

NEBRASKA

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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

THOMAS COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Thomas 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 Thomas County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Lorissa Hartman, Thomas County Assessor

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Introduction

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.

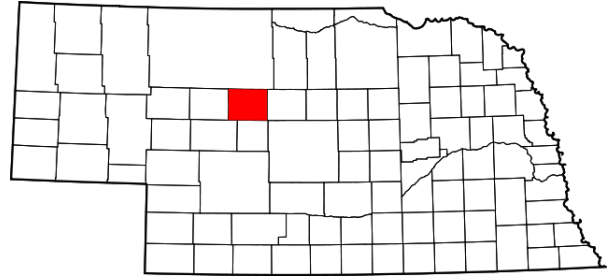
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

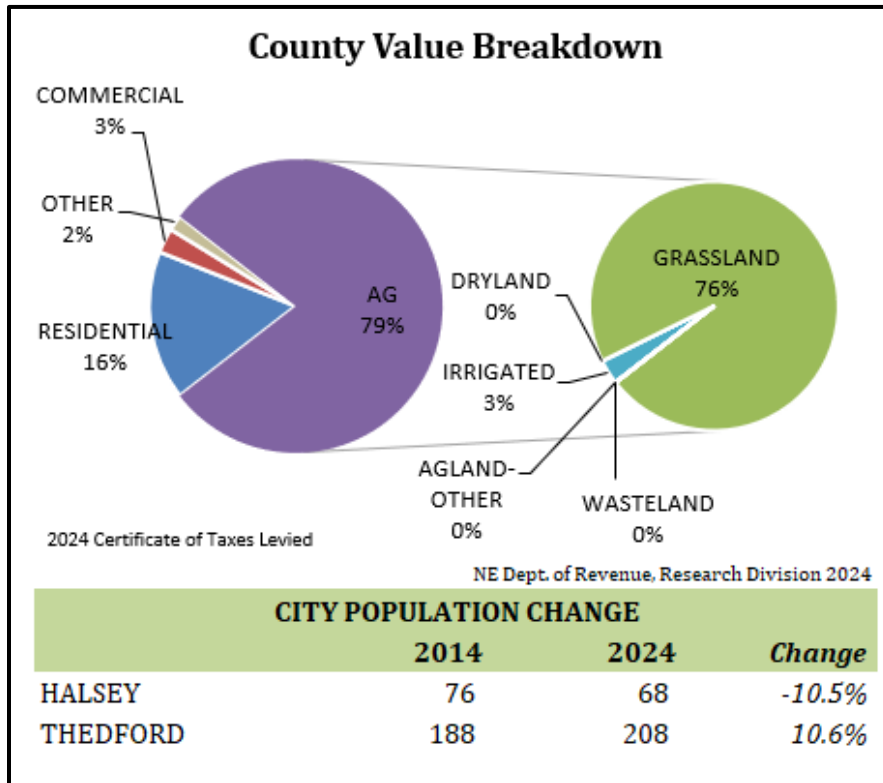
**Further information may be found in Exhibit 94*

County Overview

With a total area of 713 square miles, Thomas County has 677 residents, per the Census Bureau Quick Facts for 2023, a slight population increase over the 2020 U.S. Census. Reports indicate that 70% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$109,731 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thomas County are located in and around Thedford, the county seat. According to the latest information available from the U.S. Census Bureau, there are 25 employer establishments with total employment of 206, for a 22% increase in employment since the year 2019.



Agricultural land accounts for an overwhelming majority of the county's valuation base. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural use. Thomas County is included in the Upper Loup Natural Resources District (NRD).

The Nebraska National Forest, near Halsey, provides recreational opportunities and increased tourism to the county.

2025 Residential Correlation for Thomas County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales verification and qualification processes were reviewed with the county assessor. The Thomas County Assessor uses fewer sales than the statewide usability average for the residential class. An analysis of the sales roster was completed which indicated all arm's-length transactions were utilized for measurement purposes and disqualified sales showed valid descriptions for disqualification.

Residential properties are divided into three valuation groups: Thedford and Seneca, Middle Loup River, and rural residential, allowing for tailored valuation reflective of each area's specific characteristics.

The Thomas County Assessor is up to date on the six-year review and inspection cycle. With the assistance of Central Plains Valuation, LLC all reappraisal work is completed in a timely manner.

A current valuation methodology is on file.

2025 Residential Assessment Details for Thomas County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Thedford and Halsey	2023	2023	2023-*2024	2023	Halsey-10% increase
2	Rural Residential, Middle Loup, and Seneca	*2025	2023	2023	*2025	
<u>Additional comments:</u> Parcels along the Middle Loup River in Halsey received the land values of the Middle Loup River. Seneca Parcels were placed with Rural Residential parcels with an additional 25% economic. * = assessment action for current year						

Description of Analysis

A review of the statistical analysis shows 12 qualified sales for the residential statistics. Two measures of central tendency and the COD are within the acceptable range, while the weighted mean is low, and the PRD is high. Further analysis by valuation group shows that both valuation groups have a sufficient number of sales for measurement purposes and have a median within the acceptable range. An array of sales by incremental dollar ranges reflects a regressive pattern. The

2025 Residential Correlation for Thomas County

county assessor should adjust the valuation models in future years to place more value on characteristics that reflect higher end properties.

The comparison of the value changes between the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicates values changed in a manner consistent with the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

Based on the analysis and the assessment practices review, the quality of the assessment of residential property in Thomas County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	91.74	88.92	84.23	08.57	105.57
2	5	95.78	96.90	85.45	12.75	113.40
____ALL____	12	93.76	92.25	84.74	10.68	108.86

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thomas County is 94%.

2025 Commercial Correlation for Thomas County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

A review of the sales verification and qualification for Thomas County indicated that the commercial sales usability rate falls to the higher end of the statewide average. All commercial sales deemed non-qualified have valid reasons for their disqualification, and every arm's-length transaction is being used for measurement purposes.

The Thomas County Assessor has two valuation groups. Valuation Group 1 includes the Villages of Halsey, Seneca and Thedford while Valuation Group 2 includes rural parcels.

The county is up to date on the six-year inspection and review cycle. All reappraisal work including inspections for the county is completed by an outside appraiser. The county assessor assists with the depreciation table and costing using the Computer-Assisted Mass Appraisal (CAMA) system.

2025 Commercial Assessment Details for Thomas County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Thedford, Halsey, & Seneca	2023	2023	2023	2023	
2	Commercial Rural	2023	2023	2023	2023	
<u>Additional comments:</u> Only pick-up work was completed for the 2025 assessment year * = assessment action for current year						

Description of Analysis

Analysis of the commercial statistics shows three qualified sales for the current study period. All measures of central tendency and PRD are within the range while the COD is lower than expected for non-homogenous property. There were no commercial valuation changes in the current assessment year, and no sales that occurred after valuations were established for 2024. The low COD is a reflection of a reappraisal that was put on for 2024, and depreciation tables that were established with limited sales. The COD is not a realistic representation of the dispersion in the marketplace.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) is consistent with the minimal actions reported actions of the assessor.

2025 Commercial Correlation for Thomas County

Equalization and Quality of Assessment

A review of the county assessor's assessment practices indicates that the commercial property class in Thomas County is equalized, and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2	96.26	96.26	95.83	01.23	100.45
2	1	98.68	98.68	98.68	00.00	100.00
____ALL____	3	97.43	97.06	97.94	01.23	99.10

Level of Value

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

2025 Agricultural Correlation for Thomas County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

Sales verification and qualification review was completed for the agricultural class and the sales usability is above the statewide average. A review of the sales roster shows that all arm's-length transactions are used for measurement purposes. A detailed description is used for all disqualified sales.

There is one market area used to value agricultural land in Thomas County, which is largely grassland. A land use review is completed using aerial imagery. A contract appraisal firm is used for all inspection and reappraisal due to limited office staff.

2025 Agricultural Assessment Details for Thomas County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	*2025	2023	2023	*2025	
AB DW	Agricultural dwellings	*2025	2023	2023	*2025	
<u>Additional comments:</u> All rural properties were reinspected and revalued for the 2025 Assessment year * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2022	
<u>Additional comments:</u> pick-up work only			

Description of Analysis

A review of the statistical profile shows eight qualified sales for measurement purposes. The median is within the acceptable range and the COD supports its use as an indicator of the level of value; while the mean and weighted mean are low.

2025 Agricultural Correlation for Thomas County

Analysis of the 80% MLU by Market Area shows all sales are grassland sales. A comparison of agricultural values to neighboring counties support that the values are equalized.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports the reported actions of the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings in Thomas County are valued using the same assessment practices as rural residential and are equalized. Agricultural land values are equalized and comply with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Grass						
County	8	73.13	67.55	57.44	15.14	117.60
1	8	73.13	67.55	57.44	15.14	117.60
ALL	8	73.13	67.55	57.44	15.14	117.60

Level of Value

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

2025 Opinions of the Property Tax Administrator for Thomas County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Thomas County

Residential Real Property - Current

Number of Sales	12	Median	93.76
Total Sales Price	\$1,478,000	Mean	92.25
Total Adj. Sales Price	\$1,478,000	Wgt. Mean	84.74
Total Assessed Value	\$1,252,405	Average Assessed Value of the Base	\$54,623
Avg. Adj. Sales Price	\$123,167	Avg. Assessed Value	\$104,367

Confidence Interval - Current

95% Median C.I	81.95 to 99.44
95% Wgt. Mean C.I	75.58 to 93.90
95% Mean C.I	83.60 to 100.90
% of Value of the Class of all Real Property Value in the County	9.31
% of Records Sold in the Study Period	2.26
% of Value Sold in the Study Period	4.33

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	11	93	97.62
2023	12	93	93.12
2022	12	94	94.19
2021	16	96	95.70

2025 Commission Summary for Thomas County

Commercial Real Property - Current

Number of Sales	3	Median	97.43
Total Sales Price	\$363,000	Mean	97.06
Total Adj. Sales Price	\$363,000	Wgt. Mean	97.94
Total Assessed Value	\$355,540	Average Assessed Value of the Base	\$103,544
Avg. Adj. Sales Price	\$121,000	Avg. Assessed Value	\$118,513

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	92.51 to 101.61
% of Value of the Class of all Real Property Value in the County	2.76
% of Records Sold in the Study Period	3.61
% of Value Sold in the Study Period	4.14

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	10	100	96.88
2023	9	100	94.19
2022	9	100	94.19
2021	0	100	00.00

86 Thomas**RESIDENTIAL****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 12
 Total Sales Price : 1,478,000
 Total Adj. Sales Price : 1,478,000
 Total Assessed Value : 1,252,405
 Avg. Adj. Sales Price : 123,167
 Avg. Assessed Value : 104,367

MEDIAN : 94
 WGT. MEAN : 85
 MEAN : 92
 COD : 10.68
 PRD : 108.86

COV : 14.76
 STD : 13.62
 Avg. Abs. Dev : 10.01
 MAX Sales Ratio : 121.20
 MIN Sales Ratio : 69.94

95% Median C.I. : 81.95 to 99.44
 95% Wgt. Mean C.I. : 75.58 to 93.90
 95% Mean C.I. : 83.60 to 100.90

*Printed:3/26/2025 12:21:40PM***DATE OF SALE ***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Qtrts____											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	1	95.93	95.93	95.93	00.00	100.00	95.93	95.93	N/A	20,000	19,185
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	2	94.37	94.37	94.97	05.37	99.37	89.30	99.44	N/A	80,500	76,448
01-OCT-23 To 31-DEC-23	2	89.12	89.12	81.02	16.36	110.00	74.54	103.70	N/A	225,000	182,298
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	3	85.95	87.89	85.26	05.36	103.08	81.95	95.78	N/A	118,167	100,747
01-JUL-24 To 30-SEP-24	4	94.62	95.09	83.96	15.06	113.26	69.94	121.20	N/A	123,125	103,373
____Study Yrs____											
01-OCT-22 To 30-SEP-23	3	95.93	94.89	95.07	03.52	99.81	89.30	99.44	N/A	60,333	57,360
01-OCT-23 To 30-SEP-24	9	91.74	91.37	83.29	12.81	109.70	69.94	121.20	74.54 to 103.70	144,111	120,036
____Calendar Yrs____											
01-JAN-23 To 31-DEC-23	5	95.93	92.58	85.05	08.19	108.85	74.54	103.70	N/A	126,200	107,335
____ALL____	12	93.76	92.25	84.74	10.68	108.86	69.94	121.20	81.95 to 99.44	123,167	104,367

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	91.74	88.92	84.23	08.57	105.57	69.94	99.44	69.94 to 99.44	123,500	104,026
2	5	95.78	96.90	85.45	12.75	113.40	74.54	121.20	N/A	122,700	104,844
____ALL____	12	93.76	92.25	84.74	10.68	108.86	69.94	121.20	81.95 to 99.44	123,167	104,367

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	12	93.76	92.25	84.74	10.68	108.86	69.94	121.20	81.95 to 99.44	123,167	104,367
06											
07											
____ALL____	12	93.76	92.25	84.74	10.68	108.86	69.94	121.20	81.95 to 99.44	123,167	104,367

86 Thomas
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 12	MEDIAN : 94	COV : 14.76	95% Median C.I. : 81.95 to 99.44
Total Sales Price : 1,478,000	WGT. MEAN : 85	STD : 13.62	95% Wgt. Mean C.I. : 75.58 to 93.90
Total Adj. Sales Price : 1,478,000	MEAN : 92	Avg. Abs. Dev : 10.01	95% Mean C.I. : 83.60 to 100.90
Total Assessed Value : 1,252,405			
Avg. Adj. Sales Price : 123,167	COD : 10.68	MAX Sales Ratio : 121.20	
Avg. Assessed Value : 104,367	PRD : 108.86	MIN Sales Ratio : 69.94	

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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	1	95.93	95.93	95.93	00.00	100.00	95.93	95.93	N/A	20,000	19,185
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	12	93.76	92.25	84.74	10.68	108.86	69.94	121.20	81.95 to 99.44	123,167	104,367
Greater Than 14,999	12	93.76	92.25	84.74	10.68	108.86	69.94	121.20	81.95 to 99.44	123,167	104,367
Greater Than 29,999	11	91.74	91.91	84.58	11.49	108.67	69.94	121.20	74.54 to 103.70	132,545	112,111
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	95.93	95.93	95.93	00.00	100.00	95.93	95.93	N/A	20,000	19,185
30,000 TO 59,999	1	121.20	121.20	121.20	00.00	100.00	121.20	121.20	N/A	30,000	36,360
60,000 TO 99,999	5	95.78	93.59	93.81	04.53	99.77	85.95	99.44	N/A	76,100	71,387
100,000 TO 149,999	2	97.72	97.72	96.62	06.12	101.14	91.74	103.70	N/A	122,500	118,363
150,000 TO 249,999	2	75.95	75.95	75.65	07.91	100.40	69.94	81.95	N/A	226,250	171,153
250,000 TO 499,999	1	74.54	74.54	74.54	00.00	100.00	74.54	74.54	N/A	350,000	260,895
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	12	93.76	92.25	84.74	10.68	108.86	69.94	121.20	81.95 to 99.44	123,167	104,367

86 Thomas
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 3
 Total Sales Price : 363,000
 Total Adj. Sales Price : 363,000
 Total Assessed Value : 355,540
 Avg. Adj. Sales Price : 121,000
 Avg. Assessed Value : 118,513

MEDIAN : 97
 WGT. MEAN : 98
 MEAN : 97

 COD : 01.23
 PRD : 99.10

COV : 01.89
 STD : 01.83
 Avg. Abs. Dev : 01.20

 MAX Sales Ratio : 98.68
 MIN Sales Ratio : 95.08

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 92.51 to 101.61

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	1	95.08	95.08	95.08	00.00	100.00	95.08	95.08	N/A	64,000	60,850
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	30,000	29,230
01-JAN-24 To 31-MAR-24	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	269,000	265,460
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	1	95.08	95.08	95.08	00.00	100.00	95.08	95.08	N/A	64,000	60,850
01-OCT-22 To 30-SEP-23											
01-OCT-23 To 30-SEP-24	2	98.06	98.06	98.56	00.64	99.49	97.43	98.68	N/A	149,500	147,345
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	1	95.08	95.08	95.08	00.00	100.00	95.08	95.08	N/A	64,000	60,850
01-JAN-23 To 31-DEC-23	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	30,000	29,230
<u>ALL</u>	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	2	96.26	96.26	95.83	01.23	100.45	95.08	97.43	N/A	47,000	45,040
2	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	269,000	265,460
<u>ALL</u>	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513

86 Thomas
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 3	MEDIAN : 97	COV : 01.89	95% Median C.I. : N/A
Total Sales Price : 363,000	WGT. MEAN : 98	STD : 01.83	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 363,000	MEAN : 97	Avg. Abs. Dev : 01.20	95% Mean C.I. : 92.51 to 101.61
Total Assessed Value : 355,540			
Avg. Adj. Sales Price : 121,000	COD : 01.23	MAX Sales Ratio : 98.68	
Avg. Assessed Value : 118,513	PRD : 99.10	MIN Sales Ratio : 95.08	

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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	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513
04											
____ALL____	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
____Ranges Excl. Low \$____											
Greater Than 4,999	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513
Greater Than 14,999	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513
Greater Than 29,999	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	30,000	29,230
60,000 TO 99,999	1	95.08	95.08	95.08	00.00	100.00	95.08	95.08	N/A	64,000	60,850
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	269,000	265,460
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 +											
____ALL____	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513

86 Thomas
COMMERCIAL

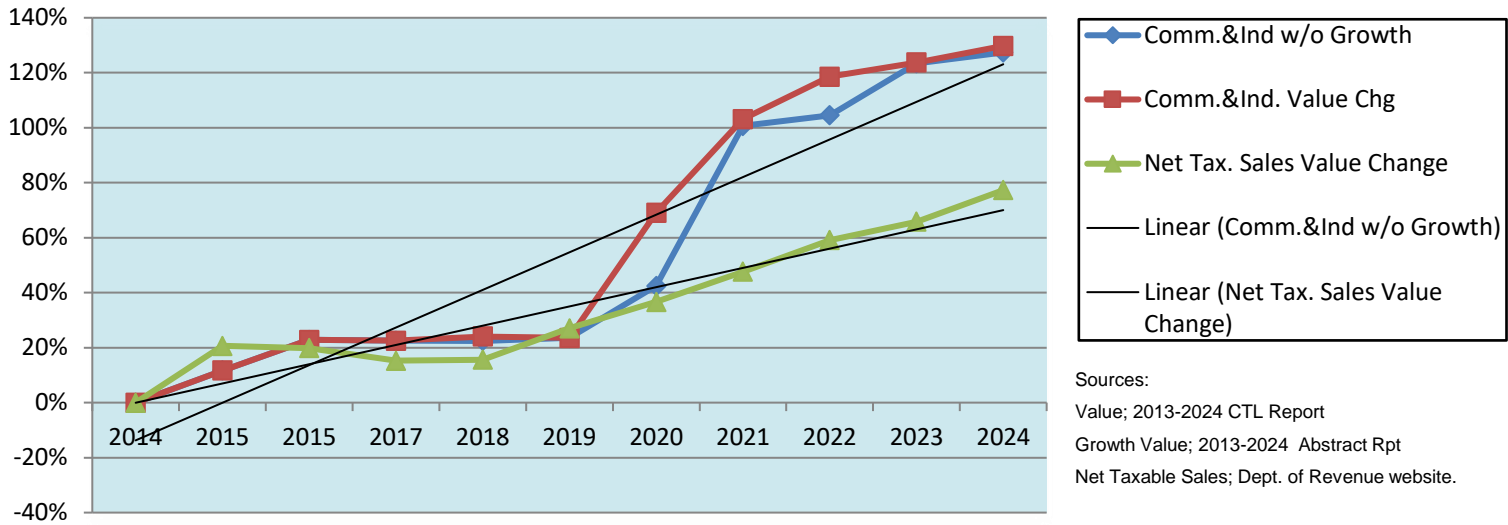
PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 3	MEDIAN : 97	COV : 01.89	95% Median C.I. : N/A
Total Sales Price : 363,000	WGT. MEAN : 98	STD : 01.83	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 363,000	MEAN : 97	Avg. Abs. Dev : 01.20	95% Mean C.I. : 92.51 to 101.61
Total Assessed Value : 355,540			
Avg. Adj. Sales Price : 121,000	COD : 01.23	MAX Sales Ratio : 98.68	
Avg. Assessed Value : 118,513	PRD : 99.10	MIN Sales Ratio : 95.08	Printed:3/26/2025 12:21:42PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
353	2	96.26	96.26	95.83	01.23	100.45	95.08	97.43	N/A	47,000	45,040
406	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	269,000	265,460
____ALL____	3	97.43	97.06	97.94	01.23	99.10	95.08	98.68	N/A	121,000	118,513

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
2013	\$ 3,048,210	\$ 52,800	1.73%	\$ 2,995,410		\$ 5,719,728	
2014	\$ 3,404,317	\$ -	0.00%	\$ 3,404,317	11.68%	\$ 6,902,091	20.67%
2015	\$ 3,744,628	\$ -	0.00%	\$ 3,744,628	10.00%	\$ 6,852,876	-0.71%
2015	\$ 3,734,912	\$ -	0.00%	\$ 3,734,912	-0.26%	\$ 6,591,949	-3.81%
2017	\$ 3,782,437	\$ 49,850	1.32%	\$ 3,732,587	-0.06%	\$ 6,611,998	0.30%
2018	\$ 3,765,779	\$ -	0.00%	\$ 3,765,779	-0.44%	\$ 7,264,815	9.87%
2019	\$ 5,155,328	\$ 811,795	15.75%	\$ 4,343,533	15.34%	\$ 7,816,194	7.59%
2020	\$ 6,193,129	\$ 76,960	1.24%	\$ 6,116,169	18.64%	\$ 8,445,701	8.05%
2021	\$ 6,662,638	\$ 428,405	6.43%	\$ 6,234,233	0.66%	\$ 9,101,558	7.77%
2022	\$ 6,819,159	\$ 8,980	0.13%	\$ 6,810,179	2.21%	\$ 9,484,681	4.21%
2023	\$ 7,003,938	\$ 72,885	1.04%	\$ 6,931,053	1.64%	\$ 10,140,538	6.91%
2024	\$ 8,603,800	\$ 77,225	0.90%	\$ 8,526,575	21.74%	\$ 9,820,754	-3.15%
Ann %chg	9.72%			Average	7.38%	3.59%	5.25%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	11.68%	11.68%	20.67%
2015	22.85%	22.85%	19.81%
2016	22.53%	22.53%	15.25%
2017	22.45%	24.09%	15.60%
2018	23.54%	23.54%	27.01%
2019	42.49%	69.13%	36.65%
2020	100.65%	103.17%	47.66%
2021	104.52%	118.58%	59.13%
2022	123.42%	123.71%	65.82%
2023	127.38%	129.77%	77.29%
2024	179.72%	182.26%	71.70%

County Number	86
County Name	Thomas

86 Thomas
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 8	MEDIAN : 73	COV : 21.41	95% Median C.I. : 40.31 to 80.18
Total Sales Price : 8,106,745	WGT. MEAN : 57	STD : 14.46	95% Wgt. Mean C.I. : 17.48 to 97.40
Total Adj. Sales Price : 8,106,745	MEAN : 68	Avg. Abs. Dev : 11.07	95% Mean C.I. : 55.46 to 79.64
Total Assessed Value : 4,656,340			
Avg. Adj. Sales Price : 1,013,343	COD : 15.14	MAX Sales Ratio : 80.18	
Avg. Assessed Value : 582,043	PRD : 117.60	MIN Sales Ratio : 40.31	

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	1	70.79	70.79	70.79	00.00	100.00	70.79	70.79	N/A	698,025	494,135
01-JAN-22 To 31-MAR-22	1	75.46	75.46	75.46	00.00	100.00	75.46	75.46	N/A	725,000	547,095
01-APR-22 To 30-JUN-22	1	80.18	80.18	80.18	00.00	100.00	80.18	80.18	N/A	650,000	521,200
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	2	48.80	48.80	42.65	17.40	114.42	40.31	57.28	N/A	2,092,354	892,285
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	2	68.14	68.14	70.10	15.60	97.20	57.51	78.77	N/A	858,506	601,823
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	1	80.07	80.07	80.07	00.00	100.00	80.07	80.07	N/A	132,000	105,695
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	3	75.46	75.48	75.37	04.15	100.15	70.79	80.18	N/A	691,008	520,810
01-OCT-22 To 30-SEP-23	4	57.40	58.47	50.63	16.85	115.48	40.31	78.77	N/A	1,475,430	747,054
01-OCT-23 To 30-SEP-24	1	80.07	80.07	80.07	00.00	100.00	80.07	80.07	N/A	132,000	105,695
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	4	66.37	63.31	51.31	21.86	123.39	40.31	80.18	N/A	1,389,927	713,216
01-JAN-23 To 31-DEC-23	2	68.14	68.14	70.10	15.60	97.20	57.51	78.77	N/A	858,506	601,823
<u>ALL</u>	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043
<u>ALL</u>	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043

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
<u>Grass</u>											
County	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043
1	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043
<u>ALL</u>	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043

86 Thomas
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 8	MEDIAN : 73	COV : 21.41	95% Median C.I. : 40.31 to 80.18
Total Sales Price : 8,106,745	WGT. MEAN : 57	STD : 14.46	95% Wgt. Mean C.I. : 17.48 to 97.40
Total Adj. Sales Price : 8,106,745	MEAN : 68	Avg. Abs. Dev : 11.07	95% Mean C.I. : 55.46 to 79.64
Total Assessed Value : 4,656,340			
Avg. Adj. Sales Price : 1,013,343	COD : 15.14	MAX Sales Ratio : 80.18	
Avg. Assessed Value : 582,043	PRD : 117.60	MIN Sales Ratio : 40.31	

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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
____ Grass ____											
County	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043
1	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043
____ ALL ____	8	73.13	67.55	57.44	15.14	117.60	40.31	80.18	40.31 to 80.18	1,013,343	582,043

Thomas County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Cherry	1	3,000	2,999	n/a	2,989	3,000	3,000	2,998	3,000	2,996
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Custer	2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Logan	1	4,250	4,250	4,000	4,000	3,400	3,400	3,000	3,000	3,668
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	2,100
Hooker	1	n/a	n/a	n/a	1,950	1,950	1,950	1,950	1,950	1,950

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Cherry	1	n/a	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	650	650
Custer	2	n/a	610	n/a	599	599	n/a	n/a	599	603
Logan	1	n/a	1,499	1,498	1,498	1,404	1,404	1,258	1,258	1,418
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

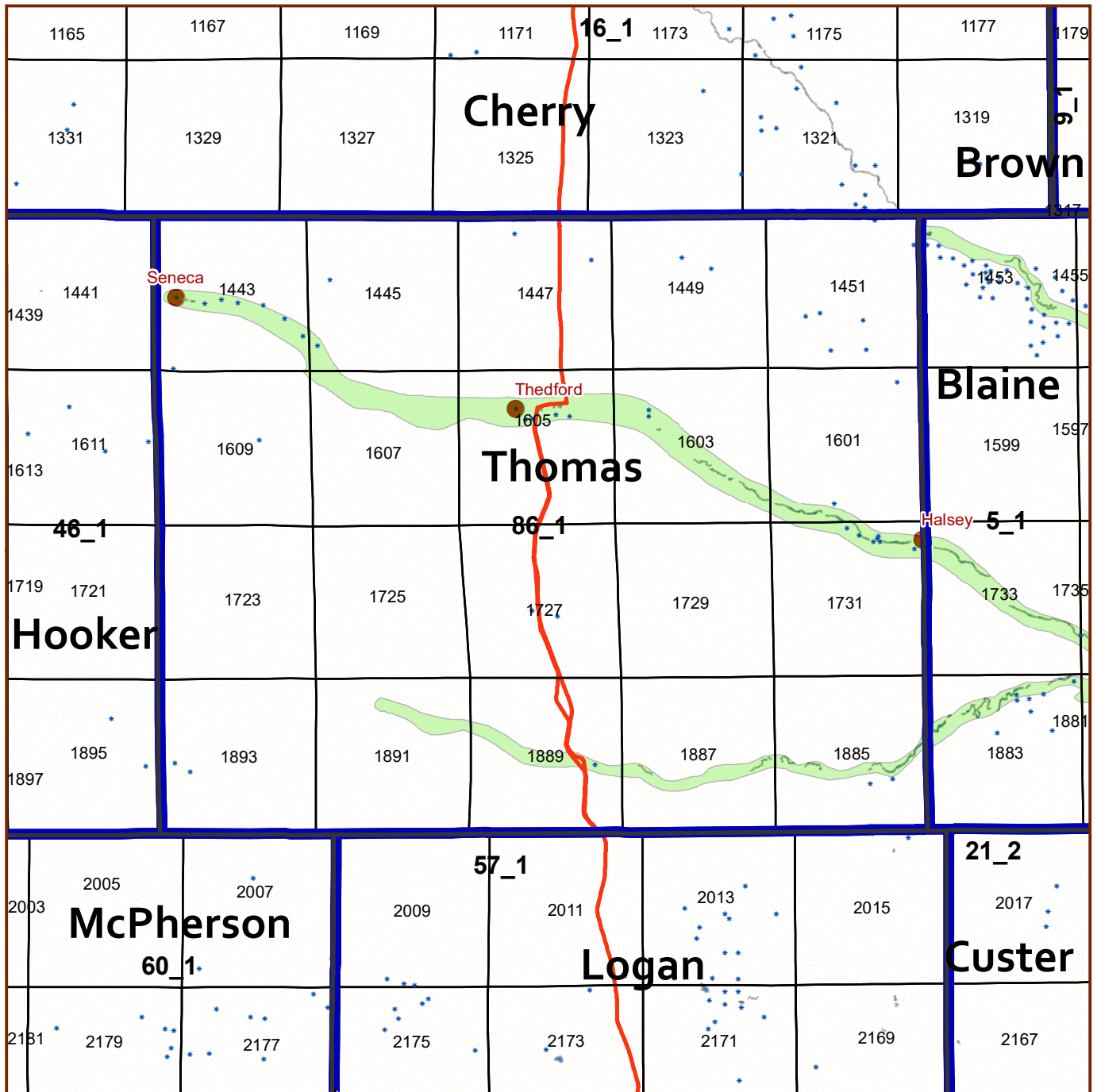
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thomas	1	650	650	650	650	650	650	650	650	650
Cherry	1	739	730	730	730	730	600	560	560	615
Blaine	2	680	680	680	680	650	650	650	650	655
Custer	2	719	606	615	596	555	650	n/a	n/a	647
Logan	1	688	685	685	685	685	685	685	n/a	686
McPherson	1	670	670	670	670	670	670	670	670	670
Hooker	1	656	656	656	656	656	656	656	656	656

County	Mkt Area	CRP	TIMBER	WASTE
Thomas	1	n/a	n/a	150
Cherry	1	1,000	n/a	100
Blaine	2	n/a	n/a	25
Custer	2	n/a	n/a	40
Logan	1	685	n/a	15
McPherson	1	725	n/a	10
Hooker	1	n/a	n/a	9

Source: 2025 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.

THOMAS COUNTY



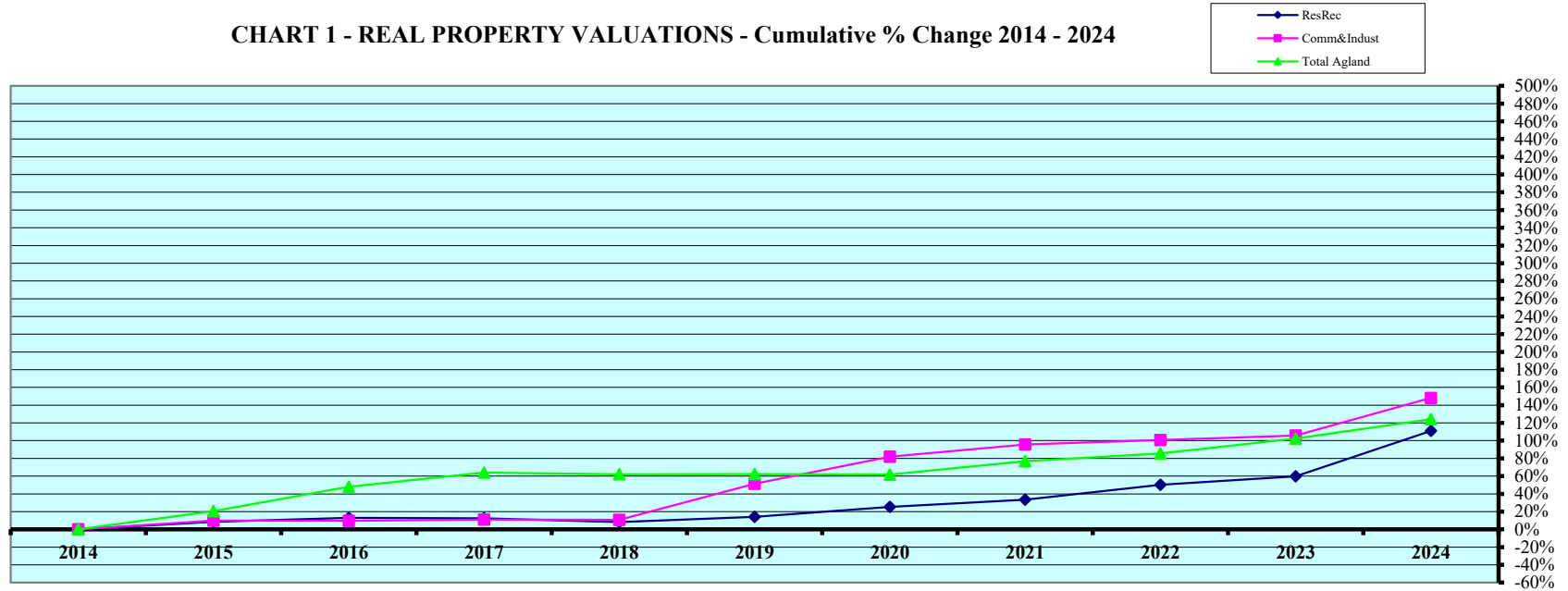
Legend

- 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 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	13,110,899	-	-	-	3,404,317	-	-	-	108,920,243	-	-	-
2015	14,216,734	1,105,835	8.43%	8.43%	3,744,628	340,311	10.00%	10.00%	131,285,700	22,365,457	20.53%	20.53%
2016	14,794,277	577,543	4.06%	12.84%	3,734,912	-9,716	-0.26%	9.71%	161,293,157	30,007,457	22.86%	48.08%
2017	14,742,747	-51,530	-0.35%	12.45%	3,782,437	47,525	1.27%	11.11%	178,695,541	17,402,384	10.79%	64.06%
2018	14,196,423	-546,324	-3.71%	8.28%	3,765,779	-16,658	-0.44%	10.62%	176,601,814	-2,093,727	-1.17%	62.14%
2019	14,966,513	770,090	5.42%	14.15%	5,155,328	1,389,549	36.90%	51.44%	176,782,622	180,808	0.10%	62.30%
2020	16,420,338	1,453,825	9.71%	25.24%	6,193,129	1,037,801	20.13%	81.92%	176,151,095	-631,527	-0.36%	61.72%
2021	17,504,596	1,084,258	6.60%	33.51%	6,662,638	469,509	7.58%	95.71%	192,569,920	16,418,825	9.32%	76.80%
2022	19,695,536	2,190,940	12.52%	50.22%	6,831,734	169,096	2.54%	100.68%	202,157,249	9,587,329	4.98%	85.60%
2023	20,961,958	1,266,422	6.43%	59.88%	7,006,444	174,710	2.56%	105.81%	220,334,995	18,177,746	8.99%	102.29%
2024	27,661,740	6,699,782	31.96%	110.98%	8,449,125	1,442,681	20.59%	148.19%	244,147,000	23,812,005	10.81%	124.15%

Rate Annual %chg: Residential & Recreational **7.75%**

Commercial & Industrial **9.52%**

Agricultural Land **8.41%**

Cnty# **86**
County **THOMAS**

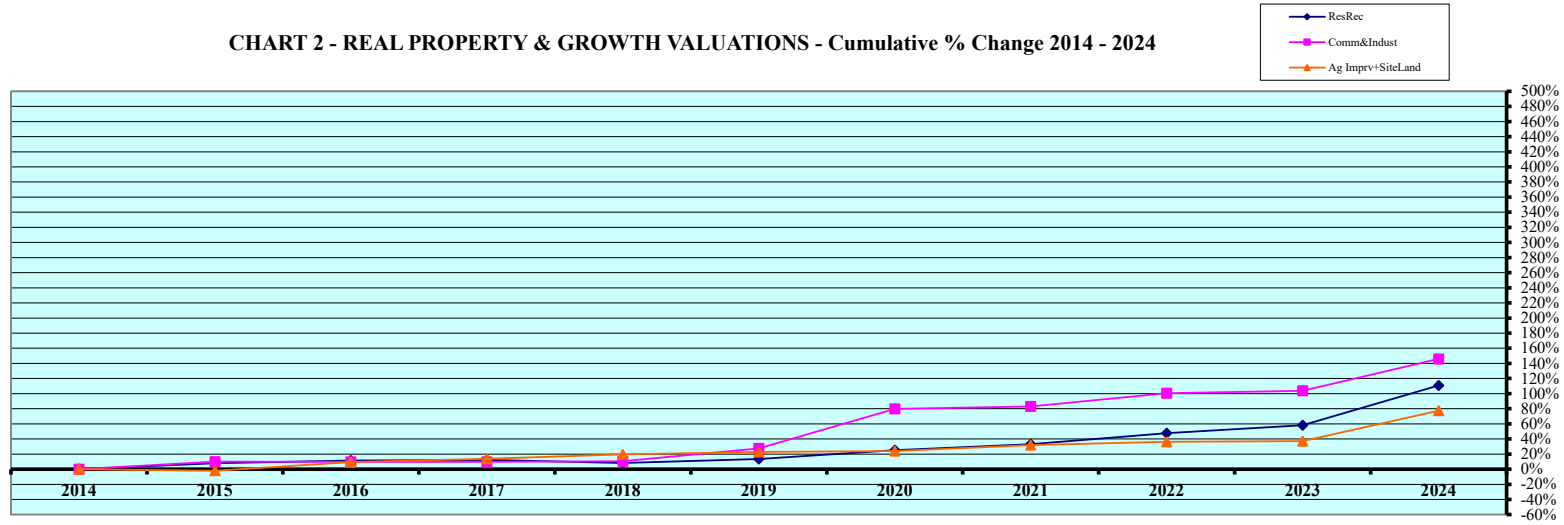
CHART 1

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

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	13,110,899	193,325	1.47%	12,917,574	--	--	3,404,317	0	0.00%	3,404,317	--	--
2015	14,216,734	51,260	0.36%	14,165,474	8.04%	8.04%	3,744,628	0	0.00%	3,744,628	10.00%	10.00%
2016	14,794,277	178,660	1.21%	14,615,617	2.81%	11.48%	3,734,912	0	0.00%	3,734,912	-0.26%	9.71%
2017	14,742,747	34,060	0.23%	14,708,687	-0.58%	12.19%	3,782,437	49,850	1.32%	3,732,587	-0.06%	9.64%
2018	14,196,423	14,330	0.10%	14,182,093	-3.80%	8.17%	3,765,779	0	0.00%	3,765,779	-0.44%	10.62%
2019	14,966,513	102,505	0.68%	14,864,008	4.70%	13.37%	5,155,328	811,795	15.75%	4,343,533	15.34%	27.59%
2020	16,420,338	0	0.00%	16,420,338	9.71%	25.24%	6,193,129	76,960	1.24%	6,116,169	18.64%	79.66%
2021	17,504,596	58,155	0.33%	17,446,441	6.25%	33.07%	6,662,638	428,405	6.43%	6,234,233	0.66%	83.13%
2022	19,695,536	343,658	1.74%	19,351,878	10.55%	47.60%	6,831,734	8,980	0.13%	6,822,754	2.40%	100.41%
2023	20,961,958	230,905	1.10%	20,731,053	5.26%	58.12%	7,006,444	72,885	1.04%	6,933,559	1.49%	103.67%
2024	27,661,740	21,715	0.08%	27,640,025	31.86%	110.82%	8,449,125	77,225	0.91%	8,371,900	19.49%	145.92%
Rate Ann%chg	7.75%	Resid & Recreat w/o growth				7.48%	9.52%	C & I w/o growth				6.73%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	12,639,235	3,003,480	15,642,715	399,685	2.56%	15,243,030	--	--
2015	13,600,915	3,204,985	16,805,900	1,496,665	8.91%	15,309,235	-2.13%	-2.13%
2016	14,245,140	3,228,955	17,474,095	343,725	1.97%	17,130,370	1.93%	9.51%
2017	14,848,085	3,272,035	18,120,120	306,325	1.69%	17,813,795	1.94%	13.88%
2018	15,435,815	3,350,495	18,786,310	89,725	0.48%	18,696,585	3.18%	19.52%
2019	15,895,535	3,395,355	19,290,890	70,470	0.37%	19,220,420	2.31%	22.87%
2020	16,153,570	3,452,555	19,606,125	195,435	1.00%	19,410,690	0.62%	24.09%
2021	17,121,630	3,649,085	20,770,715	152,705	0.74%	20,618,010	5.16%	31.81%
2022	17,806,820	3,635,845	21,442,665	120,965	0.56%	21,321,700	2.65%	36.30%
2023	18,367,695	3,633,285	22,000,980	563,300	2.56%	21,437,680	-0.02%	37.05%
2024	23,299,420	5,308,365	28,607,785	857,490	3.00%	27,750,295	26.13%	77.40%
Rate Ann%chg	6.31%	5.86%	6.22%	Ag Imprv+Site w/o growth			4.18%	

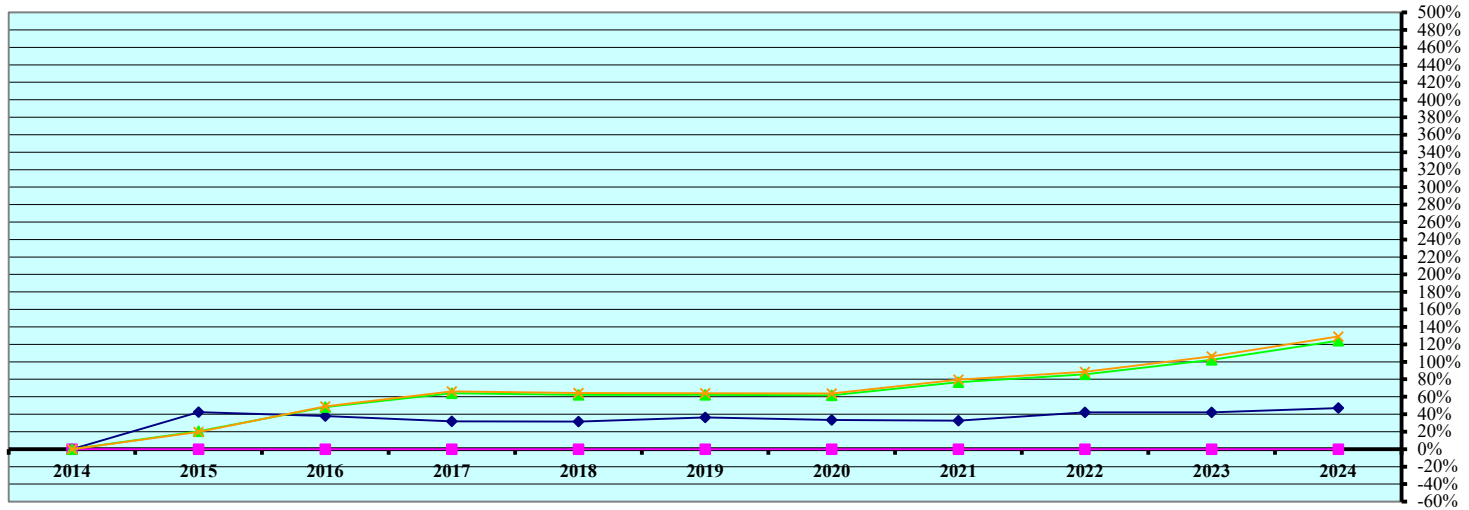
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

Cnty# 86
County THOMAS

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	5,346,105	-	-	-	0	-	-	-	103,094,551	-	-	-
2015	7,611,387	2,265,282	42.37%	42.37%	0	0	-	-	123,346,062	20,251,511	19.64%	19.64%
2016	7,376,544	-234,843	-3.09%	37.98%	0	0	-	-	153,601,032	30,254,970	24.53%	48.99%
2017	7,047,327	-329,217	-4.46%	31.82%	0	0	-	-	171,342,330	17,741,298	11.55%	66.20%
2018	7,038,696	-8,631	-0.12%	31.66%	0	0	-	-	169,257,716	-2,084,614	-1.22%	64.18%
2019	7,286,160	247,464	3.52%	36.29%	0	0	-	-	169,191,708	-66,008	-0.04%	64.11%
2020	7,138,068	-148,092	-2.03%	33.52%	0	0	-	-	168,705,837	-485,871	-0.29%	63.64%
2021	7,084,518	-53,550	-0.75%	32.52%	0	0	-	-	185,252,381	16,546,544	9.81%	79.69%
2022	7,601,642	517,124	7.30%	42.19%	0	0	-	-	194,450,519	9,198,138	4.97%	88.61%
2023	7,601,800	158	0.00%	42.19%	0	0	-	-	212,589,780	18,139,261	9.33%	106.21%
2024	7,860,690	258,890	3.41%	47.04%	0	0	-	-	236,133,075	23,543,295	11.07%	129.05%

Rate Ann.%chg: Irrigated **3.93%** Dryland **#DIV/0!** Grassland **8.64%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	315,581	-	-	-	164,006	-	-	-	108,920,243	-	-	-
2015	315,581	0	0.00%	0.00%	12,670	-151,336	-92.27%	-92.27%	131,285,700	22,365,457	20.53%	20.53%
2016	315,581	0	0.00%	0.00%	0	-12,670	-100.00%	-100.00%	161,293,157	30,007,457	22.86%	48.08%
2017	305,884	-9,697	-3.07%	-3.07%	0	0	-	-100.00%	178,695,541	17,402,384	10.79%	64.06%
2018	305,402	-482	-0.16%	-3.23%	0	0	-	-100.00%	176,601,814	-2,093,727	-1.17%	62.14%
2019	304,754	-648	-0.21%	-3.43%	0	0	-	-100.00%	176,782,622	180,808	0.10%	62.30%
2020	307,190	2,436	0.80%	-2.66%	0	0	-	-100.00%	176,151,095	-631,527	-0.36%	61.72%
2021	233,021	-74,169	-24.14%	-26.16%	0	0	-	-100.00%	192,569,920	16,418,825	9.32%	76.80%
2022	55,086	-177,935	-76.36%	-82.54%	50,002	50,002	-	-69.51%	202,157,249	9,587,329	4.98%	85.60%
2023	55,080	-6	-0.01%	-82.55%	88,335	38,333	76.66%	-46.14%	220,334,995	18,177,746	8.99%	102.29%
2024	55,090	10	0.02%	-82.54%	98,145	9,810	11.11%	-40.16%	244,147,000	23,812,005	10.81%	124.15%

Cnty# **86** County **THOMAS** Rate Ann.%chg: Total Agric Land **8.41%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	5,346,105	3,624	1,475			0	0				103,094,551	368,195	280		
2015	7,611,387	3,624	2,100	42.37%	42.37%	0	0				123,345,301	368,195	335	19.64%	
2016	7,376,544	3,513	2,100	0.00%	42.37%	0	0				153,600,616	368,347	417	24.48%	
2017	6,982,059	3,325	2,100	0.00%	42.37%	0	0				171,353,602	368,502	465	11.51%	
2018	7,038,696	3,352	2,100	0.00%	42.37%	0	0				169,258,521	363,997	465	0.00%	
2019	7,286,160	3,470	2,100	0.00%	42.37%	0	0				169,193,856	363,858	465	0.00%	
2020	7,138,068	3,399	2,100	0.00%	42.37%	0	0				168,770,330	362,947	465	0.00%	
2021	7,084,518	3,374	2,100	0.00%	42.37%	0	0				185,277,729	363,289	510	9.68%	
2022	7,601,642	3,378	2,250	7.14%	52.54%	0	0				194,450,518	363,459	535	4.90%	
2023	7,601,800	3,378	2,250	0.00%	52.55%	0	0				212,589,780	363,401	585	9.35%	
2024	7,860,690	3,494	2,250	0.00%	52.55%	0	0				236,133,045	363,280	650	11.11%	

Rate Annual %chg Average Value/Acre: 3.93%

#DIV/0!

8.64%

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
2014	315,581	2,104	150			0	0				108,756,237	373,923	291		
2015	315,581	2,104	150	0.00%	0.00%	0	0				131,272,269	373,923	351	20.70%	20.70%
2016	315,581	2,104	150	0.00%	0.00%	0	0				161,292,741	373,964	431	22.86%	48.29%
2017	305,884	2,039	150	0.02%	0.02%	0	0				178,641,545	373,866	478	10.79%	64.28%
2018	305,402	2,036	150	0.00%	0.02%	0	0				176,602,619	369,384	478	0.06%	64.38%
2019	304,797	2,031	150	0.00%	0.02%	0	0				176,784,813	369,359	479	0.11%	64.56%
2020	306,485	2,026	151	0.83%	0.85%	0	0				176,214,883	368,372	478	-0.06%	64.47%
2021	234,104	1,560	150	-0.82%	0.03%	0	0				192,596,351	368,223	523	9.34%	79.83%
2022	55,086	367	150	0.02%	0.05%	50,002	93	535			202,157,248	367,298	550	5.23%	89.23%
2023	55,080	367	150	-0.01%	0.04%	88,335	151	585	9.34%		220,334,995	367,298	600	8.99%	106.25%
2024	55,080	367	150	0.00%	0.04%	98,145	151	650	11.11%		244,146,960	367,292	665	10.81%	128.54%

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THOMAS

Rate Annual %chg Average Value/Acre: 8.42%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

86	THOMAS
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CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 1,755

Value : 310,958,580

Growth 755,740

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	51	300,620	0	0	154	3,266,675	205	3,567,295	
02. Res Improve Land	175	1,250,730	0	0	129	1,567,035	304	2,817,765	
03. Res Improvements	177	11,445,650	0	0	148	11,119,450	325	22,565,100	
04. Res Total	228	12,997,000	0	0	302	15,953,160	530	28,950,160	282,000
% of Res Total	43.02	44.89	0.00	0.00	56.98	55.11	30.20	9.31	37.31
05. Com UnImp Land	1	2,785	0	0	17	1,304,250	18	1,307,035	
06. Com Improve Land	34	137,995	0	0	25	977,315	59	1,115,310	
07. Com Improvements	34	1,514,165	0	0	31	4,657,605	65	6,171,770	
08. Com Total	35	1,654,945	0	0	48	6,939,170	83	8,594,115	193,520
% of Com Total	42.17	19.26	0.00	0.00	57.83	80.74	4.73	2.76	25.61
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	228	12,997,000	0	0	302	15,953,160	530	28,950,160	282,000
% of Res & Rec Total	43.02	44.89	0.00	0.00	56.98	55.11	30.20	9.31	37.31
Com & Ind Total	35	1,654,945	0	0	48	6,939,170	83	8,594,115	193,520
% of Com & Ind Total	42.17	19.26	0.00	0.00	57.83	80.74	4.73	2.76	25.61
17. Taxable Total	263	14,651,945	0	0	350	22,892,330	613	37,544,275	475,520
% of Taxable Total	42.90	39.03	0.00	0.00	57.10	60.97	34.93	12.07	62.92

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					0	0	0

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	33	0	41	74

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	0	0	1,005	214,244,970	1,005	214,244,970
28. Ag-Improved Land	0	0	0	0	133	33,679,185	133	33,679,185
29. Ag Improvements	0	0	0	0	137	25,490,150	137	25,490,150

30. Ag Total				1,142	273,414,305
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	Growth
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	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	14	14.00	310,000	14	14.00	310,000	
32. HomeSite Improv Land	100	114.96	2,599,200	100	114.96	2,599,200	
33. HomeSite Improvements	108	0.00	21,201,730	108	0.00	21,201,730	56,590
34. HomeSite Total				122	128.96	24,110,930	
35. FarmSite UnImp Land	6	6.99	31,455	6	6.99	31,455	
36. FarmSite Improv Land	101	185.89	836,505	101	185.89	836,505	
37. FarmSite Improvements	135	0.00	4,288,420	135	0.00	4,288,420	223,630
38. FarmSite Total				141	192.88	5,156,380	
39. Road & Ditches	328	1,109.91	0	328	1,109.91	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				263	1,431.75	29,267,310	280,220

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	0	0.00	0	0	0.00	0

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	0.00	0.00%	0	0.00%	0.00
46. 1A	136.45	3.91%	307,015	3.91%	2,250.02
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	388.68	11.13%	874,555	11.13%	2,250.06
49. 3A1	156.31	4.47%	351,710	4.47%	2,250.08
50. 3A	63.63	1.82%	143,175	1.82%	2,250.12
51. 4A1	1,518.89	43.48%	3,417,575	43.48%	2,250.05
52. 4A	1,229.59	35.20%	2,766,660	35.20%	2,250.07
53. Total	3,493.55	100.00%	7,860,690	100.00%	2,250.06
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	2,861.77	0.79%	1,860,210	0.79%	650.02
64. 1G	76.16	0.02%	49,510	0.02%	650.08
65. 2G1	512.74	0.14%	333,285	0.14%	650.01
66. 2G	3,259.97	0.90%	2,119,035	0.90%	650.02
67. 3G1	376.19	0.10%	244,535	0.10%	650.03
68. 3G	352,661.32	97.08%	229,230,560	97.08%	650.00
69. 4G1	1,539.69	0.42%	1,000,815	0.42%	650.01
70. 4G	1,992.41	0.55%	1,295,120	0.55%	650.03
71. Total	363,280.25	100.00%	236,133,070	100.00%	650.00
Irrigated Total	3,493.55	0.95%	7,860,690	3.22%	2,250.06
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	363,280.25	98.91%	236,133,070	96.72%	650.00
72. Waste	367.08	0.10%	55,090	0.02%	150.08
73. Other	151.00	0.04%	98,145	0.04%	649.97
74. Exempt	648.05	0.18%	416,445	0.17%	642.61
75. Market Area Total	367,291.88	100.00%	244,146,995	100.00%	664.72

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	3,493.55	7,860,690	3,493.55	7,860,690
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	0.00	0	363,280.25	236,133,070	363,280.25	236,133,070
79. Waste	0.00	0	0.00	0	367.08	55,090	367.08	55,090
80. Other	0.00	0	0.00	0	151.00	98,145	151.00	98,145
81. Exempt	0.00	0	0.00	0	648.05	416,445	648.05	416,445
82. Total	0.00	0	0.00	0	367,291.88	244,146,995	367,291.88	244,146,995

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,493.55	0.95%	7,860,690	3.22%	2,250.06
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	363,280.25	98.91%	236,133,070	96.72%	650.00
Waste	367.08	0.10%	55,090	0.02%	150.08
Other	151.00	0.04%	98,145	0.04%	649.97
Exempt	648.05	0.18%	416,445	0.17%	642.61
Total	367,291.88	100.00%	244,146,995	100.00%	664.72

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 Halsey	21	94,610	40	236,490	40	2,804,860	61	3,135,960	208,965
83.2 Mlr	32	866,690	23	718,280	26	2,372,595	58	3,957,565	0
83.3 Rural	122	2,399,985	113	1,007,035	129	9,281,635	251	12,688,655	8,450
83.4 Thedford	30	206,010	128	855,960	130	8,106,010	160	9,167,980	64,585
84 Residential Total	205	3,567,295	304	2,817,765	325	22,565,100	530	28,950,160	282,000

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Halsey	1	2,785	8	26,575	8	343,045	9	372,405	0
85.2	Mlr	2	136,050	1	109,380	1	1,095	3	246,525	0
85.3	Rural	15	1,168,200	24	867,935	30	4,656,510	45	6,692,645	89,755
85.4	Thedford	0	0	26	111,420	26	1,171,120	26	1,282,540	103,765
86	Commercial Total	18	1,307,035	59	1,115,310	65	6,171,770	83	8,594,115	193,520

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	2,861.77	0.79%	1,860,210	0.79%	650.02
88. 1G	76.16	0.02%	49,510	0.02%	650.08
89. 2G1	512.74	0.14%	333,285	0.14%	650.01
90. 2G	3,259.97	0.90%	2,119,035	0.90%	650.02
91. 3G1	376.19	0.10%	244,535	0.10%	650.03
92. 3G	352,661.32	97.08%	229,230,560	97.08%	650.00
93. 4G1	1,539.69	0.42%	1,000,815	0.42%	650.01
94. 4G	1,992.41	0.55%	1,295,120	0.55%	650.03
95. Total	363,280.25	100.00%	236,133,070	100.00%	650.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
Grass Total	363,280.25	100.00%	236,133,070	100.00%	650.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	363,280.25	100.00%	236,133,070	100.00%	650.00

2025 County Abstract of Assessment for Real Property, Form 45 **Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

86 Thomas

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	27,661,740	28,950,160	1,288,420	4.66%	282,000	3.64%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	23,299,420	24,110,930	811,510	3.48%	56,590	3.24%
04. Total Residential (sum lines 1-3)	50,961,160	53,061,090	2,099,930	4.12%	338,590	3.46%
05. Commercial	8,449,125	8,594,115	144,990	1.72%	193,520	-0.57%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	8,449,125	8,594,115	144,990	1.72%	193,520	-0.57%
08. Ag-Farmsite Land, Outbuildings	5,308,365	5,156,380	-151,985	-2.86%	223,630	-7.08%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	5,308,365	5,156,380	-151,985	-2.86%	223,630	-7.08%
12. Irrigated	7,860,690	7,860,690	0	0.00%		
13. Dryland	0	0	0			
14. Grassland	236,133,075	236,133,070	-5	0.00%		
15. Wasteland	55,090	55,090	0	0.00%		
16. Other Agland	98,145	98,145	0	0.00%		
17. Total Agricultural Land	244,147,000	244,146,995	-5	0.00%		
18. Total Value of all Real Property (Locally Assessed)	308,865,650	310,958,580	2,092,930	0.68%	755,740	0.43%

2025 Assessment Survey for Thomas County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$64,200
7.	Adopted budget, or granted budget if different from above:
	\$64,200
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$42,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$15,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$750
12.	Amount of last year's assessor's budget not used:
	\$8,943.59

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - https://thomas.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Except for the villages.

3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation LLC
2.	If so, is the appraisal or listing service performed under contract?
	Yes. Commercial, residential and pickup work.
3.	What appraisal certifications or qualifications does the County require?
	The county requires qualified and credentialed individuals to do appraisal work.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraiser provides data and recommendations of value, but the county assessor has the ultimate say in the determination of value.

2025 Residential Assessment Survey for Thomas County

1.	Valuation data collection done by:
	Central Plains Valuation LLC
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is the primary method with sales being utilized in the development of the depreciation. It is difficult to build models for the other two approaches with limited sales and income data.
3.	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?
	The county develops depreciation based on local market information.
4.	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 village of Halsey and Thedford are represented by Valuation Group 1 both use the same depreciation table. Valuation Group 2, Rural Residential and Seneca are on the with Group 1 depreciation table.
5.	Describe the methodology used to determine the residential lot values?
	A per square foot cost has been developed to determine residential lot values.
6.	How are rural residential site values developed?
	Rural residential sites are valued at \$20,000 for the first acre, acres 2 -10 are valued at \$4,500/acre and acres 11-60 are valued at \$867/acre. Middle Loup River homesites are valued at \$35,000 for the first acre.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Currently there are no lots being held for sale or resale in the county.

2025 Commercial Assessment Survey for Thomas County

1.	Valuation data collection done by:
	Central Plains Valuation
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is the primary method with sales being utilized in the development of the depreciation. It is difficult to build models for the other two approaches with limited sales and income data.
2a.	Describe the process used to determine the value of unique commercial properties.
	A credentialed appraiser is hired to assist in the valuation process.
3.	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?
	Local market information is used in developing depreciation.
4.	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.
	While there is only one valuation group for commercial property, the Highway 2 corridor (along Highway 83) had a new depreciation table and square foot value developed in 2018 based on local market information. This was developed separately from the downtown commercial market.
5.	Describe the methodology used to determine the commercial lot values.
	From the market, a square foot method has been developed.

2025 Agricultural Assessment Survey for Thomas County

1.	Valuation data collection done by:
	Central Plains Valuation
2.	Describe the process used to determine and monitor market areas.
	Only one market area is utilized for agricultural land in the county.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	This area is primarily ranch land. Small acreages that are 60 acres or less that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational at this time.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, farm home site have the same value as rural residential home sites. They are valued at \$20,000 for the first acre, acres 2 - 10 are \$4,500/acre, and 11-60 acres are \$867/acre. For new assessor location Middle Loup River, all home sites are \$35,000.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Hog confinements are improvements on leased land and are now identified as intensive use.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	No parcels are in the Wetland Reserve Program.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

	New assessor location--Middle Loup River. All parcels that abut the Middle Loup River carry a home site value of \$35,000.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).

THOMAS COUNTY, NEBRASKA

2024

THREE YEAR PLAN OF ASSESSMENT

June 15, 2024

Plan of Assessment Requirements:

The following is a 3-year plan of assessment for years 2024, 2025, and 2026 pursuant to section 77-1311 as amended by 2001 Neb. Laws, LB 170, Section 5 and Directive 05-4. On or before June 15th of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned 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.

On or before July 31st of each year, the assessor shall present the plan to the county board of equalization and the 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 Property Assessment Division of the Department of Revenue on or before October 31st of each year.

The purpose of this plan is to update the County Board of Equalization and Department of Revenue, Property Assessment Division of the progress the county has achieved from year to year.

Property Summary in Thomas County:

Personal Property (Parcel Summary)

Property Type	Parcel/Acre Count	% Parcel	Total Value	% Value
Commercial	48	45%	4,621,885	48%
Agricultural	58	55%	4,930,230	52%
Total	106	100%	9,552,115	100%

2023 Totals: Parcel count 105 **Total Value:** \$7,245,358 increase in value for '24 by 32%

Per the 2024 County Abstract, Thomas County consists of the following real property types:

Real Property (Parcel Summary)

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	525	29%	27,733,515	8%	6,203,340	21,530,175
Commercial/Ind	85	4%	8,603,800	2%	2,450,925	6,152,875
Agricultural	1,138	67%	272,929,910	90%	248,112,170	24,817,740
Total	1,748	100%	309,267,225	100%	256,766,435	52,500,790

2023 Totals: Parcel count 1,777 – decrease of 29 parcels for '24(severed mineral rights joined with land)

Commercial: \$7,003,938 – increase of \$1,599,862 for '24

Agricultural: \$242,337,495 – increase of \$30,592,415 for '24

Residential: \$20,965,204 – increase of \$6,768,311 for '24

Total Value for '23 \$270,306,637 - increase of \$38,960,588 for '24

Miscellaneous (Parcel Summary)

	Total Parcel Count
Exempt	74
Homestead Applications 2023	33
Building/Zoning Permits 2023	6
US Forest	78,639 Acres

Agricultural land is the predominant property type in Thomas County, with the majority consisting of grassland, primarily used for cow/calf operations.

Agricultural Land – Taxable Acres

Irrigated	-	3,493.55
Grass	-	363,280.20
Waste	-	367.04

Additional information is contained in the 2024 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2024.

Current Resources:

Budget: Requested Budget for 2024-2025 = \$60,400
 Requested Reappraisal Budget for 2024-2025 = \$40,000
 Adopted Budget for 2024-2025 = \$
 Adopted Reappraisal Budget for 2024-2025 =

Staff: **Ex-Officio Assessor – Lorissa Hartman**

Lorissa Hartman was appointed to office on August 19, 2008. Due to the population of the county, the Thomas County Clerk is required to be an ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the position of County Clerk.

Deputy – None

Office Assistant – Kris Rasmussen

A part time office assistant is also on staff in the Ex-Officio Clerk's office.

Appraisal work – Central Plains Valuation Inc

The county contracts with an independent appraiser, as needed, for appraisal maintenance.

The proposed budget for the assessment portion of the clerk's budget for FY 2024-2025 is \$60,400. The requested portion of the budget for reappraisal work is \$40,000.

Training:

The Assessor is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2023. So far, the assessor has taken a total of 20 hours toward the required 60 hours for recertification.

Maps:

Thomas County is contracted with GWorks for their GIS mapping program and all maintenance to the GIS data since June 2007. The cadastral maps and aerial maps are no longer updated, due to the fact that all information is now found on the GIS system.

Thomas County has implemented a new layer on Gworks to monitor Conservation Easement parcels.

Thomas County has contracted with Gworks to develop an Annotations layer for the Villages of Thedford, Halsey, and Seneca.

CAMA:

Thomas County utilizes the software PC Administration offered by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. The public can access county parcel information records via the Internet at <http://thomas.gworks.com>. The county also maintains a website at <https://thomascountyne.gov>

Property Record Cards:

Property record cards, both electronically and hard copies, are updated as needed with appraisal information, land use and soil worksheets. Each card contains parcel information such as current owner and address, legal description and situs, photographs, sketches, property classification code, tax district, and school district. The property record cards are filed by legal description.

Procedure Manual:

Thomas County has implemented a Procedure/Policy Manual to address rural residential acreage definitions and a Policy to address agricultural and horticultural lands.

Current Assessment Procedures for Real Property:

Discover/List/Inventory Property

The assessor also serves as register of deeds and zoning administrator, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local NRCS, and NRD offices is also useful in tracking land usage.

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with personal knowledge, the sales are verified with the buyer and seller. Most of the verification is done by personal contact or through a questionnaire mailed out to each the buyer and seller with a self-addressed stamped envelope for return to the Assessor's office.

All 521's are entered into the computer system, only 521's with a Documentary Stamp Tax greater than \$2.25 or consideration greater than \$100 is included within the sales file as a qualified sale.

The office maintains a sales file book for all qualified sales in all AG, Commercial and Residential. This book includes a copy of the 521 Real Estate Transfer Statement, Assessment worksheet, current CAMA sheet and copy of any returned sales questionnaire. This sales book is utilized by appraisers and for the public.

Thomas County processes less than one-hundred Real Estate Transfer Form 521's annually. These are filed electronically on a timely basis with the Property Assessment Division.

Data Collection

***Real Property**

Thomas County will implement procedures to complete a physical routine inspection of all properties on a five-year cycle.

The Assessor also serves as the Zoning Administrator for Thomas County. All building permits are on file in the office and are used for any appraisal maintenance. All permits are tracked in an Excel spreadsheet and utilized when doing pick-up work for the year.

The Villages of Thedford and Halsey do not follow the zoning regulations set by the County.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process. The office also utilizes the "what if" spreadsheets to monitor the Ag land sales along with the Residential sales. Commercial sales are monitored when applicable. Thomas County also utilizes the help of an independent appraiser to assist with monitoring of statistics and annual review of depreciation tables.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state.

Notices/Public Relations

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Along with the change of value notices the Assessor prepares a letter to be sent describing the actions taken by the Assessor to cause the change in value. Prior to notices being sent, an article is published in the paper to help keep taxpayers informed of the process.

In addition to required notices and reminders in the newspaper the County also utilizes Facebook to keep the taxpayers informed.

Level of Value, Quality and Uniformity for assessment year 2024:

Property Class	Median	COD	PRD
Residential	98 (92-100)	10.98 (<15)	107.87 (98-105)
Commercial	100 (92-100)	01.97 (<20)	99.27 (98-105)
Agricultural	69 (69-75)	14.84 (<20)	103.17 (98-105)

For more information regarding statistical measures, see 2024 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2024.

Assessment Actions Planned for Assessment Tax Year 2025:

Residential: For Tax Year 2025 the assessor will continue to monitor and review the residential parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Rural Residential & Improved Agricultural Land: For the 2025 tax year, a complete reappraisal will be conducted on all rural residential properties by contracted appraiser, Central Plains Inc., in the county during 2024 for tax year 2025. All properties will be physically inspected, new digital photographs taken, new depreciation schedules implemented based on market values, and any needed updating of improvement sketches performed.

Commercial: : The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD, FSA offices and using the Thomas County GIS page. Improved agricultural sales will be monitored through ratio studies.

Assessment Actions Planned for Assessment Tax Year 2026:

Residential: The assessor will continue to monitor and review the residential parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Rural Residential & Improved Agricultural Land: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD, FSA offices and using the Thomas County GIS page. Improved agricultural sales will be monitored through ratio studies. Land Use review of all parcels will be conducted using Gworks satellite imagery.

Assessment Actions Planned for Assessment Tax Year 2027:

Residential: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Rural Residential & Improved Agricultural Land: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies.

CLASS	2025	2026	2027
Residential	Appraisal maintenance	Appraisal maintenance	Appraisal maintenance
Commercial	Appraisal maintenance	Appraisal maintenance	Appraisal maintenance
Agricultural Land Acreages & Improvements	Complete reappraisal	Appraisal maintenance	Appraisal maintenance

Other functions performed by the assessor's office, but not limited to:

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 20 applications annually.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; data will be submitted through the Centurion website along with sending the applications to Department of Revenue no later than August 1 annually. This office receives approximately 40 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 100 personal property schedules annually.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Board of Educational Land and Funds Report: Compile all valuations for properties owned by BELF and report no later than March 31 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Centrally Assessed: Review of valuations as certified by Property Assessment Division for railroads and public service entities.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually to the Property Assessment Division.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Thomas County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Thomas County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Lorissa Hartman
Thomas County Assessor