

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**THURSTON COUNTY**



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Thurston 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 Thurston County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator  
402-471-5962

cc: Susan Schrieber, Thurston County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

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

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

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

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

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

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

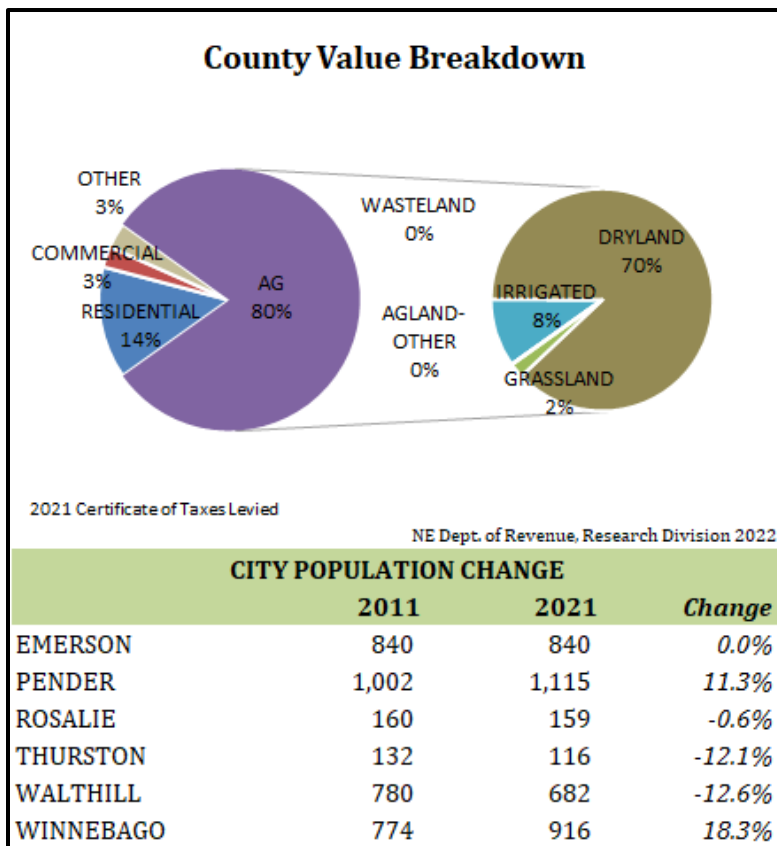
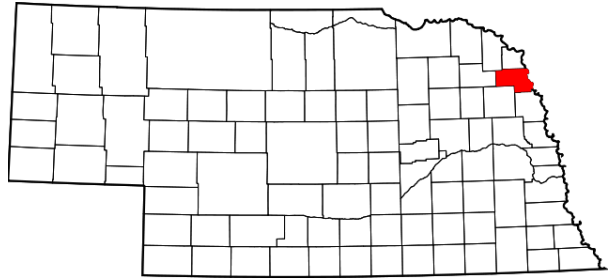
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



## County Overview

With a total area of 394 square miles, Thurston County has 6,773 residents, per the Census Bureau Quick Facts for 2020, a 2% population increase over the 2010 U.S. Census. Reports indicate that 61% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$78,666 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thurston County are located in and around the county seat of Pender. According to the latest information available from the U.S. Census Bureau, there are 130 employer establishments with total employment of 1,571, for an 8% decrease in employment from 2019.

Thurston County is included in the Pappio-Missouri River Natural Resources District (NRD).

# 2022 Residential Correlation for Thurston County

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## *Assessment Actions*

For the residential class, Pender, Macy, Walthill and rural residential parcels and outbuildings were reappraised. Cost tables for all residential parcels were updated from 2013 to 2021. An economic adjustment was applied to parcels located in Ho-Chunk Village in Winnebago to increase values to market value.

## *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 county's sales and verification processes were reviewed. The county assessor will attempt to verify the terms of the sales transaction when questions exist. The usability rate for the residential class is typical when compared to similar-sized counties. This, along with review of the sales support that all arm's-length transactions have been made available for measurement purposes.

There are four valuation groups recognized by the county assessor. Valuation Group 1 contains the largest town and represents the majority of the residential activity in the county. Valuation Group 5 consists of two small villages. Valuation Group 10 consists of small towns located on the Winnebago and Omaha Indian reservations. Valuation Group 30 consists of rural residential parcels. A review of valuation groups is conducted to ensure that unique market and economic areas are adequately defined.

The six-year inspection and review cycle are current for the residential class. The appraisal tables are reviewed to ensure they are current. Costing tables are dated 2021 and depreciation tables are dated 2016. The county assessor does not have a written valuation methodology on file.

## *Description of Analysis*

Residential parcels are analyzed utilizing four valuation groups based on assessor locations.

<b>Valuation Group</b>	<b>Description</b>
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

For the residential class, there were 66 total qualified sales representing all valuation groups. Review of the overall statistical sample shows that two of the three measures of central tendency

## 2022 Residential Correlation for Thurston County

are within the acceptable range and correlate closely. The COD and PRD are above the recommended IAAO range and are influenced by 10 sales with sale prices of less than \$29,999. If these sales are removed, the COD and PRD are slightly high but improve to be much closer to the recommended range.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000						
Less Than	15,000	5	258.40	252.21	230.72	32.71	109.31
Less Than	30,000	10	188.60	216.31	200.23	48.32	108.03
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	66	95.43	115.66	95.65	38.88	120.92
Greater Than	14,999	61	94.71	104.47	94.62	28.20	110.41
Greater Than	29,999	56	93.67	97.69	92.86	22.82	105.20

Further analysis of the individual valuation groups show that three of the four valuation groups have medians within the acceptable range. The remaining valuation group has an unreliable small sample size.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) show that population increased approximately 14% less growth and the sold sample increased approximately 23%. Review of the disparity between the sold and population valuation changes revealed the value changes were a result of the reviewed parcels that were done as part of the six-year review and inspection cycle. Review of the changes support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1		40	97.30	123.58	99.70	36.94	123.95
5		4	69.84	69.85	70.24	04.70	99.44
10		13	93.06	115.85	85.85	48.99	134.94
30		9	95.90	100.54	91.83	35.35	109.48
<u>ALL</u>		66	95.43	115.66	95.65	38.88	120.92

## 2022 Residential Correlation for Thurston County

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### *Level of Value*

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

# 2022 Commercial Correlation for Thurston County

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## *Assessment Actions*

For the commercial class, Pender, Macy, Walthill and rural commercial parcels and outbuildings were reappraised. Cost tables for all commercial parcels were updated to 2021.

## *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 county's sales and verification processes are reviewed. All arm's-length transactions have been made available for measurement purposes. The usability rate for the commercial class is near the statewide average.

There are four valuation groups assigned for the commercial class. Valuation Group 1 is the main commercial hub in the county. Valuation Group 5 consists of small towns with minimal commercial activity. Valuation Group 10 consists of small towns with minimal commercial activity with close proximity to South Sioux City. Valuation Group 15 contain all rural commercial parcels. A review of valuation groups is conducted to ensure that unique market and economic areas are adequately defined.

The six-year inspection and review cycle are current for the commercial class. The appraisal tables are reviewed to ensure costing and depreciation tables are current. Costing tables are dated 2021 and depreciation tables are dated 2016. The county assessor does not have a written valuation methodology.

## *Description of Analysis*

Commercial parcels are analyzed utilizing four valuation groups that are based on assessor locations in the county.

<b>Valuation Group</b>	<b>Description</b>
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

For the commercial class, there were seven qualified sales representing all valuation groups. The small statistical sample shows that all three measures of central tendency are outside the range, with the median being low. The COD and PRD are both outside the recommended range. The sales around the midpoint range from 78%-93% support that the median will shift significantly as

## **2022 Commercial Correlation for Thurston County**

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a single sale comes in or out of the sample. With little correlation between the statistics and no uniformity, the statistics are unreliable for measurement. Historical review of assessment practices and valuation changes supports that the county's six-year inspection and review cycle is current and costing and depreciation tables are updated.

Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and accurately reflect the assessment actions reported by the County Assessor.

### ***Equalization and Quality of Assessment***

While the statistical sample size is considered unreliable for measurement purposes, review of the assessment practices demonstrate that the assessment practices are uniform and equalized. The quality of assessment for the commercial class of real property in Thurston County complies with generally accepted mass appraisal techniques.

### ***Level of Value***

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

# 2022 Agricultural Correlation for Thurston County

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## *Assessment Actions*

Rural residential parcels and outbuildings were reappraised, and cost tables updated to 2021. The county assessor continued to do land use review and pick-up work. No land value changes were made for 2022.

## *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 county's sales and verification processes were reviewed. The county assessor will attempt to verify the terms of the sales transaction when questions exist. It is believed that all arm's-length transactions have been made available for measurement purposes. The usability rate for the agricultural class is above the statewide average.

Two market areas are identified for the agricultural class. Market Area 1 represents the western portion of the county. Market Area 2 represents the eastern portion of the county which includes the Winnebago and Omaha Indian reservations that border the Missouri River. The county assessor studies the market annually to determine if additional areas are needed. Aerial imagery and drive by reviews are used to review agricultural land use and pick up any new improvements.

The required six-year inspection and review cycle is current. Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of these parcels was last done in 2021. Depreciation tables utilized are dated 2016 and costing tables are dated 2021.

The county assessor does not have a written valuation methodology explaining their assessment practices. Intensive use is not currently defined.

## *Description of Analysis*

There are two market areas defined for the agricultural analysis. The majority of the agricultural land in the county consists of dryland with minimal irrigated land and grassland. Overall, there were 25 sales with all three measures of central tendency within the acceptable range and show strong support of each other. The COD is within the acceptable range indicating the data used for measurement appears reliable.

Analysis was conducted on the sales that have 80% or more of acres in a single Majority Land Use (MLU) category. The dryland subclass, with 21 total qualified sales in both market areas combined shows all three measures of central tendency within the acceptable range as well as the COD. All subclasses with an adequate number of sales have medians within the range.

## 2022 Agricultural Correlation for Thurston County

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The irrigated and grassland sales samples are limited, but the average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties suggesting that values are equalized.

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

Lyons-Decatur Northeast School District lies partially in Thurston County, and has a school bond subject to a reduced valuation under LB 2. Review of parcel data provided by the county indicates that there are 205 agricultural parcels in Thurston County subject to the 50% level of value, but only 121 of these parcels are taxable. There were no qualified sales in the school district for Thurston County; however, review of the parcel values does confirm that the county reduced valuations for purposes of the school bond as required.

### *Equalization and Quality of Assessment*

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties, and assessment practices indicate that the Thurston County Assessor has achieved value equalization. The quality of assessment in the agricultural land class of property in Thurston County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	83.84	83.84	83.84	00.00	100.00
1	1	83.84	83.84	83.84	00.00	100.00
<u>Dry</u>						
County	21	75.39	74.93	71.74	12.89	104.45
1	6	68.57	76.13	72.38	12.25	105.18
2	15	75.41	74.46	71.58	12.40	104.02
<u>ALL</u>	25	75.41	75.23	72.22	12.20	104.17

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Thurston County is 75%.



## 2022 Agricultural Correlation for Thurston County

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### *Level of Value of School Bond Valuation – LB 2 (Operative January1, 2022)*

A review of agricultural land value in Thurston County in school districts that levy taxes for the repayment of principal or interest of bonds approved by a vote of the people on or after January 1, 2022 indicates that the assessed values used were proportionately reduced from the other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value for School Bond Valuation in Burt County is 50%

## 2022 Opinions of the Property Tax Administrator for Thurston 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>95</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>75</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 7th day of April, 2022.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2022 Commission Summary for Thurston County

### Residential Real Property - Current

Number of Sales	66	Median	95.43
Total Sales Price	\$6,630,400	Mean	115.66
Total Adj. Sales Price	\$6,630,400	Wgt. Mean	95.65
Total Assessed Value	\$6,341,650	Average Assessed Value of the Base	\$62,694
Avg. Adj. Sales Price	\$100,461	Avg. Assessed Value	\$96,086

### Confidence Interval - Current

95% Median C.I	89.38 to 99.60
95% Wgt. Mean C.I	89.26 to 102.03
95% Mean C.I	99.43 to 131.89
% of Value of the Class of all Real Property Value in the County	12.46
% of Records Sold in the Study Period	3.50
% of Value Sold in the Study Period	5.37

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	61	95	95.30
2020	67	95	94.79
2019	57	94	93.98
2018	65	95	95.13

## 2022 Commission Summary for Thurston County

### Commercial Real Property - Current

Number of Sales	7	Median	82.60
Total Sales Price	\$496,500	Mean	79.05
Total Adj. Sales Price	\$496,500	Wgt. Mean	66.98
Total Assessed Value	\$332,535	Average Assessed Value of the Base	\$92,081
Avg. Adj. Sales Price	\$70,929	Avg. Assessed Value	\$47,505

### Confidence Interval - Current

95% Median C.I	36.31 to 128.29
95% Wgt. Mean C.I	34.18 to 99.77
95% Mean C.I	48.66 to 109.44
% of Value of the Class of all Real Property Value in the County	2.66
% of Records Sold in the Study Period	2.55
% of Value Sold in the Study Period	1.32

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	8	100	95.09
2020	11	100	73.82
2019	5	100	87.60
2018	6	100	106.66

**87 Thurston  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 66  
 Total Sales Price : 6,630,400  
 Total Adj. Sales Price : 6,630,400  
 Total Assessed Value : 6,341,650  
 Avg. Adj. Sales Price : 100,461  
 Avg. Assessed Value : 96,086

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 116  
 COD : 38.88  
 PRD : 120.92

COV : 58.15  
 STD : 67.26  
 Avg. Abs. Dev : 37.10  
 MAX Sales Ratio : 397.00  
 MIN Sales Ratio : 48.64

95% Median C.I. : 89.38 to 99.60  
 95% Wgt. Mean C.I. : 89.26 to 102.03  
 95% Mean C.I. : 99.43 to 131.89

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	3	95.90	123.78	102.80	35.76	120.41	86.29	189.15	N/A	108,300	111,332
01-JAN-20 To 31-MAR-20	8	112.55	160.46	119.22	59.46	134.59	72.27	354.63	72.27 to 354.63	81,175	96,781
01-APR-20 To 30-JUN-20	11	102.64	130.04	109.57	40.56	118.68	67.39	258.40	73.96 to 211.57	49,364	54,086
01-JUL-20 To 30-SEP-20	6	120.58	129.05	118.31	24.74	109.08	86.10	215.08	86.10 to 215.08	94,167	111,408
01-OCT-20 To 31-DEC-20	9	94.71	103.88	93.53	19.88	111.07	80.11	211.51	81.54 to 99.64	129,333	120,964
01-JAN-21 To 31-MAR-21	6	82.53	135.69	82.35	93.88	164.77	48.64	397.00	48.64 to 397.00	72,483	59,693
01-APR-21 To 30-JUN-21	13	88.91	90.63	87.55	22.79	103.52	53.42	178.00	60.06 to 105.26	143,385	125,528
01-JUL-21 To 30-SEP-21	10	86.40	84.65	82.13	13.29	103.07	55.69	117.04	65.76 to 94.58	108,520	89,133
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	28	112.55	137.85	113.89	41.68	121.04	67.39	354.63	95.90 to 137.86	74,368	84,701
01-OCT-20 To 30-SEP-21	38	89.15	99.31	87.29	30.31	113.77	48.64	397.00	80.32 to 94.71	119,687	104,474
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	34	99.62	130.10	107.01	41.81	121.58	67.39	354.63	95.30 to 122.52	85,924	91,950
<u>ALL</u>	66	95.43	115.66	95.65	38.88	120.92	48.64	397.00	89.38 to 99.60	100,461	96,086

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	40	97.30	123.58	99.70	36.94	123.95	72.27	354.63	92.12 to 108.41	114,523	114,184
5	4	69.84	69.85	70.24	04.70	99.44	65.76	73.96	N/A	83,100	58,368
10	13	93.06	115.85	85.85	48.99	134.94	48.64	397.00	59.93 to 149.76	46,385	39,823
30	9	95.90	100.54	91.83	35.35	109.48	53.42	178.00	55.69 to 137.86	123,789	113,680
<u>ALL</u>	66	95.43	115.66	95.65	38.88	120.92	48.64	397.00	89.38 to 99.60	100,461	96,086

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	66	95.43	115.66	95.65	38.88	120.92	48.64	397.00	89.38 to 99.60	100,461	96,086
06											
07											
<u>ALL</u>	66	95.43	115.66	95.65	38.88	120.92	48.64	397.00	89.38 to 99.60	100,461	96,086

**87 Thurston  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 66  
 Total Sales Price : 6,630,400  
 Total Adj. Sales Price : 6,630,400  
 Total Assessed Value : 6,341,650  
 Avg. Adj. Sales Price : 100,461  
 Avg. Assessed Value : 96,086

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 116  
 COD : 38.88  
 PRD : 120.92

COV : 58.15  
 STD : 67.26  
 Avg. Abs. Dev : 37.10  
 MAX Sales Ratio : 397.00  
 MIN Sales Ratio : 48.64

95% Median C.I. : 89.38 to 99.60  
 95% Wgt. Mean C.I. : 89.26 to 102.03  
 95% Mean C.I. : 99.43 to 131.89

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	5	258.40	252.21	230.72	32.71	109.31	78.44	397.00	N/A	10,000	23,072
Less Than 30,000	10	188.60	216.31	200.23	48.32	108.03	78.44	397.00	93.06 to 354.63	17,200	34,440
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	66	95.43	115.66	95.65	38.88	120.92	48.64	397.00	89.38 to 99.60	100,461	96,086
Greater Than 14,999	61	94.71	104.47	94.62	28.20	110.41	48.64	354.63	88.91 to 97.94	107,875	102,070
Greater Than 29,999	56	93.67	97.69	92.86	22.82	105.20	48.64	215.08	86.29 to 97.28	115,329	107,094
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	5	258.40	252.21	230.72	32.71	109.31	78.44	397.00	N/A	10,000	23,072
15,000 TO 29,999	5	149.76	180.40	187.73	38.50	96.10	93.06	354.63	N/A	24,400	45,807
30,000 TO 59,999	13	95.30	110.87	111.48	38.18	99.45	53.70	215.08	67.39 to 189.15	40,231	44,850
60,000 TO 99,999	12	102.45	103.57	101.30	24.87	102.24	48.64	178.00	81.54 to 119.43	74,500	75,470
100,000 TO 149,999	14	95.31	95.04	94.79	09.46	100.26	72.27	122.66	81.43 to 108.41	121,807	115,459
150,000 TO 249,999	15	86.10	85.07	85.92	17.91	99.01	53.42	122.52	72.29 to 97.28	177,540	152,549
250,000 TO 499,999	2	89.92	89.92	89.73	01.12	100.21	88.91	90.93	N/A	336,500	301,945
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>66</b>	<b>95.43</b>	<b>115.66</b>	<b>95.65</b>	<b>38.88</b>	<b>120.92</b>	<b>48.64</b>	<b>397.00</b>	<b>89.38 to 99.60</b>	<b>100,461</b>	<b>96,086</b>

**87 Thurston**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 7  
Total Sales Price : 496,500  
Total Adj. Sales Price : 496,500  
Total Assessed Value : 332,535  
Avg. Adj. Sales Price : 70,929  
Avg. Assessed Value : 47,505

MEDIAN : 83  
WGT. MEAN : 67  
MEAN : 79  
COD : 28.74  
PRD : 118.02

COV : 41.57  
STD : 32.86  
Avg. Abs. Dev : 23.74  
MAX Sales Ratio : 128.29  
MIN Sales Ratio : 36.31

95% Median C.I. : 36.31 to 128.29  
95% Wgt. Mean C.I. : 34.18 to 99.77  
95% Mean C.I. : 48.66 to 109.44

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	1	97.56	97.56	97.56	00.00	100.00	97.56	97.56	N/A	85,000	82,925
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	103.16	103.16	89.13	24.36	115.74	78.03	128.29	N/A	19,250	17,158
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	1	92.61	92.61	92.61	00.00	100.00	92.61	92.61	N/A	88,000	81,500
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	1	36.31	36.31	36.31	00.00	100.00	36.31	36.31	N/A	70,000	25,415
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	2	60.28	60.28	50.41	37.04	119.58	37.95	82.60	N/A	107,500	54,190
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	3	97.56	101.29	94.93	17.17	106.70	78.03	128.29	N/A	41,167	39,080
01-OCT-19 To 30-SEP-20	2	64.46	64.46	67.67	43.67	95.26	36.31	92.61	N/A	79,000	53,458
01-OCT-20 To 30-SEP-21	2	60.28	60.28	50.41	37.04	119.58	37.95	82.60	N/A	107,500	54,190
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	3	92.61	99.64	91.55	18.09	108.84	78.03	128.29	N/A	42,167	38,605
01-JAN-20 To 31-DEC-20	1	36.31	36.31	36.31	00.00	100.00	36.31	36.31	N/A	70,000	25,415
<u>ALL</u>	7	82.60	79.05	66.98	28.74	118.02	36.31	128.29	36.31 to 128.29	70,929	47,505

VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	3	37.95	52.29	46.95	40.66	111.37	36.31	82.60	N/A	95,000	44,598
5	2	95.09	95.09	95.04	02.61	100.05	92.61	97.56	N/A	86,500	82,213
10	2	103.16	103.16	89.13	24.36	115.74	78.03	128.29	N/A	19,250	17,158
<u>ALL</u>	7	82.60	79.05	66.98	28.74	118.02	36.31	128.29	36.31 to 128.29	70,929	47,505



**87 Thurston  
COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 7  
 Total Sales Price : 496,500  
 Total Adj. Sales Price : 496,500  
 Total Assessed Value : 332,535  
 Avg. Adj. Sales Price : 70,929  
 Avg. Assessed Value : 47,505

MEDIAN : 83  
 WGT. MEAN : 67  
 MEAN : 79  
 COD : 28.74  
 PRD : 118.02

COV : 41.57  
 STD : 32.86  
 Avg. Abs. Dev : 23.74  
 MAX Sales Ratio : 128.29  
 MIN Sales Ratio : 36.31

95% Median C.I. : 36.31 to 128.29  
 95% Wgt. Mean C.I. : 34.18 to 99.77  
 95% Mean C.I. : 48.66 to 109.44

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	7	82.60	79.05	66.98	28.74	118.02	36.31	128.29	36.31 to 128.29	70,929	47,505
04											
<u>ALL</u>	<u>7</u>	<u>82.60</u>	<u>79.05</u>	<u>66.98</u>	<u>28.74</u>	<u>118.02</u>	<u>36.31</u>	<u>128.29</u>	<u>36.31 to 128.29</u>	<u>70,929</u>	<u>47,505</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	128.29	128.29	128.29	00.00	100.00	128.29	128.29	N/A	8,500	10,905
Less Than 30,000	1	128.29	128.29	128.29	00.00	100.00	128.29	128.29	N/A	8,500	10,905
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7	82.60	79.05	66.98	28.74	118.02	36.31	128.29	36.31 to 128.29	70,929	47,505
Greater Than 14,999	6	80.32	70.84	65.91	25.00	107.48	36.31	97.56	36.31 to 97.56	81,333	53,605
Greater Than 29,999	6	80.32	70.84	65.91	25.00	107.48	36.31	97.56	36.31 to 97.56	81,333	53,605
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	128.29	128.29	128.29	00.00	100.00	128.29	128.29	N/A	8,500	10,905
15,000 TO 29,999											
30,000 TO 59,999	1	78.03	78.03	78.03	00.00	100.00	78.03	78.03	N/A	30,000	23,410
60,000 TO 99,999	4	87.61	77.27	79.01	20.34	97.80	36.31	97.56	N/A	75,750	59,850
100,000 TO 149,999											
150,000 TO 249,999	1	37.95	37.95	37.95	00.00	100.00	37.95	37.95	N/A	155,000	58,820
250,000 TO 499,999											
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>7</u>	<u>82.60</u>	<u>79.05</u>	<u>66.98</u>	<u>28.74</u>	<u>118.02</u>	<u>36.31</u>	<u>128.29</u>	<u>36.31 to 128.29</u>	<u>70,929</u>	<u>47,505</u>

**87 Thurston  
COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 7  
 Total Sales Price : 496,500  
 Total Adj. Sales Price : 496,500  
 Total Assessed Value : 332,535  
 Avg. Adj. Sales Price : 70,929  
 Avg. Assessed Value : 47,505

MEDIAN : 83  
 WGT. MEAN : 67  
 MEAN : 79  
 COD : 28.74  
 PRD : 118.02

COV : 41.57  
 STD : 32.86  
 Avg. Abs. Dev : 23.74  
 MAX Sales Ratio : 128.29  
 MIN Sales Ratio : 36.31

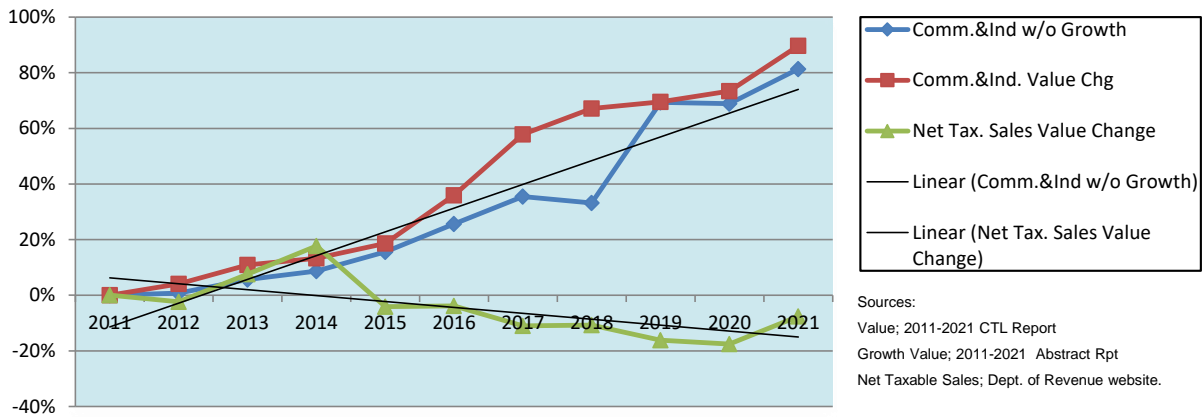
95% Median C.I. : 36.31 to 128.29  
 95% Wgt. Mean C.I. : 34.18 to 99.77  
 95% Mean C.I. : 48.66 to 109.44

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
325	1	78.03	78.03	78.03	00.00	100.00	78.03	78.03	N/A	30,000	23,410
340	1	97.56	97.56	97.56	00.00	100.00	97.56	97.56	N/A	85,000	82,925
344	1	37.95	37.95	37.95	00.00	100.00	37.95	37.95	N/A	155,000	58,820
350	1	82.60	82.60	82.60	00.00	100.00	82.60	82.60	N/A	60,000	49,560
406	1	36.31	36.31	36.31	00.00	100.00	36.31	36.31	N/A	70,000	25,415
419	1	128.29	128.29	128.29	00.00	100.00	128.29	128.29	N/A	8,500	10,905
528	1	92.61	92.61	92.61	00.00	100.00	92.61	92.61	N/A	88,000	81,500
<u>ALL</u>	<u>7</u>	82.60	79.05	66.98	28.74	118.02	36.31	128.29	36.31 to 128.29	70,929	47,505

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 12,606,635	\$ 126,435	1.00%	\$ 12,480,200		\$ 17,225,929	
2012	\$ 13,118,340	\$ 419,260	3.20%	\$ 12,699,080	0.73%	\$ 16,816,452	-2.38%
2013	\$ 13,979,505	\$ 664,775	4.76%	\$ 13,314,730	1.50%	\$ 18,533,044	10.21%
2014	\$ 14,286,235	\$ 589,270	4.12%	\$ 13,696,965	-2.02%	\$ 20,275,745	9.40%
2015	\$ 14,956,060	\$ 386,500	2.58%	\$ 14,569,560	1.98%	\$ 16,513,350	-18.56%
2016	\$ 17,141,496	\$ 1,304,595	7.61%	\$ 15,836,901	5.89%	\$ 16,571,660	0.35%
2017	\$ 19,899,095	\$ 2,821,205	14.18%	\$ 17,077,890	-0.37%	\$ 15,322,376	-7.54%
2018	\$ 21,075,180	\$ 4,289,355	20.35%	\$ 16,785,825	-15.65%	\$ 15,370,531	0.31%
2019	\$ 21,371,525	\$ 19,885	0.09%	\$ 21,351,640	1.31%	\$ 14,440,676	-6.05%
2020	\$ 21,862,970	\$ 575,235	2.63%	\$ 21,287,735	-0.39%	\$ 14,203,000	-1.65%
2021	\$ 23,910,175	\$ 1,047,705	4.38%	\$ 22,862,470	4.57%	\$ 15,913,897	12.05%
<b>Ann %chg</b>	<b>6.61%</b>			<b>Average</b>	<b>-0.24%</b>	<b>-0.79%</b>	<b>-0.38%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.73%	4.06%	-2.38%
2013	5.62%	10.89%	7.59%
2014	8.65%	13.32%	17.70%
2015	15.57%	18.64%	-4.14%
2016	25.62%	35.97%	-3.80%
2017	35.47%	57.85%	-11.05%
2018	33.15%	67.18%	-10.77%
2019	69.37%	69.53%	-16.17%
2020	68.86%	73.42%	-17.55%
2021	81.35%	89.66%	-7.62%

County Number	87
County Name	Thurston

**87 Thurston**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 25  
Total Sales Price : 14,779,736  
Total Adj. Sales Price : 14,779,736  
Total Assessed Value : 10,674,325  
Avg. Adj. Sales Price : 591,189  
Avg. Assessed Value : 426,973

MEDIAN : 75  
WGT. MEAN : 72  
MEAN : 75  
COD : 12.20  
PRD : 104.17

COV : 17.12  
STD : 12.88  
Avg. Abs. Dev : 09.20  
MAX Sales Ratio : 102.03  
MIN Sales Ratio : 42.28

95% Median C.I. : 68.71 to 79.42  
95% Wgt. Mean C.I. : 65.95 to 78.49  
95% Mean C.I. : 69.91 to 80.55

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	3	85.38	85.37	81.83	13.01	104.33	68.71	102.03	N/A	364,333	298,150
01-JAN-19 To 31-MAR-19	4	77.26	79.80	72.04	14.04	110.77	65.20	99.49	N/A	755,419	544,216
01-APR-19 To 30-JUN-19	2	76.88	76.88	77.35	03.32	99.39	74.33	79.42	N/A	1,075,592	832,003
01-JUL-19 To 30-SEP-19	2	73.26	73.26	72.17	08.38	101.51	67.12	79.40	N/A	382,433	276,020
01-OCT-19 To 31-DEC-19	2	76.11	76.11	76.10	00.95	100.01	75.39	76.82	N/A	360,000	273,970
01-JAN-20 To 31-MAR-20	4	66.31	63.40	56.42	16.36	112.37	42.28	78.71	N/A	605,346	341,556
01-APR-20 To 30-JUN-20	2	84.02	84.02	85.56	10.25	98.20	75.41	92.62	N/A	487,500	417,103
01-JUL-20 To 30-SEP-20	3	79.66	80.66	81.06	02.25	99.51	78.47	83.84	N/A	656,844	532,408
01-OCT-20 To 31-DEC-20	1	68.43	68.43	68.43	00.00	100.00	68.43	68.43	N/A	498,800	341,320
01-JAN-21 To 31-MAR-21	1	67.63	67.63	67.63	00.00	100.00	67.63	67.63	N/A	559,773	378,580
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	1	53.27	53.27	53.27	00.00	100.00	53.27	53.27	N/A	603,525	321,470
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	11	79.40	79.60	75.20	11.46	105.85	65.20	102.03	67.12 to 99.49	639,157	480,669
01-OCT-19 To 30-SEP-20	11	76.82	74.17	71.39	10.36	103.89	42.28	92.62	62.83 to 83.84	553,356	395,054
01-OCT-20 To 30-SEP-21	3	67.63	63.11	62.65	07.47	100.73	53.27	68.43	N/A	554,033	347,123
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	10	76.11	77.17	74.21	08.17	103.99	65.20	99.49	67.12 to 81.81	665,772	494,085
01-JAN-20 To 31-DEC-20	10	76.94	73.20	70.56	12.30	103.74	42.28	92.62	62.83 to 83.84	586,572	413,898
<u>ALL</u>	25	75.41	75.23	72.22	12.20	104.17	42.28	102.03	68.71 to 79.42	591,189	426,973

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	8	73.71	77.41	75.50	12.81	102.53	67.12	99.49	67.12 to 99.49	458,180	345,947
2	17	75.41	74.20	71.14	12.04	104.30	42.28	102.03	65.20 to 79.66	653,782	465,103
<u>ALL</u>	25	75.41	75.23	72.22	12.20	104.17	42.28	102.03	68.71 to 79.42	591,189	426,973

**87 Thurston**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 25  
 Total Sales Price : 14,779,736  
 Total Adj. Sales Price : 14,779,736  
 Total Assessed Value : 10,674,325  
 Avg. Adj. Sales Price : 591,189  
 Avg. Assessed Value : 426,973

MEDIAN : 75  
 WGT. MEAN : 72  
 MEAN : 75  
 COD : 12.20  
 PRD : 104.17

COV : 17.12  
 STD : 12.88  
 Avg. Abs. Dev : 09.20  
 MAX Sales Ratio : 102.03  
 MIN Sales Ratio : 42.28

95% Median C.I. : 68.71 to 79.42  
 95% Wgt. Mean C.I. : 65.95 to 78.49  
 95% Mean C.I. : 69.91 to 80.55

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Dry____											
County	19	74.33	74.36	71.29	13.67	104.31	42.28	102.03	67.63 to 79.66	605,776	431,874
1	5	68.43	74.28	70.71	09.78	105.05	67.12	99.49	N/A	444,088	314,025
2	14	76.12	74.39	71.43	13.16	104.14	42.28	102.03	62.83 to 81.81	663,521	473,963
____ALL____	25	75.41	75.23	72.22	12.20	104.17	42.28	102.03	68.71 to 79.42	591,189	426,973

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	1	83.84	83.84	83.84	00.00	100.00	83.84	83.84	N/A	800,000	670,745
1	1	83.84	83.84	83.84	00.00	100.00	83.84	83.84	N/A	800,000	670,745
____Dry____											
County	21	75.39	74.93	71.74	12.89	104.45	42.28	102.03	68.43 to 79.66	578,797	415,255
1	6	68.57	76.13	72.38	12.25	105.18	67.12	99.49	67.12 to 99.49	417,573	302,244
2	15	75.41	74.46	71.58	12.40	104.02	42.28	102.03	69.79 to 79.66	643,287	460,459
____ALL____	25	75.41	75.23	72.22	12.20	104.17	42.28	102.03	68.71 to 79.42	591,189	426,973

## Thurston County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thurston	1	6,000	6,000	5,800	5,800	5,600	5,600	4,700	4,290	<b>5,528</b>
Dakota	2	n/a	n/a	5,390	5,265	n/a	n/a	4,435	4,270	<b>4,539</b>
Dixon	1	5,650	5,450	5,175	5,010	5,000	4,500	4,230	4,060	<b>4,883</b>
Wayne	1	6,100	6,050	6,000	5,950	5,750	5,600	5,400	4,700	<b>5,623</b>
Cuming	1	6,352	n/a	5,969	6,345	4,466	n/a	5,452	4,651	<b>5,916</b>
Thurston	2	6,000	6,000	5,800	5,800	5,599	n/a	4,700	4,290	<b>5,514</b>
Dakota	1	6,000	n/a	5,800	5,410	n/a	5,170	5,165	5,040	<b>5,725</b>
Burt	1	5,365	5,615	5,017	3,919	n/a	3,258	3,860	3,215	<b>4,555</b>
Cuming	1	6,352	n/a	5,969	6,345	4,466	n/a	5,452	4,651	<b>5,916</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thurston	1	5,400	5,300	5,000	4,900	4,700	4,600	3,500	3,400	<b>4,630</b>
Dakota	2	5,200	5,194	4,950	4,900	4,545	4,295	4,065	3,960	<b>4,318</b>
Dixon	1	5,550	5,135	5,010	4,935	4,910	4,410	4,200	3,695	<b>4,602</b>
Wayne	1	6,100	6,050	6,000	5,900	5,400	5,090	4,500	4,200	<b>5,411</b>
Cuming	1	6,019	6,024	5,654	3,500	4,800	5,175	4,310	4,304	<b>5,497</b>
Thurston	2	4,700	4,700	4,100	4,100	4,000	3,900	3,500	3,400	<b>3,900</b>
Dakota	1	5,325	4,955	5,240	n/a	4,800	4,030	3,875	3,800	<b>5,128</b>
Burt	1	5,545	5,400	5,009	n/a	3,715	4,215	3,651	2,886	<b>4,263</b>
Cuming	1	6,019	6,024	5,654	3,500	4,800	5,175	4,310	4,304	<b>5,497</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thurston	1	1,800	1,800	1,700	1,700	1,600	n/a	1,400	n/a	<b>1,772</b>
Dakota	2	1,950	1,950	1,950	1,970	1,950	n/a	n/a	n/a	<b>1,958</b>
Dixon	1	2,430	2,300	2,030	n/a	1,845	1,720	n/a	n/a	<b>2,228</b>
Wayne	1	2,400	2,290	2,125	2,000	1,800	n/a	n/a	n/a	<b>2,272</b>
Cuming	1	2,427	2,406	1,999	2,076	n/a	n/a	n/a	n/a	<b>2,328</b>
Thurston	2	1,800	1,800	1,600	1,500	1,400	n/a	n/a	n/a	<b>1,726</b>
Dakota	1	1,950	1,950	1,950	1,950	n/a	n/a	n/a	n/a	<b>1,950</b>
Burt	1	2,562	2,351	2,105	2,080	n/a	1,975	670	1,790	<b>2,325</b>
Cuming	1	2,427	2,406	1,999	2,076	n/a	n/a	n/a	n/a	<b>2,328</b>

County	Mkt Area	CRP	TIMBER	WASTE
Thurston	1	n/a	n/a	75
Dakota	2	n/a	0	215
Dixon	1	4,675	0	93
Wayne	1	3,816	n/a	100
Cuming	1	4,588	n/a	125
Thurston	2	n/a	n/a	75
Dakota	1	n/a	0	215
Burt	1	3,740	n/a	128
Cuming	1	4,588	n/a	125

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

**PAD 2022 School Bond Valuation**

**AGRICULTURAL**

Type : Qualified

Number of Sales :	6	Median :	46	COV :	21.94	95% Median C.I. :	28.33 to 51.49
Total Sales Price :	3,866,541	Wgt. Mean :	40	STD :	09.43	95% Wgt. Mean C.I. :	13.01 to 67.69
Total Adj. Sales Price :	3,866,541	Mean :	43	Avg. Abs. Dev :	07.62	95% Mean C.I. :	33.09 to 52.89
Total Assessed Value :	1,560,054						
Avg. Adj. Sales Price :	644,424	COD :	16.58	MAX Sales Ratio :	51.49		
Avg. Assessed Value :	260,009	PRD :	106.54	MIN Sales Ratio :	28.33		

What IF

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	1	49.81	49.81	49.81		100.00	49.81	49.81	N/A	875,000	435,816
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019	2	51.01	51.01	51.01	00.96	100.00	50.52	51.49	N/A	360,000	183,633
01/01/2020 To 03/31/2020	2	35.22	35.22	32.47	19.56	108.47	28.33	42.10	N/A	834,008	270,795
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	1	35.69	35.69	35.69		100.00	35.69	35.69	N/A	603,525	215,384
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	1	49.81	49.81	49.81		100.00	49.81	49.81	N/A	875,000	435,816
10/01/2019 To 09/30/2020	4	46.31	43.11	38.06	17.06	113.27	28.33	51.49	N/A	597,004	227,214
10/01/2020 To 09/30/2021	1	35.69	35.69	35.69		100.00	35.69	35.69	N/A	603,525	215,384
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	3	50.52	50.61	50.35	01.11	100.52	49.81	51.49	N/A	531,667	267,694
01/01/2020 To 12/31/2020	2	35.22	35.22	32.47	19.56	108.47	28.33	42.10	N/A	834,008	270,795

**AGRICULTURAL**

**Type : Qualified**

Number of Sales :	6	Median :	46	COV :	21.94	95% Median C.I. :	28.33 to 51.49
Total Sales Price :	3,866,541	Wgt. Mean :	40	STD :	09.43	95% Wgt. Mean C.I. :	13.01 to 67.69
Total Adj. Sales Price :	3,866,541	Mean :	43	Avg. Abs. Dev :	07.62	95% Mean C.I. :	33.09 to 52.89
Total Assessed Value :	1,560,054						
Avg. Adj. Sales Price :	644,424	COD :	16.58	MAX Sales Ratio :	51.49		
Avg. Assessed Value :	260,009	PRD :	106.54	MIN Sales Ratio :	28.33		

What IF

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	6	45.96	42.99	40.35	16.58	106.54	28.33	51.49	28.33 to 51.49	644,424	260,009

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110020											
200020	6	45.96	42.99	40.35	16.58	106.54	28.33	51.49	28.33 to 51.49	644,424	260,009
220031											
260561											
870001											
870013											
870016											
870017											
900560											

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	5	42.10	41.48	39.30	17.72	105.55	28.33	51.49	N/A	701,308	275,634
2	5	42.10	41.48	39.30	17.72	105.55	28.33	51.49	N/A	701,308	275,634
_____ALL_____											
10/01/2018 To 09/30/2021	6	45.96	42.99	40.35	16.58	106.54	28.33	51.49	28.33 to 51.49	644,424	260,009



**PAD 2022 School Bond Valuation**

**AGRICULTURAL**

Type : Qualified

Number of Sales :	6	Median :	46	COV :	21.94	95% Median C.I. :	28.33 to 51.49
Total Sales Price :	3,866,541	Wgt. Mean :	40	STD :	09.43	95% Wgt. Mean C.I. :	13.01 to 67.69
Total Adj. Sales Price :	3,866,541	Mean :	43	Avg. Abs. Dev :	07.62	95% Mean C.I. :	33.09 to 52.89
Total Assessed Value :	1,560,054						
Avg. Adj. Sales Price :	644,424	COD :	16.58	MAX Sales Ratio :	51.49		
Avg. Assessed Value :	260,009	PRD :	106.54	MIN Sales Ratio :	28.33		

What IF

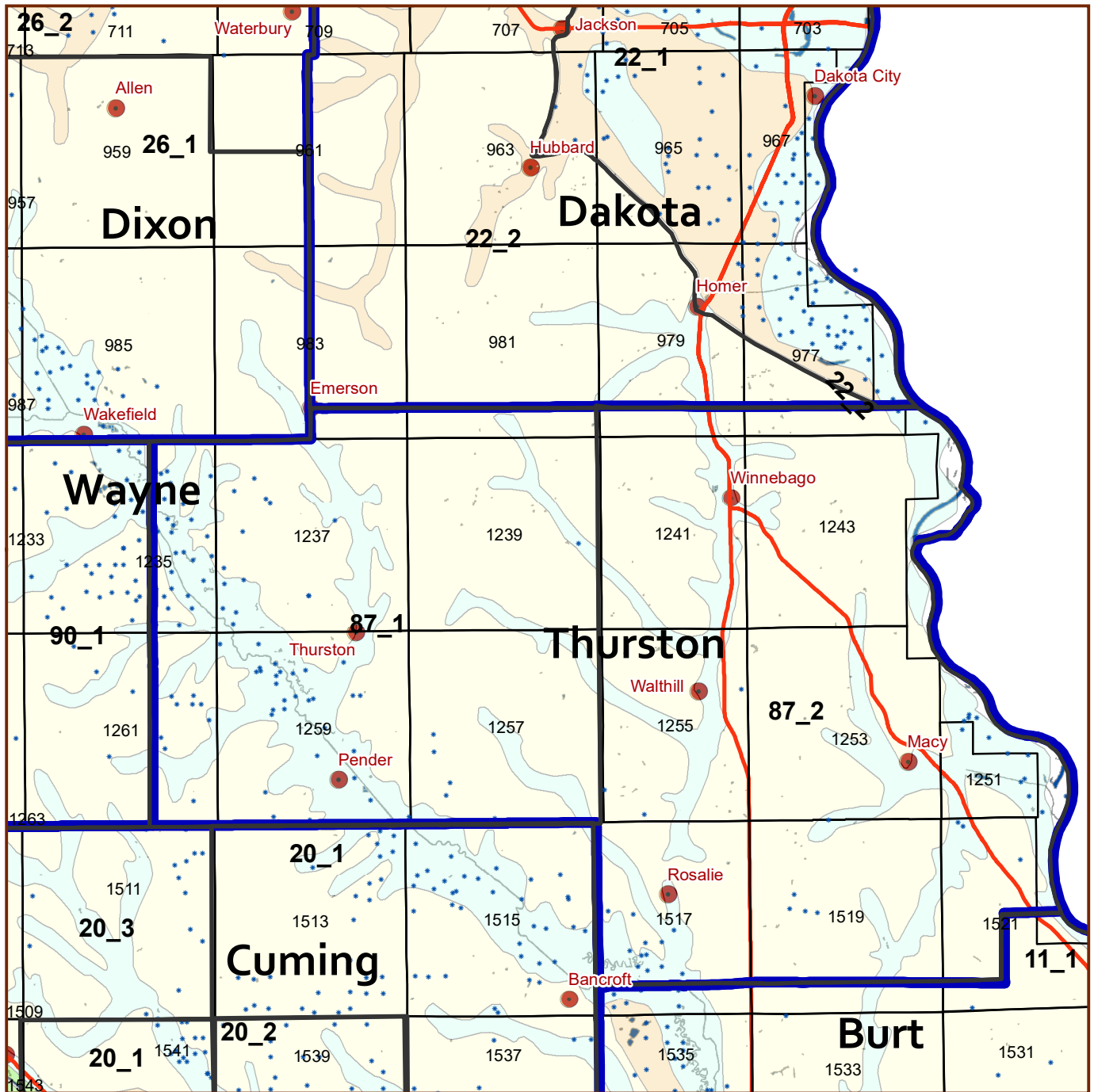
80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>    Dry    </u>											
County	6	45.96	42.99	40.35	16.58	106.54	28.33	51.49	28.33 to 51.49	644,424	260,009
2	6	45.96	42.99	40.35	16.58	106.54	28.33	51.49	28.33 to 51.49	644,424	260,009
<u>    ALL    </u>											
10/01/2018 To 09/30/2021	6	45.96	42.99	40.35	16.58	106.54	28.33	51.49	28.33 to 51.49	644,424	260,009

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
What IF				

# THURSTON COUNTY



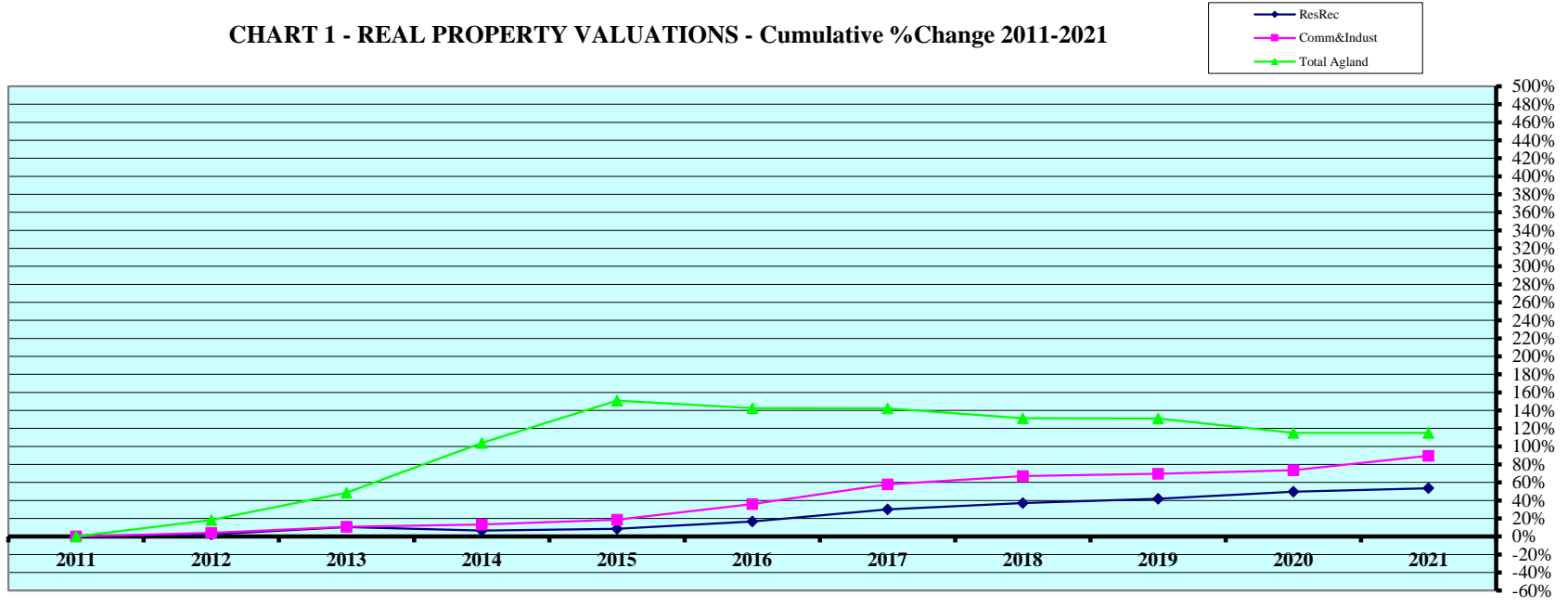
**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



Tax Year	Residential & Recreational <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
2011	67,235,835	-	-	-	12,606,635	-	-	-	346,017,700	-	-	-
2012	68,870,655	1,634,820	2.43%	2.43%	13,118,340	511,705	4.06%	4.06%	409,263,635	63,245,935	18.28%	18.28%
2013	74,344,735	5,474,080	7.95%	10.57%	13,979,505	861,165	6.56%	10.89%	514,510,230	105,246,595	25.72%	48.69%
2014	71,617,930	-2,726,805	-3.67%	6.52%	14,286,235	306,730	2.19%	13.32%	704,976,725	190,466,495	37.02%	103.74%
2015	73,029,675	1,411,745	1.97%	8.62%	14,956,060	669,825	4.69%	18.64%	868,098,935	163,122,210	23.14%	150.88%
2016	78,485,176	5,455,501	7.47%	16.73%	17,141,496	2,185,436	14.61%	35.97%	839,673,135	-28,425,800	-3.27%	142.67%
2017	87,383,447	8,898,271	11.34%	29.97%	19,899,095	2,757,599	16.09%	57.85%	838,548,660	-1,124,475	-0.13%	142.34%
2018	92,247,257	4,863,810	5.57%	37.20%	21,075,180	1,176,085	5.91%	67.18%	799,994,290	-38,554,370	-4.60%	131.20%
2019	95,410,905	3,163,648	3.43%	41.90%	21,371,525	296,345	1.41%	69.53%	799,698,165	-296,125	-0.04%	131.11%
2020	100,685,529	5,274,624	5.53%	49.75%	21,862,970	491,445	2.30%	73.42%	744,447,630	-55,250,535	-6.91%	115.15%
2021	103,220,909	2,535,380	2.52%	53.52%	23,910,175	2,047,205	9.36%	89.66%	744,289,055	-158,575	-0.02%	115.10%

Rate Annual %chg: Residential & Recreational **4.38%**

Commercial & Industrial **6.61%**

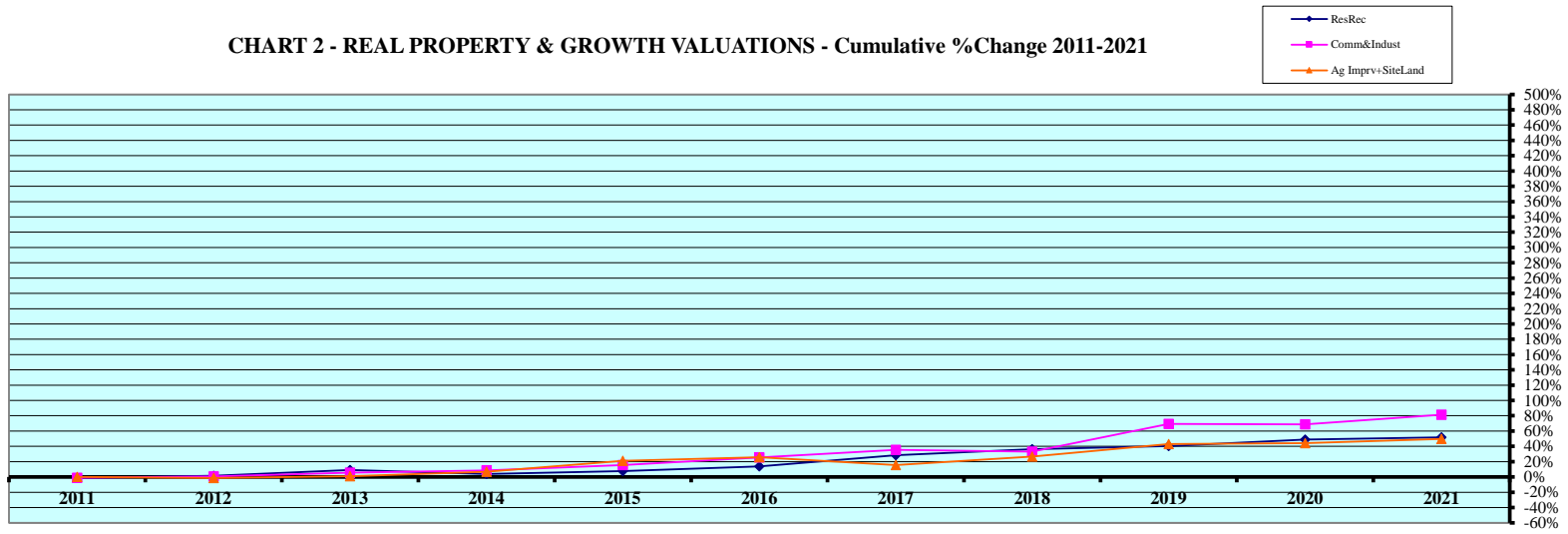
Agricultural Land **7.96%**

Cnty# **87**  
County **THURSTON**

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Residential & Recreational <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	
2011	67,235,835	790,235	1.18%	66,445,600	-	-1.18%	12,606,635	126,435	1.00%	12,480,200	-	-1.00%	
2012	68,870,655	607,990	0.88%	68,262,665	1.53%	1.53%	13,118,340	419,260	3.20%	12,699,080	0.73%	0.73%	
2013	74,344,735	934,285	1.26%	73,410,450	6.59%	9.18%	13,979,505	664,775	4.76%	13,314,730	1.50%	5.62%	
2014	71,617,930	1,881,020	2.63%	69,736,910	-6.20%	3.72%	14,286,235	589,270	4.12%	13,696,965	-2.02%	8.65%	
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	7.72%	14,956,060	386,500	2.58%	14,569,560	1.98%	15.57%	
2016	78,485,176	1,898,570	2.42%	76,586,606	4.87%	13.91%	17,141,496	1,304,595	7.61%	15,836,901	5.89%	25.62%	
2017	87,383,447	1,085,972	1.24%	86,297,475	9.95%	28.35%	19,899,095	2,821,205	14.18%	17,077,890	-0.37%	35.47%	
2018	92,247,257	661,943	0.72%	91,585,314	4.81%	36.22%	21,075,180	4,289,355	20.35%	16,785,825	-15.65%	33.15%	
2019	95,410,905	1,055,995	1.11%	94,354,910	2.28%	40.33%	21,371,525	19,885	0.09%	21,351,640	1.31%	69.37%	
2020	100,685,529	600,210	0.60%	100,085,319	4.90%	48.86%	21,862,970	575,325	2.63%	21,287,645	-0.39%	68.86%	
2021	103,220,909	1,172,853	1.14%	102,048,056	1.35%	51.78%	23,910,175	1,047,705	4.38%	22,862,470	4.57%	81.35%	
Rate Ann%chg	4.38%			Resid & Recreat w/o growth			6.61%			C & I w/o growth			-0.24%

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
2011	18,282,950	17,752,970	36,035,920	1,536,090	4.26%	34,499,830	-	-
2012	18,341,640	18,712,565	37,054,205	1,506,380	4.07%	35,547,825	-1.35%	-1.35%
2013	18,166,340	20,129,960	38,296,300	1,928,972	5.04%	36,367,328	-1.85%	0.92%
2014	18,426,655	21,343,800	39,770,455	1,332,030	3.35%	38,438,425	0.37%	6.67%
2015	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	9.68%	21.04%
2016	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	-0.15%	25.65%
2017	19,082,750	23,811,285	42,894,035	1,217,360	2.84%	41,676,675	-9.17%	15.65%
2018	20,503,014	25,984,865	46,487,879	884,285	1.90%	45,603,594	6.32%	26.55%
2019	24,591,170	27,612,215	52,203,385	614,670	1.18%	51,588,715	10.97%	43.16%
2020	24,366,595	28,147,410	52,514,005	598,725	1.14%	51,915,280	-0.55%	44.07%
2021	25,936,325	28,164,355	54,100,680	164,075	0.30%	53,936,605	2.71%	49.67%
Rate Ann%chg	3.56%	4.72%	4.15%	Ag Imprv+Site w/o growth			1.70%	

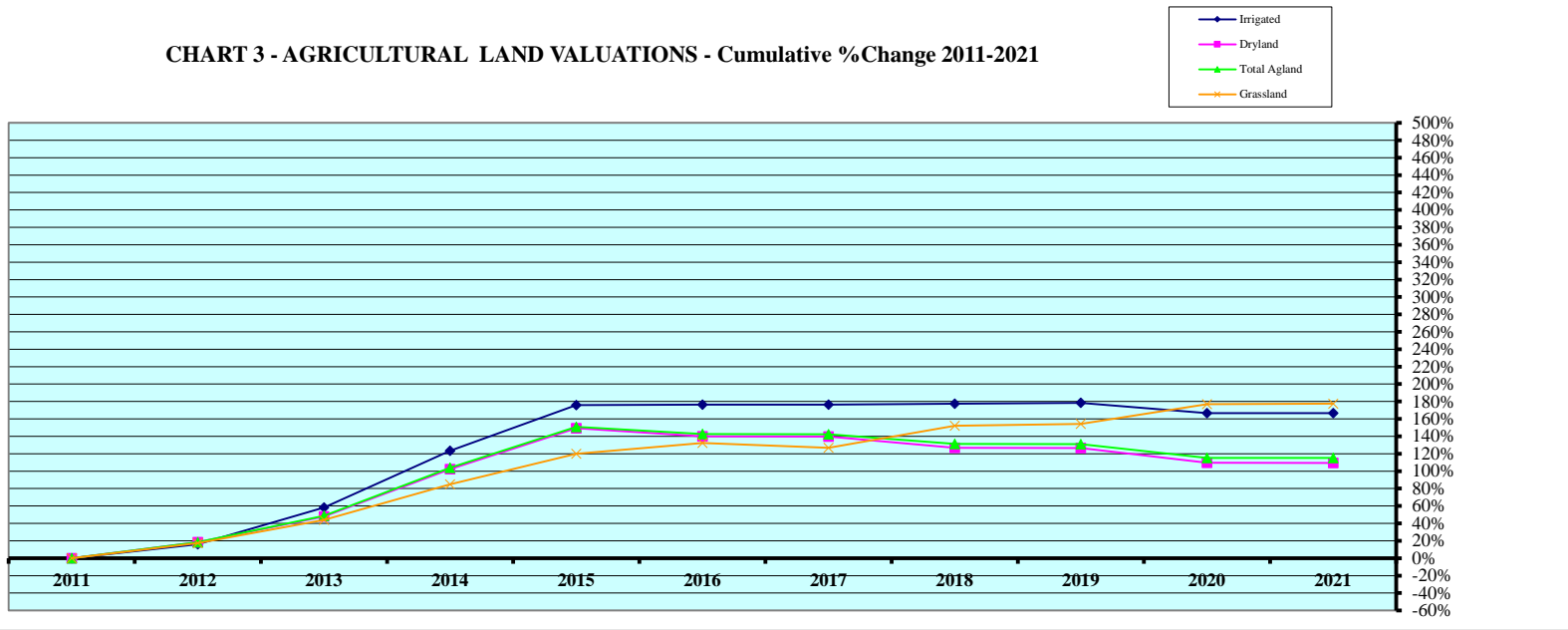
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 87  
County THURSTON

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	27,784,770	-	-	-	312,202,655	-	-	-	5,734,800	-	-	-
2012	32,231,150	4,446,380	16.00%	16.00%	370,012,940	57,810,285	18.52%	18.52%	6,724,095	989,295	17.25%	17.25%
2013	43,945,745	11,714,595	36.35%	58.16%	461,863,025	91,850,085	24.82%	47.94%	8,254,875	1,530,780	22.77%	43.94%
2014	62,032,740	18,086,995	41.16%	123.26%	631,889,055	170,026,030	36.81%	102.40%	10,608,160	2,353,285	28.51%	84.98%
2015	76,655,740	14,623,000	23.57%	175.89%	778,417,585	146,528,530	23.19%	149.33%	12,618,605	2,010,445	18.95%	120.04%
2016	76,762,255	106,515	0.14%	176.27%	749,197,840	-29,219,745	-3.75%	139.97%	13,327,325	708,720	5.62%	132.39%
2017	76,802,195	39,940	0.05%	176.42%	748,376,100	-821,740	-0.11%	139.71%	13,009,680	-317,645	-2.38%	126.85%
2018	77,068,215	266,020	0.35%	177.38%	708,154,325	-40,221,775	-5.37%	126.83%	14,457,535	1,447,855	11.13%	152.10%
2019	77,348,905	280,690	0.36%	178.39%	707,463,880	-690,445	-0.10%	126.60%	14,572,935	115,400	0.80%	154.11%
2020	74,082,770	-3,266,135	-4.22%	166.63%	654,184,830	-53,279,050	-7.53%	109.54%	15,878,405	1,305,470	8.96%	176.88%
2021	74,108,290	25,520	0.03%	166.72%	653,963,405	-221,425	-0.03%	109.47%	15,915,955	37,550	0.24%	177.53%

Rate Ann.%chg: Irrigated **10.31%** Dryland **7.67%** Grassland **10.75%**

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
2011	295,475	-	-	-	0	-	-	-	346,017,700	-	-	-
2012	295,450	-25	-0.01%	-0.01%	0	0	-	-	409,263,635	63,245,935	18.28%	18.28%
2013	446,585	151,135	51.15%	51.14%	0	0	-	-	514,510,230	105,246,595	25.72%	48.69%
2014	446,770	185	0.04%	51.20%	0	0	-	-	704,976,725	190,466,495	37.02%	103.74%
2015	407,005	-39,765	-8.90%	37.75%	0	0	-	-	868,098,935	163,122,210	23.14%	150.88%
2016	385,715	-21,290	-5.23%	30.54%	0	0	-	-	839,673,135	-28,425,800	-3.27%	142.67%
2017	360,685	-25,030	-6.49%	22.07%	0	0	-	-	838,548,660	-1,124,475	-0.13%	142.34%
2018	314,215	-46,470	-12.88%	6.34%	0	0	-	-	799,994,290	-38,554,370	-4.60%	131.20%
2019	312,445	-1,770	-0.56%	5.74%	0	0	-	-	799,698,165	-296,125	-0.04%	131.11%
2020	301,625	-10,820	-3.46%	2.08%	0	0	-	-	744,447,630	-55,250,535	-6.91%	115.15%
2021	301,405	-220	-0.07%	2.01%	0	0	-	-	744,289,055	-158,575	-0.02%	115.10%

Cnty# **87**  
County **THURSTON**

Rate Ann.%chg: Total Agric Land **7.96%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	26,117,440	11,048	2,364			293,038,330	153,239	1,912			81,700,995	133,333	613		
2012	27,784,770	11,264	2,467	4.34%	4.34%	313,198,520	153,050	2,046	7.01%	7.01%	89,688,965	135,300	663	8.18%	9.46%
2013	32,231,150	11,531	2,795	13.32%	18.24%	370,177,320	152,481	2,428	18.63%	26.95%	89,574,800	130,628	686	3.44%	13.24%
2014	43,297,970	12,429	3,483	24.63%	47.36%	462,977,685	151,603	3,054	25.79%	59.70%	97,239,960	127,646	762	11.09%	25.80%
2015	62,042,100	12,790	4,851	39.26%	105.21%	631,820,110	151,505	4,170	36.56%	118.08%	128,539,130	127,483	1,008	32.36%	66.50%
2016	76,803,465	13,169	5,832	20.23%	146.72%	778,751,755	152,653	5,101	22.33%	166.77%	149,636,865	127,257	1,176	16.62%	94.17%
2017	76,766,140	13,163	5,832	0.00%	146.71%	749,365,025	152,813	4,904	-3.87%	156.44%	164,929,515	127,713	1,291	9.83%	113.25%
2018	76,899,605	13,181	5,834	0.04%	146.80%	748,415,190	152,810	4,898	-0.12%	156.12%	174,353,050	127,360	1,369	6.01%	126.06%
2019	77,068,215	13,195	5,841	0.11%	147.07%	708,156,035	152,823	4,634	-5.39%	142.32%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	76,925,880	13,171	5,841	0.00%	147.07%	708,393,385	152,874	4,634	0.00%	142.32%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	74,278,720	13,436	5,528	-5.35%	133.86%	653,960,920	152,926	4,276	-7.72%	123.62%	15,907,935	11,727	1,357	5.22%	121.38%

Rate Annual %chg Average Value/Acre: **8.87%**

**8.38%**

**8.27%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	295,985	5,918	50			0	0				324,575,560	182,552	1,778		
2012	298,745	5,973	50	0.00%	0.00%	0	0				347,036,230	182,609	1,900	6.89%	6.89%
2013	295,430	5,907	50	0.00%	0.00%	0	0				409,426,570	182,083	2,249	18.32%	26.47%
2014	442,880	5,895	75	50.21%	50.21%	0	0				409,426,570	181,926	2,831	25.90%	59.22%
2015	456,720	6,080	75	-0.01%	50.19%	0	0				704,944,190	182,672	3,859	36.32%	117.05%
2016	405,645	5,402	75	-0.03%	50.14%	0	0				868,544,535	182,538	4,758	23.30%	167.62%
2017	386,215	5,145	75	-0.04%	50.08%	0	0				839,797,870	182,528	4,601	-3.30%	158.77%
2018	360,675	4,805	75	-0.01%	50.07%	0	0				838,677,260	182,157	4,604	0.07%	158.95%
2019	314,205	4,187	75	-0.01%	50.05%	0	0				799,997,945	182,101	4,393	-4.58%	147.09%
2020	312,960	4,170	75	0.00%	50.05%	0	0				800,078,805	182,113	4,393	0.00%	147.09%
2021	301,935	4,023	75	0.00%	50.05%	0	0				744,449,510	182,111	4,088	-6.95%	129.92%

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**THURSTON**

Rate Annual %chg Average Value/Acre: **8.68%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,773	THURSTON	46,044,524	12,523,670	17,447,939	101,927,939	21,072,645	2,837,530	1,292,970	744,289,055	25,866,295	29,460,685	0	1,002,763,252
cnty sectorvalue % of total value:		4.59%	1.25%	1.74%	10.16%	2.10%	0.28%	0.13%	74.22%	2.58%	2.94%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
840	EMERSON	17,524	95,885	178,671	2,907,845	350,685	0	0	0	0	0	0	3,550,610
12.40%	%sector of county sector	0.04%	0.77%	1.02%	2.85%	1.66%							0.35%
	%sector of municipality	0.49%	2.70%	5.03%	81.90%	9.88%							100.00%
0	MACY	0	0	0	495,010	44,970	0	0	0	0	0	0	539,980
	%sector of county sector				0.49%	0.21%							0.05%
	%sector of municipality				91.67%	8.33%							100.00%
1,002	PENDER	10,311,224	279,763	214,588	45,825,319	7,234,010	1,780,325	0	44,450	0	0	0	65,689,679
14.79%	%sector of county sector	22.39%	2.23%	1.23%	44.96%	34.33%	62.74%		0.01%				6.55%
	%sector of municipality	15.70%	0.43%	0.33%	69.76%	11.01%	2.71%		0.07%				100.00%
160	ROSALIE	5,295	315,008	666,221	2,274,620	166,675	0	0	0	0	0	0	3,427,819
2.36%	%sector of county sector	0.01%	2.52%	3.82%	2.23%	0.79%							0.34%
	%sector of municipality	0.15%	9.19%	19.44%	66.36%	4.86%							100.00%
132	THURSTON	732,176	75,810	8,845	3,025,315	2,358,390	842,895	0	2,425	0	0	0	7,045,856
1.95%	%sector of county sector	1.59%	0.61%	0.05%	2.97%	11.19%	29.71%		0.00%				0.70%
	%sector of municipality	10.39%	1.08%	0.13%	42.94%	33.47%	11.96%		0.03%				100.00%
780	WALTHILL	211,998	533,668	442,726	4,085,510	1,535,410	68,595	0	0	0	0	0	6,877,907
11.52%	%sector of county sector	0.46%	4.26%	2.54%	4.01%	7.29%	2.42%						0.69%
	%sector of municipality	3.08%	7.76%	6.44%	59.40%	22.32%	1.00%						100.00%
774	WINNEBAGO	85,810	370,129	559,316	7,592,125	7,395,735	0	0	750	0	0	0	16,003,865
11.43%	%sector of county sector	0.19%	2.96%	3.21%	7.45%	35.10%			0.00%				75.95%
	%sector of municipality	0.54%	2.31%	3.49%	47.44%	46.21%			0.00%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
3,688	Total Municipalities	11,364,027	1,670,263	2,070,367	66,205,744	19,085,875	2,691,815	0	47,625	0	0	0	103,135,716
54.45%	%all municip.sectors of cnty	24.68%	13.34%	11.87%	64.95%	90.57%	94.86%		0.01%				10.29%

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

CHART 5



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,488</b>	<b>Value : 948,266,790</b>	<b>Growth 924,060</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	217	825,650	117	1,229,640	221	3,712,720	555	5,768,010	
<b>02. Res Improve Land</b>	987	5,362,575	62	675,375	211	2,510,985	1,260	8,548,935	
<b>03. Res Improvements</b>	994	69,717,500	70	7,192,895	238	25,651,340	1,302	102,561,735	
<b>04. Res Total</b>	1,211	75,905,725	187	9,097,910	459	31,875,045	1,857	116,878,680	414,250
<b>% of Res Total</b>	65.21	64.94	10.07	7.78	24.72	27.27	41.38	12.33	44.83
<b>05. Com UnImp Land</b>	42	114,490	6	84,500	1	2,725	49	201,715	
<b>06. Com Improve Land</b>	181	640,130	14	156,785	2	19,600	197	816,515	
<b>07. Com Improvements</b>	189	19,080,860	22	1,576,750	4	573,205	215	21,230,815	
<b>08. Com Total</b>	231	19,835,480	28	1,818,035	5	595,530	264	22,249,045	206,155
<b>% of Com Total</b>	87.50	89.15	10.61	8.17	1.89	2.68	5.88	2.35	22.31
<b>09. Ind UnImp Land</b>	1	4,335	0	0	0	0	1	4,335	
<b>10. Ind Improve Land</b>	8	60,720	1	13,245	0	0	9	73,965	
<b>11. Ind Improvements</b>	8	2,758,930	1	144,030	0	0	9	2,902,960	
<b>12. Ind Total</b>	9	2,823,985	1	157,275	0	0	10	2,981,260	0
<b>% of Ind Total</b>	90.00	94.72	10.00	5.28	0.00	0.00	0.22	0.31	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	25	1,159,295	25	1,159,295	
<b>14. Rec Improve Land</b>	0	0	0	0	3	123,435	3	123,435	
<b>15. Rec Improvements</b>	0	0	0	0	3	17,435	3	17,435	
<b>16. Rec Total</b>	0	0	0	0	28	1,300,165	28	1,300,165	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.62	0.14	0.00
<b>Res &amp; Rec Total</b>	1,211	75,905,725	187	9,097,910	487	33,175,210	1,885	118,178,845	414,250
<b>% of Res &amp; Rec Total</b>	64.24	64.23	9.92	7.70	25.84	28.07	42.00	12.46	44.83
<b>Com &amp; Ind Total</b>	240	22,659,465	29	1,975,310	5	595,530	274	25,230,305	206,155
<b>% of Com &amp; Ind Total</b>	87.59	89.81	10.58	7.83	1.82	2.36	6.11	2.66	22.31
<b>17. Taxable Total</b>	1,451	98,565,190	216	11,073,220	492	33,770,740	2,159	143,409,150	620,405
<b>% of Taxable Total</b>	67.21	68.73	10.00	7.72	22.79	23.55	48.11	15.12	67.14

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	9	232,720	1,602,690	0	0	0
19. Commercial	6	340,610	2,420,345	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	9	232,720	1,602,690
19. Commercial	0	0	0	6	340,610	2,420,345
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				15	573,330	4,023,035

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	267	184	918	1,369

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	3,175	221	56,330,100	1,520	482,674,765	1,743	539,008,040
28. Ag-Improved Land	0	0	48	18,879,625	467	194,747,260	515	213,626,885
29. Ag Improvements	0	0	58	5,212,710	528	47,010,005	586	52,222,715

30. Ag Total				2,329	804,857,640
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	24,000	
32. HomeSite Improv Land	0	0.00	0	27	30.00	340,065	
33. HomeSite Improvements	0	0.00	0	28	0.00	2,887,430	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	17.94	44,850	
36. FarmSite Improv Land	0	0.00	0	47	164.05	410,125	
37. FarmSite Improvements	0	0.00	0	58	0.00	2,325,280	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	179	318.21	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	10	10.00	120,000	12	12.00	144,000	
32. HomeSite Improv Land	241	255.20	2,962,725	268	285.20	3,302,790	
33. HomeSite Improvements	246	0.00	22,938,830	274	0.00	25,826,260	1,630
34. HomeSite Total				<b>286</b>	<b>297.20</b>	<b>29,273,050</b>	
35. FarmSite UnImp Land	24	36.88	92,200	28	54.82	137,050	
36. FarmSite Improv Land	443	1,695.85	4,239,625	490	1,859.90	4,649,750	
37. FarmSite Improvements	522	0.00	24,071,175	580	0.00	26,396,455	302,025
38. FarmSite Total				<b>608</b>	<b>1,914.72</b>	<b>31,183,255</b>	
39. Road & Ditches	1,609	3,217.91	0	1,788	3,536.12	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>894</b>	<b>5,748.04</b>	<b>60,456,305</b>	<b>303,655</b>

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	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	2,774.23	26.14%	16,645,380	28.37%	6,000.00
46. 1A	218.72	2.06%	1,312,320	2.24%	6,000.00
47. 2A1	2,048.90	19.31%	11,883,620	20.26%	5,800.00
48. 2A	2,412.27	22.73%	13,991,150	23.85%	5,799.99
49. 3A1	74.05	0.70%	414,685	0.71%	5,600.07
50. 3A	59.07	0.56%	330,795	0.56%	5,600.05
51. 4A1	2,708.35	25.52%	12,729,240	21.70%	4,700.00
52. 4A	317.23	2.99%	1,360,925	2.32%	4,290.03
53. Total	10,612.82	100.00%	58,668,115	100.00%	5,528.04
<b>Dry</b>					
54. 1D1	5,511.62	6.99%	29,762,750	8.15%	5,400.00
55. 1D	20,273.98	25.71%	107,452,170	29.43%	5,300.00
56. 2D1	8,046.82	10.20%	40,234,100	11.02%	5,000.00
57. 2D	642.14	0.81%	3,146,490	0.86%	4,900.01
58. 3D1	485.98	0.62%	2,284,095	0.63%	4,699.98
59. 3D	27,128.62	34.40%	124,791,530	34.17%	4,600.00
60. 4D1	4,555.91	5.78%	15,945,685	4.37%	3,500.00
61. 4D	12,220.74	15.50%	41,550,475	11.38%	3,400.00
62. Total	78,865.81	100.00%	365,167,295	100.00%	4,630.24
<b>Grass</b>					
63. 1G1	1,995.69	45.53%	3,447,500	45.88%	1,727.47
64. 1G	1,211.48	27.64%	2,137,490	28.44%	1,764.36
65. 2G1	816.67	18.63%	1,352,460	18.00%	1,656.07
66. 2G	327.84	7.48%	529,225	7.04%	1,614.28
67. 3G1	17.89	0.41%	28,620	0.38%	1,599.78
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	13.72	0.31%	19,210	0.26%	1,400.15
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	4,383.29	100.00%	7,514,505	100.00%	1,714.35
<b>Irrigated Total</b>					
Irrigated Total	10,612.82	11.19%	58,668,115	13.60%	5,528.04
<b>Dry Total</b>					
Dry Total	78,865.81	83.14%	365,167,295	84.64%	4,630.24
<b>Grass Total</b>					
Grass Total	4,383.29	4.62%	7,514,505	1.74%	1,714.35
72. Waste	993.76	1.05%	74,610	0.02%	75.08
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	11,022.25	11.62%	46,868,930	10.86%	4,252.21
75. Market Area Total	94,855.68	100.00%	431,424,525	100.00%	4,548.22

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	300.95	10.54%	1,805,700	11.47%	6,000.00
46. 1A	98.28	3.44%	589,680	3.74%	6,000.00
47. 2A1	609.24	21.33%	3,533,590	22.44%	5,800.00
48. 2A	1,120.32	39.23%	6,497,850	41.27%	5,799.99
49. 3A1	3.97	0.14%	22,230	0.14%	5,599.50
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	478.09	16.74%	2,247,035	14.27%	4,700.03
52. 4A	244.85	8.57%	1,050,415	6.67%	4,290.03
53. Total	2,855.70	100.00%	15,746,500	100.00%	5,514.06
<b>Dry</b>					
54. 1D1	2,825.62	3.82%	13,280,415	4.60%	4,700.00
55. 1D	15,828.82	21.38%	74,395,455	25.76%	4,700.00
56. 2D1	5,807.04	7.84%	23,808,865	8.25%	4,100.00
57. 2D	181.02	0.24%	742,190	0.26%	4,100.04
58. 3D1	680.63	0.92%	2,722,520	0.94%	4,000.00
59. 3D	16,120.94	21.77%	62,871,665	21.77%	3,900.00
60. 4D1	1,009.27	1.36%	3,532,445	1.22%	3,500.00
61. 4D	31,586.87	42.66%	107,395,355	37.19%	3,400.00
62. Total	74,040.21	100.00%	288,748,910	100.00%	3,899.89
<b>Grass</b>					
63. 1G1	2,940.68	40.16%	3,145,375	38.10%	1,069.61
64. 1G	2,766.45	37.78%	3,101,700	37.57%	1,121.18
65. 2G1	1,212.35	16.56%	1,447,715	17.54%	1,194.14
66. 2G	263.96	3.60%	382,410	4.63%	1,448.74
67. 3G1	139.12	1.90%	178,205	2.16%	1,280.94
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	7,322.56	100.00%	8,255,405	100.00%	1,127.39
<b>Irrigated Total</b>					
	2,855.70	3.27%	15,746,500	5.03%	5,514.06
<b>Dry Total</b>					
	74,040.21	84.88%	288,748,910	92.26%	3,899.89
<b>Grass Total</b>					
	7,322.56	8.39%	8,255,405	2.64%	1,127.39
72. Waste	3,011.44	3.45%	225,995	0.07%	75.05
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	45,013.25	51.60%	108,495,315	34.67%	2,410.30
75. Market Area Total	87,229.91	100.00%	312,976,810	100.00%	3,587.95

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	831.32	4,824,555	12,637.20	69,590,060	13,468.52	74,414,615
<b>77. Dry Land</b>	0.18	750	15,719.03	67,919,590	137,186.81	585,995,865	152,906.02	653,916,205
<b>78. Grass</b>	1.19	2,140	1,190.51	1,611,750	10,514.15	14,156,020	11,705.85	15,769,910
<b>79. Waste</b>	3.82	285	463.47	34,790	3,537.91	265,530	4,005.20	300,605
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	50.66	234,935	6,637.69	20,297,575	49,347.15	134,831,735	56,035.50	155,364,245
<b>82. Total</b>	<b>5.19</b>	<b>3,175</b>	<b>18,204.33</b>	<b>74,390,685</b>	<b>163,876.07</b>	<b>670,007,475</b>	<b>182,085.59</b>	<b>744,401,335</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	13,468.52	7.40%	74,414,615	10.00%	5,525.08
<b>Dry Land</b>	152,906.02	83.97%	653,916,205	87.84%	4,276.59
<b>Grass</b>	11,705.85	6.43%	15,769,910	2.12%	1,347.18
<b>Waste</b>	4,005.20	2.20%	300,605	0.04%	75.05
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	56,035.50	30.77%	155,364,245	20.87%	2,772.60
<b>Total</b>	<b>182,085.59</b>	<b>100.00%</b>	<b>744,401,335</b>	<b>100.00%</b>	<b>4,088.19</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	63	459,175	8	87,760	10	1,161,345	73	1,708,280	48,755
83.2 Emerson	9	29,535	49	197,020	49	2,681,290	58	2,907,845	0
83.3 Macy	37	63,745	19	37,945	19	357,265	56	458,955	0
83.4 Pender	45	417,445	449	3,937,320	453	49,812,005	498	54,166,770	73,595
83.5 Pender V	1	4,970	0	0	0	0	1	4,970	0
83.6 Rosalie	24	47,195	83	159,895	86	2,069,430	110	2,276,520	1,460
83.7 Rural	302	5,653,295	272	3,291,210	303	31,940,615	605	40,885,120	74,450
83.8 Thurston	13	52,325	62	177,555	62	2,804,025	75	3,033,905	13,255
83.9 Walthill	58	146,965	218	512,840	218	3,443,220	276	4,103,025	0
83.10 Winnebago	27	51,435	103	270,825	105	8,309,975	132	8,632,235	202,735
83.11 Winnebago V	1	1,220	0	0	0	0	1	1,220	0
<b>84 Residential Total</b>	<b>580</b>	<b>6,927,305</b>	<b>1,263</b>	<b>8,672,370</b>	<b>1,305</b>	<b>102,579,170</b>	<b>1,885</b>	<b>118,178,845</b>	<b>414,250</b>



Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	3	19,215	2	14,035	2	55,160	5	88,410	0
85.2	Emerson	3	8,355	5	13,810	6	328,520	9	350,685	0
85.3	Macy	2	265	3	265	3	40,185	5	40,715	0
85.4	Pender	18	50,965	92	389,260	96	9,593,970	114	10,034,195	0
85.5	Rosalie	3	1,095	13	20,950	13	144,630	16	166,675	0
85.6	Rural	4	46,780	19	188,795	27	2,279,450	31	2,515,025	0
85.7	Thurston	6	16,005	17	38,420	20	3,150,725	26	3,205,150	0
85.8	Walthill	5	5,605	32	62,065	34	1,664,515	39	1,732,185	0
85.9	Winnebago	6	57,765	23	162,880	23	6,876,620	29	7,097,265	206,155
86	Commercial Total	50	206,050	206	890,480	224	24,133,775	274	25,230,305	206,155

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	1,886.44	45.03%	3,395,610	45.75%	1,800.01
88. 1G	1,178.88	28.14%	2,121,995	28.59%	1,800.01
89. 2G1	787.39	18.80%	1,338,545	18.03%	1,699.98
90. 2G	304.89	7.28%	518,320	6.98%	1,700.02
91. 3G1	17.89	0.43%	28,620	0.39%	1,599.78
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	13.72	0.33%	19,210	0.26%	1,400.15
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,189.21	100.00%	7,422,300	100.00%	1,771.77
<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	109.25	56.29%	51,890	56.28%	474.97
106. 1T	32.60	16.80%	15,495	16.80%	475.31
107. 2T1	29.28	15.09%	13,915	15.09%	475.24
108. 2T	22.95	11.83%	10,905	11.83%	475.16
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	194.08	100.00%	92,205	100.00%	475.09
<hr/>					
Grass Total	4,189.21	95.57%	7,422,300	98.77%	1,771.77
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	194.08	4.43%	92,205	1.23%	475.09
<hr/>					
114. Market Area Total	4,383.29	100.00%	7,514,505	100.00%	1,714.35

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,288.44	34.39%	2,319,255	35.86%	1,800.05
88. 1G	1,321.91	35.28%	2,379,430	36.79%	1,799.99
89. 2G1	765.07	20.42%	1,224,075	18.93%	1,599.95
90. 2G	250.43	6.68%	375,645	5.81%	1,500.00
91. 3G1	120.72	3.22%	169,005	2.61%	1,399.98
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,746.57	100.00%	6,467,410	100.00%	1,726.22
<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	1,652.24	46.20%	826,120	46.20%	500.00
106. 1T	1,444.54	40.40%	722,270	40.40%	500.00
107. 2T1	447.28	12.51%	223,640	12.51%	500.00
108. 2T	13.53	0.38%	6,765	0.38%	500.00
109. 3T1	18.40	0.51%	9,200	0.51%	500.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,575.99	100.00%	1,787,995	100.00%	500.00
<hr/>					
Grass Total	3,746.57	51.16%	6,467,410	78.34%	1,726.22
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	3,575.99	48.84%	1,787,995	21.66%	500.00
<hr/>					
114. Market Area Total	7,322.56	100.00%	8,255,405	100.00%	1,127.39

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

87 Thurston

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	101,927,939	116,878,680	14,950,741	14.67%	414,250	14.26%
02. Recreational	1,292,970	1,300,165	7,195	0.56%	0	0.56%
03. Ag-Homesite Land, Ag-Res Dwelling	25,866,295	29,273,050	3,406,755	13.17%	1,630	13.16%
<b>04. Total Residential (sum lines 1-3)</b>	<b>129,087,204</b>	<b>147,451,895</b>	<b>18,364,691</b>	<b>14.23%</b>	<b>415,880</b>	<b>13.90%</b>
05. Commercial	21,072,645	22,249,045	1,176,400	5.58%	206,155	4.60%
06. Industrial	2,837,530	2,981,260	143,730	5.07%	0	5.07%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>23,910,175</b>	<b>25,230,305</b>	<b>1,320,130</b>	<b>5.52%</b>	<b>206,155</b>	<b>4.66%</b>
08. Ag-Farmsite Land, Outbuildings	29,460,685	31,183,255	1,722,570	5.85%	302,025	4.82%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>29,460,685</b>	<b>31,183,255</b>	<b>1,722,570</b>	<b>5.85%</b>	<b>302,025</b>	<b>4.82%</b>
12. Irrigated	74,108,290	74,414,615	306,325	0.41%		
13. Dryland	653,963,405	653,916,205	-47,200	-0.01%		
14. Grassland	15,915,955	15,769,910	-146,045	-0.92%		
15. Wasteland	301,405	300,605	-800	-0.27%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>744,289,055</b>	<b>744,401,335</b>	<b>112,280</b>	<b>0.02%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>926,747,119</b>	<b>948,266,790</b>	<b>21,519,671</b>	<b>2.32%</b>	<b>924,060</b>	<b>2.22%</b>

## 2022 Assessment Survey for Thurston County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	1 temporary
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$107,294
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$26,000
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	N/A
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,300
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## 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>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	County Assessor and Office Staff
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://thurston.gworks.com/">https://thurston.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>
	December 2019

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	No
2.	<b>If so, is the zoning countywide?</b>
	N/A

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Emerson, Pender, Thurston and Walthill
<b>4.</b>	<b>When was zoning implemented?</b>
	Unknown

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

<b>1.</b>	<b>Appraisal Services:</b>
	no
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

#### **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>
	N/A
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Licensed Appraiser
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2022 Residential Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor and Office Staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
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AG DW	Agricultural Dwellings														
AG OB	Agricultural Outbuildings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	Cost and sales approaches are used.														
<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>														
	Depreciation tables are developed based on the 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>														
	Yes, the county does their own depreciation study and develops depreciation tables for each valuation group.														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Sales approach is used by implementing the square foot method.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														
	Rural residential sales are reviewed.														
<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?

N/A

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2021	2021	2021
5	2016	2021	2020	2020
10	2016	2021	2020/2021	2020/2021
30	2016	2021	2021	2021
AG DW	2016	2021	2021	2021
AG OB	2016	2021	2021	2021

## 2022 Commercial Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor and Office Staff.																												
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																												
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15	Rural																												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	Cost approach is used. The sales approach will be used for unique properties.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	Use the sales file to look for unique parcels and ask surrounding counties if there are parcels similar in their county.																												
<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>																												
	Yes, the county develops depreciation tables based on their local market.																												
<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>																												
	One depreciation table with an economic adjustment applied to adjust for different locations.																												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																												
	Sales and the front foot method is used.																												
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## 2022 Agricultural Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and Office Staff.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Western portion of the county; borders Wayne County</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Western portion of the county; borders Wayne County	Annually	2	Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Western portion of the county; borders Wayne County	Annually									
2	Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.	Annually									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Review the topography of the land and analyze sales.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Review the land use of the sales. The county does not have any recreational parcels identified.										
<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 they carry the same values.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										
	No intensive use is identified.										
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	Reviewed land use of rural residential and agricultural land. The values are assigned by land use and LCGs of the parcel.										
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>										
	No										
	<b><i>If your county has special value applications, please answer the following</i></b>										
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>										
	N/A										
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	N/A										
	<b><i>If your county recognizes a special value, please answer the following</i></b>										

<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

*2021 Plan of Assessment for Thurston County*

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**Assessment Years 2022, 2023, and 2024**

**Date: June 2021**

**General Description of Real Property in Thurston County:**

Thurston County is located in Northeast Nebraska. The county is irregular in shape with the Missouri River forming the eastern boundary. Pender is the county seat and largest community. Pender is located in the southwestern part. Other communities include Macy, Rosalie, Thurston, Walthill, Winnebago, and part of the community of Emerson. Thurston County was organized in 1889. It was originally part of the acreage selected by the Omaha Indians as their reservation. The Omaha tribe sold part of the land to the Winnebago Reservation also includes part of Dixon County. The county has a checker board type of ownership. Approximately 56,654 acres of the land in Thurston County is exempt. Approximately 674 acres were put in exempt status for 2011. This property is exempt because it is U.S.A. in Trust for the Winnebago Tribe of Nebraska or the Omaha Tribe of Nebraska and Allotment land. Complicating the process, a large number of HUD houses, mobile homes, and commercial buildings located on the above described exempt land. Native American's are exempt from taxation on Improvements on leased land. Some of the properties are co-owned by non-Indian people. That portion is taxable; the discovery process is very difficult in these situations.

Thurston County had a total count of 4,418 taxable parcels on the 2021 County Abstract.

Per the 2021 County Abstract, Thurston County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1813	38	17
Commercial	264	7	3
Industrial	10	0	1
Recreational	28	0	1
Agricultural	2327	56	78
Special Value	0		

**Agricultural land – Taxable acres 182,113.08**

For Assessment year 2021, an estimated 100 building permits, information statements and others means of assessing were valued as new property construction/additions.

**Current Resources**

The staff of the Thurston County Assessor's office consists of the Assessor, deputy assessor & one full time Clerk. With limited funds in Thurston County there is little money available for registration, motels and travel. However, the mileage allowance, fuel, office equipment and

repair, office supplies, dues, registration, training and data processing fees, printing and publishing are all increasing. MIPS contract costs have really put the office in a budget bind. Board took away the GIS funding in 2018.

Discover, List & Inventory all property. Real Estate Transfers along with a photocopy of the deeds are filed timely by the Clerks office. A clerk processes the Real Estate Transfers, followed by a double check by a second clerk. The Assessor reviews the transfer than forwards the information to Department of Revenue.

The property record cards contain all information required by regulation 10-004, which included the legal description property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property. A photograph of the property, and if agricultural land is involved an inventory of the soil types by land use. The new and old aerial photographs of the buildings are included. The cards are in good condition and updated and or replaced as needed. Allotment land cards are kept in a separate file. Because of the reservations located in Thurston County, the historical information is kept in the Assessor's office.

**Level of Value, Quality, and Uniformity for Assessment year 2021**

Property Class	Median %	C.O.D. %	P.R.D. %
Residential	95	30.55	111.93
Commercial	100		
Agricultural Land	74	19.51	107.79
Special Value	0		

**Assessment Actions Planned for Assessment year 2022:**

**Residential:** 2018 we did re-costing. All Rural Residential: final inspections where necessary. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos. Re-cost. Inspected Emerson, Thurston & Rosalie in 2020. Recost them in 2021. Start on Pender & Winnebago. 2020 g-works did aerial obliques.

**Commercial:** completed inspections, reappraisal in 2016. Will monitor for changes. Inspected Thurston & Emerson & Rosalie in 2020. Review Walthill & Winnebago

**Agricultural: finish 6-year inspection & review of land use changes by GIS, & drive by to review land. Finishing with Pender, Flournoy, Anderson & Blackbird Townships. Conduct market analysis of agricultural sales. Rural residential as described above. In 2020 G-works will do aerial obliques.**

**Special Value: None**

### **Assessment Actions Planned for Assessment year 2023:**

**Residential. All rural residential: begin inspection process with townships of Dawes. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.**

**Commercial: continue to evaluate process. Review Pender.**

**Agricultural: continue the review land use changes by GIS. Drive by & review land for Merry, Perry, & Omaha Townships. Conduct market analysis of agricultural sales. Rural residential as described above.**

**Special Value: none**

### **Assessment Actions Planned for Assessment year 2024:**

**Residential: All rural residential: begin inspection process with townships of Winnebago. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.**

**Commercial: continue to evaluate process.**

**Agricultural Land: review land use changes for finish up townships by GIS & drive by. Conduct market analysis of agricultural sales. Rural residential as described above.**

**Special Value: none**

**The Cadastral Maps in Thurston County are old. The maps are current with parcel identification according to regulation 10-004.03. The office has implemented GIS system.**

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

**Record Maintenance, Mapping updates, & Ownership changes**

**Annually prepare and file Assessor Administrative Reports required by law/regulation:**

- a. Abstracts (Real & Personal Property)**
- b. Assessor Survey**
- c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract**
- d. Certification of Value to Political Subdivisions**
- e. School District Taxable Value Report**
- f. Homestead Exemption Tax Loss Report**



- g. Certificate of Taxes Levied Report**
- h. Report of current values for properties owned by Board of Education Lands & Funds**
- i. Report of all Exempt Property and Taxable Government Owned Property**
- j. Annual Plan of Assessment Report**

**Personal Property:** administer annual filing, 491 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. Personal Property Abstract.

**Permissive Exemption:** Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

**Taxable Government Owned Property-**annual review of government owned property not used for public purpose, send notices of intent to tax.

**Homestead exemptions:** administer 143 annual filings of applications approval/denial process, taxpayer notifications, and taxpayer assistance.

**Centrally Assessed-Review** of valuations as certified by Department of Revenue for railroads and public service entities, establish assessment records and tax billing for tax list.

**Tax Districts and Tax Rates-** management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.

**Tax Lists:** prepare and certify tax list correction documents for county board approval.

**County Board of Equalization –** Attend county board of equalization meetings for valuation protest- assemble and provide information.

**TERC Appeals-**prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

**TERC Statewide Equalization-**attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

**Education: Assessor and/or Appraisal Education-** attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

**Conclusion:**

**This document is a description of the various duties and three year plan of assessment in the Assessors office. Without proper funding the tasks described will be difficult to complete. The current budget request is \$1074294 for the General Fund; \$66,200 for Reappraisal fund. Board cut again in 2021 the reappraisal fund has been cut the last four years.**

**Respectfully submitted:**

**Assessor**  
**signature** \_\_\_\_\_ **Date:** \_\_\_\_\_