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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

THOMAS COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 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,

A handwritten signature in black ink that reads "Sarah Scott".

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.

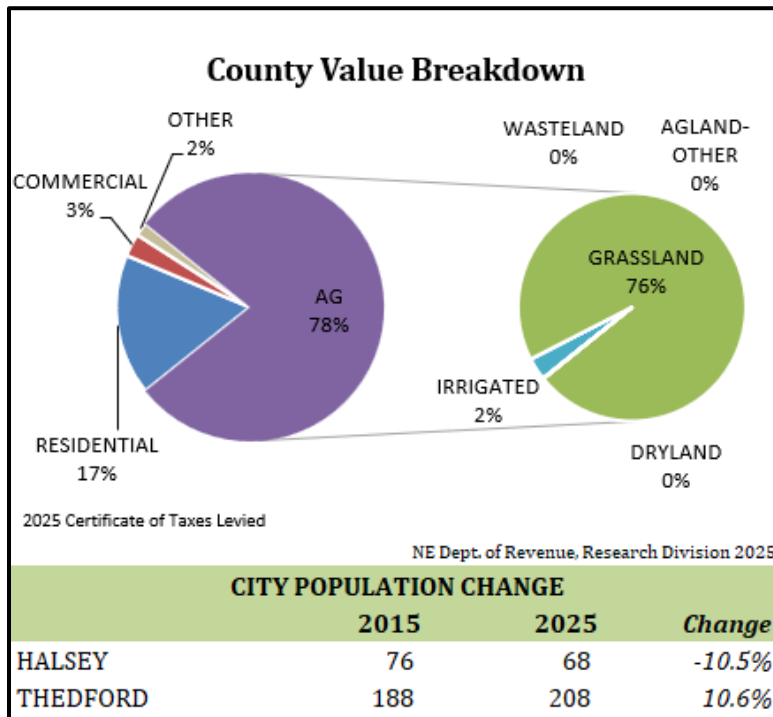
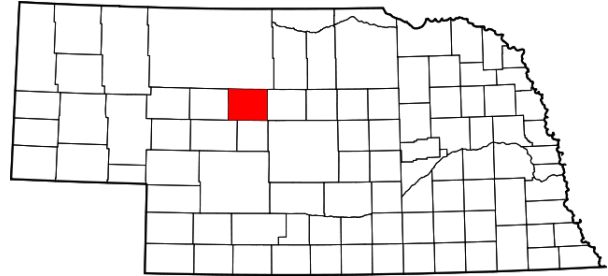
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 634 residents, a 6% population decrease over the 2020 U.S. Census.¹ The report indicates that 68% of county housing is owner occupied and 94% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$113,516.²



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 23 employer establishments with a total employment of figure of 156. This represents a total employment decrease of 27% from 2022-2023.¹

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

¹ *QuickFacts Thomas County, Nebraska* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/thomascountynebraska>

² *Average residential value*. (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 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.

A review of the sales qualification and verification process was conducted with the county assessor. The sales usability rate for the residential class was below the statewide average. Further review of the non-qualified sales showed that all arm’s-length sales are made available for measurement purposes.

Residential properties are divided into two valuation groups. Valuation Group 1 is Thedford and Halsey, the only incorporated villages. Valuation Group 2 consists of the unincorporated village of Seneca, rural parcels along the Middle Loup River, and rural residential.

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.

2026 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, Halsey	2023- <i>*2026</i>	2023	2023-2024	2023	
2	Rural, MLR, Seneca	2023	2023	2023-2024	2023	
<p><u>Additional comments:</u> *Thedford homes - Average to Good, new depreciation table. Halsey homes 10% increase to valuations. The South Addition: 10% increase to improvements; Homesites included in MLR valuation, as this addition abuts the Middle Loup River. Seneca homes 25% economic depreciation added. * = assessment action for current year</p>						

Description of Analysis

The residential class consists of 14 sales with all three measures of central tendency within acceptable range. The COD and PRD are within acceptable range. 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. Valuation Group 1 has a low COD of 3%; this is reflective of an updated depreciation model for Thedford, established with limited sales.

2026 Residential Correlation for Thomas County

The comparison of the value changes between the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 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	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	9	94.00	94.70	94.39	03.35	100.33
2	5	95.78	91.35	93.59	08.84	97.61
____ALL____	14	94.61	93.50	93.96	05.48	99.51

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thomas County is 95%.

2026 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 procedures for Thomas County indicated that the commercial sales usability rate falls to the lower 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 uses 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 commercial class was last physically inspected for the 2024 assessment year. The county assessor assists the contract appraiser with the depreciation table and costing using the Computer-Assisted Mass Appraisal (CAMA) system.

2026 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	
Additional comments: Pick-up Work completed. * = assessment action for current year						

Description of Analysis

The statistical sample for the agricultural class includes a small sample of three qualified sales for the current study period. Two of the three measures of central tendency are within acceptable range; the median is slightly low. The COD and PRD are within acceptable range.

Two of the three sales in the sample are in range; one sale is below recommended range. Due to the small sample, a review of the assessment practices will constitute the primary factor for determining statutory compliance. Commercial property in the county has been appraised on a

2026 Commercial Correlation for Thomas County

similar cycle as residential property in the county, which supports that values in the commercial class have kept pace with the market.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) is consistent with the minimal actions reported actions of the assessor.

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	86.05	86.05	92.18	13.22	93.35
2	1	98.68	98.68	98.68	00.00	100.00
____ ALL ____	3	97.43	90.26	97.86	08.21	92.23

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.

2026 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.

The sales verification and qualification review was completed for the agricultural class and the sales usability rate is near the statewide average. A review of the sales roster shows that all arm's-length transactions are used for measurement purposes. Adequate comments were included in 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.

2026 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	
<p><u>Additional comments:</u> Irrigated acres compared to list provided by Upper Loup NRD. No grass sales were recorded during 2025. Will increase grass value by 3% to bring the county within range.</p> <p>* = assessment action for current year</p>						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	98% Grassland and 2% Irrigated and waste acres	2022	
<p><u>Additional comments:</u> Routine maintenance and pick-up work. Plan to complete a land use study in 2026</p> <p>* = assessment action for current year</p>			

Description of Analysis

The statistical sample for the agricultural class includes six sales of grassland. Two of the three measures of central tendency are within the acceptable range; the weighted mean is low. The COD is within acceptable range. Irrigated land and dryland sales are not available for measurement purposes. Comparison of acre values with adjacent counties shows comparable agricultural land values.

2026 Agricultural Correlation for Thomas County

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) supports the reported actions of the county assessor.

Equalization and Quality of Assessment

Agricultural improvements are equalized and assessed at the statutory level.

The quality of assessment of agricultural land in Thomas County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Grass ____						
County	6	70.24	72.38	64.35	27.18	112.48
1	6	70.24	72.38	64.35	27.18	112.48
____ ALL ____	<u>6</u>	70.24	72.38	64.35	27.18	112.48

Level of Value

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

2026 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Thomas County

Residential Real Property - Current

Number of Sales	14	Median	94.61
Total Sales Price	\$1,764,500	Mean	93.50
Total Adj. Sales Price	\$1,764,500	Wgt. Mean	93.96
Total Assessed Value	\$1,657,920	Average Assessed Value of the Base	\$57,901
Avg. Adj. Sales Price	\$126,036	Avg. Assessed Value	\$118,423

Confidence Interval - Current

95% Median C.I	88.85 to 97.94
95% Wgt. Mean C.I	90.33 to 97.59
95% Mean C.I	88.77 to 98.23
% of Value of the Class of all Real Property Value in the County	9.59
% of Records Sold in the Study Period	2.64
% of Value Sold in the Study Period	5.39

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	12	94	93.76
2024	11	98	97.62
2023	12	93	93.12
2022	12	94	94.19

2026 Commission Summary for Thomas County

Commercial Real Property - Current

Number of Sales	3	Median	97.43
Total Sales Price	\$308,000	Mean	90.26
Total Adj. Sales Price	\$308,000	Wgt. Mean	97.86
Total Assessed Value	\$301,410	Average Assessed Value of the Base	\$103,359
Avg. Adj. Sales Price	\$102,667	Avg. Assessed Value	\$100,470

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	56.67 to 123.85
% of Value of the Class of all Real Property Value in the County	2.74
% of Records Sold in the Study Period	3.53
% of Value Sold in the Study Period	3.43

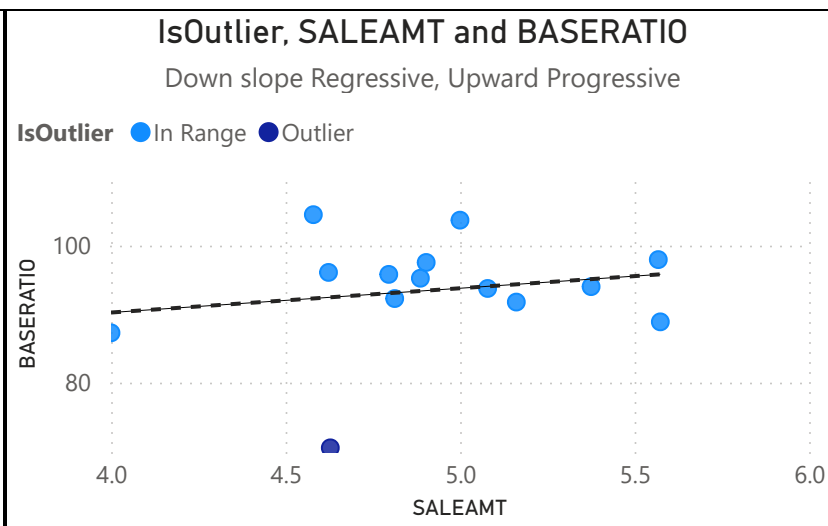
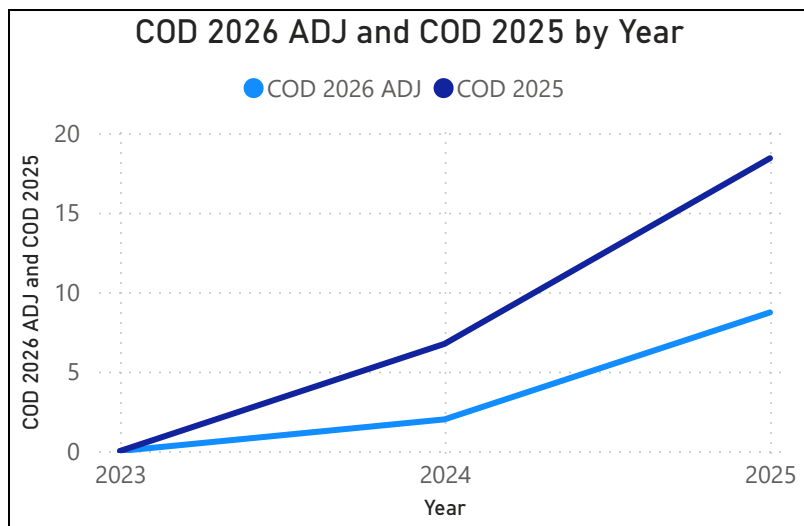
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	2	100	97.43
2024	10	100	96.88
2023	9	100	94.19
2022	9	100	94.19

Thomas Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	9	94.00	91.74	2.46%	94.70	88.29	7.25%	94.39	82.91	13.84%
2	5	95.78	95.78	0.00%	91.35	85.76	6.52%	93.59	82.56	13.36%
Total	14	94.61	92.06	2.77%	93.50	87.39	6.99%	93.96	82.72	13.58%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	9	3.35	9.44	-64.51%	100.32	106.49	-5.79%	87.25	69.33	25.85%	104.50	104.50	0.00%
2	5	8.84	14.67	-39.76%	97.61	103.88	-6.04%	70.46	60.91	15.67%	103.70	103.70	0.00%
Total	14	5.47	11.81	-53.70%	99.51	105.64	-5.80%	70.46	60.91	15.67%	104.50	104.50	0.00%



86 Thomas
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 14
Total Sales Price : 1,764,500
Total Adj. Sales Price : 1,764,500
Total Assessed Value : 1,657,920
Avg. Adj. Sales Price : 126,036
Avg. Assessed Value : 118,423

MEDIAN : 95
WGT. MEAN : 94
MEAN : 94
COD : 05.48
PRD : 99.51

COV : 08.76
STD : 08.19
Avg. Abs. Dev : 05.18
MAX Sales Ratio : 104.50
MIN Sales Ratio : 70.46

95% Median C.I. : 88.85 to 97.94
95% Wgt. Mean C.I. : 90.33 to 97.59
95% Mean C.I. : 88.77 to 98.23

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	1	103.70	103.70	103.70	00.00	100.00	103.70	103.70	N/A	100,000	103,700	
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24	2	95.50	95.50	95.47	00.29	100.03	95.22	95.78	N/A	69,750	66,593	
01-JUL-24 To 30-SEP-24	3	94.00	94.42	93.90	02.05	100.55	91.74	97.53	N/A	154,167	144,762	
01-OCT-24 To 31-DEC-24	2	95.10	95.10	97.09	03.00	97.95	92.25	97.94	N/A	217,500	211,173	
01-JAN-25 To 31-MAR-25	1	96.07	96.07	96.07	00.00	100.00	96.07	96.07	N/A	42,000	40,350	
01-APR-25 To 30-JUN-25	2	87.48	87.48	86.53	19.46	101.10	70.46	104.50	N/A	40,250	34,828	
01-JUL-25 To 30-SEP-25	3	88.85	89.94	89.98	02.43	99.96	87.25	93.73	N/A	168,333	151,467	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	6	95.50	96.33	95.61	02.81	100.75	91.74	103.70	91.74 to 103.70	117,000	111,862	
01-OCT-24 To 30-SEP-25	8	92.99	91.38	92.87	07.18	98.40	70.46	104.50	70.46 to 104.50	132,813	123,344	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	7	95.22	94.92	95.45	01.98	99.44	91.74	97.94	91.74 to 97.94	148,143	141,402	
<u>ALL</u>	14	94.61	93.50	93.96	05.48	99.51	70.46	104.50	88.85 to 97.94	126,036	118,423	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	9	94.00	94.70	94.39	03.35	100.33	87.25	104.50	91.74 to 97.53	90,500	85,426	
2	5	95.78	91.35	93.59	08.84	97.61	70.46	103.70	N/A	190,000	177,818	
<u>ALL</u>	14	94.61	93.50	93.96	05.48	99.51	70.46	104.50	88.85 to 97.94	126,036	118,423	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	14	94.61	93.50	93.96	05.48	99.51	70.46	104.50	88.85 to 97.94	126,036	118,423	
06												
07												
<u>ALL</u>	14	94.61	93.50	93.96	05.48	99.51	70.46	104.50	88.85 to 97.94	126,036	118,423	

86 Thomas
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 14
 Total Sales Price : 1,764,500
 Total Adj. Sales Price : 1,764,500
 Total Assessed Value : 1,657,920
 Avg. Adj. Sales Price : 126,036
 Avg. Assessed Value : 118,423

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 94
 COD : 05.48
 PRD : 99.51

COV : 08.76
 STD : 08.19
 Avg. Abs. Dev : 05.18
 MAX Sales Ratio : 104.50
 MIN Sales Ratio : 70.46

95% Median C.I. : 88.85 to 97.94
 95% Wgt. Mean C.I. : 90.33 to 97.59
 95% Mean C.I. : 88.77 to 98.23

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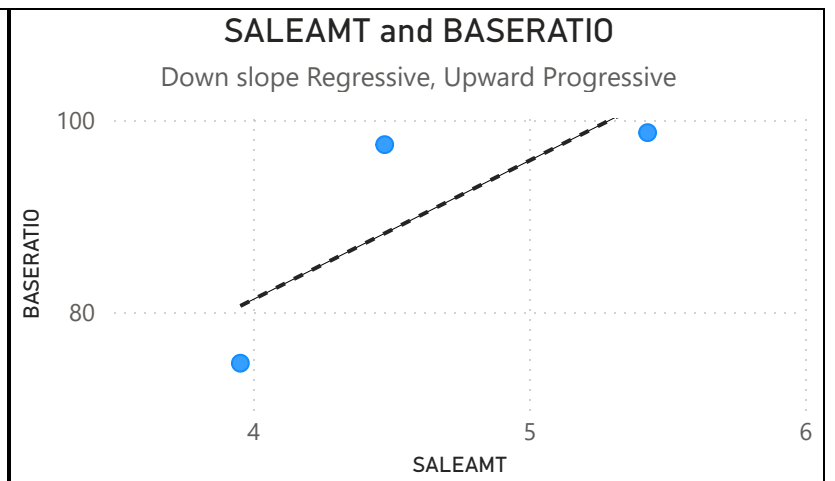
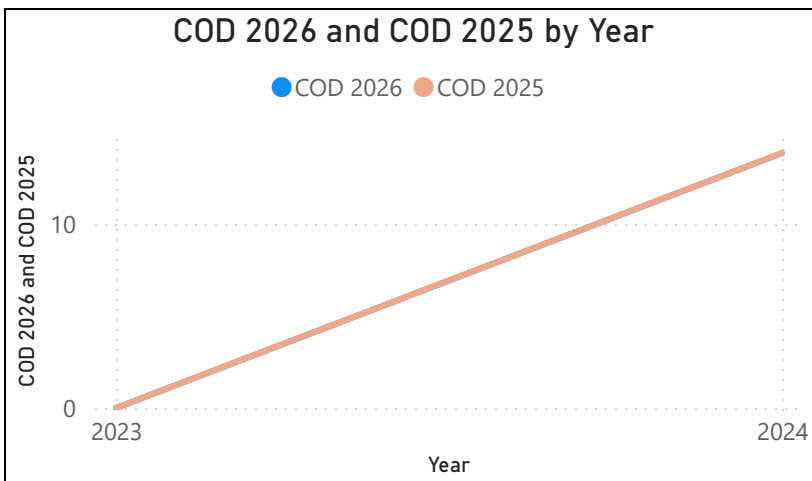
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	87.25	87.25	87.25	00.00	100.00	87.25	87.25	N/A	10,000	8,725
Less Than 30,000	1	87.25	87.25	87.25	00.00	100.00	87.25	87.25	N/A	10,000	8,725
Ranges Excl. Low \$											
Greater Than 4,999	14	94.61	93.50	93.96	05.48	99.51	70.46	104.50	88.85 to 97.94	126,036	118,423
Greater Than 14,999	13	95.22	93.98	94.00	05.21	99.98	70.46	104.50	91.74 to 97.94	134,962	126,861
Greater Than 29,999	13	95.22	93.98	94.00	05.21	99.98	70.46	104.50	91.74 to 97.94	134,962	126,861
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	87.25	87.25	87.25	00.00	100.00	87.25	87.25	N/A	10,000	8,725
15,000 TO 29,999											
30,000 TO 59,999	3	96.07	90.34	89.80	11.81	100.60	70.46	104.50	N/A	40,833	36,668
60,000 TO 99,999	4	95.50	95.20	95.31	01.53	99.88	92.25	97.53	N/A	71,125	67,793
100,000 TO 149,999	3	93.73	96.39	95.67	04.26	100.75	91.74	103.70	N/A	121,667	116,400
150,000 TO 249,999	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	237,500	223,240
250,000 TO 499,999	2	93.40	93.40	93.37	04.87	100.03	88.85	97.94	N/A	372,500	347,790
500,000 TO 999,999											
1,000,000 +											
ALL	14	94.61	93.50	93.96	05.48	99.51	70.46	104.50	88.85 to 97.94	126,036	118,423

Thomas Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	2	86.05	86.05	0.00%	86.05	86.05	0.00%	92.18	92.18	0.00%
2	1	98.68	98.68	0.00%	98.68	98.68	0.00%	98.68	98.68	0.00%
Total	3	97.43	97.43	0.00%	90.26	90.26	0.00%	97.86	97.86	0.00%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	2	13.23	13.23	0.00%	93.35	93.35	0.00%	74.67	74.67	0.00%	97.43	97.43	0.00%
2	1	0.00	0.00	0.00%	100.00	100.00	0.00%	98.68	98.68	0.00%	98.68	98.68	0.00%
Total	3	8.22	8.22	0.00%	92.23	92.23	0.00%	74.67	74.67	0.00%	98.68	98.68	0.00%



86 Thomas
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 3
Total Sales Price : 308,000
Total Adj. Sales Price : 308,000
Total Assessed Value : 301,410
Avg. Adj. Sales Price : 102,667
Avg. Assessed Value : 100,470

MEDIAN : 97
WGT. MEAN : 98
MEAN : 90
COD : 08.21
PRD : 92.23

COV : 14.98
STD : 13.52
Avg. Abs. Dev : 08.00
MAX Sales Ratio : 98.68
MIN Sales Ratio : 74.67

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 56.67 to 123.85

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-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											
01-OCT-24 To 31-DEC-24	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	9,000	6,720
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25											
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
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
01-OCT-24 To 30-SEP-25	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	9,000	6,720
<u>Calendar Yrs</u>											
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
01-JAN-24 To 31-DEC-24	2	86.68	86.68	97.91	13.86	88.53	74.67	98.68	N/A	139,000	136,090
<u>ALL</u>	3	97.43	90.26	97.86	08.21	92.23	74.67	98.68	N/A	102,667	100,470

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	2	86.05	86.05	92.18	13.22	93.35	74.67	97.43	N/A	19,500	17,975
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	90.26	97.86	08.21	92.23	74.67	98.68	N/A	102,667	100,470

86 Thomas
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

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WGT. MEAN : 98
MEAN : 90
COD : 08.21
PRD : 92.23

COV : 14.98
STD : 13.52
Avg. Abs. Dev : 08.00
MAX Sales Ratio : 98.68
MIN Sales Ratio : 74.67

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 56.67 to 123.85

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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	90.26	97.86	08.21	92.23	74.67	98.68	N/A	102,667	100,470
04											
<u>ALL</u>	<u>3</u>	<u>97.43</u>	<u>90.26</u>	<u>97.86</u>	<u>08.21</u>	<u>92.23</u>	<u>74.67</u>	<u>98.68</u>	<u>N/A</u>	<u>102,667</u>	<u>100,470</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	9,000	6,720
Less Than 30,000	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	9,000	6,720
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	3	97.43	90.26	97.86	08.21	92.23	74.67	98.68	N/A	102,667	100,470
Greater Than 14,999	2	98.06	98.06	98.56	00.64	99.49	97.43	98.68	N/A	149,500	147,345
Greater Than 29,999	2	98.06	98.06	98.56	00.64	99.49	97.43	98.68	N/A	149,500	147,345
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	9,000	6,720
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											
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 +											
<u>ALL</u>	<u>3</u>	<u>97.43</u>	<u>90.26</u>	<u>97.86</u>	<u>08.21</u>	<u>92.23</u>	<u>74.67</u>	<u>98.68</u>	<u>N/A</u>	<u>102,667</u>	<u>100,470</u>

86 Thomas
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

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 Total Assessed Value : 301,410
 Avg. Adj. Sales Price : 102,667
 Avg. Assessed Value : 100,470

MEDIAN : 97
 WGT. MEAN : 98
 MEAN : 90
 COD : 08.21
 PRD : 92.23

COV : 14.98
 STD : 13.52
 Avg. Abs. Dev : 08.00
 MAX Sales Ratio : 98.68
 MIN Sales Ratio : 74.67

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 56.67 to 123.85

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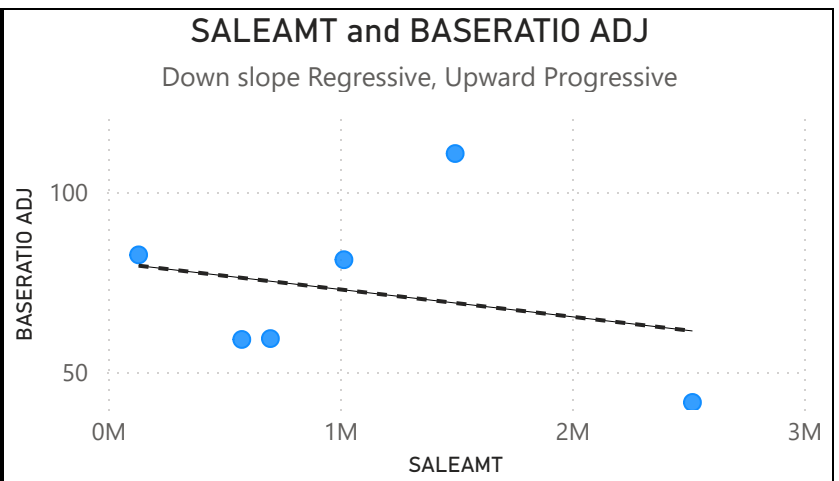
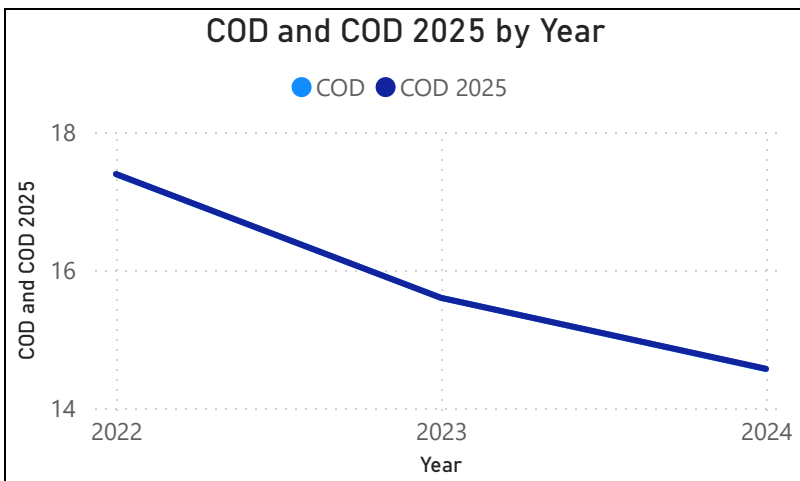
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
353	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	30,000	29,230
406	2	86.68	86.68	97.91	13.86	88.53	74.67	98.68	N/A	139,000	136,090
<u> </u> ALL <u> </u>	3	97.43	90.26	97.86	08.21	92.23	74.67	98.68	N/A	102,667	100,470

Thomas Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	6	70.24	68.14	3.08%	72.38	70.22	3.08%	64.35	62.43	3.08%
Total	6	70.24	68.14	3.08%	72.38	70.22	3.08%	64.35	62.43	3.08%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	6	27.18	27.18	-0.00%	112.48	112.48	0.00%
Total	6	27.18	27.18	-0.00%	112.48	112.48	0.00%



86 Thomas
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 6
Total Sales Price : 7,530,120
Total Adj. Sales Price : 7,530,120
Total Assessed Value : 4,845,400
Avg. Adj. Sales Price : 1,255,020
Avg. Assessed Value : 807,567

MEDIAN : 70
WGT. MEAN : 64
MEAN : 72
COD : 27.18
PRD : 112.48

COV : 33.55
STD : 24.28
Avg. Abs. Dev : 19.09
MAX Sales Ratio : 110.68
MIN Sales Ratio : 41.55

95% Median C.I. : 41.55 to 110.68
95% Wgt. Mean C.I. : 1.39 to 127.30
95% Mean C.I. : 46.90 to 97.86

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	2	50.30	50.30	43.96	17.40	114.42	41.55	59.04	N/A	2,092,354	919,745	
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23	2	70.24	70.24	72.26	15.60	97.20	59.28	81.19	N/A	858,506	620,340	
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	82.54	82.54	82.54	00.00	100.00	82.54	82.54	N/A	132,000	108,950	
01-JUL-24 To 30-SEP-24												
01-OCT-24 To 31-DEC-24	1	110.68	110.68	110.68	00.00	100.00	110.68	110.68	N/A	1,496,400	1,656,280	
01-JAN-25 To 31-MAR-25												
01-APR-25 To 30-JUN-25												
01-JUL-25 To 30-SEP-25												
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	4	59.16	60.27	52.19	16.85	115.48	41.55	81.19	N/A	1,475,430	770,043	
01-OCT-23 To 30-SEP-24	1	82.54	82.54	82.54	00.00	100.00	82.54	82.54	N/A	132,000	108,950	
01-OCT-24 To 30-SEP-25	1	110.68	110.68	110.68	00.00	100.00	110.68	110.68	N/A	1,496,400	1,656,280	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	2	70.24	70.24	72.26	15.60	97.20	59.28	81.19	N/A	858,506	620,340	
01-JAN-24 To 31-DEC-24	2	96.61	96.61	108.40	14.56	89.12	82.54	110.68	N/A	814,200	882,615	
<u>ALL</u>	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567	
<u>ALL</u>	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Grass</u>												
County	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567	
1	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567	
<u>ALL</u>	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567	

86 Thomas
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 6
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 Total Adj. Sales Price : 7,530,120
 Total Assessed Value : 4,845,400
 Avg. Adj. Sales Price : 1,255,020
 Avg. Assessed Value : 807,567

MEDIAN : 70
 WGT. MEAN : 64
 MEAN : 72
 COD : 27.18
 PRD : 112.48

COV : 33.55
 STD : 24.28
 Avg. Abs. Dev : 19.09
 MAX Sales Ratio : 110.68
 MIN Sales Ratio : 41.55

95% Median C.I. : 41.55 to 110.68
 95% Wgt. Mean C.I. : 1.39 to 127.30
 95% Mean C.I. : 46.90 to 97.86

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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	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567
1	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567
____ ALL ____	6	70.24	72.38	64.35	27.18	112.48	41.55	110.68	41.55 to 110.68	1,255,020	807,567

Thomas County 2026 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	2,997	3,000	3,000	3,014	3,000	3,003
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	3,670
McPherson	1	n/a	2,310	n/a	2,310	2,310	n/a	2,310	2,310	2,310
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	685	685
Custer	2	n/a	610	n/a	599	599	n/a	n/a	599	604
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

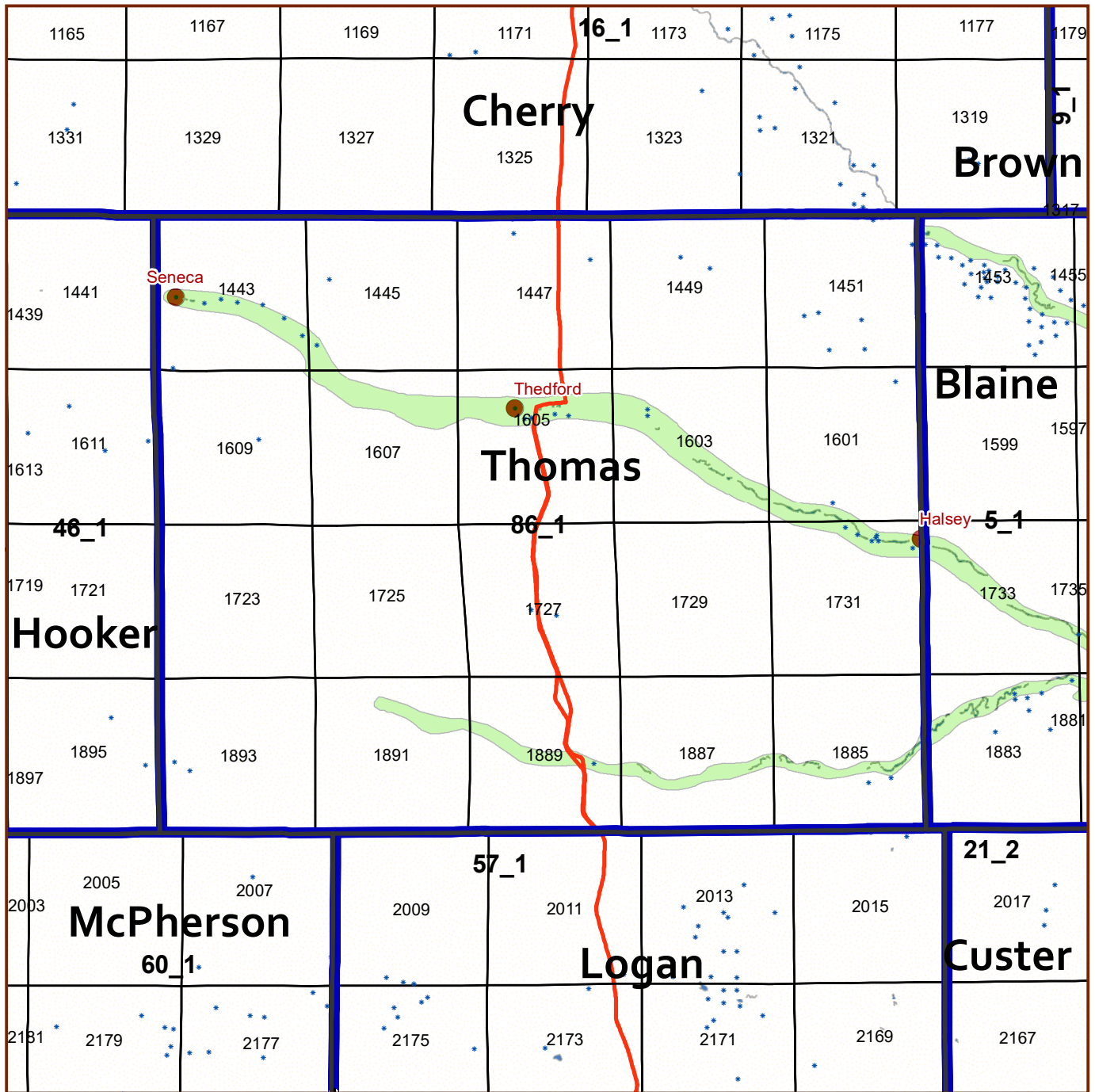
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thomas	1	670	670	670	670	670	670	670	670	670
Cherry	1	774	765	765	765	765	630	590	590	646
Blaine	2	715	715	715	715	685	685	685	685	690
Custer	2	719	635	644	625	586	680	n/a	n/a	676
Logan	1	769	765	765	765	765	765	765	n/a	766
McPherson	1	670	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	765	n/a	15
McPherson	1	725	n/a	10
Hooker	1	n/a	n/a	9

Source: 2026 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

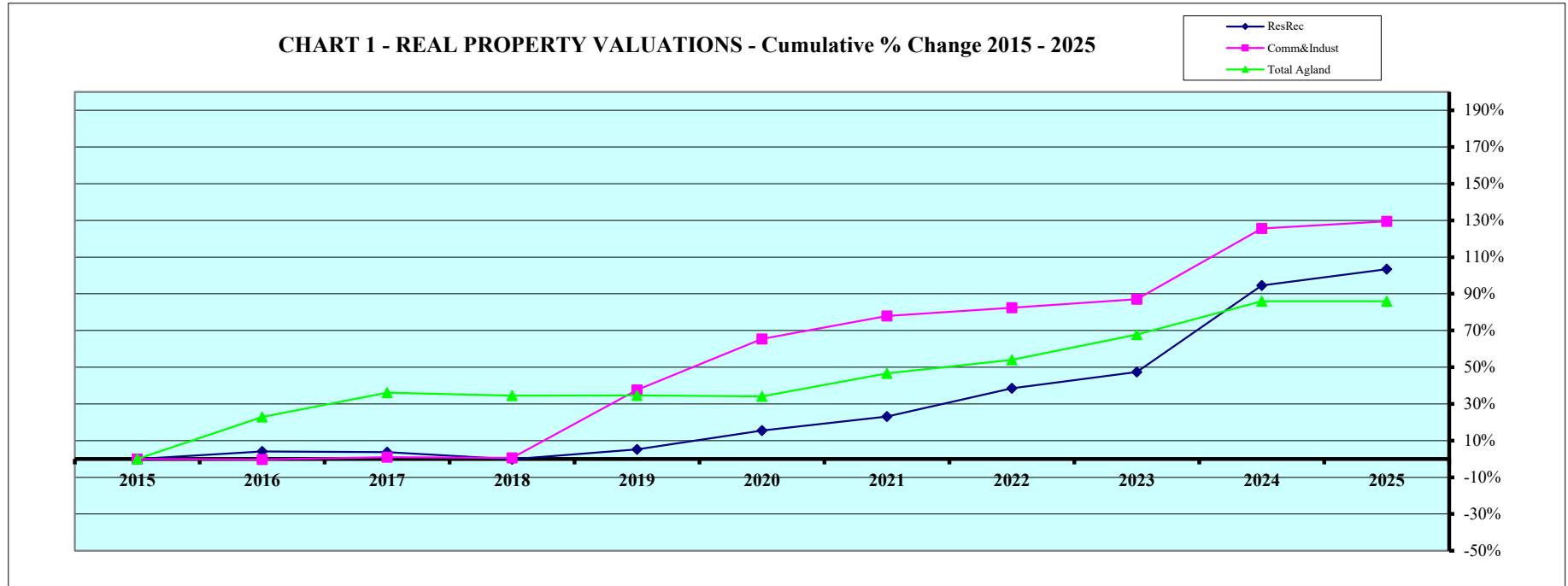
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2015 - 2025



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
2015	14,216,734	-	-	-	3,744,628	-	-	-	131,285,700	-	-	-
2016	14,794,277	577,543	4.06%	4.06%	3,734,912	-9,716	-0.26%	-0.26%	161,293,157	30,007,457	22.86%	22.86%
2017	14,742,747	-51,530	-0.35%	3.70%	3,782,437	47,525	1.27%	1.01%	178,695,541	17,402,384	10.79%	36.11%
2018	14,196,423	-546,324	-3.71%	-0.14%	3,765,779	-16,658	-0.44%	0.56%	176,601,814	-2,093,727	-1.17%	34.52%
2019	14,966,513	770,090	5.42%	5.27%	5,155,328	1,389,549	36.90%	37.67%	176,782,622	180,808	0.10%	34.65%
2020	16,420,338	1,453,825	9.71%	15.50%	6,193,129	1,037,801	20.13%	65.39%	176,151,095	-631,527	-0.36%	34.17%
2021	17,504,596	1,084,258	6.60%	23.13%	6,662,638	469,509	7.58%	77.93%	192,569,920	16,418,825	9.32%	46.68%
2022	19,695,536	2,190,940	12.52%	38.54%	6,831,734	169,096	2.54%	82.44%	202,157,249	9,587,329	4.98%	53.98%
2023	20,961,958	1,266,422	6.43%	47.45%	7,006,444	174,710	2.56%	87.11%	220,334,995	18,177,746	8.99%	67.83%
2024	27,661,740	6,699,782	31.96%	94.57%	8,449,125	1,442,681	20.59%	125.63%	244,147,000	23,812,005	10.81%	85.97%
2025	28,918,256	1,256,516	4.54%	103.41%	8,594,115	144,990	1.72%	129.51%	244,146,995	-5	0.00%	85.97%

Rate Annual %chg: Residential & Recreational **7.36%**

Commercial & Industrial **8.66%**

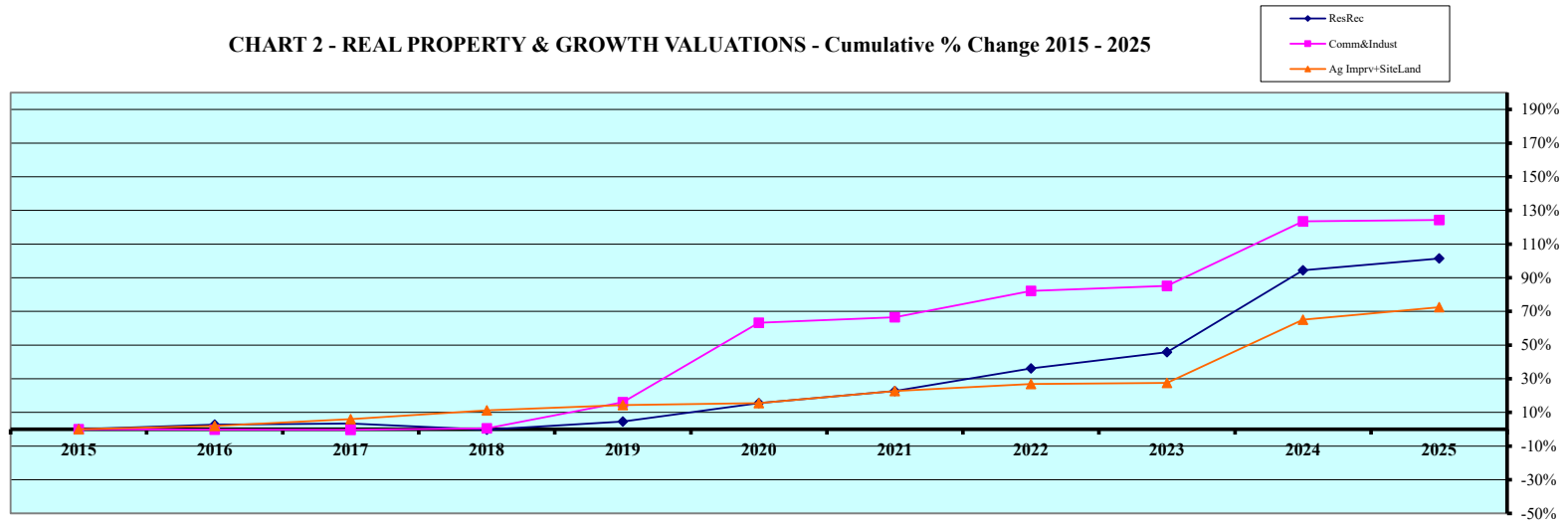
Agricultural Land **6.40%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	14,216,734	51,260	0.36%	14,165,474	--	--	3,744,628	0	0.00%	3,744,628	--	--
2016	14,794,277	178,660	1.21%	14,615,617	2.81%	2.81%	3,734,912	0	0.00%	3,734,912	-0.26%	-0.26%
2017	14,742,747	34,060	0.23%	14,708,687	-0.58%	3.46%	3,782,437	49,850	1.32%	3,732,587	-0.06%	-0.32%
2018	14,196,423	14,330	0.10%	14,182,093	-3.80%	-0.24%	3,765,779	0	0.00%	3,765,779	-0.44%	0.56%
2019	14,966,513	102,505	0.68%	14,864,008	4.70%	4.55%	5,155,328	811,795	15.75%	4,343,533	15.34%	15.99%
2020	16,420,338	0	0.00%	16,420,338	9.71%	15.50%	6,193,129	76,960	1.24%	6,116,169	18.64%	63.33%
2021	17,504,596	58,155	0.33%	17,446,441	6.25%	22.72%	6,662,638	428,405	6.43%	6,234,233	0.66%	66.48%
2022	19,695,536	343,658	1.74%	19,351,878	10.55%	36.12%	6,831,734	8,980	0.13%	6,822,754	2.40%	82.20%
2023	20,961,958	230,905	1.10%	20,731,053	5.26%	45.82%	7,006,444	72,885	1.04%	6,933,559	1.49%	85.16%
2024	27,661,740	21,715	0.08%	27,640,025	31.86%	94.42%	8,449,125	77,225	0.91%	8,371,900	19.49%	123.57%
2025	28,918,256	282,000	0.98%	28,636,256	3.52%	101.43%	8,594,115	193,520	2.25%	8,400,595	-0.57%	124.34%
Rate Ann%chg	7.36%	Resid & Recreat w/o growth				7.03%	C & I w/o growth				5.67%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	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		
2015	13,600,915	3,204,985	16,805,900	1,496,665	8.91%	15,309,235	--	--
2016	14,245,140	3,228,955	17,474,095	343,725	1.97%	17,130,370	1.93%	1.93%
2017	14,848,085	3,272,035	18,120,120	306,325	1.69%	17,813,795	1.94%	6.00%
2018	15,435,815	3,350,495	18,786,310	89,725	0.48%	18,696,585	3.18%	11.25%
2019	15,895,535	3,395,355	19,290,890	70,470	0.37%	19,220,420	2.31%	14.37%
2020	16,153,570	3,452,555	19,606,125	195,435	1.00%	19,410,690	0.62%	15.50%
2021	17,121,630	3,649,085	20,770,715	152,705	0.74%	20,618,010	5.16%	22.68%
2022	17,806,820	3,635,845	21,442,665	120,965	0.56%	21,321,700	2.65%	26.87%
2023	18,367,695	3,633,285	22,000,980	563,300	2.56%	21,437,680	-0.02%	27.56%
2024	23,299,420	5,308,365	28,607,785	857,490	3.00%	27,750,295	26.13%	65.12%
2025	24,110,930	5,156,380	29,267,310	280,220	0.96%	28,987,090	1.33%	72.48%
Rate Ann%chg	5.89%	4.87%	5.70%	Ag Imprv+Site w/o growth			4.52%	

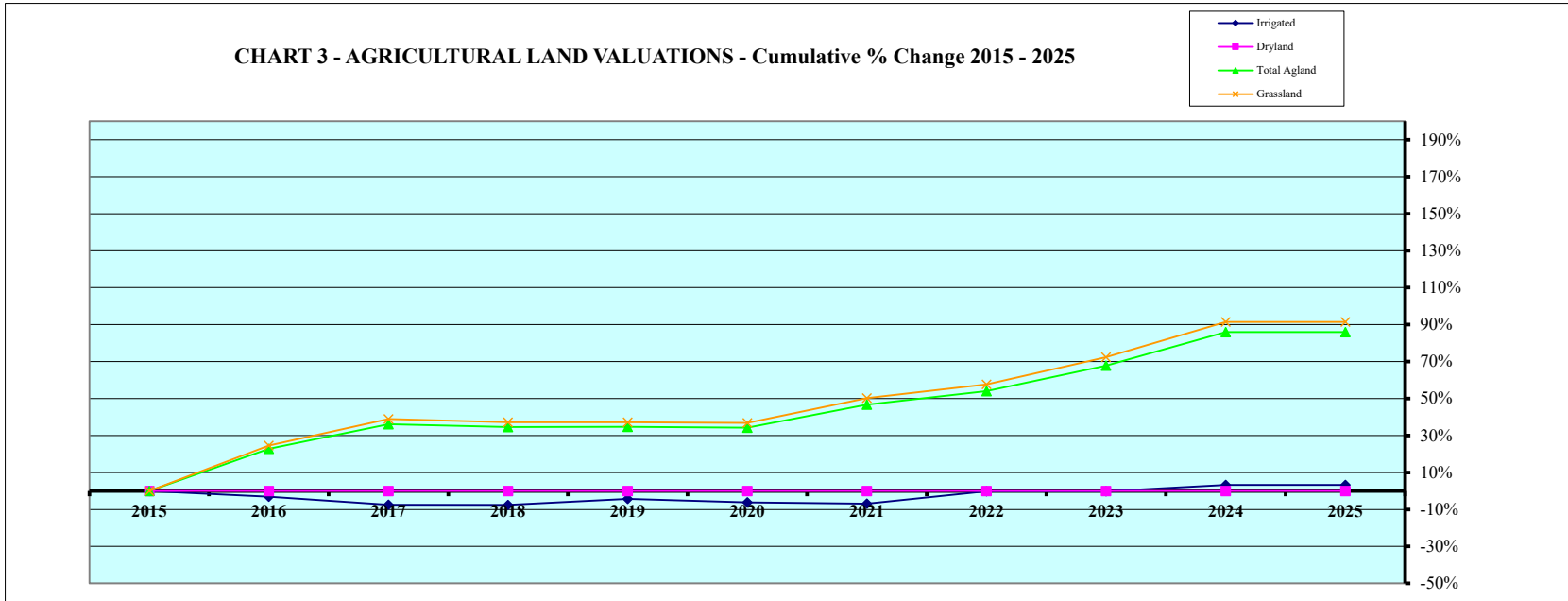
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 86
County THOMAS

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	7,611,387	-	-	-	0	-	-	-	123,346,062	-	-	-
2016	7,376,544	-234,843	-3.09%	-3.09%	0	0	-	-	153,601,032	30,254,970	24.53%	24.53%
2017	7,047,327	-329,217	-4.46%	-7.41%	0	0	-	-	171,342,330	17,741,298	11.55%	38.91%
2018	7,038,696	-8,631	-0.12%	-7.52%	0	0	-	-	169,257,716	-2,084,614	-1.22%	37.22%
2019	7,286,160	247,464	3.52%	-4.27%	0	0	-	-	169,191,708	-66,008	-0.04%	37.17%
2020	7,138,068	-148,092	-2.03%	-6.22%	0	0	-	-	168,705,837	-485,871	-0.29%	36.77%
2021	7,084,518	-53,550	-0.75%	-6.92%	0	0	-	-	185,252,381	16,546,544	9.81%	50.19%
2022	7,601,642	517,124	7.30%	-0.13%	0	0	-	-	194,450,519	9,198,138	4.97%	57.65%
2023	7,601,800	158	0.00%	-0.13%	0	0	-	-	212,589,780	18,139,261	9.33%	72.35%
2024	7,860,690	258,890	3.41%	3.28%	0	0	-	-	236,133,075	23,543,295	11.07%	91.44%
2025	7,860,690	0	0.00%	3.28%	0	0	-	-	236,133,070	-5	0.00%	91.44%

Rate Ann.%chg: Irrigated Dryland Grassland

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
2015	315,581	-	-	-	12,670	-	-	-	131,285,700	-	-	-
2016	315,581	0	0.00%	0.00%	0	-12,670	-100.00%	-100.00%	161,293,157	30,007,457	22.86%	22.86%
2017	305,884	-9,697	-3.07%	-3.07%	0	0	-	-	178,695,541	17,402,384	10.79%	36.11%
2018	305,402	-482	-0.16%	-3.23%	0	0	-	-	176,601,814	-2,093,727	-1.17%	34.52%
2019	304,754	-648	-0.21%	-3.43%	0	0	-	-	176,782,622	180,808	0.10%	34.65%
2020	307,190	2,436	0.80%	-2.66%	0	0	-	-	176,151,095	-631,527	-0.36%	34.17%
2021	233,021	-74,169	-24.14%	-26.16%	0	0	-	-	192,569,920	16,418,825	9.32%	46.68%
2022	55,086	-177,935	-76.36%	-82.54%	50,002	50,002	294.65%	294.65%	202,157,249	9,587,329	4.98%	53.98%
2023	55,080	-6	-0.01%	-82.55%	88,335	38,333	76.66%	597.20%	220,334,995	18,177,746	8.99%	67.83%
2024	55,090	10	0.02%	-82.54%	98,145	9,810	11.11%	674.63%	244,147,000	23,812,005	10.81%	85.97%
2025	55,090	0	0.00%	-82.54%	98,145	0	0.00%	674.63%	244,146,995	-5	0.00%	85.97%

Cnty#
County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	7,611,387	3,624	2,100			0	0				123,345,301	368,195	335		
2016	7,376,544	3,513	2,100	0.00%	0.00%	0	0				153,600,616	368,347	417	24.48%	
2017	6,982,059	3,325	2,100	0.00%	0.00%	0	0				171,353,602	368,502	465	11.51%	
2018	7,038,696	3,352	2,100	0.00%	0.00%	0	0				169,258,521	363,997	465	0.00%	
2019	7,286,160	3,470	2,100	0.00%	0.00%	0	0				169,193,856	363,858	465	0.00%	
2020	7,138,068	3,399	2,100	0.00%	0.00%	0	0				168,770,330	362,947	465	0.00%	
2021	7,084,518	3,374	2,100	0.00%	0.00%	0	0				185,277,729	363,289	510	9.68%	
2022	7,601,642	3,378	2,250	7.14%	7.14%	0	0				194,450,518	363,459	535	4.90%	
2023	7,601,800	3,378	2,250	0.00%	7.15%	0	0				212,589,780	363,401	585	9.35%	
2024	7,860,690	3,494	2,250	0.00%	7.15%	0	0				236,133,045	363,280	650	11.11%	
2025	7,860,690	3,494	2,250	0.00%	7.15%	0	0				236,133,070	363,280	650	0.00%	

Rate Annual %chg Average Value/Acre: 0.32%

#DIV/0!

6.71%

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
2015	315,581	2,104	150			0	0				131,272,269	373,923	351		
2016	315,581	2,104	150	0.00%	0.00%	0	0				161,292,741	373,964	431	22.86%	22.86%
2017	305,884	2,039	150	0.02%	0.02%	0	0				178,641,545	373,866	478	10.79%	36.11%
2018	305,402	2,036	150	0.00%	0.02%	0	0				176,602,619	369,384	478	0.06%	36.18%
2019	304,797	2,031	150	0.00%	0.02%	0	0				176,784,813	369,359	479	0.11%	36.33%
2020	306,485	2,026	151	0.83%	0.85%	0	0				176,214,883	368,372	478	-0.06%	36.26%
2021	234,104	1,560	150	-0.82%	0.03%	0	0				192,596,351	368,223	523	9.34%	48.99%
2022	55,086	367	150	0.02%	0.05%	50,002	93	535			202,157,248	367,298	550	5.23%	56.78%
2023	55,080	367	150	-0.01%	0.04%	88,335	151	585	9.34%		220,334,995	367,298	600	8.99%	70.87%
2024	55,080	367	150	0.00%	0.04%	98,145	151	650	11.11%		244,146,960	367,292	665	10.81%	89.34%
2025	55,090	367	150	0.01%	0.05%	98,145	151	650	0.00%		244,146,995	367,292	665	0.00%	89.34%

86
THOMAS

Rate Annual %chg Average Value/Acre: 6.40%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
669	THOMAS	8,072,894	16,706,394	77,461,082	28,918,256	8,594,115	0	0	244,146,995	24,110,930	5,156,380	0	413,167,046
cnty sectorvalue % of total value:		1.95%	4.04%	18.75%	7.00%	2.08%			59.09%	5.84%	1.25%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
68	HALSEY	21,621	437,580	1,531,538	4,113,941	0	0	372,405	0	0	0	0	6,477,085
10.16%	%sector of county sector	0.27%	2.62%	1.98%	14.23%								1.57%
	%sector of municipality	0.33%	6.76%	23.65%	63.52%			5.75%					100.00%
208	THEDFORD	324,934	644,251	1,743,495	9,167,980	0	0	1,282,540	0	0	0	0	13,163,200
31.09%	%sector of county sector	4.03%	3.86%	2.25%	31.70%								3.19%
	%sector of municipality	2.47%	4.89%	13.25%	69.65%			9.74%					100.00%
	%sector of county sector												
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Total Real Property Sum Lines 17, 25, & 30	Records : 1,757	Value : 320,444,001	Growth 1,264,060	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	51	300,301	0	0	154	3,279,195	205	3,579,496	
02. Res Improve Land	175	1,229,735	0	0	130	1,587,035	305	2,816,770	
03. Res Improvements	177	12,401,555	0	0	149	11,947,790	326	24,349,345	
04. Res Total	228	13,931,591	0	0	303	16,814,020	531	30,745,611	839,615
% of Res Total	42.94	45.31	0.00	0.00	57.06	54.69	30.22	9.59	66.42
05. Com UnImp Land	1	2,785	0	0	18	1,327,390	19	1,330,175	
06. Com Improve Land	34	137,995	0	0	24	972,275	58	1,110,270	
07. Com Improvements	34	1,677,565	0	0	32	4,667,465	66	6,345,030	
08. Com Total	35	1,818,345	0	0	50	6,967,130	85	8,785,475	163,400
% of Com Total	41.18	20.70	0.00	0.00	58.82	79.30	4.84	2.74	12.93
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	13,931,591	0	0	303	16,814,020	531	30,745,611	839,615
% of Res & Rec Total	42.94	45.31	0.00	0.00	57.06	54.69	30.22	9.59	66.42
Com & Ind Total	35	1,818,345	0	0	50	6,967,130	85	8,785,475	163,400
% of Com & Ind Total	41.18	20.70	0.00	0.00	58.82	79.30	4.84	2.74	12.93
17. Taxable Total	263	15,749,936	0	0	353	23,781,150	616	39,531,086	1,003,015
% of Taxable Total	42.69	39.84	0.00	0.00	57.31	60.16	35.06	12.34	79.35

Schedule II : Tax Increment Financing (TIF)

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

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,004	220,679,675	1,004	220,679,675
28. Ag-Improved Land	0	0	0	0	133	34,512,205	133	34,512,205
29. Ag Improvements	0	0	0	0	137	25,721,035	137	25,721,035

30. Ag Total				1,141	280,912,915
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	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	21,369,665	108	0.00	21,369,665	0
34. HomeSite Total				122	128.96	24,278,865	
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	4,351,370	135	0.00	4,351,370	261,045
38. FarmSite Total				141	192.88	5,219,330	
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	29,498,195	261,045

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%	1,917,390	0.79%	670.00
64. 1G	76.16	0.02%	51,030	0.02%	670.04
65. 2G1	512.74	0.14%	343,535	0.14%	670.00
66. 2G	3,259.97	0.90%	2,184,170	0.90%	670.00
67. 3G1	376.19	0.10%	252,040	0.10%	669.98
68. 3G	352,661.00	97.08%	236,283,085	97.08%	670.00
69. 4G1	1,539.69	0.42%	1,031,585	0.42%	670.00
70. 4G	1,992.41	0.55%	1,334,935	0.55%	670.01
71. Total	363,279.93	100.00%	243,397,770	100.00%	670.00
Irrigated Total					
	3,493.55	0.95%	7,860,690	3.13%	2,250.06
Dry Total					
	0.00	0.00%	0	0.00%	0.00
Grass Total					
	363,279.93	98.91%	243,397,770	96.81%	670.00
72. Waste	367.08	0.10%	55,090	0.02%	150.08
73. Other	151.00	0.04%	101,170	0.04%	670.00
74. Exempt	648.05	0.18%	429,210	0.17%	662.31
75. Market Area Total	367,291.56	100.00%	251,414,720	100.00%	684.51

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	363,279.93	243,397,770	363,279.93	243,397,770
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	101,170	151.00	101,170
81. Exempt	0.00	0	0.00	0	648.05	429,210	648.05	429,210
82. Total	0.00	0	0.00	0	367,291.56	251,414,720	367,291.56	251,414,720

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,493.55	0.95%	7,860,690	3.13%	2,250.06
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	363,279.93	98.91%	243,397,770	96.81%	670.00
Waste	367.08	0.10%	55,090	0.02%	150.08
Other	151.00	0.04%	101,170	0.04%	670.00
Exempt	648.05	0.18%	429,210	0.17%	662.31
Total	367,291.56	100.00%	251,414,720	100.00%	684.51

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	94,291	40	226,030	40	2,819,185	61	3,139,506	8,970
83.2 Mlr	32	866,690	23	707,745	26	2,503,100	58	4,077,535	134,570
83.3 Rural	122	2,412,505	114	1,027,035	130	9,978,925	252	13,418,465	602,915
83.4 Thedford	30	206,010	128	855,960	130	9,048,135	160	10,110,105	93,160
84 Residential Total	205	3,579,496	305	2,816,770	326	24,349,345	531	30,745,611	839,615

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Halsey	1	2,785	8	26,575	8	343,045	9	372,405	0
85.2 Mlr	2	136,050	1	109,530	1	1,095	3	246,675	0
85.3 Rural	16	1,191,340	23	862,745	31	4,666,370	47	6,720,455	0
85.4 Thedford	0	0	26	111,420	26	1,334,520	26	1,445,940	163,400
86 Commercial Total	19	1,330,175	58	1,110,270	66	6,345,030	85	8,785,475	163,400

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%	1,917,390	0.79%	670.00
88. 1G	76.16	0.02%	51,030	0.02%	670.04
89. 2G1	512.74	0.14%	343,535	0.14%	670.00
90. 2G	3,259.97	0.90%	2,184,170	0.90%	670.00
91. 3G1	376.19	0.10%	252,040	0.10%	669.98
92. 3G	352,661.00	97.08%	236,283,085	97.08%	670.00
93. 4G1	1,539.69	0.42%	1,031,585	0.42%	670.00
94. 4G	1,992.41	0.55%	1,334,935	0.55%	670.01
95. Total	363,279.93	100.00%	243,397,770	100.00%	670.00
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
<hr/>					
Grass Total	363,279.93	100.00%	243,397,770	100.00%	670.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	363,279.93	100.00%	243,397,770	100.00%	670.00

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

86 Thomas

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	28,918,256	30,745,611	1,827,355	6.32%	839,615	3.42%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	24,110,930	24,278,865	167,935	0.70%	0	0.70%
04. Total Residential (sum lines 1-3)	53,029,186	55,024,476	1,995,290	3.76%	839,615	2.18%
05. Commercial	8,594,115	8,785,475	191,360	2.23%	163,400	0.33%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	8,594,115	8,785,475	191,360	2.23%	163,400	0.33%
08. Ag-Farmsite Land, Outbuildings	5,156,380	5,219,330	62,950	1.22%	261,045	-3.84%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	5,156,380	5,219,330	62,950	1.22%	261,045	-3.84%
12. Irrigated	7,860,690	7,860,690	0	0.00%		
13. Dryland	0	0	0			
14. Grassland	236,133,070	243,397,770	7,264,700	3.08%		
15. Wasteland	55,090	55,090	0	0.00%		
16. Other Agland	98,145	101,170	3,025	3.08%		
17. Total Agricultural Land	244,146,995	251,414,720	7,267,725	2.98%		
18. Total Value of all Real Property (Locally Assessed)	310,926,676	320,444,001	9,517,325	3.06%	1,264,060	2.65%

2026 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:
	\$41,200
7.	Adopted budget, or granted budget if different from above:
	\$51,200
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
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:
	\$500
12.	Amount of last year's assessor's budget not used:
	\$11,368.36

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. maintenance 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.

2026 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.

2026 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.

2026 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
	<i><u>If your county has special value applications, please answer the following</u></i>
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
	<i><u>If your county recognizes a special value, please answer the following</u></i>
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).
	A 3-year sales study was performed along the Middle Loup River (MLR) homesites comparing values in 2022, 2023, and 2024 to other properties in the county. It was determined that the properties along the MLR have more value, based on the sales study. It was determined to increase homesites countywide to \$20,000 and an additional \$15,000 was added to the MLR properties. Values were also compared to Hooker and Blaine County's and homesites

THOMAS COUNTY, NEBRASKA

2025

THREE YEAR PLAN OF ASSESSMENT

June 15, 2025

Plan of Assessment Requirements:

The following is a 3-year plan of assessment for years 2025, 2026, and 2027 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	41	42%	2,258,101	28%
Agricultural	56	58%	5,799,294	72%
Total	97	100%	8,050,387	100%

2024 Totals: Parcel count 106 **Total Value:** \$9,552,115 decrease in value for '25 by 15.72%

Per the 2025 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	530	30%	28,950,160	9%	6,385,060	22,565,100
Commercial/Ind	83	4%	8,594,115	3%	2,422,345	6,171,770
Agricultural	1,142	66%	273,414,305	88%	247,924,155	25,490,150
Total	1,755	100%	310,958,580	100%	256,731,560	54,227,020

2024 Totals: Parcel count 1,748 – increase of 7 parcels for ‘25

Commercial: \$8,603,800 – decrease of \$9,685 for ‘25

Agricultural: \$272,929,910 – increase of \$484,395 for ‘25

Residential: \$27,733,515 - increase of \$1,216,645 for ‘25

Total Value for ‘24 \$309,267,225 - increase of \$1,691,355 for ‘25

Miscellaneous (Parcel Summary)

	Total Parcel Count
Exempt	74
Homestead Applications 2024	31
Building/Zoning Permits 2024	1
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	-	363,280.25
Waste	-	367.08

Additional information is contained in the 2025 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2025.

Current Resources:

Budget: **Requested Budget for 2025-2026 = \$41,200**
Requested Reappraisal Budget for 2025-2026 = \$20,000
Adopted Budget for 2025-2026 = \$51,200
Adopted Reappraisal Budget for 2025-2026 = \$30,000

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 2025-2026 is \$51,200. The requested portion of the budget for reappraisal work is \$30,000.

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, 2026. So far, the assessor has taken a total of 45 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 2025:

Property Class	Median	COD	PRD
Residential	94 (92-100)	10.68 (<15)	108.86 (98-105)
Commercial	100 (92-100)	01.23 (<20)	99.10 (98-105)
Agricultural	73 (69-75)	15.14 (<20)	117.60 (98-105)

For more information regarding statistical measures, see 2025 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2025.

Assessment Actions Planned for Assessment Tax Year 2026:

Residential: For Tax Year 2026 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.

Assessment Actions Planned for Assessment Tax Year 2027:

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 2028:

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	2026	2027	2028
Residential	Appraisal maintenance & Residential Depreciation study	Appraisal maintenance	Appraisal maintenance
Commercial	Appraisal maintenance	Appraisal maintenance	Appraisal maintenance
Agricultural Land Acreages & Improvements	Appraisal maintenance	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