

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

---

**THOMAS COUNTY**

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for 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

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

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

cc: Lorissa Hartman, Thomas County Assessor

# Table of Contents

---

## **2024 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## 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.

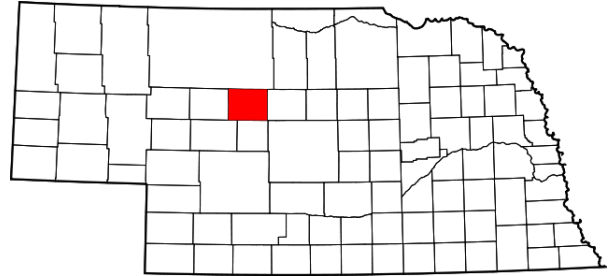
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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*

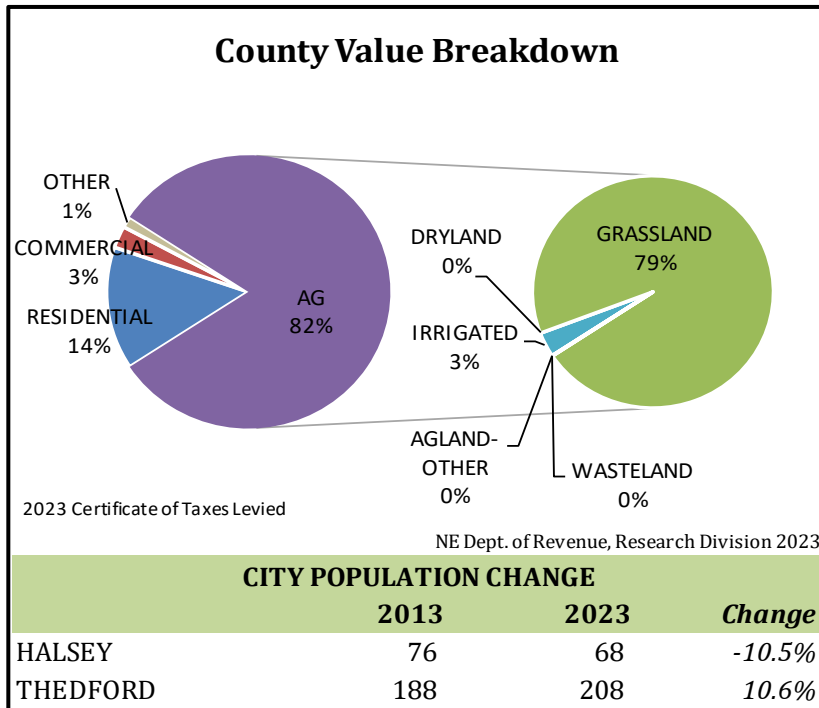


## County Overview

With a total area of 713 square miles, Thomas County has 671 residents, per the Census Bureau Quick Facts for 2024, a slight population increase over the 2023 U.S. Census. Reports indicate that 67% of county residents are homeowners and 96% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$86,040 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thomas County are located in and around Thedford, the county seat. According to the latest information available from the U.S. Census Bureau, there are 25 employer establishments with total employment of 169, for a 15% decrease in employment since the year 2019.



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

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

# 2024 Residential Correlation for Thomas County

---

## *Assessment Actions*

For the 2024 assessment year, the Thomas County Assessor added a new assessor location designated for homes that border the Middle Loup River and increased those home site values to \$35,000. The remainder of home sites in Thomas County were increased to \$20,000.

A complete reappraisal for Halsey, Seneca, and Thedford properties was completed that included new costing, depreciation, and lot values. Pick-up work and routine maintenance were completed as necessary and placed on the assessment roll.

## *Assessment Practice Review*

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

The sales verification and qualification processes were reviewed with the county assessor. Given the low numbers of sales a review of the entire roster of sales was conducted which indicated that all arm's length transactions were made available for measurement purposes.

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

Thomas County is up to date on the six-year inspection and review cycle. With the assistance of Central Plains Valuation, LLC reappraisal is completed in a timely manner. A current valuation methodology is on file.

## *Description of Analysis*

Residential parcels are analyzed using three valuation groups for assessment purposes.

| <b>Valuation Group</b> | <b>Description</b>  |
|------------------------|---|
| 1                      | Thedford, Seneca, and surrounding rural residential areas |
| 2                      | Rural Residential   |
| 3                      | Middle Loup River   |

For the residential property class, 11 sales were included in the study. Two measures of central tendency and the COD are within the acceptable range, while the weighted mean is slightly low, and the PRD is high. The weighted mean is two points below the range, and further review

## 2024 Residential Correlation for Thomas County

---

indicates that the highest dollar sale is skewing the weighted mean and the PRD. Removal of this sale for analysis shows that all measures of central tendency, COD and PRD move into range. The high dollar sale is in Valuation Group 3, the Middle Loup River. This is a new valuation group added this year, due to the value of properties that border the river selling at a much higher price than the remainder of the county. A typical sale price in Thomas for the residential class averages around \$90,873 while this sale was \$280,000.

The comparison of the value changes between the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicates values changed in a manner consistent with the assessment actions reported by the county assessor.

### *Equalization and Quality of Assessment*

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

| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 1               | 5     | 99.29  | 97.33  | 97.37    | 02.60 | 99.98  |
| 2               | 5     | 97.62  | 103.05 | 103.66   | 13.64 | 99.41  |
| 3               | 1     | 60.88  | 60.88  | 60.88    | 00.00 | 100.00 |
| ____ALL____     | 11    | 97.62  | 96.61  | 89.56    | 10.98 | 107.87 |

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Thomas County is 98%.

## 2024 Commercial Correlation for Thomas County

---

### *Assessment Actions*

Within the village limits, a comprehensive commercial reappraisal was conducted, covering depreciation, lot values and costing. The Highway 2 commercial corridor values remained the same.

Pick-up work and routine maintenance was completed and placed on the assessment roll.

### *Assessment Practice Review*

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

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

The Thomas County Assessor has two valuation groups due to only 85 total commercial parcels. Valuation Group 1 includes the villages of Halsey, Seneca and Thedford while Valuation Group 2 includes rural parcels. Commercial costing, depreciation and lot studies was updated to 2023, for the village. The six-year inspection and review cycle is up to date.

### *Description of Analysis*

The commercial statistics for Thomas County consist of 10 sales in the current study period. All measures of central tendency and the PRD is within the acceptable range with the COD low. Further analysis and study of the occupancy codes confirms that the COD cannot be relied on for measurement with a non-representative sample, as this study uses eight different codes. Analysis of the sales roster for qualified sales shows that four of the ten were purchased by the same buyer, setting the local market.

Central Plains Valuation, LLC did a complete reappraisal of all commercial parcels in the Thomas County villages. This included a new depreciation table, lot study and updating of all commercial costing.

A review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows the value changed consistent with the reported actions of the county assessor.

## 2024 Commercial Correlation for Thomas County

---

### *Equalization and Quality of Assessment*

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

| VALUATION GROUP<br>RANGE | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
|--------------------------|-------|--------|-------|----------|-------|--------|
| 1                        | 7     | 95.91  | 95.51 | 96.30    | 02.13 | 99.18  |
| 2                        | 3     | 97.90  | 98.04 | 97.42    | 00.98 | 100.64 |
| ____ALL____              | 10    | 96.88  | 96.27 | 96.98    | 01.97 | 99.27  |

### *Level of Value*

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

# 2024 Agricultural Correlation for Thomas County

---

## *Assessment Actions*

Following an analysis, all farm and home site values were increased for the 2024 assessment year. Grassland values increased 11%.

Pick-up work and routine maintenance were completed and placed on the assessment roll.

## *Assessment Practice Review*

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

Sales verification and qualification practices were reviewed for the agricultural class and are within the statewide average. A review of the sales roster shows that all arm's-length transactions are being used for measurement purposes.

There is one market area used to value agricultural land in Thomas County, which is largely grassland. A land use review was completed in 2022, which included the review of agricultural homes. Aerial imagery was last updated in 2022 and is a valuable tool for the county assessor to verify new homes or outbuildings in the county.

Intensive use has been identified by the county and used for feedlots and hog confinements. There are no special valuation applications on file. Thomas County merely has 28 acres enrolled in the Conservation Reserve Program (CRP).

## *Description of Analysis*

The agricultural statistics for Thomas County consist of 15 qualified sales. Two measures of central tendency, and the COD are within range, while the weighted mean is slightly low. The abstract is showing an increase to irrigated land which is due to a reclassification of acres and not an actual increase in the per acre assessment. The other agricultural land increase is to identify grass acres that increased on the intensive use parcels in the county.

A review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows a 11% increase in grassland which corresponds to the actions reported by the county assessor.

## *Equalization and Quality of Assessment*

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

## 2024 Agricultural Correlation for Thomas County

| 80%MLU By Market Area |       |        |       |          |       |        |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| Grass                 |       |        |       |          |       |        |
| County                | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 |
| 1                     | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 |
| ALL                   | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 |

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Thomas County is 69%.

## 2024 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 |
|----------------------------------|----------------|---|----------------------------|
| <b>Residential Real Property</b> | <b>98</b>      | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |
| <b>Agricultural Land</b>         | <b>69</b>      | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator



## APPENDICES

---

## 2024 Commission Summary for Thomas County

---

### Residential Real Property - Current

|                        |           |                                    |          |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales        | 11        | Median                             | 97.62    |
| Total Sales Price      | \$999,600 | Mean                               | 96.61    |
| Total Adj. Sales Price | \$999,600 | Wgt. Mean                          | 89.56    |
| Total Assessed Value   | \$895,290 | Average Assessed Value of the Base | \$52,826 |
| Avg. Adj. Sales Price  | \$90,873  | Avg. Assessed Value                | \$81,390 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 82.56 to 109.34 |
| 95% Wgt. Mean C.I  | 68.47 to 110.65 |
| 95% Mean C.I   | 84.93 to 108.29 |
| % of Value of the Class of all Real Property Value in the County | 8.97            |
| % of Records Sold in the Study Period                            | 2.10            |
| % of Value Sold in the Study Period                              | 3.23            |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 12              | 93  | 93.12  |
| 2022 | 12              | 94  | 94.19  |
| 2021 | 16              | 96  | 95.70  |
| 2020 | 16              | 99  | 98.95  |

## 2024 Commission Summary for Thomas County

### Commercial Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 10          | Median                             | 96.88     |
| Total Sales Price      | \$1,283,142 | Mean                               | 96.27     |
| Total Adj. Sales Price | \$1,283,142 | Wgt. Mean                          | 96.98     |
| Total Assessed Value   | \$1,244,375 | Average Assessed Value of the Base | \$101,221 |
| Avg. Adj. Sales Price  | \$128,314   | Avg. Assessed Value                | \$124,438 |

### Confidence Interval - Current

|  |                |
|--|----------------|
| 95% Median C.I   | 94.29 to 98.61 |
| 95% Wgt. Mean C.I  | 96.10 to 97.86 |
| 95% Mean C.I   | 94.29 to 98.25 |
| % of Value of the Class of all Real Property Value in the County | 2.78           |
| % of Records Sold in the Study Period                            | 11.76          |
| % of Value Sold in the Study Period                              | 14.46          |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 9               | 100 | 94.19  |
| 2022 | 9               | 100 | 94.19  |
| 2021 | 0               | 100 | 00.00  |
| 2020 | 0               | 100 | 00.00  |

**86 Thomas**  
**RESIDENTIAL**

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

Qualified

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

Number of Sales : 11  
Total Sales Price : 999,600  
Total Adj. Sales Price : 999,600  
Total Assessed Value : 895,290  
Avg. Adj. Sales Price : 90,873  
Avg. Assessed Value : 81,390

MEDIAN : 98  
WGT. MEAN : 90  
MEAN : 97  
COD : 10.98  
PRD : 107.87

COV : 17.99  
STD : 17.38  
Avg. Abs. Dev : 10.72  
MAX Sales Ratio : 132.78  
MIN Sales Ratio : 60.86

95% Median C.I. : 82.56 to 109.34  
95% Wgt. Mean C.I. : 68.47 to 110.65  
95% Mean C.I. : 84.93 to 108.29

Printed:3/20/2024 8:45:27AM

| 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-21 To 31-DEC-21 | 1     | 132.78 | 132.78 | 132.78   | 00.00 | 100.00 | 132.78 | 132.78 | N/A             | 46,400  | 61,610               |                |
| 01-JAN-22 To 31-MAR-22 |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-APR-22 To 30-JUN-22 | 3     | 92.97  | 93.96  | 94.06    | 02.27 | 99.89  | 91.29  | 97.62  | N/A             | 63,333  | 59,568               |                |
| 01-JUL-22 To 30-SEP-22 | 2     | 80.08  | 80.08  | 68.98    | 24.00 | 116.09 | 60.86  | 99.29  | N/A             | 177,500 | 122,445              |                |
| 01-OCT-22 To 31-DEC-22 | 1     | 100.68 | 100.68 | 100.68   | 00.00 | 100.00 | 100.68 | 100.68 | N/A             | 65,000  | 65,445               |                |
| 01-JAN-23 To 31-MAR-23 | 1     | 95.93  | 95.93  | 95.93    | 00.00 | 100.00 | 95.93  | 95.93  | N/A             | 20,000  | 19,185               |                |
| 01-APR-23 To 30-JUN-23 | 1     | 109.34 | 109.34 | 109.34   | 00.00 | 100.00 | 109.34 | 109.34 | N/A             | 162,200 | 177,345              |                |
| 01-JUL-23 To 30-SEP-23 | 2     | 91.00  | 91.00  | 91.99    | 09.27 | 98.92  | 82.56  | 99.44  | N/A             | 80,500  | 74,055               |                |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-OCT-21 To 30-SEP-22 | 6     | 95.30  | 95.80  | 82.04    | 14.80 | 116.77 | 60.86  | 132.78 | 60.86 to 132.78 | 98,567  | 80,868               |                |
| 01-OCT-22 To 30-SEP-23 | 5     | 99.44  | 97.59  | 100.46   | 06.35 | 97.14  | 82.56  | 109.34 | N/A             | 81,640  | 82,017               |                |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-JAN-22 To 31-DEC-22 | 6     | 95.30  | 90.45  | 80.17    | 09.18 | 112.82 | 60.86  | 100.68 | 60.86 to 100.68 | 101,667 | 81,507               |                |
| <u>ALL</u>             | 11    | 97.62  | 96.61  | 89.56    | 10.98 | 107.87 | 60.86  | 132.78 | 82.56 to 109.34 | 90,873  | 81,390               |                |

| VALUATION GROUP |       |        |        |          |       |        |       |        |                 |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |         |                      |                |
| 1               | 5     | 99.29  | 97.33  | 97.37    | 02.60 | 99.96  | 91.29 | 100.68 | N/A             | 67,000  | 65,239               |                |
| 2               | 5     | 97.62  | 103.05 | 103.66   | 13.64 | 99.41  | 82.56 | 132.78 | N/A             | 76,920  | 79,735               |                |
| 3               | 1     | 60.86  | 60.86  | 60.86    | 00.00 | 100.00 | 60.86 | 60.86  | N/A             | 280,000 | 170,420              |                |
| <u>ALL</u>      | 11    | 97.62  | 96.61  | 89.56    | 10.98 | 107.87 | 60.86 | 132.78 | 82.56 to 109.34 | 90,873  | 81,390               |                |

| PROPERTY TYPE * |       |        |       |          |       |        |       |        |                 |        | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|--------|----------------------|----------------|
| RANGE           | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |        |                      |                |
| 01              | 11    | 97.62  | 96.61 | 89.56    | 10.98 | 107.87 | 60.86 | 132.78 | 82.56 to 109.34 | 90,873 | 81,390               |                |
| 06              |       |        |       |          |       |        |       |        |                 |        |                      |                |
| 07              |       |        |       |          |       |        |       |        |                 |        |                      |                |
| <u>ALL</u>      | 11    | 97.62  | 96.61 | 89.56    | 10.98 | 107.87 | 60.86 | 132.78 | 82.56 to 109.34 | 90,873 | 81,390               |                |

**86 Thomas**  
**RESIDENTIAL**

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

Qualified

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

Number of Sales : 11  
 Total Sales Price : 999,600  
 Total Adj. Sales Price : 999,600  
 Total Assessed Value : 895,290  
 Avg. Adj. Sales Price : 90,873  
 Avg. Assessed Value : 81,390

MEDIAN : 98  
 WGT. MEAN : 90  
 MEAN : 97  
 COD : 10.98  
 PRD : 107.87

COV : 17.99  
 STD : 17.38  
 Avg. Abs. Dev : 10.72  
 MAX Sales Ratio : 132.78  
 MIN Sales Ratio : 60.86

95% Median C.I. : 82.56 to 109.34  
 95% Wgt. Mean C.I. : 68.47 to 110.65  
 95% Mean C.I. : 84.93 to 108.29

Printed:3/20/2024 8:45:27AM

**SALE PRICE \***

| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <b>Low \$ Ranges</b>       |       |        |        |          |       |        |        |        |                 |                      |                |
| Less Than 5,000            |       |        |        |          |       |        |        |        |                 |                      |                |
| Less Than 15,000           |       |        |        |          |       |        |        |        |                 |                      |                |
| Less Than 30,000           | 1     | 95.93  | 95.93  | 95.93    | 00.00 | 100.00 | 95.93  | 95.93  | N/A             | 20,000               | 19,185         |
| <b>Ranges Excl. Low \$</b> |       |        |        |          |       |        |        |        |                 |                      |                |
| Greater Than 4,999         | 11    | 97.62  | 96.61  | 89.56    | 10.98 | 107.87 | 60.86  | 132.78 | 82.56 to 109.34 | 90,873               | 81,390         |
| Greater Than 14,999        | 11    | 97.62  | 96.61  | 89.56    | 10.98 | 107.87 | 60.86  | 132.78 | 82.56 to 109.34 | 90,873               | 81,390         |
| Greater Than 29,999        | 10    | 98.46  | 96.68  | 89.43    | 11.80 | 108.11 | 60.86  | 132.78 | 82.56 to 109.34 | 97,960               | 87,611         |
| <b>Incremental Ranges</b>  |       |        |        |          |       |        |        |        |                 |                      |                |
| 0 TO 4,999                 |       |        |        |          |       |        |        |        |                 |                      |                |
| 5,000 TO 14,999            |       |        |        |          |       |        |        |        |                 |                      |                |
| 15,000 TO 29,999           | 1     | 95.93  | 95.93  | 95.93    | 00.00 | 100.00 | 95.93  | 95.93  | N/A             | 20,000               | 19,185         |
| 30,000 TO 59,999           | 2     | 112.88 | 112.88 | 117.15   | 17.64 | 96.36  | 92.97  | 132.78 | N/A             | 38,200               | 44,750         |
| 60,000 TO 99,999           | 6     | 98.46  | 95.15  | 95.19    | 04.73 | 99.96  | 82.56  | 100.68 | 82.56 to 100.68 | 76,833               | 73,140         |
| 100,000 TO 149,999         |       |        |        |          |       |        |        |        |                 |                      |                |
| 150,000 TO 249,999         | 1     | 109.34 | 109.34 | 109.34   | 00.00 | 100.00 | 109.34 | 109.34 | N/A             | 162,200              | 177,345        |
| 250,000 TO 499,999         | 1     | 60.86  | 60.86  | 60.86    | 00.00 | 100.00 | 60.86  | 60.86  | N/A             | 280,000              | 170,420        |
| 500,000 TO 999,999         |       |        |        |          |       |        |        |        |                 |                      |                |
| 1,000,000 +                |       |        |        |          |       |        |        |        |                 |                      |                |
| <b>ALL</b>                 | 11    | 97.62  | 96.61  | 89.56    | 10.98 | 107.87 | 60.86  | 132.78 | 82.56 to 109.34 | 90,873               | 81,390         |

**86 Thomas**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 10  
Total Sales Price : 1,283,142  
Total Adj. Sales Price : 1,283,142  
Total Assessed Value : 1,244,375  
Avg. Adj. Sales Price : 128,314  
Avg. Assessed Value : 124,438

MEDIAN : 97  
WGT. MEAN : 97  
MEAN : 96  
COD : 01.97  
PRD : 99.27

COV : 02.88  
STD : 02.77  
Avg. Abs. Dev : 01.91  
MAX Sales Ratio : 99.54  
MIN Sales Ratio : 89.82

95% Median C.I. : 94.29 to 98.61  
95% Wgt. Mean C.I. : 96.10 to 97.86  
95% Mean C.I. : 94.29 to 98.25

Printed:3/20/2024 8:45:28AM

| DATE OF SALE *         |       |        |       |          |       |        |       |       |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qrtrs</u>           |       |        |       |          |       |        |       |       |                 |            |           |
| 01-OCT-20 To 31-DEC-20 | 1     | 97.90  | 97.90 | 97.90    | 00.00 | 100.00 | 97.90 | 97.90 | N/A             | 275,000    | 269,215   |
| 01-JAN-21 To 31-MAR-21 | 1     | 95.91  | 95.91 | 95.91    | 00.00 | 100.00 | 95.91 | 95.91 | N/A             | 85,000     | 81,520    |
| 01-APR-21 To 30-JUN-21 | 1     | 99.54  | 99.54 | 99.54    | 00.00 | 100.00 | 99.54 | 99.54 | N/A             | 86,142     | 85,745    |
| 01-JUL-21 To 30-SEP-21 | 3     | 97.78  | 97.82 | 97.67    | 00.52 | 100.15 | 97.08 | 98.61 | N/A             | 85,667     | 83,668    |
| 01-OCT-21 To 31-DEC-21 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JAN-22 To 31-MAR-22 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-APR-22 To 30-JUN-22 | 1     | 95.08  | 95.08 | 95.08    | 00.00 | 100.00 | 95.08 | 95.08 | N/A             | 64,000     | 60,850    |
| 01-JUL-22 To 30-SEP-22 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-OCT-22 To 31-DEC-22 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JAN-23 To 31-MAR-23 | 1     | 94.29  | 94.29 | 94.29    | 00.00 | 100.00 | 94.29 | 94.29 | N/A             | 85,000     | 80,150    |
| 01-APR-23 To 30-JUN-23 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JUL-23 To 30-SEP-23 | 2     | 93.25  | 93.25 | 96.49    | 03.68 | 96.64  | 89.82 | 96.67 | N/A             | 215,500    | 207,945   |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |       |                 |            |           |
| 01-OCT-20 To 30-SEP-21 | 6     | 97.84  | 97.80 | 97.77    | 00.90 | 100.03 | 95.91 | 99.54 | 95.91 to 99.54  | 117,190    | 114,581   |
| 01-OCT-21 To 30-SEP-22 | 1     | 95.08  | 95.08 | 95.08    | 00.00 | 100.00 | 95.08 | 95.08 | N/A             | 64,000     | 60,850    |
| 01-OCT-22 To 30-SEP-23 | 3     | 94.29  | 93.59 | 96.13    | 02.42 | 97.36  | 89.82 | 96.67 | N/A             | 172,000    | 165,347   |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JAN-21 To 31-DEC-21 | 5     | 97.78  | 97.78 | 97.69    | 01.05 | 100.09 | 95.91 | 99.54 | N/A             | 85,628     | 83,654    |
| 01-JAN-22 To 31-DEC-22 | 1     | 95.08  | 95.08 | 95.08    | 00.00 | 100.00 | 95.08 | 95.08 | N/A             | 64,000     | 60,850    |
| <u>ALL</u>             | 10    | 96.88  | 96.27 | 96.98    | 01.97 | 99.27  | 89.82 | 99.54 | 94.29 to 98.61  | 128,314    | 124,438   |

| VALUATION GROUP |       |        |       |          |       |        |       |       |                 | Avg. Adj.  | Avg.      |
|-----------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|------------|-----------|
| RANGE           | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1               | 7     | 95.91  | 95.51 | 96.30    | 02.13 | 99.18  | 89.82 | 98.61 | 89.82 to 98.61  | 71,714     | 69,058    |
| 2               | 3     | 97.90  | 98.04 | 97.42    | 00.98 | 100.64 | 96.67 | 99.54 | N/A             | 260,381    | 253,657   |
| <u>ALL</u>      | 10    | 96.88  | 96.27 | 96.98    | 01.97 | 99.27  | 89.82 | 99.54 | 94.29 to 98.61  | 128,314    | 124,438   |

**86 Thomas**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 10  
 Total Sales Price : 1,283,142  
 Total Adj. Sales Price : 1,283,142  
 Total Assessed Value : 1,244,375  
 Avg. Adj. Sales Price : 128,314  
 Avg. Assessed Value : 124,438

MEDIAN : 97  
 WGT. MEAN : 97  
 MEAN : 96  
 COD : 01.97  
 PRD : 99.27

COV : 02.88  
 STD : 02.77  
 Avg. Abs. Dev : 01.91  
 MAX Sales Ratio : 99.54  
 MIN Sales Ratio : 89.82

95% Median C.I. : 94.29 to 98.61  
 95% Wgt. Mean C.I. : 96.10 to 97.86  
 95% Mean C.I. : 94.29 to 98.25

Printed:3/20/2024 8:45:28AM

**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         | 10        | 96.88        | 96.27        | 96.98        | 01.97        | 99.27        | 89.82        | 99.54        | 94.29 to 98.61        | 128,314              | 124,438        |
| 04         |           |              |              |              |              |              |              |              |                       |                      |                |
| <u>ALL</u> | <u>10</u> | <u>96.88</u> | <u>96.27</u> | <u>96.98</u> | <u>01.97</u> | <u>99.27</u> | <u>89.82</u> | <u>99.54</u> | <u>94.29 to 98.61</u> | <u>128,314</u>       | <u>124,438</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         | 89.82        | 89.82        | 89.82        | 00.00        | 100.00       | 89.82        | 89.82        | N/A                   | 11,000               | 9,880          |
| Less Than 30,000           | 1         | 89.82        | 89.82        | 89.82        | 00.00        | 100.00       | 89.82        | 89.82        | N/A                   | 11,000               | 9,880          |
| <u>Ranges Excl. Low \$</u> |           |              |              |              |              |              |              |              |                       |                      |                |
| Greater Than 4,999         | 10        | 96.88        | 96.27        | 96.98        | 01.97        | 99.27        | 89.82        | 99.54        | 94.29 to 98.61        | 128,314              | 124,438        |
| Greater Than 14,999        | 9         | 97.08        | 96.98        | 97.04        | 01.36        | 99.94        | 94.29        | 99.54        | 95.08 to 98.61        | 141,349              | 137,166        |
| Greater Than 29,999        | 9         | 97.08        | 96.98        | 97.04        | 01.36        | 99.94        | 94.29        | 99.54        | 95.08 to 98.61        | 141,349              | 137,166        |
| <u>Incremental Ranges</u>  |           |              |              |              |              |              |              |              |                       |                      |                |
| 0 TO 4,999                 |           |              |              |              |              |              |              |              |                       |                      |                |
| 5,000 TO 14,999            | 1         | 89.82        | 89.82        | 89.82        | 00.00        | 100.00       | 89.82        | 89.82        | N/A                   | 11,000               | 9,880          |
| 15,000 TO 29,999           |           |              |              |              |              |              |              |              |                       |                      |                |
| 30,000 TO 59,999           | 1         | 98.61        | 98.61        | 98.61        | 00.00        | 100.00       | 98.61        | 98.61        | N/A                   | 50,000               | 49,305         |
| 60,000 TO 99,999           | 4         | 95.50        | 96.21        | 96.29        | 01.59        | 99.92        | 94.29        | 99.54        | N/A                   | 80,036               | 77,066         |
| 100,000 TO 149,999         | 2         | 97.43        | 97.43        | 97.44        | 00.36        | 99.99        | 97.08        | 97.78        | N/A                   | 103,500              | 100,850        |
| 150,000 TO 249,999         |           |              |              |              |              |              |              |              |                       |                      |                |
| 250,000 TO 499,999         | 2         | 97.29        | 97.29        | 97.15        | 00.64        | 100.14       | 96.67        | 97.90        | N/A                   | 347,500              | 337,613        |
| 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>10</u> | <u>96.88</u> | <u>96.27</u> | <u>96.98</u> | <u>01.97</u> | <u>99.27</u> | <u>89.82</u> | <u>99.54</u> | <u>94.29 to 98.61</u> | <u>128,314</u>       | <u>124,438</u> |

**86 Thomas**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 10  
 Total Sales Price : 1,283,142  
 Total Adj. Sales Price : 1,283,142  
 Total Assessed Value : 1,244,375  
 Avg. Adj. Sales Price : 128,314  
 Avg. Assessed Value : 124,438

MEDIAN : 97  
 WGT. MEAN : 97  
 MEAN : 96  
 COD : 01.97  
 PRD : 99.27

COV : 02.88  
 STD : 02.77  
 Avg. Abs. Dev : 01.91  
 MAX Sales Ratio : 99.54  
 MIN Sales Ratio : 89.82

95% Median C.I. : 94.29 to 98.61  
 95% Wgt. Mean C.I. : 96.10 to 97.86  
 95% Mean C.I. : 94.29 to 98.25

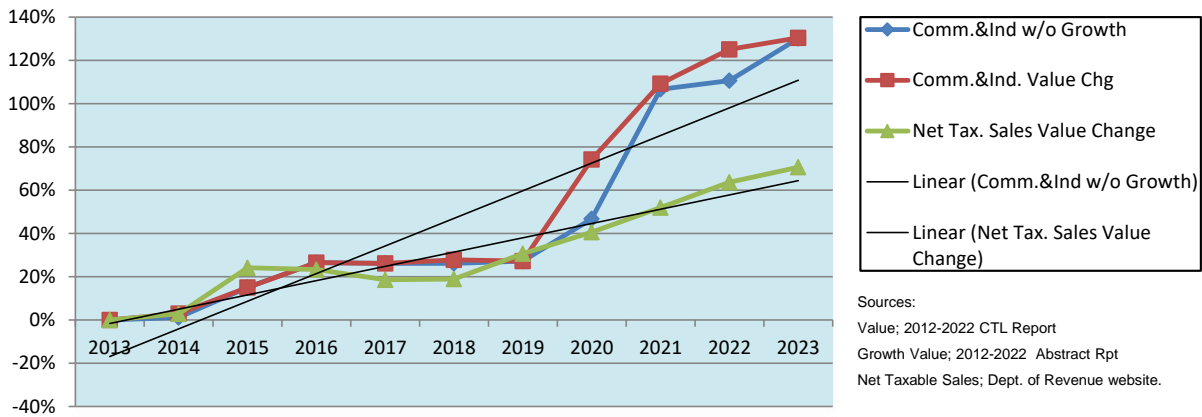
*Printed:3/20/2024 8:45:28AM*

**OCCUPANCY CODE**

| RANGE      | COUNT     | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| Blank      | 1         | 89.82  | 89.82 | 89.82    | 00.00 | 100.00 | 89.82 | 89.82 | N/A             | 11,000               | 9,880          |
| 343        | 1         | 95.91  | 95.91 | 95.91    | 00.00 | 100.00 | 95.91 | 95.91 | N/A             | 85,000               | 81,520         |
| 350        | 1         | 98.61  | 98.61 | 98.61    | 00.00 | 100.00 | 98.61 | 98.61 | N/A             | 50,000               | 49,305         |
| 353        | 2         | 94.69  | 94.69 | 94.63    | 00.42 | 100.06 | 94.29 | 95.08 | N/A             | 74,500               | 70,500         |
| 381        | 1         | 99.54  | 99.54 | 99.54    | 00.00 | 100.00 | 99.54 | 99.54 | N/A             | 86,142               | 85,745         |
| 386        | 2         | 97.43  | 97.43 | 97.44    | 00.36 | 99.99  | 97.08 | 97.78 | N/A             | 103,500              | 100,850        |
| 406        | 1         | 96.67  | 96.67 | 96.67    | 00.00 | 100.00 | 96.67 | 96.67 | N/A             | 420,000              | 406,010        |
| 412        | 1         | 97.90  | 97.90 | 97.90    | 00.00 | 100.00 | 97.90 | 97.90 | N/A             | 275,000              | 269,215        |
| <u>ALL</u> | <u>10</u> | 96.88  | 96.27 | 96.98    | 01.97 | 99.27  | 89.82 | 99.54 | 94.29 to 98.61  | 128,314              | 124,438        |



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



| Tax Year        | Value        | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|-----------------|--------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2012            | \$ 2,959,376 | \$ -         | 0.00%             | \$ 2,959,376         |                    | \$ 5,559,776            |                      |
| 2013            | \$ 3,048,210 | \$ 52,800    | 1.73%             | \$ 2,995,410         | 1.22%              | \$ 5,719,728            | 2.88%                |
| 2014            | \$ 3,404,317 | \$ -         | 0.00%             | \$ 3,404,317         | 11.68%             | \$ 6,902,091            | 20.67%               |
| 2015            | \$ 3,744,628 | \$ -         | 0.00%             | \$ 3,744,628         | 10.00%             | \$ 6,852,876            | -0.71%               |
| 2016            | \$ 3,734,912 | \$ -         | 0.00%             | \$ 3,734,912         | -0.26%             | \$ 6,591,949            | -3.81%               |
| 2017            | \$ 3,782,437 | \$ 49,850    | 1.32%             | \$ 3,732,587         | -0.06%             | \$ 6,611,998            | 0.30%                |
| 2018            | \$ 3,765,779 | \$ -         | 0.00%             | \$ 3,765,779         | -0.44%             | \$ 7,264,815            | 9.87%                |
| 2019            | \$ 5,155,328 | \$ 811,795   | 15.75%            | \$ 4,343,533         | 15.34%             | \$ 7,816,194            | 7.59%                |
| 2020            | \$ 6,193,129 | \$ 76,960    | 1.24%             | \$ 6,116,169         | 18.64%             | \$ 8,445,701            | 8.05%                |
| 2021            | \$ 6,662,638 | \$ 428,405   | 6.43%             | \$ 6,234,233         | 0.66%              | \$ 9,101,558            | 7.77%                |
| 2022            | \$ 6,819,159 | \$ 8,980     | 0.13%             | \$ 6,810,179         | 2.21%              | \$ 9,484,681            | 4.21%                |
| 2023            | \$ 7,003,938 | \$ 72,885    | 1.04%             | \$ 6,931,053         | 1.64%              | \$ 10,140,538           | 6.91%                |
| <b>Ann %chg</b> | <b>8.68%</b> |              |                   | <b>Average</b>       | <b>5.51%</b>       | 5.89%                   | <b>5.79%</b>         |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2012     | -                   | -               | -                   |
| 2013     | 1.22%               | 3.00%           | 2.88%               |
| 2014     | 15.03%              | 15.03%          | 24.14%              |
| 2015     | 26.53%              | 26.53%          | 23.26%              |
| 2016     | 26.21%              | 26.21%          | 18.57%              |
| 2017     | 26.13%              | 27.81%          | 18.93%              |
| 2018     | 27.25%              | 27.25%          | 30.67%              |
| 2019     | 46.77%              | 74.20%          | 40.58%              |
| 2020     | 106.67%             | 109.27%         | 51.91%              |
| 2021     | 110.66%             | 125.14%         | 63.70%              |
| 2022     | 130.12%             | 130.43%         | 70.59%              |
| 2023     | 134.21%             | 136.67%         | 82.39%              |

|               |        |
|---------------|--------|
| County Number | 86     |
| County Name   | Thomas |

**86 Thomas**  
**AGRICULTURAL LAND**

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

Qualified

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

Number of Sales : 15  
Total Sales Price : 10,447,342  
Total Adj. Sales Price : 10,447,342  
Total Assessed Value : 7,020,195  
Avg. Adj. Sales Price : 696,489  
Avg. Assessed Value : 468,013

MEDIAN : 69  
WGT. MEAN : 67  
MEAN : 69  
COD : 14.84  
PRD : 103.17

COV : 18.33  
STD : 12.71  
Avg. Abs. Dev : 10.30  
MAX Sales Ratio : 94.37  
MIN Sales Ratio : 57.28

95% Median C.I. : 57.78 to 78.77  
95% Wgt. Mean C.I. : 60.29 to 74.11  
95% Mean C.I. : 62.29 to 76.37

Printed:3/20/2024 8:45:28AM

**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| <u>Qrtrs</u>           |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-OCT-20 To 31-DEC-20 | 1     | 92.01  | 92.01 | 92.01    | 00.00 | 100.00 | 92.01 | 92.01 | N/A             | 370,188              | 340,605        |
| 01-JAN-21 To 31-MAR-21 | 3     | 69.41  | 67.51 | 70.05    | 04.21 | 96.37  | 62.18 | 70.94 | N/A             | 663,469              | 464,732        |
| 01-APR-21 To 30-JUN-21 |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-JUL-21 To 30-SEP-21 | 1     | 94.37  | 94.37 | 94.37    | 00.00 | 100.00 | 94.37 | 94.37 | N/A             | 112,000              | 105,695        |
| 01-OCT-21 To 31-DEC-21 | 1     | 70.79  | 70.79 | 70.79    | 00.00 | 100.00 | 70.79 | 70.79 | N/A             | 698,025              | 494,135        |
| 01-JAN-22 To 31-MAR-22 | 1     | 75.46  | 75.46 | 75.46    | 00.00 | 100.00 | 75.46 | 75.46 | N/A             | 725,000              | 547,095        |
| 01-APR-22 To 30-JUN-22 | 1     | 80.18  | 80.18 | 80.18    | 00.00 | 100.00 | 80.18 | 80.18 | N/A             | 650,000              | 521,200        |
| 01-JUL-22 To 30-SEP-22 |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-OCT-22 To 31-DEC-22 | 5     | 57.78  | 57.67 | 57.68    | 00.19 | 99.98  | 57.28 | 57.78 | N/A             | 836,942              | 482,725        |
| 01-JAN-23 To 31-MAR-23 |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-APR-23 To 30-JUN-23 | 2     | 68.14  | 68.14 | 70.10    | 15.60 | 97.20  | 57.51 | 78.77 | N/A             | 858,506              | 601,823        |
| 01-JUL-23 To 30-SEP-23 |       |        |       |          |       |        |       |       |                 |                      |                |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-OCT-20 To 30-SEP-21 | 5     | 70.94  | 77.78 | 74.44    | 15.45 | 104.49 | 62.18 | 94.37 | N/A             | 494,519              | 368,099        |
| 01-OCT-21 To 30-SEP-22 | 3     | 75.46  | 75.48 | 75.37    | 04.15 | 100.15 | 70.79 | 80.18 | N/A             | 691,008              | 520,810        |
| 01-OCT-22 To 30-SEP-23 | 7     | 57.78  | 60.66 | 61.29    | 05.40 | 98.97  | 57.28 | 78.77 | 57.28 to 78.77  | 843,103              | 516,753        |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-JAN-21 To 31-DEC-21 | 5     | 70.79  | 73.54 | 71.20    | 09.52 | 103.29 | 62.18 | 94.37 | N/A             | 560,087              | 398,805        |
| 01-JAN-22 To 31-DEC-22 | 7     | 57.78  | 63.43 | 62.63    | 10.04 | 101.28 | 57.28 | 80.18 | 57.28 to 80.18  | 794,244              | 497,417        |
| <u>ALL</u>             | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| 1          | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |
| <u>ALL</u> | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |

**95%MLU By Market Area**

| RANGE        | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|--------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| <u>Grass</u> |       |        |       |          |       |        |       |       |                 |                      |                |
| County       | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |
| 1            | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |
| <u>ALL</u>   | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |

**86 Thomas**  
**AGRICULTURAL LAND**

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

Qualified

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

Number of Sales : 15  
 Total Sales Price : 10,447,342  
 Total Adj. Sales Price : 10,447,342  
 Total Assessed Value : 7,020,195  
 Avg. Adj. Sales Price : 696,489  
 Avg. Assessed Value : 468,013

MEDIAN : 69  
 WGT. MEAN : 67  
 MEAN : 69  
 COD : 14.84  
 PRD : 103.17

COV : 18.33  
 STD : 12.71  
 Avg. Abs. Dev : 10.30  
 MAX Sales Ratio : 94.37  
 MIN Sales Ratio : 57.28

95% Median C.I. : 57.78 to 78.77  
 95% Wgt. Mean C.I. : 60.29 to 74.11  
 95% Mean C.I. : 62.29 to 76.37

*Printed:3/20/2024 8:45:28AM*

**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          | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |
| 1               | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |
| ____ ALL ____   | 15    | 69.41  | 69.33 | 67.20    | 14.84 | 103.17 | 57.28 | 94.37 | 57.78 to 78.77  | 696,489              | 468,013        |

## Thomas County 2024 Average Acre Value Comparison

| County    | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Thomas    | 1        | 2,250 | n/a   | n/a   | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | <b>2,250</b>     |
| Blaine    | 1        | n/a   | n/a   | n/a   | n/a   | n/a   | n/a   | n/a   | n/a   | <b>n/a</b>       |
| Cherry    | 1        | 2,999 | n/a   | n/a   | 2,978 | 3,000 | 3,000 | 2,987 | 3,000 | <b>2,989</b>     |
| Hooker    | 1        | n/a   | n/a   | n/a   | 1,915 | 1,915 | 1,915 | 1,915 | 1,915 | <b>1,915</b>     |
| Logan     | 1        | 4,250 | 4,000 | 4,000 | 4,000 | 3,400 | 3,400 | 3,000 | 3,000 | <b>3,666</b>     |
| McPherson | 1        | 2,100 | n/a   | n/a   | 2,100 | 2,100 | n/a   | 2,100 | 2,100 | <b>2,100</b>     |

| 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   | <b>n/a</b>       |
| Blaine    | 1        | n/a | n/a   | n/a   | n/a   | n/a   | n/a   | n/a   | n/a   | <b>n/a</b>       |
| Cherry    | 1        | n/a | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | <b>1,000</b>     |
| Hooker    | 1        | n/a | n/a   | n/a   | n/a   | n/a   | n/a   | n/a   | n/a   | <b>n/a</b>       |
| Logan     | 1        | n/a | 1,498 | 1,498 | 1,498 | 1,404 | 1,404 | 1,258 | 1,251 | <b>1,415</b>     |
| McPherson | 1        | n/a | 725   | n/a   | 725   | 725   | n/a   | n/a   | 725   | <b>725</b>       |

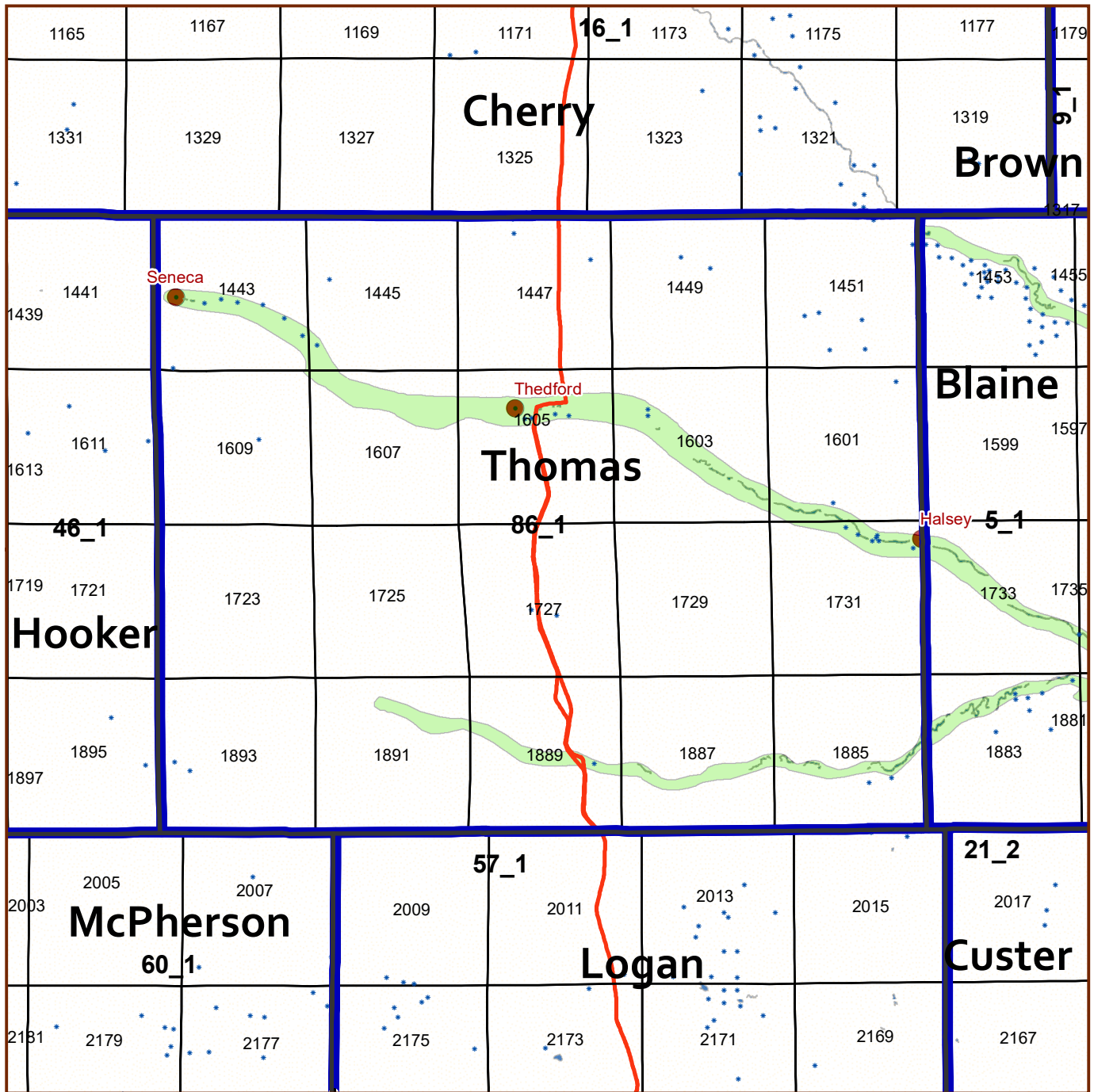
| County    | Mkt Area | 1G1 | 1G  | 2G1 | 2G  | 3G1 | 3G  | 4G1 | 4G  | WEIGHTED AVG GRASS |
|-----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Thomas    | 1        | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | <b>650</b>         |
| Blaine    | 1        | n/a | n/a | n/a | 620 | n/a | n/a | 590 | 590 | <b>601</b>         |
| Cherry    | 1        | 694 | 680 | 680 | 680 | 680 | 549 | 525 | 525 | <b>565</b>         |
| Hooker    | 1        | 610 | 610 | 610 | 610 | 610 | 610 | 610 | 610 | <b>610</b>         |
| Logan     | 1        | 636 | 634 | 634 | 634 | 634 | 634 | 634 | n/a | <b>634</b>         |
| McPherson | 1        | 625 | 625 | 625 | 625 | 625 | 625 | 625 | 625 | <b>625</b>         |

| County    | Mkt Area | CRP   | TIMBER | WASTE |
|-----------|----------|-------|--------|-------|
| Thomas    | 1        |       | n/a    | 150   |
| Blaine    | 1        |       | n/a    | n/a   |
| Cherry    | 1        | 1,000 | n/a    | 100   |
| Hooker    | 1        |       | n/a    | 9     |
| Logan     | 1        | 634   | n/a    | 15    |
| McPherson | 1        | 725   | n/a    | 10    |

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# THOMAS COUNTY



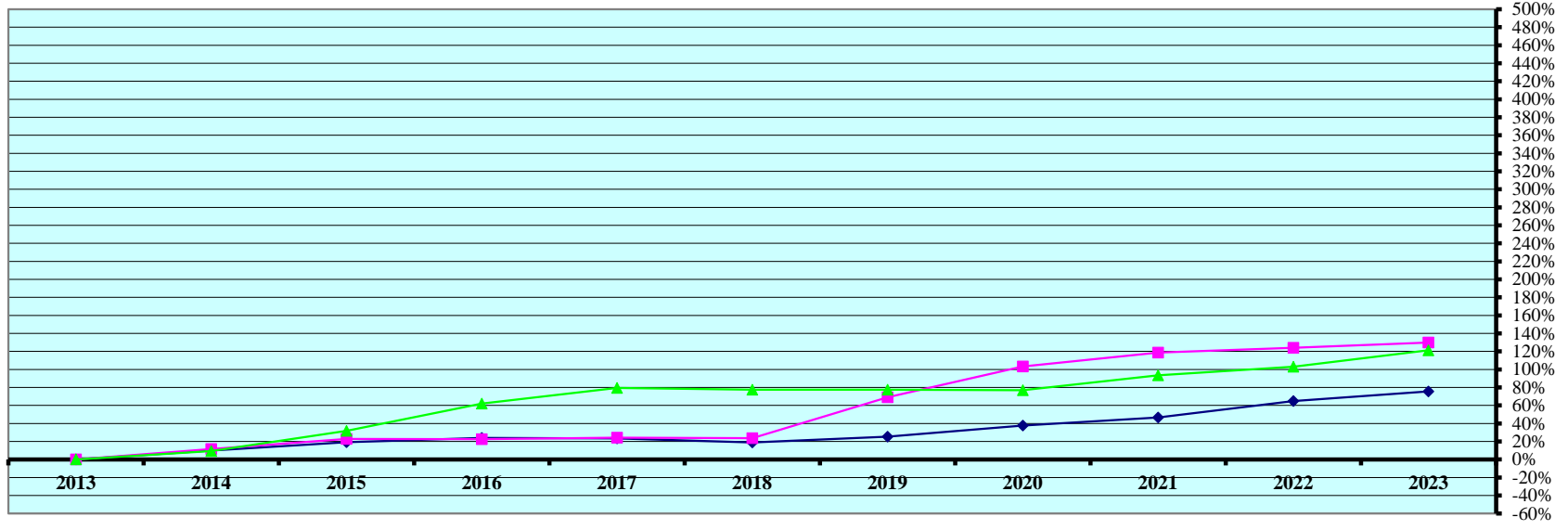
**Legend**

- 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 2013 - 2023**



| Tax Year | Residential & Recreational <sup>(1)</sup> |                |          |           | Commercial & Industrial <sup>(1)</sup> |                |          |           | Total Agricultural Land <sup>(1)</sup> |                |          |           |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
|          | Value                                     | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2013     | 11,936,956                                | -              | -        | -         | 3,048,210                              | -              | -        | -         | 99,569,178                             | -              | -        | -         |
| 2014     | 13,110,899                                | 1,173,943      | 9.83%    | 9.83%     | 3,404,317                              | 356,107        | 11.68%   | 11.68%    | 108,920,243                            | 9,351,065      | 9.39%    | 9.39%     |
| 2015     | 14,216,734                                | 1,105,835      | 8.43%    | 19.10%    | 3,744,628                              | 340,311        | 10.00%   | 22.85%    | 131,285,700                            | 22,365,457     | 20.53%   | 31.85%    |
| 2016     | 14,794,277                                | 577,543        | 4.06%    | 23.94%    | 3,734,912                              | -9,716         | -0.26%   | 22.53%    | 161,293,157                            | 30,007,457     | 22.86%   | 61.99%    |
| 2017     | 14,742,747                                | -51,530        | -0.35%   | 23.51%    | 3,782,437                              | 47,525         | 1.27%    | 24.09%    | 178,695,541                            | 17,402,384     | 10.79%   | 79.47%    |
| 2018     | 14,196,423                                | -546,324       | -3.71%   | 18.93%    | 3,765,779                              | -16,658        | -0.44%   | 23.54%    | 176,601,814                            | -2,093,727     | -1.17%   | 77.37%    |
| 2019     | 14,966,513                                | 770,090        | 5.42%    | 25.38%    | 5,155,328                              | 1,389,549      | 36.90%   | 69.13%    | 176,782,622                            | 180,808        | 0.10%    | 77.55%    |
| 2020     | 16,420,338                                | 1,453,825      | 9.71%    | 37.56%    | 6,193,129                              | 1,037,801      | 20.13%   | 103.17%   | 176,151,095                            | -631,527       | -0.36%   | 76.91%    |
| 2021     | 17,504,596                                | 1,084,258      | 6.60%    | 46.64%    | 6,662,638                              | 469,509        | 7.58%    | 118.58%   | 192,569,920                            | 16,418,825     | 9.32%    | 93.40%    |
| 2022     | 19,695,536                                | 2,190,940      | 12.52%   | 65.00%    | 6,831,734                              | 169,096        | 2.54%    | 124.12%   | 202,157,249                            | 9,587,329      | 4.98%    | 103.03%   |
| 2023     | 20,961,958                                | 1,266,422      | 6.43%    | 75.61%    | 7,006,444                              | 174,710        | 2.56%    | 129.85%   | 220,334,995                            | 18,177,746     | 8.99%    | 121.29%   |

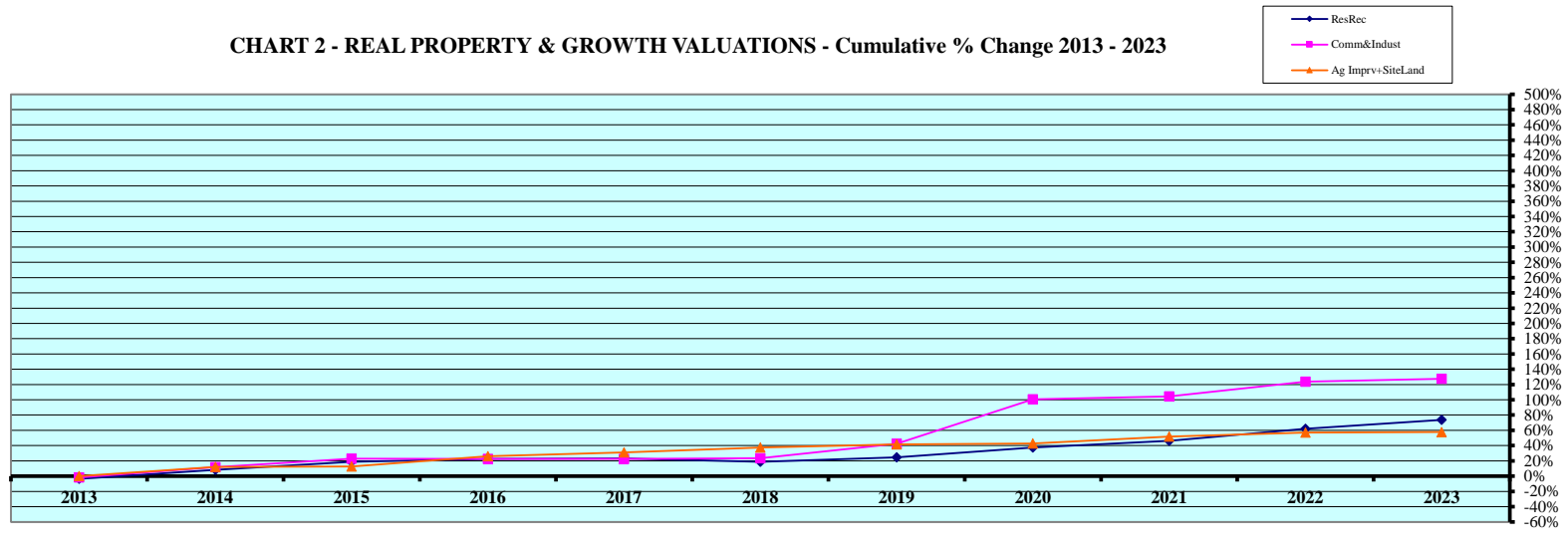
Rate Annual %chg: Residential & Recreational **5.79%** Commercial & Industrial **8.68%** Agricultural Land **8.27%**

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 2013 - 2023



| Tax Year     | Residential & Recreational <sup>(1)</sup> |              |                   |                      |                    |                     | Commercial & Industrial <sup>(1)</sup> |              |                   |                      |                    |                     |       |  |  |  |  |  |       |  |  |  |  |  |
|--------------|---|--------------|-------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|-------|--|--|--|--|--|-------|--|--|--|--|--|
|              | Value                                     | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value                                  | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |       |  |  |  |  |  |       |  |  |  |  |  |
| 2013         | 11,936,956                                | 428,280      | 3.59%             | 11,508,676           | -                  | -3.59%              | 3,048,210                              | 52,800       | 1.73%             | 2,995,410            | -                  | -1.73%              |       |  |  |  |  |  |       |  |  |  |  |  |
| 2014         | 13,110,899                                | 193,325      | 1.47%             | 12,917,574           | 8.21%              | 8.21%               | 3,404,317                              | 0            | 0.00%             | 3,404,317            | 11.68%             | 11.68%              |       |  |  |  |  |  |       |  |  |  |  |  |
| 2015         | 14,216,734                                | 51,260       | 0.36%             | 14,165,474           | 8.04%              | 18.67%              | 3,744,628                              | 0            | 0.00%             | 3,744,628            | 10.00%             | 22.85%              |       |  |  |  |  |  |       |  |  |  |  |  |
| 2016         | 14,794,277                                | 178,660      | 1.21%             | 14,615,617           | 2.81%              | 22.44%              | 3,734,912                              | 0            | 0.00%             | 3,734,912            | -0.26%             | 22.53%              |       |  |  |  |  |  |       |  |  |  |  |  |
| 2017         | 14,742,747                                | 34,060       | 0.23%             | 14,708,687           | -0.58%             | 23.22%              | 3,782,437                              | 49,850       | 1.32%             | 3,732,587            | -0.06%             | 22.45%              |       |  |  |  |  |  |       |  |  |  |  |  |
| 2018         | 14,196,423                                | 14,330       | 0.10%             | 14,182,093           | -3.80%             | 18.81%              | 3,765,779                              | 0            | 0.00%             | 3,765,779            | -0.44%             | 23.54%              |       |  |  |  |  |  |       |  |  |  |  |  |
| 2019         | 14,966,513                                | 102,505      | 0.68%             | 14,864,008           | 4.70%              | 24.52%              | 5,155,328                              | 811,795      | 15.75%            | 4,343,533            | 15.34%             | 42.49%              |       |  |  |  |  |  |       |  |  |  |  |  |
| 2020         | 16,420,338                                | 0            | 0.00%             | 16,420,338           | 9.71%              | 37.56%              | 6,193,129                              | 76,960       | 1.24%             | 6,116,169            | 18.64%             | 100.65%             |       |  |  |  |  |  |       |  |  |  |  |  |
| 2021         | 17,504,596                                | 58,155       | 0.33%             | 17,446,441           | 6.25%              | 46.15%              | 6,662,638                              | 428,405      | 6.43%             | 6,234,233            | 0.66%              | 104.52%             |       |  |  |  |  |  |       |  |  |  |  |  |
| 2022         | 19,695,536                                | 343,658      | 1.74%             | 19,351,878           | 10.55%             | 62.12%              | 6,831,734                              | 8,980        | 0.13%             | 6,822,754            | 2.40%              | 123.83%             |       |  |  |  |  |  |       |  |  |  |  |  |
| 2023         | 20,961,958                                | 230,905      | 1.10%             | 20,731,053           | 5.26%              | 73.67%              | 7,006,444                              | 72,885       | 1.04%             | 6,933,559            | 1.49%              | 127.46%             |       |  |  |  |  |  |       |  |  |  |  |  |
| Rate Ann%chg | 5.79%                                     |              |                   |                      |                    |                     | 5.12%                                  |              |                   |                      |                    |                     | 8.68% |  |  |  |  |  | 5.95% |  |  |  |  |  |
|              | Resid & Recreat w/o growth                |              |                   |                      |                    |                     | C & I w/o growth                       |              |                   |                      |                    |                     |       |  |  |  |  |  |       |  |  |  |  |  |

| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                             |                           |              |                   |                      |                    |                     |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
|--------------|--|-----------------------------|---------------------------|--------------|-------------------|----------------------|--------------------|---------------------|--|--|--|--|--|--|-------|--|--|--|--|--|--|-------|--|--|--|--|--|--|
|              | Agric. Dwelling & Homesite Value           | Ag Outblgd & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2013         | 10,254,677                                 | 3,333,150                   | 13,587,827                | 407,626      | 3.00%             | 13,180,201           | -                  | -                   |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2014         | 12,639,235                                 | 3,003,480                   | 15,642,715                | 399,685      | 2.56%             | 15,243,030           | 12.18%             | 12.18%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2015         | 13,600,915                                 | 3,204,985                   | 16,805,900                | 1,496,665    | 8.91%             | 15,309,235           | -2.13%             | 12.67%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2016         | 14,245,140                                 | 3,228,955                   | 17,474,095                | 343,725      | 1.97%             | 17,130,370           | 1.93%              | 26.07%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2017         | 14,848,085                                 | 3,272,035                   | 18,120,120                | 306,325      | 1.69%             | 17,813,795           | 1.94%              | 31.10%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2018         | 15,435,815                                 | 3,350,495                   | 18,786,310                | 89,725       | 0.48%             | 18,696,585           | 3.18%              | 37.60%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2019         | 15,895,535                                 | 3,395,355                   | 19,290,890                | 70,470       | 0.37%             | 19,220,420           | 2.31%              | 41.45%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2020         | 16,153,570                                 | 3,452,555                   | 19,606,125                | 195,435      | 1.00%             | 19,410,690           | 0.62%              | 42.85%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2021         | 17,121,630                                 | 3,649,085                   | 20,770,715                | 152,705      | 0.74%             | 20,618,010           | 5.16%              | 51.74%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2022         | 17,806,820                                 | 3,635,845                   | 21,442,665                | 120,965      | 0.56%             | 21,321,700           | 2.65%              | 56.92%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| 2023         | 18,367,695                                 | 3,633,285                   | 22,000,980                | 563,300      | 2.56%             | 21,437,680           | -0.02%             | 57.77%              |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |
| Rate Ann%chg | 6.00%                                      |                             |                           |              |                   |                      |                    | 0.87%               |  |  |  |  |  |  | 4.94% |  |  |  |  |  |  | 2.78% |  |  |  |  |  |  |
|              | Ag Imprv+Site                              |                             |                           |              |                   |                      |                    |                     |  |  |  |  |  |  |       |  |  |  |  |  |  |       |  |  |  |  |  |  |

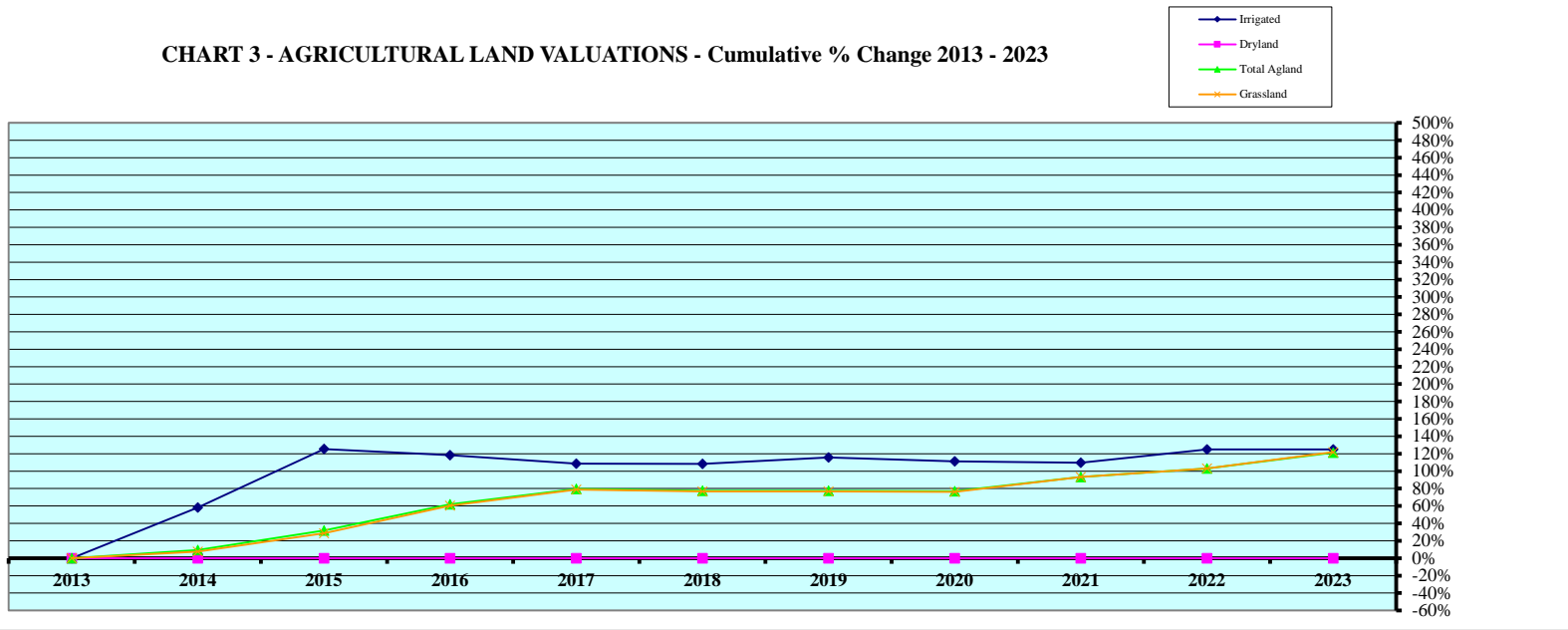
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 86  
County THOMAS

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



| Tax Year | Irrigated Land |           |         |           | Dryland |           |         |           | Grassland   |            |         |           |
|----------|----------------|-----------|---------|-----------|---------|-----------|---------|-----------|-------------|------------|---------|-----------|
|          | Value          | Value Chg | Ann%chg | Cmltv%chg | Value   | Value Chg | Ann%chg | Cmltv%chg | Value       | Value Chg  | Ann%chg | Cmltv%chg |
| 2013     | 3,377,480      | -         | -       | -         | 0       | -         | -       | -         | 95,800,430  | -          | -       | -         |
| 2014     | 5,346,105      | 1,968,625 | 58.29%  | 58.29%    | 0       | 0         | -       | -         | 103,094,551 | 7,294,121  | 7.61%   | 7.61%     |
| 2015     | 7,611,387      | 2,265,282 | 42.37%  | 125.36%   | 0       | 0         | -       | -         | 123,346,062 | 20,251,511 | 19.64%  | 28.75%    |
| 2016     | 7,376,544      | -234,843  | -3.09%  | 118.40%   | 0       | 0         | -       | -         | 153,601,032 | 30,254,970 | 24.53%  | 60.33%    |
| 2017     | 7,047,327      | -329,217  | -4.46%  | 108.66%   | 0       | 0         | -       | -         | 171,342,330 | 17,741,298 | 11.55%  | 78.85%    |
| 2018     | 7,038,696      | -8,631    | -0.12%  | 108.40%   | 0       | 0         | -       | -         | 169,257,716 | -2,084,614 | -1.22%  | 76.68%    |
| 2019     | 7,286,160      | 247,464   | 3.52%   | 115.73%   | 0       | 0         | -       | -         | 169,191,708 | -66,008    | -0.04%  | 76.61%    |
| 2020     | 7,138,068      | -148,092  | -2.03%  | 111.34%   | 0       | 0         | -       | -         | 168,705,837 | -485,871   | -0.29%  | 76.10%    |
| 2021     | 7,084,518      | -53,550   | -0.75%  | 109.76%   | 0       | 0         | -       | -         | 185,252,381 | 16,546,544 | 9.81%   | 93.37%    |
| 2022     | 7,601,642      | 517,124   | 7.30%   | 125.07%   | 0       | 0         | -       | -         | 194,450,519 | 9,198,138  | 4.97%   | 102.97%   |
| 2023     | 7,601,800      | 158       | 0.00%   | 125.07%   | 0       | 0         | -       | -         | 212,589,780 | 18,139,261 | 9.33%   | 121.91%   |

Rate Ann.%chg: Irrigated **8.45%** Dryland **#DIV/0!** Grassland **8.30%**

| Tax Year | Waste Land <sup>(1)</sup> |           |         |           | Other Agland <sup>(1)</sup> |           |          |           | Total Agricultural |            |         |           |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|----------|-----------|--------------------|------------|---------|-----------|
|          | Value                     | Value Chg | Ann%chg | Cmltv%chg | Value                       | Value Chg | Ann%chg  | Cmltv%chg | Value              | Value Chg  | Ann%chg | Cmltv%chg |
| 2013     | 315,138                   | -         | -       | -         | 76,130                      | -         | -        | -         | 99,569,178         | -          | -       | -         |
| 2014     | 315,581                   | 443       | 0.14%   | 0.14%     | 164,006                     | 87,876    | 115.43%  | 115.43%   | 108,920,243        | 9,351,065  | 9.39%   | 9.39%     |
| 2015     | 315,581                   | 0         | 0.00%   | 0.14%     | 12,670                      | -151,336  | -92.27%  | -83.36%   | 131,285,700        | 22,365,457 | 20.53%  | 31.85%    |
| 2016     | 315,581                   | 0         | 0.00%   | 0.14%     | 0                           | -12,670   | -100.00% | -100.00%  | 161,293,157        | 30,007,457 | 22.86%  | 61.99%    |
| 2017     | 305,884                   | -9,697    | -3.07%  | -2.94%    | 0                           | 0         | -        | -         | 178,695,541        | 17,402,384 | 10.79%  | 79.47%    |
| 2018     | 305,402                   | -482      | -0.16%  | -3.09%    | 0                           | 0         | -        | -         | 176,601,814        | -2,093,727 | -1.17%  | 77.37%    |
| 2019     | 304,754                   | -648      | -0.21%  | -3.30%    | 0                           | 0         | -        | -         | 176,782,622        | 180,808    | 0.10%   | 77.55%    |
| 2020     | 307,190                   | 2,436     | 0.80%   | -2.52%    | 0                           | 0         | -        | -         | 176,151,095        | -631,527   | -0.36%  | 76.91%    |
| 2021     | 233,021                   | -74,169   | -24.14% | -26.06%   | 0                           | 0         | -        | -         | 192,569,920        | 16,418,825 | 9.32%   | 93.40%    |
| 2022     | 55,086                    | -177,935  | -76.36% | -82.52%   | 50,002                      | 50,002    | 100.00%  | -34.32%   | 202,157,249        | 9,587,329  | 4.98%   | 103.03%   |
| 2023     | 55,080                    | -6        | -0.01%  | -82.52%   | 88,335                      | 38,333    | 76.66%   | 16.03%    | 220,334,995        | 18,177,746 | 8.99%   | 121.29%   |

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

Rate Ann.%chg: Total Agric Land **8.27%**



CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

| Tax Year | IRRIGATED LAND |       |                    |                     |                       | DRYLAND |       |                    |                     |                       | GRASSLAND   |         |                    |                     |                       |
|----------|----------------|-------|--------------------|---------------------|-----------------------|---------|-------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value   | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre |
| 2013     | 3,377,480      | 3,377 | 1,000              |                     |                       | 0       | 0     |                    |                     |                       | 95,767,833  | 368,338 | 260                |                     |                       |
| 2014     | 5,346,105      | 3,624 | 1,475              | 47.50%              | 47.50%                | 0       | 0     |                    |                     |                       | 103,094,551 | 368,195 | 280                | 7.69%               |                       |
| 2015     | 7,611,387      | 3,624 | 2,100              | 42.37%              | 110.00%               | 0       | 0     |                    |                     |                       | 123,345,301 | 368,195 | 335                | 19.64%              |                       |
| 2016     | 7,376,544      | 3,513 | 2,100              | 0.00%               | 110.00%               | 0       | 0     |                    |                     |                       | 153,600,616 | 368,347 | 417                | 24.48%              |                       |
| 2017     | 6,982,059      | 3,325 | 2,100              | 0.00%               | 110.00%               | 0       | 0     |                    |                     |                       | 171,353,602 | 368,502 | 465                | 11.51%              |                       |
| 2018     | 7,038,696      | 3,352 | 2,100              | 0.00%               | 110.00%               | 0       | 0     |                    |                     |                       | 169,258,521 | 363,997 | 465                | 0.00%               |                       |
| 2019     | 7,286,160      | 3,470 | 2,100              | 0.00%               | 110.00%               | 0       | 0     |                    |                     |                       | 169,193,856 | 363,858 | 465                | 0.00%               |                       |
| 2020     | 7,138,068      | 3,399 | 2,100              | 0.00%               | 110.00%               | 0       | 0     |                    |                     |                       | 168,770,330 | 362,947 | 465                | 0.00%               |                       |
| 2021     | 7,084,518      | 3,374 | 2,100              | 0.00%               | 110.00%               | 0       | 0     |                    |                     |                       | 185,277,729 | 363,289 | 510                | 9.68%               |                       |
| 2022     | 7,601,642      | 3,378 | 2,250              | 7.14%               | 125.00%               | 0       | 0     |                    |                     |                       | 194,450,518 | 363,459 | 535                | 4.90%               |                       |
| 2023     | 7,601,800      | 3,378 | 2,250              | 0.00%               | 125.01%               | 0       | 0     |                    |                     |                       | 212,589,780 | 363,401 | 585                | 9.35%               |                       |

Rate Annual %chg Average Value/Acre: 8.45%

8.45%

| Tax Year | WASTE LAND (2) |       |                    |                     |                       | OTHER AGLAND (2) |       |                    |                     |                       | TOTAL AGRICULTURAL LAND (1) |         |                    |                     |                       |
|----------|----------------|-------|--------------------|---------------------|-----------------------|------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value            | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value                       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre |
| 2013     | 314,755        | 2,098 | 150                |                     |                       | 0                | 0     |                    |                     |                       | 99,460,068                  | 373,814 | 266                |                     |                       |
| 2014     | 315,581        | 2,104 | 150                | 0.00%               | 0.00%                 | 0                | 0     |                    |                     |                       | 108,756,237                 | 373,923 | 291                | 9.31%               | 9.31%                 |
| 2015     | 315,581        | 2,104 | 150                | 0.00%               | 0.00%                 | 0                | 0     |                    |                     |                       | 131,272,269                 | 373,923 | 351                | 20.70%              | 31.95%                |
| 2016     | 315,581        | 2,104 | 150                | 0.00%               | 0.00%                 | 0                | 0     |                    |                     |                       | 161,292,741                 | 373,964 | 431                | 22.86%              | 62.10%                |
| 2017     | 305,884        | 2,039 | 150                | 0.02%               | 0.02%                 | 0                | 0     |                    |                     |                       | 178,641,545                 | 373,866 | 478                | 10.79%              | 79.59%                |
| 2018     | 305,402        | 2,036 | 150                | 0.00%               | 0.02%                 | 0                | 0     |                    |                     |                       | 176,602,619                 | 369,384 | 478                | 0.06%               | 79.69%                |
| 2019     | 304,797        | 2,031 | 150                | 0.00%               | 0.02%                 | 0                | 0     |                    |                     |                       | 176,784,813                 | 369,359 | 479                | 0.11%               | 79.89%                |
| 2020     | 306,485        | 2,026 | 151                | 0.83%               | 0.85%                 | 0                | 0     |                    |                     |                       | 176,214,883                 | 368,372 | 478                | -0.06%              | 79.79%                |
| 2021     | 234,104        | 1,560 | 150                | -0.82%              | 0.03%                 | 0                | 0     |                    |                     |                       | 192,596,351                 | 368,223 | 523                | 9.34%               | 96.58%                |
| 2022     | 55,086         | 367   | 150                | 0.02%               | 0.05%                 | 50,002           | 93    | 535                |                     |                       | 202,157,248                 | 367,298 | 550                | 5.23%               | 106.86%               |
| 2023     | 55,080         | 367   | 150                | -0.01%              | 0.04%                 | 88,335           | 151   | 585                | 9.34%               |                       | 220,334,995                 | 367,298 | 600                | 8.99%               | 125.46%               |

86  
THOMAS

Rate Annual %chg Average Value/Acre: 8.47%

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

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

| Pop.                               | County:                      | Personal Prop | StateAsd PP | StateAsdReal  | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|----------|-------------|
| 669                                | THOMAS                       | 7,245,358     | 16,083,214  | 91,198,902    | 20,961,958  | 7,006,444  | 0          | 0          | 220,334,995 | 18,367,695 | 3,633,285  | 1,520    | 384,833,371 |
| cnty sectorvalue % of total value: |                              | 1.88%         | 4.18%       | 23.70%        | 5.45%       | 1.82%      |            |            | 57.25%      | 4.77%      | 0.94%      | 0.00%    | 100.00%     |
| Pop.                               | Municipality:                | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 68                                 | HALSEY                       | 63,678        | 340,609     | 1,801,631     | 2,415,588   | 358,033    | 0          | 0          | 0           | 0          | 0          | 0        | 4,979,539   |
| 10.16%                             | %sector of county sector     | 0.88%         | 2.12%       | 1.98%         | 11.52%      | 5.11%      |            |            |             |            |            |          | 1.29%       |
|                                    | %sector of municipality      | 1.28%         | 6.84%       | 36.18%        | 48.51%      | 7.19%      |            |            |             |            |            |          | 100.00%     |
| 208                                | THEDFORD                     | 161,902       | 539,298     | 2,052,816     | 7,774,522   | 859,175    | 0          | 0          | 0           | 0          | 0          | 0        | 11,387,713  |
| 31.09%                             | %sector of county sector     | 2.23%         | 3.35%       | 2.25%         | 37.09%      | 12.26%     |            |            |             |            |            |          | 2.96%       |
|                                    | %sector of municipality      | 1.42%         | 4.74%       | 18.03%        | 68.27%      | 7.54%      |            |            |             |            |            |          | 100.00%     |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |          |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |          |             |
| 276                                | Total Municipalities         | 225,580       | 879,907     | 3,854,448     | 10,190,112  | 1,217,208  | 0          | 0          | 0           | 0          | 0          | 0        | 16,367,254  |
| 41.32%                             | %all municip.sectors of cnty | 3.11%         | 5.47%       | 4.23%         | 48.61%      | 17.37%     |            |            |             |            |            |          | 4.25%       |

|  |                        |                            |                       |                                   |
|--|------------------------|----------------------------|-----------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 1,748</b> | <b>Value : 309,267,225</b> | <b>Growth 956,430</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|----------------------------|-----------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |            | SubUrban |       | Rural   |            | Total   |            | Growth |
|---------------------------------|---------|------------|----------|-------|---------|------------|---------|------------|--------|
|                                 | Records | Value      | Records  | Value | Records | Value      | Records | Value      |        |
| <b>01. Res UnImp Land</b>       | 51      | 289,010    | 0        | 0     | 152     | 3,279,975  | 203     | 3,568,985  |        |
| <b>02. Res Improve Land</b>     | 173     | 1,068,280  | 0        | 0     | 129     | 1,566,075  | 302     | 2,634,355  |        |
| <b>03. Res Improvements</b>     | 174     | 10,948,980 | 0        | 0     | 148     | 10,581,195 | 322     | 21,530,175 |        |
| <b>04. Res Total</b>            | 225     | 12,306,270 | 0        | 0     | 300     | 15,427,245 | 525     | 27,733,515 | 21,715 |
| <b>% of Res Total</b>           | 42.86   | 44.37      | 0.00     | 0.00  | 57.14   | 55.63      | 30.03   | 8.97       | 2.27   |
| <b>05. Com UnImp Land</b>       | 2       | 7,675      | 0        | 0     | 17      | 1,304,250  | 19      | 1,311,925  |        |
| <b>06. Com Improve Land</b>     | 35      | 142,610    | 0        | 0     | 25      | 996,390    | 60      | 1,139,000  |        |
| <b>07. Com Improvements</b>     | 35      | 1,426,685  | 0        | 0     | 31      | 4,726,190  | 66      | 6,152,875  |        |
| <b>08. Com Total</b>            | 37      | 1,576,970  | 0        | 0     | 48      | 7,026,830  | 85      | 8,603,800  | 77,225 |
| <b>% of Com Total</b>           | 43.53   | 18.33      | 0.00     | 0.00  | 56.47   | 81.67      | 4.86    | 2.78       | 8.07   |
| <b>09. Ind UnImp Land</b>       | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          |        |
| <b>10. Ind Improve Land</b>     | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          |        |
| <b>11. Ind Improvements</b>     | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          |        |
| <b>12. Ind Total</b>            | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          | 0      |
| <b>% of Ind Total</b>           | 0.00    | 0.00       | 0.00     | 0.00  | 0.00    | 0.00       | 0.00    | 0.00       | 0.00   |
| <b>13. Rec UnImp Land</b>       | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          |        |
| <b>14. Rec Improve Land</b>     | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          |        |
| <b>15. Rec Improvements</b>     | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          |        |
| <b>16. Rec Total</b>            | 0       | 0          | 0        | 0     | 0       | 0          | 0       | 0          | 0      |
| <b>% of Rec Total</b>           | 0.00    | 0.00       | 0.00     | 0.00  | 0.00    | 0.00       | 0.00    | 0.00       | 0.00   |
| <b>Res &amp; Rec Total</b>      | 225     | 12,306,270 | 0        | 0     | 300     | 15,427,245 | 525     | 27,733,515 | 21,715 |
| <b>% of Res &amp; Rec Total</b> | 42.86   | 44.37      | 0.00     | 0.00  | 57.14   | 55.63      | 30.03   | 8.97       | 2.27   |
| <b>Com &amp; Ind Total</b>      | 37      | 1,576,970  | 0        | 0     | 48      | 7,026,830  | 85      | 8,603,800  | 77,225 |
| <b>% of Com &amp; Ind Total</b> | 43.53   | 18.33      | 0.00     | 0.00  | 56.47   | 81.67      | 4.86    | 2.78       | 8.07   |
| <b>17. Taxable Total</b>        | 262     | 13,883,240 | 0        | 0     | 348     | 22,454,075 | 610     | 36,337,315 | 98,940 |
| <b>% of Taxable Total</b>       | 42.95   | 38.21      | 0.00     | 0.00  | 57.05   | 61.79      | 34.90   | 11.75      | 10.34  |

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     | 1,000   | 213,455,635 | 1,000   | 213,455,635 |
| 28. Ag-Improved Land | 0       | 0     | 0        | 0     | 134     | 34,656,535  | 134     | 34,656,535  |
| 29. Ag Improvements  | 0       | 0     | 0        | 0     | 138     | 24,817,740  | 138     | 24,817,740  |

|              |  |  |  |       |             |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total |  |  |  | 1,138 | 272,929,910 |
|--------------|--|--|--|-------|-------------|

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   | 15      | 16.00    | 365,000    | 15       | 16.00    | 365,000    |         |
| 32. HomeSite Improv Land  | 99      | 114.96   | 2,718,750  | 99       | 114.96   | 2,718,750  |         |
| 33. HomeSite Improvements | 107     | 0.00     | 20,395,335 | 107      | 0.00     | 20,395,335 | 0       |
| 34. HomeSite Total        |         |          |            | 122      | 130.96   | 23,479,085 |         |
| 35. FarmSite UnImp Land   | 7       | 10.00    | 45,000     | 7        | 10.00    | 45,000     |         |
| 36. FarmSite Improv Land  | 101     | 185.88   | 836,460    | 101      | 185.88   | 836,460    |         |
| 37. FarmSite Improvements | 135     | 0.00     | 4,422,405  | 135      | 0.00     | 4,422,405  | 857,490 |
| 38. FarmSite Total        |         |          |            | 142      | 195.88   | 5,303,865  |         |
| 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      |         |          |            | 264      | 1,436.75 | 28,782,950 | 857,490 |

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                |
| <b>53. Total</b>             | <b>3,493.55</b>   | <b>100.00%</b> | <b>7,860,690</b>   | <b>100.00%</b> | <b>2,250.06</b>         |
| <b>Dry</b>                   |                   |                |                    |                |                         |
| 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                    |
| <b>62. Total</b>             | <b>0.00</b>       | <b>0.00%</b>   | <b>0</b>           | <b>0.00%</b>   | <b>0.00</b>             |
| <b>Grass</b>                 |                   |                |                    |                |                         |
| 63. 1G1                      | 2,861.72          | 0.79%          | 1,860,180          | 0.79%          | 650.02                  |
| 64. 1G                       | 76.16             | 0.02%          | 49,510             | 0.02%          | 650.08                  |
| 65. 2G1                      | 512.74            | 0.14%          | 333,285            | 0.14%          | 650.01                  |
| 66. 2G                       | 3,259.97          | 0.90%          | 2,119,035          | 0.90%          | 650.02                  |
| 67. 3G1                      | 376.19            | 0.10%          | 244,535            | 0.10%          | 650.03                  |
| 68. 3G                       | 352,661.32        | 97.08%         | 229,230,565        | 97.08%         | 650.00                  |
| 69. 4G1                      | 1,539.69          | 0.42%          | 1,000,815          | 0.42%          | 650.01                  |
| 70. 4G                       | 1,992.41          | 0.55%          | 1,295,120          | 0.55%          | 650.03                  |
| <b>71. Total</b>             | <b>363,280.20</b> | <b>100.00%</b> | <b>236,133,045</b> | <b>100.00%</b> | <b>650.00</b>           |
| <b>Irrigated Total</b>       |                   |                |                    |                |                         |
| <b>Irrigated Total</b>       | <b>3,493.55</b>   | <b>0.95%</b>   | <b>7,860,690</b>   | <b>3.22%</b>   | <b>2,250.06</b>         |
| <b>Dry Total</b>             |                   |                |                    |                |                         |
| <b>Dry Total</b>             | <b>0.00</b>       | <b>0.00%</b>   | <b>0</b>           | <b>0.00%</b>   | <b>0.00</b>             |
| <b>Grass Total</b>           |                   |                |                    |                |                         |
| <b>Grass Total</b>           | <b>363,280.20</b> | <b>98.91%</b>  | <b>236,133,045</b> | <b>96.72%</b>  | <b>650.00</b>           |
| 72. Waste                    | 367.04            | 0.10%          | 55,080             | 0.02%          | 150.07                  |
| 73. Other                    | 151.00            | 0.04%          | 98,145             | 0.04%          | 649.97                  |
| 74. Exempt                   | 648.05            | 0.18%          | 416,445            | 0.17%          | 642.61                  |
| <b>75. Market Area Total</b> | <b>367,291.79</b> | <b>100.00%</b> | <b>244,146,960</b> | <b>100.00%</b> | <b>664.72</b>           |

Schedule X : Agricultural Records :Ag Land Total

|               | Urban |       | SubUrban |       | Rural      |             | Total      |             |
|---------------|-------|-------|----------|-------|------------|-------------|------------|-------------|
|               | Acres | Value | Acres    | Value | Acres      | Value       | Acres      | Value       |
| 76. Irrigated | 0.00  | 0     | 0.00     | 0     | 3,493.55   | 7,860,690   | 3,493.55   | 7,860,690   |
| 77. Dry Land  | 0.00  | 0     | 0.00     | 0     | 0.00       | 0           | 0.00       | 0           |
| 78. Grass     | 0.00  | 0     | 0.00     | 0     | 363,280.20 | 236,133,045 | 363,280.20 | 236,133,045 |
| 79. Waste     | 0.00  | 0     | 0.00     | 0     | 367.04     | 55,080      | 367.04     | 55,080      |
| 80. Other     | 0.00  | 0     | 0.00     | 0     | 151.00     | 98,145      | 151.00     | 98,145      |
| 81. Exempt    | 0.00  | 0     | 0.00     | 0     | 648.05     | 416,445     | 648.05     | 416,445     |
| 82. Total     | 0.00  | 0     | 0.00     | 0     | 367,291.79 | 244,146,960 | 367,291.79 | 244,146,960 |

|           | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 3,493.55   | 0.95%       | 7,860,690   | 3.22%       | 2,250.06                |
| Dry Land  | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Grass     | 363,280.20 | 98.91%      | 236,133,045 | 96.72%      | 650.00                  |
| Waste     | 367.04     | 0.10%       | 55,080      | 0.02%       | 150.07                  |
| Other     | 151.00     | 0.04%       | 98,145      | 0.04%       | 649.97                  |
| Exempt    | 648.05     | 0.18%       | 416,445     | 0.17%       | 642.61                  |
| Total     | 367,291.79 | 100.00%     | 244,146,960 | 100.00%     | 664.72                  |



Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|                                       | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 83.1 Halsey                           | 21                     | 86,020       | 38                   | 160,060      | 38                  | 2,266,145    | 59             | 2,512,225    | 0             |
| 83.2 Mlr                              | 32                     | 892,965      | 24                   | 615,435      | 27                  | 2,264,080    | 59             | 3,772,480    | 0             |
| 83.3 Rural                            | 121                    | 2,391,295    | 113                  | 1,006,075    | 129                 | 8,903,765    | 250            | 12,301,135   | 10,215        |
| 83.4 Thedford                         | 29                     | 198,705      | 127                  | 852,785      | 128                 | 8,096,185    | 157            | 9,147,675    | 11,500        |
| 84 Residential Total                  | 203                    | 3,568,985    | 302                  | 2,634,355    | 322                 | 21,530,175   | 525            | 27,733,515   | 21,715        |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|              |                          | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 85.1         | Halsey                   | 1                      | 2,785        | 8                    | 26,300       | 8                   | 337,000      | 9              | 366,085      | 0             |
| 85.2         | Mlr                      | 2                      | 136,050      | 1                    | 109,380      | 1                   | 1,270        | 3              | 246,700      | 0             |
| 85.3         | Rural                    | 15                     | 1,168,200    | 24                   | 887,010      | 30                  | 4,724,920    | 45             | 6,780,130    | 66,840        |
| 85.4         | Thedford                 | 1                      | 4,890        | 27                   | 116,310      | 27                  | 1,089,685    | 28             | 1,210,885    | 10,385        |
| 86           | Commercial Total         | 19                     | 1,311,925    | 60                   | 1,139,000    | 66                  | 6,152,875    | 85             | 8,603,800    | 77,225        |

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                | 2,861.72   | 0.79%       | 1,860,180   | 0.79%       | 650.02                  |
| 88. 1G                 | 76.16      | 0.02%       | 49,510      | 0.02%       | 650.08                  |
| 89. 2G1                | 512.74     | 0.14%       | 333,285     | 0.14%       | 650.01                  |
| 90. 2G                 | 3,259.97   | 0.90%       | 2,119,035   | 0.90%       | 650.02                  |
| 91. 3G1                | 376.19     | 0.10%       | 244,535     | 0.10%       | 650.03                  |
| 92. 3G                 | 352,661.32 | 97.08%      | 229,230,565 | 97.08%      | 650.00                  |
| 93. 4G1                | 1,539.69   | 0.42%       | 1,000,815   | 0.42%       | 650.01                  |
| 94. 4G                 | 1,992.41   | 0.55%       | 1,295,120   | 0.55%       | 650.03                  |
| 95. Total              | 363,280.20 | 100.00%     | 236,133,045 | 100.00%     | 650.00                  |
| <b>CRP</b>             |            |             |             |             |                         |
| 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                    |
| <b>Timber</b>          |            |             |             |             |                         |
| 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            | 363,280.20 | 100.00%     | 236,133,045 | 100.00%     | 650.00                  |
| CRP Total              | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <hr/>                  |            |             |             |             |                         |
| 114. Market Area Total | 363,280.20 | 100.00%     | 236,133,045 | 100.00%     | 650.00                  |

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

86 Thomas

|   | 2023 CTL County<br>Total | 2024 Form 45<br>County Total | Value Difference<br>(2024 form 45 - 2023 CTL) | Percent<br>Change | 2024 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 20,961,958               | 27,733,515                   | 6,771,557                                     | 32.30%            | 21,715                                  | 32.20%                         |
| 02. Recreational  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 18,367,695               | 23,479,085                   | 5,111,390                                     | 27.83%            | 0                                       | 27.83%                         |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>39,329,653</b>        | <b>51,212,600</b>            | <b>11,882,947</b>                             | <b>30.21%</b>     | <b>21,715</b>                           | <b>30.16%</b>                  |
| 05. Commercial  | 7,006,444                | 8,603,800                    | 1,597,356                                     | 22.80%            | 77,225                                  | 21.70%                         |
| 06. Industrial  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| <b>07. Total Commercial (sum lines 5-6)</b>                       | <b>7,006,444</b>         | <b>8,603,800</b>             | <b>1,597,356</b>                              | <b>22.80%</b>     | <b>77,225</b>                           | <b>21.70%</b>                  |
| 08. Ag-Farmsite Land, Outbuildings                                | 3,633,285                | 5,303,865                    | 1,670,580                                     | 45.98%            | 857,490                                 | 22.38%                         |
| 09. Minerals  | 1,520                    | 0                            | -1,520  | -100.00           | 0                                       | -100.00%                       |
| 10. Non Ag Use Land   | 0                        | 0                            | 0   |                   |   |                                |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                      | <b>3,634,805</b>         | <b>5,303,865</b>             | <b>1,669,060</b>                              | <b>45.92%</b>     | <b>857,490</b>                          | <b>22.33%</b>                  |
| 12. Irrigated   | 7,601,800                | 7,860,690                    | 258,890                                       | 3.41%             |   |                                |
| 13. Dryland   | 0                        | 0                            | 0   |                   |   |                                |
| 14. Grassland   | 212,589,780              | 236,133,045                  | 23,543,265                                    | 11.07%            |   |                                |
| 15. Wasteland   | 55,080                   | 55,080                       | 0   | 0.00%             |   |                                |
| 16. Other Agland  | 88,335                   | 98,145                       | 9,810   | 11.11%            |   |                                |
| <b>17. Total Agricultural Land</b>                                | <b>220,334,995</b>       | <b>244,146,960</b>           | <b>23,811,965</b>                             | <b>10.81%</b>     |   |                                |
| <b>18. Total Value of all Real Property</b><br>(Locally Assessed) | <b>270,305,897</b>       | <b>309,267,225</b>           | <b>38,961,328</b>                             | <b>14.41%</b>     | <b>956,430</b>                          | <b>14.06%</b>                  |

## 2024 Assessment Survey for Thomas County

### A. Staffing and Funding Information

|     |  |
|-----|--|
| 1.  | <b>Deputy(ies) on staff:</b>   |
|     | 0  |
| 2.  | <b>Appraiser(s) on staff:</b>  |
|     | 0  |
| 3.  | <b>Other full-time employees:</b>  |
|     | 0  |
| 4.  | <b>Other part-time employees:</b>  |
|     | 1  |
| 5.  | <b>Number of shared employees:</b>   |
|     | 0  |
| 6.  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|     | \$52,200   |
| 7.  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|     | \$52,200   |
| 8.  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|     | \$30,000   |
| 9.  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|     | N/A  |
| 10. | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|     | \$15,000   |
| 11. | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|     | \$750  |
| 12. | <b>Amount of last year's assessor's budget not used:</b>                               |
|     | \$13,964.33  |

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>     |
|    | Yes                                     |
| 2. | <b>If so, is the zoning countywide?</b> |
|    | Except for the villages.                |
|    |   |

|           |   |
|-----------|---|
| <b>3.</b> | <b>What municipalities in the county are zoned?</b> |
|           | None  |
| <b>4.</b> | <b>When was zoning implemented?</b>                 |
|           | 2001  |

#### **D. Contracted Services**

|           |                            |
|-----------|----------------------------|
| <b>1.</b> | <b>Appraisal Services:</b> |
|           | Central Plains Valuation   |
| <b>2.</b> | <b>GIS Services:</b>       |
|           | gWorks                     |
| <b>3.</b> | <b>Other services:</b>     |
|           | MIPS                       |

#### **E. Appraisal /Listing Services**

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

## 2024 Residential Assessment Survey for Thomas County

| <b>1.</b>              | <b>Valuation data collection done by:</b>  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|------------------------|--|------------------------|--|---|---|---|-------------------|---|-------------------|-------|--|-------|-------------------------------------|
|                        | Central Plains Valuation LLC   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| <b>2.</b>              | <b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Theford is the central business area for the county and has access to Highways 2 and 83. Also Includes Halsey and Seneca.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Rural Residential</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Middle Loup River</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings - structures on rural parcels throughout the county</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels.</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Theford is the central business area for the county and has access to Highways 2 and 83. Also Includes Halsey and Seneca. | 2 | Rural Residential | 3 | Middle Loup River | AG OB | Outbuildings - structures on rural parcels throughout the county | AG DW | Dwellings located on rural parcels. |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| 1                      | Theford is the central business area for the county and has access to Highways 2 and 83. Also Includes Halsey and Seneca.  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| 2                      | Rural Residential  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| 3                      | Middle Loup River  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| AG OB                  | Outbuildings - structures on rural parcels throughout the county   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| AG DW                  | Dwellings located on rural parcels.  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|                        | 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.   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|                        | The county develops depreciation based on local market information.  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|                        | The villages in Valuation Group 1 all use the same depreciation table. Valuation Group 2, Rural Residential are on the with Group 1 depreciation table. Middle Loup River has its own depreciation table.  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| <b>6.</b>              | <b>Describe the methodology used to determine the residential lot values?</b>  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|                        | A per square foot cost has been developed to determine residential lot values.   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| <b>7.</b>              | <b>How are rural residential site values developed?</b>  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|                        | 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 \$1000/acre.<br>Middle Loup River homesites are valued at \$35,000 for the first acre.   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
| <b>8.</b>              | <b>Are there form 191 applications on file?</b>  |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |
|                        | No   |                        |  |   |   |   |                   |   |                   |       |  |       |                                     |



**9. 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.

|            |                        |                                    |                        |                                |                                |
|------------|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| <b>10.</b> | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|            | 1                      | 2023                               | 2023                   | 2023                           | 2023                           |
|            | 2                      | 2023                               | 2023                   | 2023                           | 2019                           |
|            | 3                      | 2023                               | 2023                   | 2023                           | 2019                           |
|            | AG OB                  | 2023                               | 2023                   | 2023                           | 2020                           |
|            | AG DW                  | 2023                               | 2023                   | 2023                           | 2020                           |

The villages of Thedford, Seneca, and Halsey were reviewed in 2023. Rural Residential was reviewed the 2019 assessment year.

## 2024 Commercial Assessment Survey for Thomas County

| <b>1.</b>              | <b>Valuation data collection done by:</b>  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
|------------------------|--|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|---------------------------------------|--------------------------------|--------------------------|------|------|------|------|---|------|------|------|------|
|                        | Central Plains Valuation   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| <b>2.</b>              | <b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Theford, Halsey and Seneca Commercial</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Commercial Rural Parcels</td> </tr> </tbody> </table>  |                        |                                |                                | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1                      | Theford, Halsey and Seneca Commercial | 2                              | Commercial Rural Parcels |      |      |      |      |   |      |      |      |      |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| 1                      | Theford, Halsey and Seneca Commercial  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| 2                      | Commercial Rural Parcels   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
|                        | 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.   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| <b>3a.</b>             | <b>Describe the process used to determine the value of unique commercial properties.</b>   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
|                        | A credentialed appraiser is hired to assist in the valuation process.  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
|                        | Local market information is used in developing depreciation.   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
|                        | 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.  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| <b>6.</b>              | <b>Describe the methodology used to determine the commercial lot values.</b>   |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
|                        | From the market, a square foot method has been developed.  |                        |                                |                                |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| <b>7.</b>              | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> </tr> </tbody> </table> |                        |                                |                                | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u>           | <u>Date of Costing</u> | <u>Date of Lot Value Study</u>        | <u>Date of Last Inspection</u> | 1                        | 2023 | 2023 | 2023 | 2023 | 2 | 2023 | 2023 | 2023 | 2023 |
| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u>   | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| 1                      | 2023   | 2023                   | 2023                           | 2023                           |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |
| 2                      | 2023   | 2023                   | 2023                           | 2023                           |                        |  |                        |                                       |                                |                          |      |      |      |      |   |      |      |      |      |

## 2024 Agricultural Assessment Survey for Thomas County

| <b>1.</b>          | <b>Valuation data collection done by:</b>   |                                |                    |  |                                |   |   |      |
|--------------------|---|--------------------------------|--------------------|--|--------------------------------|---|---|------|
|                    | Central Plains Valuation  |                                |                    |  |                                |   |   |      |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>   |                                |                    |  |                                |   |   |      |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table> |                                | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres. | 2022 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>  | <u>Year Land Use Completed</u> |                    |  |                                |   |   |      |
| 1                  | Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.   | 2022                           |                    |  |                                |   |   |      |
|                    | The county converted to GIS acres in 2017.  |                                |                    |  |                                |   |   |      |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>   |                                |                    |  |                                |   |   |      |
|                    | Only one market area is utilized for agricultural land in the county.   |                                |                    |  |                                |   |   |      |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |                                |                    |  |                                |   |   |      |
|                    | 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.  |                                |                    |  |                                |   |   |      |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>  |                                |                    |  |                                |   |   |      |
|                    | Yes, 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 \$1000/acre. For new assessor location Middle Loup River, all home sites are \$35,000.  |                                |                    |  |                                |   |   |      |
| <b>6.</b>          | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>  |                                |                    |  |                                |   |   |      |
|                    | Hog confinements are improvements on leased land and are now identified as intensive use.   |                                |                    |  |                                |   |   |      |
| <b>7.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>   |                                |                    |  |                                |   |   |      |
|                    | No parcels are in the Wetland Reserve Program.  |                                |                    |  |                                |   |   |      |
| <b>7a.</b>         | <b>Are any other agricultural subclasses used? If yes, please explain.</b>  |                                |                    |  |                                |   |   |      |
|                    | No  |                                |                    |  |                                |   |   |      |
|                    | <i><b><u>If your county has special value applications, please answer the following</u></b></i>   |                                |                    |  |                                |   |   |      |
| <b>8a.</b>         | <b>How many parcels have a special valuation application on file?</b>   |                                |                    |  |                                |   |   |      |
|                    | N/A   |                                |                    |  |                                |   |   |      |
|                    |   |                                |                    |  |                                |   |   |      |

|     |   |
|-----|---|
| 8b. | <b>What process was used to determine if non-agricultural influences exist in the county?</b>             |
|     | N/A   |
|     | <b><i><u>If your county recognizes a special value, please answer the following</u></i></b>               |
| 8c. | <b>Describe the non-agricultural influences recognized within the county.</b>                             |
|     | N/A   |
| 8d. | <b>Where is the influenced area located within the county?</b>  |
|     | New assessor location--Middle Loup River. All parcels that touch the MLR on one side. Home sites \$35,000 |
| 8e. | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b>               |
|     |   |

**THOMAS COUNTY, NEBRASKA**

**2023**

**THREE YEAR PLAN OF ASSESSMENT**

**June 15, 2023**

**Plan of Assessment Requirements:**

The following is a 3-year plan of assessment for years 2023, 2024, and 2025 pursuant to section 77-1311.02 as amended by 2001 Neb. Laws, LB 170, Section 5. On or before June 15<sup>th</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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    | 45                | 43%      | 3,287,133   | 45%     |
| Agricultural  | 60                | 57%      | 3,958,225   | 55%     |
| Total         | 105               | 100%     | 7,245,358   | 100%    |

**2022 Totals:** Parcel count 110 **Total Value:** \$5,415,764 increase in value for '23 by 34%

Per the 2023 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 | 527               | 29%         | 20,965,204         | 8%          | 3,624,179          | 17,341,025        |
| Commercial/Ind  | 83                | 4%          | 7,003,938          | 2%          | 2,125,303          | 4,878,635         |
| Agricultural    | 1167              | 67%         | 242,337,495        | 90%         | 222,667,675        | 19,669,820        |
| <b>Total</b>    | <b>1777</b>       | <b>100%</b> | <b>270,306,637</b> | <b>100%</b> | <b>228,417,157</b> | <b>41,889,480</b> |

**2022 Totals:** Parcel count 1,776 – increase of 1 parcel for ‘23

**Commercial:** \$6,819,159 – increase of \$184,779 for ‘23

**Agricultural:** \$223,601,433 – increase of \$18,736,062 for ‘23

**Residential:** \$19,695,536 – increase of \$1,269,668 for ‘23

**Total Value for ‘22 \$250,116,128 - increase of \$20,190,509 for ‘23**

**Miscellaneous (Parcel Summary)**

|                              | Total Parcel Count |
|------------------------------|--------------------|
| Mineral/Oil Interest         | 32                 |
| Exempt                       | 74                 |
| Homestead Applications 2022  | 37                 |
| Building/Zoning Permits 2022 | 5                  |
| 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 | - | 3,378.49   |
| Grass     | - | 363,401.27 |
| Waste     | - | 367.04     |

Additional information is contained in the 2023 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2023.

**Current Resources:**

**Budget:**        **Requested Budget for 2023-2024 = \$52,200**  
                         **Adopted Budget for 2023-2024 = \$52,200**

**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 2023-2024 is \$52,200. 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, 2022. So far, the assessor has taken a total of 1 hour 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 1<sup>st</sup> 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 2023:**

| <b>Property Class</b> | <b>Median</b>                 | <b>COD</b>                      | <b>PRD</b>                       |
|-----------------------|-------------------------------|---------------------------------|----------------------------------|
| <b>Residential</b>    | <b>93</b><br><b>(92-100)</b>  | <b>17.34</b><br><b>(&lt;15)</b> | <b>118.43</b><br><b>(98-105)</b> |
| <b>Commercial</b>     | <b>100</b><br><b>(92-100)</b> | <b>12.32</b><br><b>(&lt;20)</b> | <b>99.95</b><br><b>(98-105)</b>  |
| <b>Agricultural</b>   | <b>74</b><br><b>(69-75)</b>   | <b>12.84</b><br><b>(&lt;20)</b> | <b>95.29</b><br><b>(98-105)</b>  |

For more information regarding statistical measures, see 2023 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2023.

**Assessment Actions Planned for Assessment Tax Year 2024:**

**Residential:** A complete review (reappraisal) will be completed by the contracted independent appraiser, Central Plains Inc, in the county during 2023 for tax year 2024. All properties will be physically inspected, new digital photographs taken and any needed updating of improvement sketches performed. New depreciation tables will be established based on sales information. A lot study will be conducted for village lots throughout the county.

**Rural Residential & Improved Agricultural Land:** For the 2024 tax year, a study will be conducted on Home Site value will be conducted. The Assessor will find complete a study on the cost of water, septic and electricity to help aid in the value of the home site value.

**Commercial:** A complete review (reappraisal) will be completed by the contracted independent appraiser, Central Plains Inc, in the county during 2023 for tax year 2024. All properties will be physically inspected, new digital photographs taken and any needed updating of improvement sketches performed. New depreciation tables will be established based on sales information.

**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 2025:**

**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:** A complete review (reappraisal) will be conducted by the contracted independent appraiser in the county during 2024 for tax year 2025. All properties will be physically inspected, new digital photographs will be taken and any needed updating of improvement sketches performed. New depreciation tables will be established based on sales information.

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

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

**Assessment Actions Planned for Assessment Tax Year 2026:**

**Residential:** The assessor will continue to monitor and review the 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.

| <b>CLASS</b>   | <b>2024</b>                  | <b>2025</b>                  | <b>2026</b>                  |
|--|------------------------------|------------------------------|------------------------------|
| <b>Residential</b>                                   | <b>Complete reappraisal</b>  | <b>Appraisal maintenance</b> | <b>Appraisal maintenance</b> |
| <b>Commercial</b>                                    | <b>Complete reappraisal</b>  | <b>Appraisal maintenance</b> | <b>Appraisal maintenance</b> |
| <b>Agricultural Land Acreages &amp; Improvements</b> | <b>Appraisal maintenance</b> | <b>Complete reappraisal</b>  | <b>Appraisal maintenance</b> |

**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 4<sup>th</sup> 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