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>										
	Yes. The first acre of the home site on agricultural parcels is valued at \$32,500 and any residual acres (Building site) are valued at \$5,500. The first acre for the rural residential home site is also \$32,500, 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 \$3,575 for 6.01 acres or more.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										

	<p>Intensive use does not appear to affect values of adjacent ag land in Thayer County. Mid-America Feedyard, the only commercial cattle feedlot in the county, is located on land owned by the State of Nebraska Department of Aeronautics (former WWII air base) with a long-term lease. Wilke Farms, is a commercial hog operation in the southern part of the county. All other livestock buildings are a part of farmer-owned operations. There are no sales in the market to indicate any influence.</p> <p>For 2024, a land value of \$3,500 per acre is applied on the portions of these 2 parcels that are solely dedicated to the cattle/hog production, such as cattle lots &amp; hog buildings.</p>
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	<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 WRP acres, however, based on the encumbered present use of the land, the value is deemed to be more comparable to the recreational parcels. 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>
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	N/A – Thayer County does not have special value
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A – Thayer County does not have special value
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A – Thayer County does not have special value
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A – Thayer County does not have special value
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A – Thayer County does not have special value

# 2023



## Thayer County 3 Year Plan of Assessment

Amy C Peterson  
Thayer County Assessor

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## Statutory Requirement

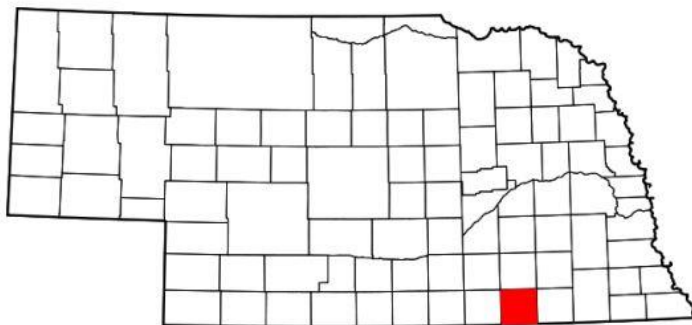
77-1311.02

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 2023 Reports & Opinions of the Property Tax Administrator.

With a total area of 574 square miles, Thayer County had 4,913 residents, per the Census Bureau Quick Facts for 2021, a 2% population decline from the 2020 U.S. Census. Reports indicated that 77% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts). The average residential home value is \$91,036 (2022 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 1,784, a 4% decrease. 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.

### 2023 Levels of Value

	Median	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	97%	15.68	106.71
Commercial	100%	23.80	110.33
Agricultural	73%	20.06	106.36

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

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

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

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

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

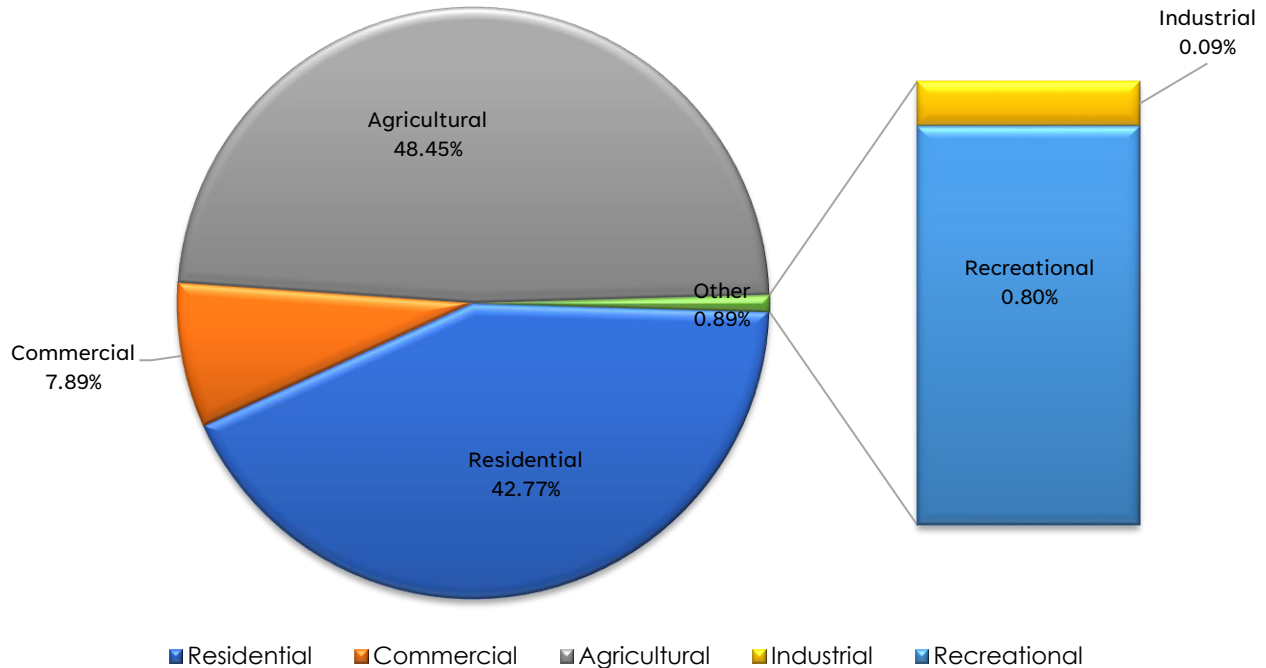
**Mean:** The sum of the ratios divided by the number of sales.

Per 2023 Thayer County Abstract of Assessment, the county consists of the following property types:

	Parcels	% of Total	Valuation	% of Taxable Value
Residential	2,622	42.77	214,631,493	11.58
Commercial	484	7.89	45,012,481	2.43
Industrial	5	0.09	12,021,872	0.65
Recreational	49	0.80	2,813,874	0.15
Agricultural	2,971	48.45	1,578,933,957	85.19
<b>Totals</b>	<b>6,131</b>	<b>100.00</b>	<b>\$ 1,853,413,677</b>	<b>100.00</b>



## Total Value Percentage per Property Type



Of the 2,622 residential (urban, acreages, subdivisions) records, 345 are unimproved. There are 484 commercial records, of which 80 are unimproved; 5 improved industrial records; 49 recreational records of which 39 are unimproved; and 2,971 agricultural records of which 2,061 are unimproved. Among the improved agricultural records are 354 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

This approach is best used for new construction. New cost index data (costing manuals) was implemented for 2021, while utilizing MIPS. The Vanguard Appraisals, Inc. costing manual will be phased into the county in conjunction with the statutory 6-year review cycle.

## Current Resources

### Staff

**Assessor** – Holds a State of Nebraska Assessor Certification-obtained August 2010-has taken 11.5 hours during the current 4-year education cycle beginning January 2023

**Deputy Assessor** – Holds a State of Nebraska Assessor Certification-obtained February 2018-has taken 3 hours of continuing education during the current 4-year education cycle beginning January 2023.

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

### Software & Equipment

Thayer County now utilizes CamaVision by Vanguard Appraisals, Inc., having previously used MIPS Assessment Package Version 3.0. 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 is currently being completed during 2022-2023 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. The Assessor is currently a member of the Nebraska Assessment Education and Certification Advisory Board that plans the annual assessor education offerings. 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 2022, we had 306 applicants, of which 282 were approved for some degree of exemption. Applications are still being accepted for 2023.

## **Permissive Exemptions**

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

## **Tax Increment Financing (TIF)**

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

## **Centrally Assessed Properties**

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

## **Taxing Districts and Tax Rates**

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

## **Tax List Corrections (Correction Book)**

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

## **Protest Process with County Board of Equalization**

June 1 starts the protest process for owners of real and personal property. As property owners call or come to the office, the Assessor and Office Staff explain the current

assessment actions for the valuation change, if a change occurred. The Assessor and Office Staff also explain the statutory requirements for assessed values. The Assessor prepares information for CBOE for each protest filed. This protest preparation includes on-site inspections of any residential or commercial parcel. Protests of agricultural parcels require review of the most recent FSA certification and map and an on-site inspection may also take place. The Assessor, and, 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 (2022 Review for Tax Year 2023)**

The Thayer County Assessor's Office's annual practice is to complete 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 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 2022: Belvidere, Carleton & Chester. An economic depreciation has been applied based on market.

Lot studies were conducted in all assessor locations. Lot value adjustments were noted necessary in multiple assessor locations as indicated in the table below. Acreage & farm home site land values were adjusted to \$30,000 for the 1st acre, building site acres remain at \$5,500. The first 6 acres of excess acreage land remains at \$5,500 with any additional acres of 6.01 or greater increasing to \$3,575 per acre value. Subdivision land values were increased to \$30,000 for the 1st acre, subdivision site values remain at \$7,000 with excess acres remaining at \$5,500.

### **Commercial Property**

On-site reviews were completed on all commercial sites in Belvidere, Carleton & Chester. Lot studies of all assessor locations was also conducted. As a result, Rural Commercial 1<sup>st</sup> acre values were adjusted in the same manner as the Acreage/Farm Home Site 1<sup>st</sup> acre

values. Commercial lot values were adjusted in Carleton, Chester & Deshler in the same manner as the residential lot values.

### **Agricultural Property**

A sales review and analysis is conducted each year. When this is complete, market areas are reviewed to determine if adjustments are needed. Both market areas had significant increases to the per acre values for all land classes due to volatile market activity. CRP owners with expiring contracts were contacted, in an effort, to verify any land use changes. Our office requested 2022 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 parcels with building permits or reported changes.

### **Recreational property**

The office continues to monitor recreational parcels in the county. Those parcels in which the primary use does **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels. There are no sales of recreational property in the current sales study period.

## **3 Year Appraisal Plan (For Tax Years 2024, 2025, 2026)**

### **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.

	4				3				2				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	
4	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	30
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31
	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	
3	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	30
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31
	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	
2	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	
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	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31
	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	
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	30
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31

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 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.

**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. Acreages and improved ag/rec parcels in Townships 1-1, 1-2, 1-3, and 1-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by assessor and staff.

**Commercial**

Bruning & Davenport will be reviewed 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.

### **2024 Review for 2025**

#### **Residential**

Alexandria & Gilead 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. Acreages and improved ag/rec parcels in Townships 2-1, 2-2, 2-3, and 2-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by assessor and staff.

#### **Commercial**

Alexandria & Gilead will be reviewed 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.

### **2025 Review for 2026**

#### **Residential**

Byron & Hubbell 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. Acreages and improved ag/rec parcels in Townships 3-1, 3-2, 3-3, and 3-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by assessor and staff.

#### **Commercial**

Byron, Hubbell & all grain facilities county-wide will be reviewed 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.

## 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

6/1/2023

Date