

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

---

**VALLEY COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Linda Waltman, Valley County Assessor

# Table of Contents

---

## **2025 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

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

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

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

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

## Introduction

---

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

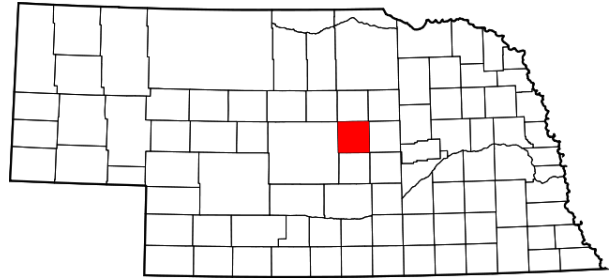
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

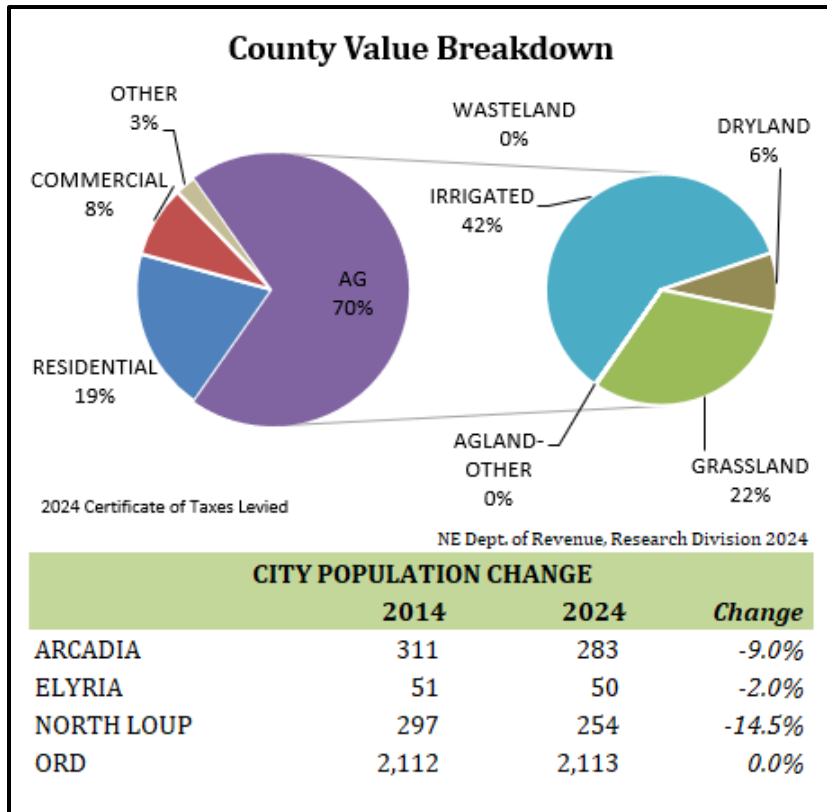


## County Overview

With a total area of 568 square miles, Valley County has 4,012 residents, per the Census Bureau Quick Facts for 2023, a slight population increase from the 2020 U.S. Census. Reports indicate that 73% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$110,869 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Valley County are located in and around Ord, the county seat. According to the latest information available from the U.S. Census Bureau, there are 189 employer establishments with total employment of 1,177, for a 4% decrease in employment.



Agricultural land makes up the majority of the county's valuation base. Valley County is included in the Lower Loup Natural Resources District (NRD).

An ethanol plant located in Ord also contributes to the local agricultural economy.

## 2025 Residential Correlation for Valley County

### *Assessment Practices & Actions*

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

Sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor sends a sales questionnaire to the buyer and seller to aid in the verification of sales and reports a low return rate. The county assessor provides documented reasons for all sales that are disqualified.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Valley county consists of five valuation groups that are based on assessor locations in the county. Valuation Groups 1 through 4 are defined by each individual town within the county; Arcadia, Elyria, North Loup, and Ord. Valuation Group 5 consists of all rural properties not located within any of the towns or villages.

The six-year inspection and review cycle of the county is examined. The county staff members physically review all properties of the county within the six-year inspection cycle and remain in compliance with statutory requirements. The inspection includes new pictures and measurements if needed. Review of the interior or further information from the property owner is requested if available. A call back card is left for the property owner if absent, however, the assessor reports a low return rate.

The county assessor has never written a valuation methodology; to improve the transparency in the valuation process one should be written for the current assessment year.

2025 Residential Assessment Details for Valley County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Arcadia	2022	2020	2024*	2021	
2	Elyria	2023	2020	2023	2022	
3	North Loup	2022	2020	2024*	2021	6% increase to improvements
4	Ord	2023	2023	2021	2019-2024*	Partially physically reviewed by staff. 15% increase to land and improvements.
5	Rural	2024*	2024*	2024*	2024*	Increased lot model of rural land and 25% increase to suburban land in Ord.
<u>Additional comments:</u> Pick-up work completed by assessor and staff and placed on the assessment roll. * = assessment action for current year						

## 2025 Residential Correlation for Valley County

### *Description of Analysis*

The statistical sample in the residential class consists of 95 sales, with two measures of central tendency within acceptable range; the weighted mean is slightly low. The COD is within acceptable range, the PRD is high. An array of the sales by dollar incremental ranges demonstrates a regressive pattern, that needs to be corrected through reappraisal.

Reviewing individual valuation groups indicates that four of the five valuation groups have medians within acceptable range. Valuation Group 5 has a median below recommended range; the measures of central tendency correlate, and the COD and PRD are within acceptable range. Although the COD is low, the seven sales are distributed with three in the upper 70 percent range, three from 91% to 95% and an outlier at 122%; The range around the median sale is 79% to 91%, indicating the median is not statistically reliable. A significant increase to land and improvements was applied for 2025 assessment year. Costing was updated to 2024, land values increased up to 25%, and an updated depreciation table was applied. The county assessor intended to make further changes; however, the CAMA system has not been used to apply table driven values and the county assessor was not able to correct this for the current assessment year. This has been discussed with the county assessor; additional training will be provided going forward.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows the abstract increased 15%, the sales in total increased 23%. The difference is due to reclassification of suburban parcels and two sales in North Loup that increased significantly more than others.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments for residential property in Valley County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	94.70	98.48	87.41	17.56	110.38
3	9	94.79	91.54	86.65	13.20	105.64
4	72	93.34	102.56	92.43	26.03	110.96
5	7	90.78	90.60	87.80	12.23	103.19
____ALL____	95	93.76	100.18	91.03	23.14	110.05

### *Level of Value*

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

## 2025 Commercial Correlation for Valley County

### *Assessment Practices & Actions*

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

Sales qualification and verification processes are reviewed. The sales usability rate for the commercial class is near the statewide average. The county assessor sends a sales questionnaire to the buyer and seller to aid in the verification and reports a low return rate. The county assessor provides documented reasons for all sales that are disqualified.

The county assessor uses two valuation groups due to the low number of commercial sales within the county. Valuation Group 1 includes all commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county. Valuation Group 4 is commercial in the town of Ord. The town of Ord is a higher populated town that is progressive and gradually developing.

The six-year inspection and review cycle of the county is examined. Commercial properties are valued by a contract appraiser and occasionally county staff. The county remains in compliance with statutory requirements. The inspection includes new pictures and measurements if needed. The contract appraiser enters commercial businesses for interior inspection if granted access.

2025 Commercial Assessment Details for Valley County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Arcadia, Elyria, North Loup & Rural	2023	2023	2017	2023	
4	Ord	2023	2023	2017	2023	
<u>Additional comments:</u> Pick-up work completed by assessor and staff and placed on the assessment roll. * = assessment action for current year						

### *Description of Analysis*

The commercial class is comprised of 24 sales with two measures of central tendency in acceptable range, the weighted mean is slightly low. The COD and PRD are in acceptable range.

Reviewing individual Valuation Groups, Valuation Group 4 shows all three measures of central tendency, and the COD and PRD are in acceptable range. Valuation Group 1 has two measures of central tendency in acceptable range, the weighted mean is low. The COD is within acceptable range, the PRD is high.

## 2025 Commercial Correlation for Valley County

---

An array of the sales by dollar incremental ranges shows six sales above the \$250,000 sale price range; four of the six sales have ratios below acceptable range, collectively at 86%. This demonstrates a regressive pattern that needs to be corrected through reappraisal.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) the abstract increased 10%, the sales in total decreased 1%.

The statistics reflect the reported actions, while the abstract reflects an increase that could not be accounted for by the assessor as of the writing of this report. The Division will work with the county assessor to resolve and make corrections as needed; the statistics accurately reflect the assessment actions taken this year, and there is no bias in assessment.

### *Equalization and Quality of Assessment*

The review of the assessment practices by the county assessor supported that commercial property assessment in Valley County comply with generally accepted mass appraisal techniques and are uniformly assessed.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	12	95.20	92.59	87.61	07.41	105.68
4	12	98.42	93.66	93.89	08.07	99.76
____ALL____	24	95.57	93.12	91.36	08.10	101.93

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Valley County is 96%.

## 2025 Agricultural Correlation for Valley County

### *Assessment Practices & Actions*

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

Sales qualification and verification processes are reviewed. The sales usability rate for the agricultural class is near the statewide average. The county assessor sends a sales questionnaire to the buyer and seller to aid in the verification of sales and reports a low return rate. The county assessor provides documented reasons for all sales that are disqualified.

One agricultural market area is used in Valley County for analyzing agricultural sales. The county assessor reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.

The county assessor is out of compliance with the six-year inspection and review cycle; the inspection years for agricultural outbuildings range from 2017 to 2019. This impacts the quality of assessment of agricultural improvements due to lack of equalization. This will be addressed in the upcoming assessment year.

Aerial imagery was utilized by the county assessor and staff to review all agricultural improvements and land use changes. The local NRD provides notice to the assessor of land use changes. The assessor sends a letter to the landowner verifying current land use and reports a low return rate. Feedlots have been identified as intensive use; these values were developed by a contracted appraiser.

2025 Agricultural Assessment Details for Valley County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2016	2015	2016	2017-2019	
AB DW	Agricultural dwellings	2024*	2024*	2024*	2024*	Inspection by desk review using aerial imagery.
Additional comments: Pick-up work completed by assessor and staff and placed on the assessment roll. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2021-2022	Grassland increase 15%
Additional comments: * = assessment action for current year			

## 2025 Agricultural Correlation for Valley County

### *Description of Analysis*

The statistical sample for the agricultural class includes 33 qualified sales. The median is within the acceptable range, the mean and weighted mean are low. The COD is within acceptable range.

A review of each class by 80% Majority Land Use (MLU) indicates that sales exist only in irrigated land and grassland class, both of which medians are within acceptable range. A study of surrounding agricultural values finds that Valley County's values are comparable in irrigated land, grassland and dryland.

Review of the 2025 County Abstract of Assessment for Real Property Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

### *Equalization and Quality of Assessment*

A review of Valley County assessment practices and a review of the agricultural economy of the surrounding counties indicates that land values in the county are assessed uniformly and according to generally accepted mass appraisal techniques.

The inspection cycle for agricultural improvements is out of compliance with the six-year inspection requirements; agricultural improvements have not been updated at a similar rate as rural residential. Agricultural dwellings and rural residential improvements were desk reviewed for 2025 assessment year; costing and depreciation were updated to 2024. Agricultural outbuilding inspection dates range from 2017-2019, costing was last updated in 2015, and depreciation in 2016. Because the dwellings were equalized with rural residential, all agricultural properties are believed to be equalized. The county assessor needs to revalue agricultural outbuildings next year.

The quality of assessment of agricultural property in Valley County does not comply with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	5	72.26	73.58	65.16	24.40	112.92
1	5	72.26	73.58	65.16	24.40	112.92
____ Grass ____						
County	18	70.42	71.04	71.26	16.81	99.69
1	18	70.42	71.04	71.26	16.81	99.69
____ ALL ____	33	69.18	69.31	67.56	17.09	102.59

### *Level of Value*

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

## 2025 Opinions of the Property Tax Administrator for Valley County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



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

Sarah Scott  
Property Tax Administrator



## APPENDICES

---

## 2025 Commission Summary for Valley County

---

### Residential Real Property - Current

Number of Sales	95	Median	93.76
Total Sales Price	\$14,347,190	Mean	100.18
Total Adj. Sales Price	\$14,347,190	Wgt. Mean	91.03
Total Assessed Value	\$13,060,110	Average Assessed Value of the Base	\$115,719
Avg. Adj. Sales Price	\$151,023	Avg. Assessed Value	\$137,475

### Confidence Interval - Current

95% Median C.I	86.33 to 99.11
95% Wgt. Mean C.I	80.93 to 101.12
95% Mean C.I	93.37 to 106.99
% of Value of the Class of all Real Property Value in the County	16.69
% of Records Sold in the Study Period	5.27
% of Value Sold in the Study Period	6.26

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	88	96	93.23
2023	116	96	96.15
2022	129	96	95.71
2021	106	95	94.62

## 2025 Commission Summary for Valley County

### Commercial Real Property - Current

Number of Sales	24	Median	95.57
Total Sales Price	\$4,874,010	Mean	93.12
Total Adj. Sales Price	\$4,874,010	Wgt. Mean	91.36
Total Assessed Value	\$4,452,720	Average Assessed Value of the Base	\$283,507
Avg. Adj. Sales Price	\$203,084	Avg. Assessed Value	\$185,530

### Confidence Interval - Current

95% Median C.I	93.78 to 98.68
95% Wgt. Mean C.I	84.67 to 98.04
95% Mean C.I	87.49 to 98.75
% of Value of the Class of all Real Property Value in the County	8.62
% of Records Sold in the Study Period	6.32
% of Value Sold in the Study Period	4.13

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	25	100	99.21
2023	19	100	95.55
2022	18	100	97.66
2021	21	100	99.29

**88 Valley**  
**RESIDENTIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 95  
 Total Sales Price : 14,347,190  
 Total Adj. Sales Price : 14,347,190  
 Total Assessed Value : 13,060,110  
 Avg. Adj. Sales Price : 151,023  
 Avg. Assessed Value : 137,475

MEDIAN : 94  
 WGT. MEAN : 91  
 MEAN : 100  
 COD : 23.14  
 PRD : 110.05

COV : 33.82  
 STD : 33.88  
 Avg. Abs. Dev : 21.70  
 MAX Sales Ratio : 281.02  
 MIN Sales Ratio : 47.62

95% Median C.I. : 86.33 to 99.11  
 95% Wgt. Mean C.I. : 80.93 to 101.12  
 95% Mean C.I. : 93.37 to 106.99

*Printed:4/3/2025 12:02:56PM*

**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-22 To 31-DEC-22	8	113.24	114.09	106.04	22.14	107.59	76.13	171.40	76.13 to 171.40	91,188	96,699
01-JAN-23 To 31-MAR-23	11	102.84	106.35	95.23	18.72	111.68	64.33	193.73	76.55 to 124.48	176,750	168,326
01-APR-23 To 30-JUN-23	10	96.40	103.85	90.61	22.51	114.61	73.69	160.38	75.64 to 130.74	158,600	143,715
01-JUL-23 To 30-SEP-23	12	85.93	103.53	91.78	27.78	112.80	73.65	211.55	77.19 to 111.62	173,017	158,802
01-OCT-23 To 31-DEC-23	21	84.31	101.46	92.10	32.94	110.16	60.16	281.02	76.57 to 109.78	153,738	141,593
01-JAN-24 To 31-MAR-24	4	103.56	108.99	105.75	11.78	103.06	96.25	132.57	N/A	66,125	69,928
01-APR-24 To 30-JUN-24	12	91.59	88.52	87.02	14.98	101.72	47.62	115.69	68.10 to 99.79	135,542	117,947
01-JUL-24 To 30-SEP-24	17	83.33	89.71	83.81	16.07	107.04	67.06	135.42	75.89 to 100.54	170,102	142,566
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	41	100.50	106.43	94.19	23.64	113.00	64.33	211.55	85.38 to 111.62	154,535	145,560
01-OCT-23 To 30-SEP-24	54	91.59	95.45	88.53	21.48	107.82	47.62	281.02	82.85 to 95.05	148,356	131,336
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	54	92.22	103.36	92.45	27.16	111.80	60.16	281.02	84.31 to 104.18	163,610	151,256
<u>ALL</u>	95	93.76	100.18	91.03	23.14	110.05	47.62	281.02	86.33 to 99.11	151,023	137,475

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	94.70	96.48	87.41	17.56	110.38	68.10	132.57	68.10 to 132.57	114,286	99,896
3	9	94.79	91.54	86.65	13.20	105.64	69.17	119.63	72.33 to 104.51	76,056	65,903
4	72	93.34	102.56	92.43	26.03	110.96	47.62	281.02	86.33 to 100.61	142,135	131,381
5	7	90.78	90.60	87.80	12.23	103.19	76.55	122.15	76.55 to 122.15	375,571	329,751
<u>ALL</u>	95	93.76	100.18	91.03	23.14	110.05	47.62	281.02	86.33 to 99.11	151,023	137,475

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	95	93.76	100.18	91.03	23.14	110.05	47.62	281.02	86.33 to 99.11	151,023	137,475
06											
07											
<u>ALL</u>	95	93.76	100.18	91.03	23.14	110.05	47.62	281.02	86.33 to 99.11	151,023	137,475

**88 Valley**  
**RESIDENTIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 95	MEDIAN : 94	COV : 33.82	95% Median C.I. : 86.33 to 99.11
Total Sales Price : 14,347,190	WGT. MEAN : 91	STD : 33.88	95% Wgt. Mean C.I. : 80.93 to 101.12
Total Adj. Sales Price : 14,347,190	MEAN : 100	Avg. Abs. Dev : 21.70	95% Mean C.I. : 93.37 to 106.99
Total Assessed Value : 13,060,110			
Avg. Adj. Sales Price : 151,023	COD : 23.14	MAX Sales Ratio : 281.02	
Avg. Assessed Value : 137,475	PRD : 110.05	MIN Sales Ratio : 47.62	

Printed:4/3/2025 12:02:56PM

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	76.57	76.57	76.57	00.00	100.00	76.57	76.57	N/A	14,000	10,720
Less Than 30,000	6	106.87	110.76	115.41	24.52	95.97	76.57	177.96	76.57 to 177.96	18,500	21,351
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	95	93.76	100.18	91.03	23.14	110.05	47.62	281.02	86.33 to 99.11	151,023	137,475
Greater Than 14,999	93	93.82	100.69	91.06	23.23	110.58	47.62	281.02	86.48 to 99.39	153,970	140,201
Greater Than 29,999	89	92.86	99.47	90.84	22.86	109.50	47.62	281.02	85.38 to 97.38	159,957	145,303
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	76.57	76.57	76.57	00.00	100.00	76.57	76.57	N/A	14,000	10,720
15,000 TO 29,999	4	116.47	127.86	128.51	18.02	99.49	100.54	177.96	N/A	20,750	26,666
30,000 TO 59,999	12	117.90	119.65	118.73	13.61	100.77	91.96	171.40	99.79 to 132.57	40,292	47,837
60,000 TO 99,999	21	97.32	120.46	120.79	37.67	99.73	64.33	281.02	83.58 to 136.52	73,559	88,851
100,000 TO 149,999	14	94.92	94.89	94.82	13.02	100.07	67.38	135.43	83.61 to 109.28	122,657	116,298
150,000 TO 249,999	28	83.58	84.18	84.29	14.69	99.87	47.62	109.44	76.13 to 93.76	197,759	166,693
250,000 TO 499,999	13	83.33	86.56	85.87	13.54	100.80	67.06	122.15	74.75 to 92.86	333,808	286,653
500,000 TO 999,999	1	76.55	76.55	76.55	00.00	100.00	76.55	76.55	N/A	614,000	470,035
1,000,000 +											
<u>ALL</u>	95	93.76	100.18	91.03	23.14	110.05	47.62	281.02	86.33 to 99.11	151,023	137,475

## RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	91	COV :	17.63	95% Median C.I. :	76.55 to 122.15
Total Sales Price :	2,629,000	Wgt. Mean :	88	STD :	15.97	95% Wgt. Mean C.I. :	73.25 to 102.35
Total Adj. Sales Price :	2,629,000	Mean :	91	Avg. Abs. Dev :	11.10	95% Mean C.I. :	75.83 to 105.37
Total Assessed Value :	2,308,255						
Avg. Adj. Sales Price :	375,571	COD :	12.23	MAX Sales Ratio :	122.15		
Avg. Assessed Value :	329,751	PRD :	103.19	MIN Sales Ratio :	76.55		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	76.55	76.55	76.55		100.00	76.55	76.55	N/A	614,000	470,035
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	77.19	77.19	77.19		100.00	77.19	77.19	N/A	460,000	355,080
10/01/2023 To 12/31/2023	3	90.78	97.35	95.87	15.80	101.54	79.12	122.15	N/A	363,333	348,337
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	94.21	94.21	94.22	00.48	99.99	93.76	94.65	N/A	232,500	219,065
____Study Yrs____											
10/01/2022 To 09/30/2023	2	76.87	76.87	76.83	00.42	100.05	76.55	77.19	N/A	537,000	412,558
10/01/2023 To 09/30/2024	5	93.76	96.09	95.38	10.00	100.74	79.12	122.15	N/A	311,000	296,628
____Calendar Yrs____											
01/01/2023 To 12/31/2023	5	79.12	89.16	86.42	14.96	103.17	76.55	122.15	N/A	432,800	374,025

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	7	90.78	90.60	87.80	12.23	103.19	76.55	122.15	76.55 to 122.15	375,571	329,751

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	91	COV :	17.63	95% Median C.I. :	76.55 to 122.15
Total Sales Price :	2,629,000	Wgt. Mean :	88	STD :	15.97	95% Wgt. Mean C.I. :	73.25 to 102.35
Total Adj. Sales Price :	2,629,000	Mean :	91	Avg.Abs.Dev :	11.10	95% Mean C.I. :	75.83 to 105.37
Total Assessed Value :	2,308,255						
Avg. Adj. Sales Price :	375,571	COD :	12.23	MAX Sales Ratio :	122.15		
Avg. Assessed Value :	329,751	PRD :	103.19	MIN Sales Ratio :	76.55		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	7	90.78	90.60	87.80	12.23	103.19	76.55	122.15	76.55 to 122.15	375,571	329,751
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	7	90.78	90.60	87.80	12.23	103.19	76.55	122.15	76.55 to 122.15	375,571	329,751
Greater Than 15,000	7	90.78	90.60	87.80	12.23	103.19	76.55	122.15	76.55 to 122.15	375,571	329,751
Greater Than 30,000	7	90.78	90.60	87.80	12.23	103.19	76.55	122.15	76.55 to 122.15	375,571	329,751
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	94.21	94.21	94.22	00.48	99.99	93.76	94.65	N/A	232,500	219,065
250,000 TO 499,999	4	84.95	92.31	90.33	16.67	102.19	77.19	122.15	N/A	387,500	350,023
500,000 TO 999,999	1	76.55	76.55	76.55		100.00	76.55	76.55	N/A	614,000	470,035
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF



**88 Valley**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 24  
 Total Sales Price : 4,874,010  
 Total Adj. Sales Price : 4,874,010  
 Total Assessed Value : 4,452,720  
 Avg. Adj. Sales Price : 203,084  
 Avg. Assessed Value : 185,530

MEDIAN : 96  
 WGT. MEAN : 91  
 MEAN : 93  
 COD : 08.10  
 PRD : 101.93

COV : 14.31  
 STD : 13.33  
 Avg. Abs. Dev : 07.74  
 MAX Sales Ratio : 112.64  
 MIN Sales Ratio : 50.92

95% Median C.I. : 93.78 to 98.68  
 95% Wgt. Mean C.I. : 84.67 to 98.04  
 95% Mean C.I. : 87.49 to 98.75

Printed:4/3/2025 12:02:58PM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-21 To 31-DEC-21	2	95.25	95.25	92.98	04.16	102.44	91.29	99.21	N/A	222,500	206,880
01-JAN-22 To 31-MAR-22	3	93.07	79.45	68.78	15.56	115.51	50.92	94.36	N/A	91,667	63,050
01-APR-22 To 30-JUN-22	2	96.92	96.92	95.99	01.40	100.97	95.56	98.28	N/A	774,550	743,518
01-JUL-22 To 30-SEP-22	1	95.69	95.69	95.69	00.00	100.00	95.69	95.69	N/A	80,000	76,550
01-OCT-22 To 31-DEC-22	2	102.65	102.65	105.55	03.98	97.25	98.56	106.73	N/A	142,000	149,880
01-JAN-23 To 31-MAR-23	2	103.21	103.21	107.72	09.14	95.81	93.78	112.64	N/A	115,000	123,878
01-APR-23 To 30-JUN-23	2	99.28	99.28	98.60	00.73	100.69	98.56	100.00	N/A	59,205	58,375
01-JUL-23 To 30-SEP-23	3	98.68	97.98	96.84	01.76	101.18	95.02	100.25	N/A	110,000	106,520
01-OCT-23 To 31-DEC-23	2	95.47	95.47	95.40	00.10	100.07	95.37	95.57	N/A	147,750	140,950
01-JAN-24 To 31-MAR-24	1	94.19	94.19	94.19	00.00	100.00	94.19	94.19	N/A	95,000	89,480
01-APR-24 To 30-JUN-24	2	78.36	78.36	78.35	04.16	100.01	75.10	81.61	N/A	300,000	235,055
01-JUL-24 To 30-SEP-24	2	85.25	85.25	80.58	24.49	105.80	64.37	106.13	N/A	286,000	230,455
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	8	94.96	89.80	92.23	07.78	97.37	50.92	99.21	50.92 to 99.21	293,638	270,812
01-OCT-22 To 30-SEP-23	9	98.68	100.47	102.23	03.79	98.28	93.78	112.64	95.02 to 106.73	106,934	109,314
01-OCT-23 To 30-SEP-24	7	94.19	87.48	83.35	11.53	104.96	64.37	106.13	64.37 to 106.13	223,214	186,057
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	8	95.63	91.65	93.80	08.54	97.71	50.92	106.73	50.92 to 106.73	273,513	256,562
01-JAN-23 To 31-DEC-23	9	98.56	98.87	99.18	03.59	99.69	93.78	112.64	95.02 to 100.25	108,212	107,329
<u>ALL</u>	24	95.57	93.12	91.36	08.10	101.93	50.92	112.64	93.78 to 98.68	203,084	185,530

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	12	95.20	92.59	87.61	07.41	105.68	64.37	112.64	91.29 to 98.56	164,076	143,751
4	12	98.42	93.66	93.89	08.07	99.76	50.92	106.73	93.78 to 100.25	242,092	227,309
<u>ALL</u>	24	95.57	93.12	91.36	08.10	101.93	50.92	112.64	93.78 to 98.68	203,084	185,530

**88 Valley**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 24	MEDIAN : 96	COV : 14.31	95% Median C.I. : 93.78 to 98.68
Total Sales Price : 4,874,010	WGT. MEAN : 91	STD : 13.33	95% Wgt. Mean C.I. : 84.67 to 98.04
Total Adj. Sales Price : 4,874,010	MEAN : 93	Avg. Abs. Dev : 07.74	95% Mean C.I. : 87.49 to 98.75
Total Assessed Value : 4,452,720			
Avg. Adj. Sales Price : 203,084	COD : 08.10	MAX Sales Ratio : 112.64	
Avg. Assessed Value : 185,530	PRD : 101.93	MIN Sales Ratio : 50.92	

Printed:4/3/2025 12:02:58PM

**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	23	95.57	94.96	92.73	06.41	102.40	64.37	112.64	94.19 to 98.68	204,957	190,054
04	1	50.92	50.92	50.92	00.00	100.00	50.92	50.92	N/A	160,000	81,475
<u>ALL</u>	24	95.57	93.12	91.36	08.10	101.93	50.92	112.64	93.78 to 98.68	203,084	185,530

**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	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
Less Than 15,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
Less Than 30,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	23	95.56	92.82	91.35	08.25	101.61	50.92	112.64	93.78 to 98.56	211,765	193,448
Greater Than 14,999	23	95.56	92.82	91.35	08.25	101.61	50.92	112.64	93.78 to 98.56	211,765	193,448
Greater Than 29,999	23	95.56	92.82	91.35	08.25	101.61	50.92	112.64	93.78 to 98.56	211,765	193,448
<u>Incremental Ranges</u>											
0 TO 4,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	97.07	97.19	97.24	02.29	99.95	94.36	100.25	N/A	47,875	46,553
60,000 TO 99,999	6	94.94	95.77	96.03	02.20	99.73	93.07	99.21	93.07 to 99.21	80,000	76,820
100,000 TO 149,999	1	98.56	98.56	98.56	00.00	100.00	98.56	98.56	N/A	115,000	113,340
150,000 TO 249,999	6	102.21	94.95	96.69	13.26	98.20	50.92	112.64	50.92 to 112.64	205,683	198,882
250,000 TO 499,999	5	81.61	81.55	80.86	11.57	100.85	64.37	95.37	N/A	310,000	250,666
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	95.56	95.56	95.56	00.00	100.00	95.56	95.56	N/A	1,300,000	1,242,220
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	24	95.57	93.12	91.36	08.10	101.93	50.92	112.64	93.78 to 98.68	203,084	185,530

**88 Valley**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

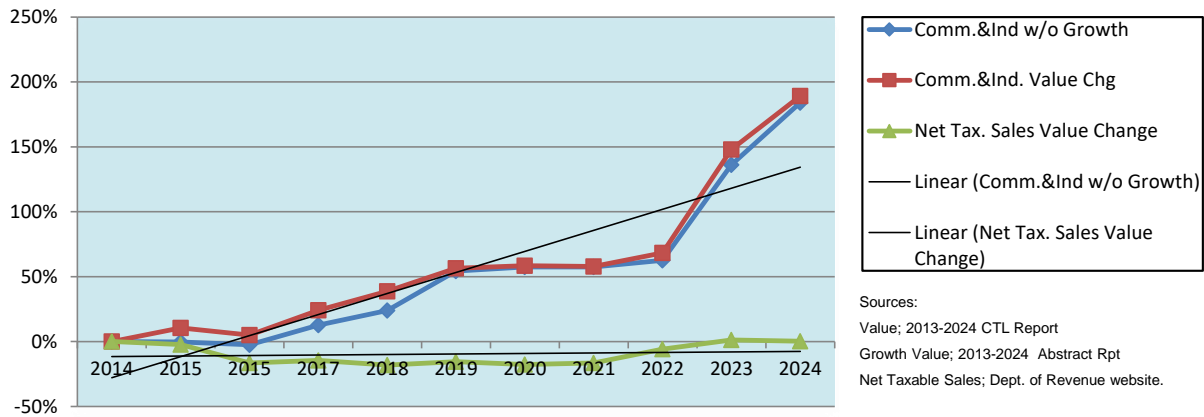
Number of Sales : 24	MEDIAN : 96	COV : 14.31	95% Median C.I. : 93.78 to 98.68
Total Sales Price : 4,874,010	WGT. MEAN : 91	STD : 13.33	95% Wgt. Mean C.I. : 84.67 to 98.04
Total Adj. Sales Price : 4,874,010	MEAN : 93	Avg. Abs. Dev : 07.74	95% Mean C.I. : 87.49 to 98.75
Total Assessed Value : 4,452,720			
Avg. Adj. Sales Price : 203,084	COD : 08.10	MAX Sales Ratio : 112.64	
Avg. Assessed Value : 185,530	PRD : 101.93	MIN Sales Ratio : 50.92	

*Printed:4/3/2025 12:02:58PM*

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	95.69	95.69	95.69	00.00	100.00	95.69	95.69	N/A	80,000	76,550
344	2	93.63	93.63	93.73	00.60	99.89	93.07	94.19	N/A	80,000	74,988
352	1	99.21	99.21	99.21	00.00	100.00	99.21	99.21	N/A	95,000	94,250
353	2	97.64	97.64	96.20	02.68	101.50	95.02	100.25	N/A	122,500	117,840
384	3	98.28	92.86	90.44	05.79	102.68	81.61	98.68	N/A	211,367	191,170
386	2	78.53	78.53	83.01	35.16	94.60	50.92	106.13	N/A	191,000	158,545
406	5	94.36	94.07	93.30	01.24	100.83	91.29	95.57	N/A	151,100	140,971
442	1	98.56	98.56	98.56	00.00	100.00	98.56	98.56	N/A	115,000	113,340
470	3	75.10	84.04	78.30	21.42	107.33	64.37	112.64	N/A	273,333	214,027
528	3	98.56	100.28	97.35	03.77	103.01	95.56	106.73	N/A	528,000	513,993
999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
<u>ALL</u>	24	95.57	93.12	91.36	08.10	101.93	50.92	112.64	93.78 to 98.68	203,084	185,530

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 31,872,910	\$ 1,901,240	5.97%	\$ 29,971,670		\$ 48,371,367	
2014	\$ 35,232,825	\$ 3,433,545	9.75%	\$ 31,799,280	-0.23%	\$ 47,267,346	-2.28%
2015	\$ 33,459,855	\$ 2,365,615	7.07%	\$ 31,094,240	-11.75%	\$ 40,426,614	-14.47%
2016	\$ 39,567,805	\$ 3,650,545	9.23%	\$ 35,917,260	7.34%	\$ 41,386,122	2.37%
2017	\$ 44,233,135	\$ 4,746,025	10.73%	\$ 39,487,110	-0.20%	\$ 39,619,812	-4.27%
2018	\$ 49,870,325	\$ 677,490	1.36%	\$ 49,192,835	11.21%	\$ 40,920,736	3.28%
2019	\$ 50,514,955	\$ 342,675	0.68%	\$ 50,172,280	0.61%	\$ 39,798,305	-2.74%
2020	\$ 50,348,510	\$ 165,785	0.33%	\$ 50,182,725	-0.66%	\$ 40,382,620	1.47%
2021	\$ 53,681,130	\$ 1,828,090	3.41%	\$ 51,853,040	2.99%	\$ 45,574,728	12.86%
2022	\$ 79,042,270	\$ 3,787,500	4.79%	\$ 75,254,770	40.19%	\$ 48,978,146	7.47%
2023	\$ 92,171,480	\$ 1,616,745	1.75%	\$ 90,554,735	14.56%	\$ 48,503,806	-0.97%
2024	\$ 96,827,500	\$ 3,664,105	3.78%	\$ 93,163,395	1.08%	\$ 49,828,617	2.73%
Ann %chg	10.64%			Average	5.92%	0.53%	0.50%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.23%	10.54%	-2.28%
2015	-2.44%	4.98%	-16.42%
2016	12.69%	24.14%	-14.44%
2017	23.89%	38.78%	-18.09%
2018	54.34%	56.47%	-15.40%
2019	57.41%	58.49%	-17.72%
2020	57.45%	57.97%	-16.52%
2021	62.69%	68.42%	-5.78%
2022	136.11%	147.99%	1.25%
2023	184.11%	189.18%	0.27%
2024	192.30%	203.79%	3.01%

County Number	88
County Name	Valley

**88 Valley****AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 33	MEDIAN : 69	COV : 21.02	95% Median C.I. : 61.31 to 74.13
Total Sales Price : 30,221,855	WGT. MEAN : 68	STD : 14.57	95% Wgt. Mean C.I. : 62.11 to 73.02
Total Adj. Sales Price : 30,221,855	MEAN : 69	Avg. Abs. Dev : 11.82	95% Mean C.I. : 64.34 to 74.28
Total Assessed Value : 20,418,835			
Avg. Adj. Sales Price : 915,814	COD : 17.09	MAX Sales Ratio : 97.02	
Avg. Assessed Value : 618,753	PRD : 102.59	MIN Sales Ratio : 46.66	

*Printed:4/3/2025 12:03:00PM***DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-21 To 31-DEC-21	2	72.41	72.41	65.33	31.03	110.84	49.94	94.88	N/A	1,460,102	953,910
01-JAN-22 To 31-MAR-22	4	80.15	79.74	69.26	20.85	115.13	61.64	97.02	N/A	901,513	624,374
01-APR-22 To 30-JUN-22	7	72.26	72.46	71.83	09.47	100.88	51.35	93.99	51.35 to 93.99	503,319	361,539
01-JUL-22 To 30-SEP-22	1	54.78	54.78	54.78	00.00	100.00	54.78	54.78	N/A	1,600,000	876,470
01-OCT-22 To 31-DEC-22	2	67.23	67.23	65.44	08.81	102.74	61.31	73.14	N/A	1,904,071	1,246,110
01-JAN-23 To 31-MAR-23	2	56.19	56.19	55.09	04.24	102.00	53.81	58.56	N/A	843,938	464,890
01-APR-23 To 30-JUN-23	2	62.82	62.82	56.07	21.30	112.04	49.44	76.20	N/A	776,432	435,370
01-JUL-23 To 30-SEP-23	2	63.83	63.83	72.78	26.90	87.70	46.66	80.99	N/A	462,000	336,240
01-OCT-23 To 31-DEC-23	2	66.05	66.05	64.23	04.75	102.83	62.91	69.18	N/A	1,715,200	1,101,608
01-JAN-24 To 31-MAR-24	7	68.67	68.19	70.66	14.81	96.50	51.50	84.69	51.50 to 84.69	677,127	478,455
01-APR-24 To 30-JUN-24	1	61.78	61.78	61.78	00.00	100.00	61.78	61.78	N/A	357,998	221,155
01-JUL-24 To 30-SEP-24	1	90.17	90.17	90.17	00.00	100.00	90.17	90.17	N/A	2,071,203	1,867,505
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	14	71.96	73.27	67.06	17.58	109.26	49.94	97.02	54.78 to 94.88	832,106	558,040
01-OCT-22 To 30-SEP-23	8	59.94	62.51	62.28	17.35	100.37	46.66	80.99	46.66 to 80.99	996,610	620,653
01-OCT-23 To 30-SEP-24	11	68.67	69.22	72.09	14.01	96.02	51.50	90.17	58.36 to 84.69	963,590	694,642
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	14	71.96	72.53	66.98	14.30	108.29	51.35	97.02	61.31 to 93.99	895,530	599,783
01-JAN-23 To 31-DEC-23	8	60.74	62.22	61.57	16.63	101.06	46.66	80.99	46.66 to 80.99	949,393	584,527
<u>ALL</u>	33	69.18	69.31	67.56	17.09	102.59	46.66	97.02	61.31 to 74.13	915,814	618,753

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	33	69.18	69.31	67.56	17.09	102.59	46.66	97.02	61.31 to 74.13	915,814	618,753
<u>ALL</u>	33	69.18	69.31	67.56	17.09	102.59	46.66	97.02	61.31 to 74.13	915,814	618,753

**88 Valley**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 33	MEDIAN : 69	COV : 21.02	95% Median C.I. : 61.31 to 74.13
Total Sales Price : 30,221,855	WGT. MEAN : 68	STD : 14.57	95% Wgt. Mean C.I. : 62.11 to 73.02
Total Adj. Sales Price : 30,221,855	MEAN : 69	Avg. Abs. Dev : 11.82	95% Mean C.I. : 64.34 to 74.28
Total Assessed Value : 20,418,835			
Avg. Adj. Sales Price : 915,814	COD : 17.09	MAX Sales Ratio : 97.02	
Avg. Assessed Value : 618,753	PRD : 102.59	MIN Sales Ratio : 46.66	

*Printed:4/3/2025 12:03:00PM*

**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
____Irrigated____											
County	2	95.95	95.95	95.31	01.12	100.67	94.88	97.02	N/A	625,102	595,790
1	2	95.95	95.95	95.31	01.12	100.67	94.88	97.02	N/A	625,102	595,790
____Grass____											
County	12	65.79	68.67	67.71	18.22	101.42	46.66	95.87	58.36 to 81.13	699,777	473,815
1	12	65.79	68.67	67.71	18.22	101.42	46.66	95.87	58.36 to 81.13	699,777	473,815
____ALL____	33	69.18	69.31	67.56	17.09	102.59	46.66	97.02	61.31 to 74.13	915,814	618,753

**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	5	72.26	73.58	65.16	24.40	112.92	49.94	97.02	N/A	1,037,026	675,709
1	5	72.26	73.58	65.16	24.40	112.92	49.94	97.02	N/A	1,037,026	675,709
____Grass____											
County	18	70.42	71.04	71.26	16.81	99.69	46.66	95.87	58.88 to 81.13	788,640	561,967
1	18	70.42	71.04	71.26	16.81	99.69	46.66	95.87	58.88 to 81.13	788,640	561,967
____ALL____	33	69.18	69.31	67.56	17.09	102.59	46.66	97.02	61.31 to 74.13	915,814	618,753

## Valley County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	4,950	4,950	4,950	4,255	4,025	4,025	3,545	3,545	4,479
Custer	1	4,821	4,840	4,411	4,318	4,020	4,043	3,989	3,986	4,472
Custer	3	3,700	3,700	3,700	3,449	3,225	3,225	2,450	2,450	3,172
Garfield	1	4,595	4,595	4,595	3,905	3,905	3,475	3,475	2,995	4,015
Wheeler	1	5,715	5,715	5,715	5,670	5,640	5,640	5,640	5,640	5,644
Greeley	1	4,680	4,680	4,670	4,670	4,590	4,590	4,530	4,530	4,573
Greeley	2	6,325	6,300	6,275	6,250	6,225	6,200	6,175	6,150	6,233
Sherman	1	5,863	5,822	5,588	5,544	5,426	5,412	5,306	5,320	5,509

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	2,195	2,195	2,195	2,155	2,155	2,155	2,010	2,138
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	1,941
Custer	3	n/a	1,475	1,475	1,475	1,475	1,475	1,425	1,425	1,461
Garfield	1	n/a	1,750	1,750	1,550	1,550	1,280	1,280	1,200	1,491
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	1,609
Greeley	1	n/a	2,025	2,010	1,985	1,975	1,950	1,730	1,565	1,795
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	2,386
Sherman	1	n/a	2,553	2,411	2,403	2,274	2,279	2,165	2,159	2,284

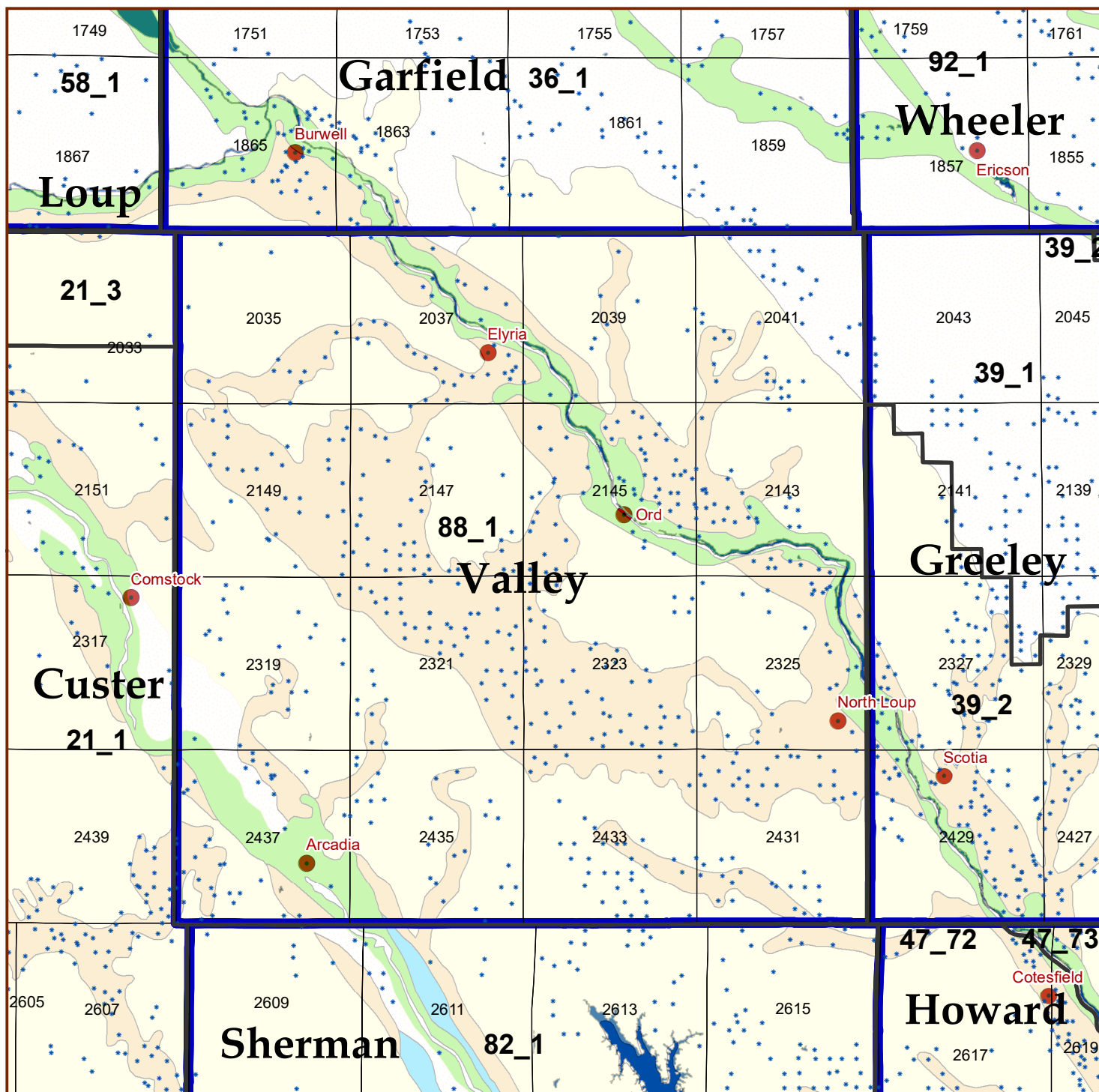
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	1,530	1,530	1,390	1,385	1,390	1,387	960	996	1,381
Custer	1	876	1,070	1,022	755	1,024	888	n/a	1,017	977
Custer	3	815	910	829	827	815	641	n/a	734	778
Garfield	1	1,220	n/a	1,220	1,220	1,060	1,060	1,060	1,061	1,110
Wheeler	1	1,230	1,235	1,224	1,218	1,225	1,225	1,185	1,081	1,222
Greeley	1	1,220	1,200	1,180	1,160	1,140	1,120	n/a	1,077	1,139
Greeley	2	1,740	1,640	1,600	1,580	1,537	1,468	n/a	1,460	1,592
Sherman	1	1,658	1,657	1,619	1,591	1,442	n/a	n/a	1,062	1,596

County	Mkt Area	CRP	TIMBER	WASTE
Valley	1	1,403	1,455	325
Custer	1	1,543	n/a	50
Custer	3	1,115	n/a	50
Garfield	1	1,246	n/a	191
Wheeler	1	1,093	n/a	994
Greeley	1	1,217	n/a	400
Greeley	2	1,773	n/a	400
Sherman	1	1,700	n/a	90

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

# VALLEY COUNTY

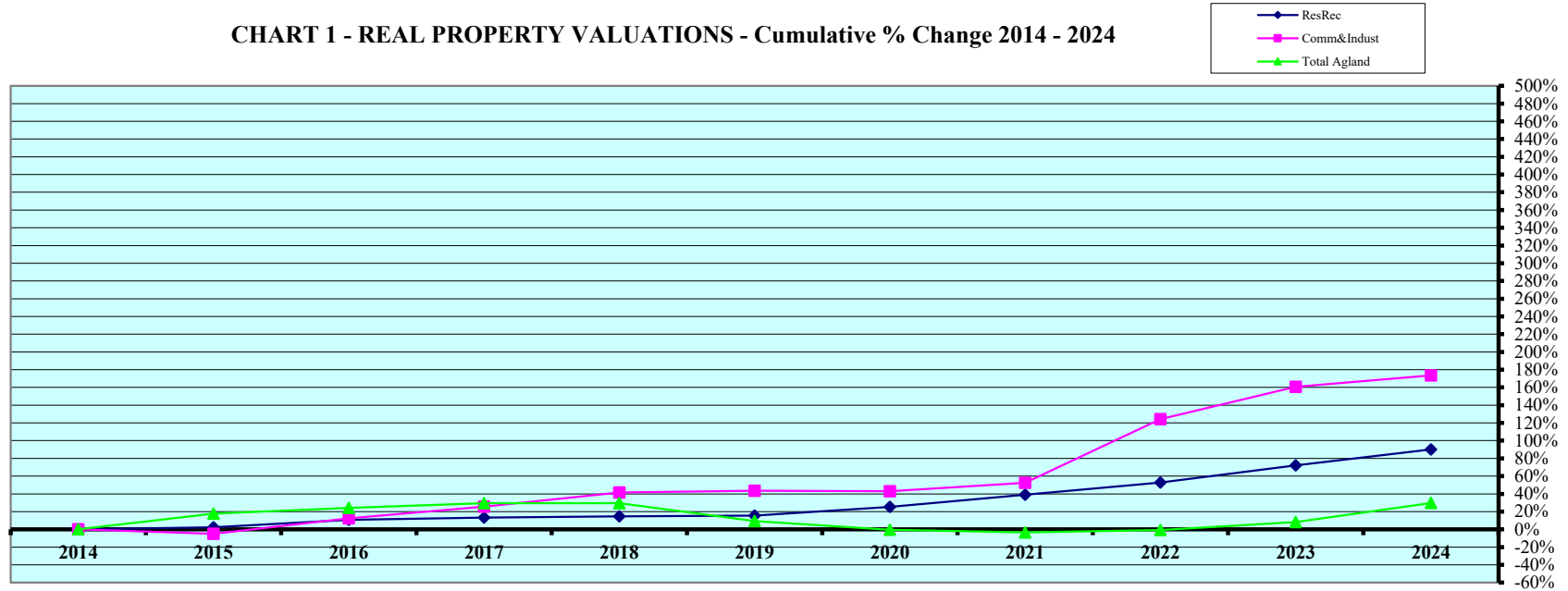


## Legend

	County	<b>Soils</b>	
	Market_Area	<b>CLASS</b>	
	geocode		Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
	Registered_WellsDNR		Excessively drained sandy soils formed in eolian sands on uplands in sandhills
	Federal Roads		Moderately well drained silty soils on uplands and in depressions formed in loess
			Well drained silty soils formed in loess on uplands
			Well drained silty soils formed in loess and alluvium on stream terraces
			Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
			Somewhat poorly drained soils formed in alluvium on bottom lands
			Moderately well drained silty soils with clay subsoils on uplands
			Lakes



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	94,168,500	-	-	-	35,232,825	-	-	-	607,084,775	-	-	-
2015	96,398,580	2,230,080	2.37%	2.37%	33,459,855	-1,772,970	-5.03%	-5.03%	714,592,100	107,507,325	17.71%	17.71%
2016	104,331,055	7,932,475	8.23%	10.79%	39,567,805	6,107,950	18.25%	12.30%	753,738,325	39,146,225	5.48%	24.16%
2017	106,572,500	2,241,445	2.15%	13.17%	44,233,135	4,665,330	11.79%	25.55%	786,379,290	32,640,965	4.33%	29.53%
2018	107,937,235	1,364,735	1.28%	14.62%	49,870,325	5,637,190	12.74%	41.55%	786,563,960	184,670	0.02%	29.56%
2019	108,791,460	854,225	0.79%	15.53%	50,514,955	644,630	1.29%	43.37%	664,191,935	-122,372,025	-15.56%	9.41%
2020	117,945,815	9,154,355	8.41%	25.25%	50,348,510	-166,445	-0.33%	42.90%	604,415,230	-59,776,705	-9.00%	-0.44%
2021	130,904,100	12,958,285	10.99%	39.01%	53,681,130	3,332,620	6.62%	52.36%	586,152,245	-18,262,985	-3.02%	-3.45%
2022	143,815,550	12,911,450	9.86%	52.72%	79,008,710	25,327,580	47.18%	124.25%	602,142,150	15,989,905	2.73%	-0.81%
2023	162,105,870	18,290,320	12.72%	72.14%	91,823,085	12,814,375	16.22%	160.62%	656,971,065	54,828,915	9.11%	8.22%
2024	178,998,175	16,892,305	10.42%	90.08%	96,378,270	4,555,185	4.96%	173.55%	787,234,260	130,263,195	19.83%	29.67%

Rate Annual %chg: Residential & Recreational **6.63%**

Commercial & Industrial **10.59%**

Agricultural Land **2.63%**

Cnty# **88**  
County **VALLEY**

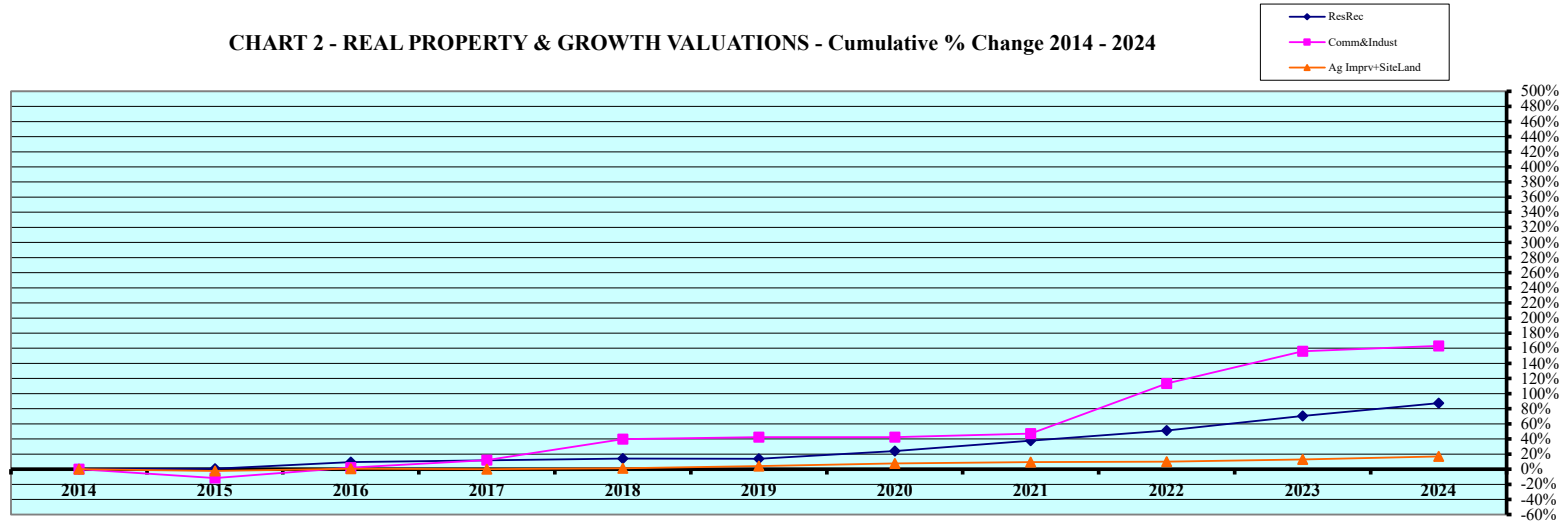
CHART 1

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

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

Prepared as of 02/11/2025

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



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	94,168,500	1,625,785	1.73%	92,542,715	--	--	35,232,825	3,433,545	9.75%	31,799,280	--	--
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	0.48%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	-11.75%
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	9.27%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	1.94%
2017	106,572,500	1,451,460	1.36%	105,121,040	0.76%	11.63%	44,233,135	4,746,025	10.73%	39,487,110	-0.20%	12.07%
2018	107,937,235	635,800	0.59%	107,301,435	0.68%	13.95%	49,870,325	677,490	1.36%	49,192,835	11.21%	39.62%
2019	108,791,460	1,766,475	1.62%	107,024,985	-0.85%	13.65%	50,514,955	342,675	0.68%	50,172,280	0.61%	42.40%
2020	117,945,815	1,285,602	1.09%	116,660,213	7.23%	23.88%	50,348,510	165,785	0.33%	50,182,725	-0.66%	42.43%
2021	130,904,100	1,102,900	0.84%	129,801,200	10.05%	37.84%	53,681,130	1,828,090	3.41%	51,853,040	2.99%	47.17%
2022	143,815,550	1,439,865	1.00%	142,375,685	8.76%	51.19%	79,008,710	3,787,590	4.79%	75,221,210	40.13%	113.50%
2023	162,105,870	1,507,380	0.93%	160,598,490	11.67%	70.54%	91,823,085	1,616,745	1.76%	90,206,340	14.17%	156.03%
2024	178,998,175	2,528,255	1.41%	176,469,920	8.86%	87.40%	96,378,270	3,664,105	3.80%	92,714,165	0.97%	163.15%
Rate Ann%chg	6.63%	Resid & Recreat w/o growth				5.44%	10.59%	C & I w/o growth				6.48%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	--	--
2015	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	-2.32%
2016	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	0.72%
2017	39,002,570	22,137,225	61,139,795	1,257,310	2.06%	59,882,485	-3.71%	0.05%
2018	39,387,515	23,338,410	62,725,925	2,076,120	3.31%	60,649,805	-0.80%	1.33%
2019	40,036,145	23,404,105	63,440,250	1,113,000	1.75%	62,327,250	-0.64%	4.14%
2020	41,656,040	24,590,285	66,246,325	1,784,770	2.69%	64,461,555	1.61%	7.70%
2021	40,916,440	25,183,450	66,099,890	606,020	0.92%	65,493,870	-1.14%	9.43%
2022	41,687,990	25,089,360	66,777,350	920,990	1.38%	65,856,360	-0.37%	10.03%
2023	41,999,950	26,883,780	68,883,730	1,288,910	1.87%	67,594,820	1.22%	12.94%
2024	42,415,940	28,834,015	71,249,955	1,302,520	1.83%	69,947,435	1.54%	16.87%
Rate Ann%chg	1.44%	2.25%	1.76%	Ag Imprv+Site w/o growth			-0.43%	

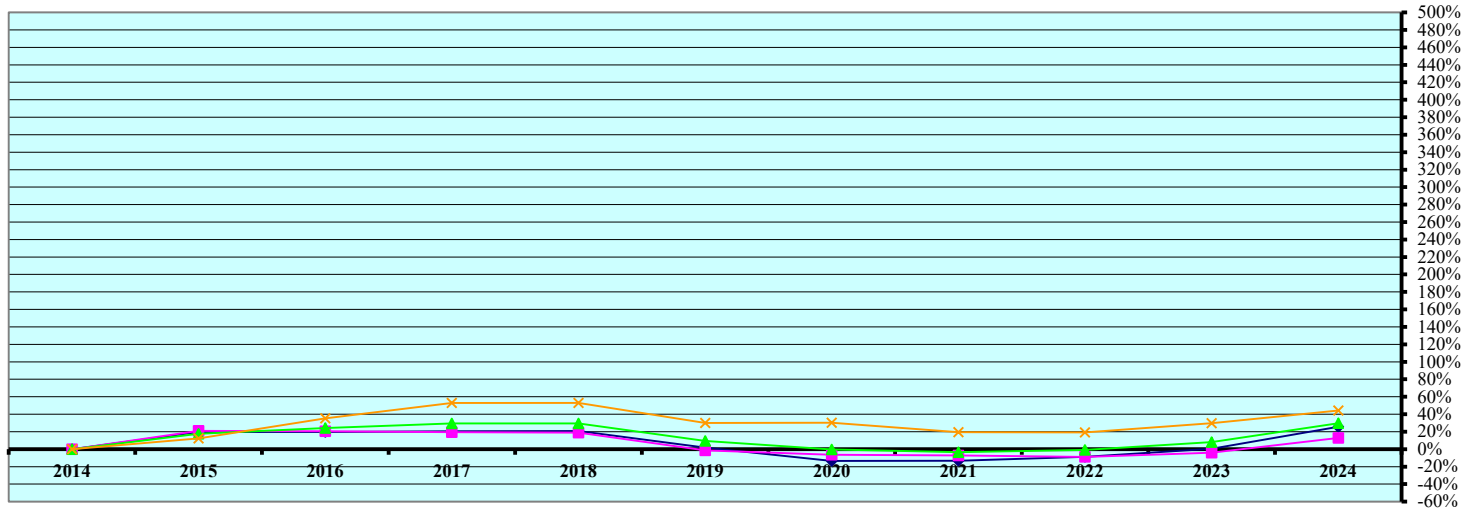
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.  
Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 88  
County VALLEY

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	376,906,105	-	-	-	58,031,425	-	-	-	171,273,960	-	-	-
2015	451,293,125	74,387,020	19.74%	19.74%	70,201,870	12,170,445	20.97%	20.97%	192,225,090	20,951,130	12.23%	12.23%
2016	451,385,315	92,190	0.02%	19.76%	69,929,035	-272,835	-0.39%	20.50%	231,553,215	39,328,125	20.46%	35.19%
2017	454,334,575	2,949,260	0.65%	20.54%	69,296,405	-632,630	-0.90%	19.41%	261,878,100	30,324,885	13.10%	52.90%
2018	454,858,950	524,375	0.12%	20.68%	69,043,165	-253,240	-0.37%	18.98%	261,792,930	-85,170	-0.03%	52.85%
2019	383,644,230	-71,214,720	-15.66%	1.79%	57,160,865	-11,882,300	-17.21%	-1.50%	222,525,015	-39,267,915	-15.00%	29.92%
2020	326,179,685	-57,464,545	-14.98%	-13.46%	54,350,065	-2,810,800	-4.92%	-6.34%	223,024,350	499,335	0.22%	30.21%
2021	326,641,275	461,590	0.14%	-13.34%	53,891,970	-458,095	-0.84%	-7.13%	204,763,350	-18,261,000	-8.19%	19.55%
2022	344,143,735	17,502,460	5.36%	-8.69%	52,873,820	-1,018,150	-1.89%	-8.89%	204,263,520	-499,830	-0.24%	19.26%
2023	378,185,805	34,042,070	9.89%	0.34%	55,677,615	2,803,795	5.30%	-4.06%	222,176,990	17,913,470	8.77%	29.72%
2024	473,496,230	95,310,425	25.20%	25.63%	65,454,975	9,777,360	17.56%	12.79%	247,162,855	24,985,865	11.25%	44.31%

Rate Ann.%chg: Irrigated **2.31%** Dryland **1.21%** Grassland **3.74%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	741,465	-	-	-	131,820	-	-	-	607,084,775	-	-	-
2015	740,200	-1,265	-0.17%	-0.17%	131,815	-5	0.00%	0.00%	714,592,100	107,507,325	17.71%	17.71%
2016	740,040	-160	-0.02%	-0.19%	130,720	-1,095	-0.83%	-0.83%	753,738,325	39,146,225	5.48%	24.16%
2017	744,175	4,135	0.56%	0.37%	126,035	-4,685	-3.58%	-4.39%	786,379,290	32,640,965	4.33%	29.53%
2018	742,870	-1,305	-0.18%	0.19%	126,045	10	0.01%	-4.38%	786,563,960	184,670	0.02%	29.56%
2019	735,790	-7,080	-0.95%	-0.77%	126,035	-10	-0.01%	-4.39%	664,191,935	-122,372,025	-15.56%	9.41%
2020	721,555	-14,235	-1.93%	-2.69%	139,575	13,540	10.74%	5.88%	604,415,230	-59,776,705	-9.00%	-0.44%
2021	716,075	-5,480	-0.76%	-3.42%	139,575	0	0.00%	5.88%	586,152,245	-18,262,985	-3.02%	-3.45%
2022	719,735	3,660	0.51%	-2.93%	141,340	1,765	1.26%	7.22%	602,142,150	15,989,905	2.73%	-0.81%
2023	776,870	57,135	7.94%	4.78%	153,785	12,445	8.81%	16.66%	656,971,065	54,828,915	9.11%	8.22%
2024	935,265	158,395	20.39%	26.14%	184,935	31,150	20.26%	40.29%	787,234,260	130,263,195	19.83%	29.67%

Cnty# **88**  
County **VALLEY**

Rate Ann.%chg: Total Agric Land **2.63%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(¹)**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	376,899,150	101,869	3,700			58,036,745	33,953	1,709			171,289,965	206,641	829		
2015	451,364,635	102,310	4,412	19.24%	19.24%	70,258,630	33,514	2,096	22.65%	22.65%	192,223,990	206,549	931	12.27%	12.27%
2016	451,284,830	102,302	4,411	-0.01%	19.23%	69,929,790	33,358	2,096	0.00%	22.64%	231,934,700	206,523	1,123	20.67%	35.48%
2017	452,561,285	102,595	4,411	0.00%	19.22%	69,461,545	33,136	2,096	-0.01%	22.64%	261,661,890	206,389	1,268	12.89%	52.95%
2018	454,305,370	102,997	4,411	-0.01%	19.22%	69,183,690	33,004	2,096	0.00%	22.63%	261,893,915	206,567	1,268	0.00%	52.95%
2019	383,270,790	103,200	3,714	-15.80%	0.38%	57,254,280	32,128	1,782	-14.99%	4.26%	222,589,455	207,075	1,075	-15.22%	29.68%
2020	330,973,170	103,555	3,196	-13.94%	-13.61%	54,302,810	32,041	1,695	-4.90%	-0.85%	222,850,015	206,744	1,078	0.28%	30.04%
2021	326,019,140	103,344	3,155	-1.30%	-14.73%	54,155,395	31,954	1,695	0.00%	-0.85%	204,863,360	206,661	991	-8.03%	19.59%
2022	344,143,735	104,558	3,291	4.33%	-11.04%	52,873,820	31,207	1,694	-0.03%	-0.88%	204,261,320	206,070	991	-0.01%	19.58%
2023	378,328,410	105,550	3,584	8.90%	-3.12%	55,557,650	30,667	1,812	6.93%	5.99%	222,219,775	205,677	1,080	9.00%	30.34%
2024	473,760,690	105,767	4,479	24.97%	21.07%	65,204,910	30,503	2,138	18.00%	25.06%	247,262,245	205,617	1,203	11.30%	45.07%

Rate Annual %chg Average Value/Acre: 2.31%

1.17%

3.74%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	741,715	2,963	250			127,525	846	151			607,095,100	346,271	1,753		
2015	740,215	2,957	250	0.00%	0.00%	127,525	846	151	0.00%	0.00%	714,714,995	346,176	2,065	17.76%	17.76%
2016	740,040	2,956	250	0.00%	0.00%	127,525	846	151	0.00%	0.00%	754,016,885	345,985	2,179	5.56%	24.30%
2017	739,490	2,954	250	0.00%	0.00%	127,525	851	150	-0.62%	-0.62%	784,551,735	345,926	2,268	4.07%	29.36%
2018	742,870	2,957	251	0.34%	0.35%	122,840	842	146	-2.70%	-3.30%	786,248,685	346,368	2,270	0.09%	29.47%
2019	736,290	2,931	251	0.00%	0.35%	122,840	842	146	0.00%	-3.30%	663,973,655	346,176	1,918	-15.50%	9.40%
2020	733,995	2,922	251	0.00%	0.35%	122,840	842	146	0.00%	-3.30%	608,982,830	346,104	1,760	-8.26%	0.36%
2021	721,080	2,884	250	-0.47%	-0.12%	139,575	291	480	229.44%	218.57%	585,898,550	345,134	1,698	-3.52%	-3.17%
2022	707,235	2,829	250	0.00%	-0.12%	141,340	294	481	0.15%	219.06%	602,127,450	344,958	1,746	2.82%	-0.44%
2023	776,870	2,877	270	7.99%	7.86%	153,785	294	523	8.81%	247.15%	657,036,490	345,066	1,904	9.08%	8.60%
2024	935,265	2,877	325	20.39%	29.85%	184,935	294	630	20.26%	317.47%	787,348,045	345,057	2,282	19.84%	30.15%

88  
VALLEY

Rate Annual %chg Average Value/Acre: 2.63%

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

**CHART 4**

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,059	VALLEY	78,521,933	10,175,095	11,665,947	178,998,175	52,214,240	44,164,030	0	787,234,260	42,415,940	28,834,015	0	1,234,223,635
cnty sectorvalue % of total value:		6.36%	0.82%	0.95%	14.50%	4.23%	3.58%		63.78%	3.44%	2.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	ARCADIA	3,269,087	920,166	41,370	12,897,215	3,182,525	0	0	0	0	0	0	20,310,363
6.97%	%sector of county sector	4.16%	9.04%	0.35%	7.21%	6.10%							1.65%
	%sector of municipality	16.10%	4.53%	0.20%	63.50%	15.67%							100.00%
50	ELYRIA	118,994	34,099	2,942	3,144,270	515,695	0	0	0	0	0	0	3,816,000
1.23%	%sector of county sector	0.15%	0.34%	0.03%	1.76%	0.99%							0.31%
	%sector of municipality	3.12%	0.89%	0.08%	82.40%	13.51%							100.00%
254	NORTH LOUP	944,522	496,074	478,575	6,728,180	4,721,095	299,840	0	0	0	0	0	13,668,286
6.26%	%sector of county sector	1.20%	4.88%	4.10%	3.76%	9.04%	0.68%						1.11%
	%sector of municipality	6.91%	3.63%	3.50%	49.22%	34.54%	2.19%						100.00%
2,113	ORD	27,160,473	2,426,458	1,425,638	110,518,440	35,933,215	41,558,825	0	0	0	0	0	219,023,049
52.06%	%sector of county sector	34.59%	23.85%	12.22%	61.74%	68.82%	94.10%						17.75%
	%sector of municipality	12.40%	1.11%	0.65%	50.46%	16.41%	18.97%						100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
2,701	Total Municipalities	31,493,077	3,876										

Total Real Property Sum Lines 17, 25, & 30	Records : 4,333	Value : 1,249,191,470	Growth 7,890,925	Sum Lines 17, 25, & 41
---	-----------------	-----------------------	------------------	------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	213	2,568,990	28	506,900	47	1,229,715	288	4,305,605	
02. Res Improve Land	1,311	11,610,770	23	345,135	151	5,947,095	1,485	17,903,000	
03. Res Improvements	1,317	142,210,405	26	5,523,895	171	38,582,990	1,514	186,317,290	
04. Res Total	1,530	156,390,165	54	6,375,930	218	45,759,800	1,802	208,525,895	3,648,395
% of Res Total	84.91	75.00	3.00	3.06	12.10	21.94	41.59	16.69	46.24
05. Com UnImp Land	62	234,185	8	88,465	8	10,050	78	332,700	
06. Com Improve Land	229	2,012,100	8	128,365	7	421,465	244	2,561,930	
07. Com Improvements	234	42,962,960	9	4,531,970	15	6,445,715	258	53,940,645	
08. Com Total	296	45,209,245	17	4,748,800	23	6,877,230	336	56,835,275	2,492,675
% of Com Total	88.10	79.54	5.06	8.36	6.85	12.10	7.75	4.55	31.59
09. Ind UnImp Land	19	148,790	3	44,245	0	0	22	193,035	
10. Ind Improve Land	21	354,495	1	136,200	2	1,204,205	24	1,694,900	
11. Ind Improvements	20	13,582,755	0	0	2	35,426,875	22	49,009,630	
12. Ind Total	39	14,086,040	3	180,445	2	36,631,080	44	50,897,565	0
% of Ind Total	88.64	27.68	6.82	0.35	4.55	71.97	1.02	4.07	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,530	156,390,165	54	6,375,930	218	45,759,800	1,802	208,525,895	3,648,395
% of Res & Rec Total	84.91	75.00	3.00	3.06	12.10	21.94	41.59	16.69	46.24
Com & Ind Total	335	59,295,285	20	4,929,245	25	43,508,310	380	107,732,840	2,492,675
% of Com & Ind Total	88.16	55.04	5.26	4.58	6.58	40.39	8.77	8.62	31.59
17. Taxable Total	1,865	215,685,450	74	11,305,175	243	89,268,110	2,182	316,258,735	6,141,070
% of Taxable Total	85.47	68.20	3.39	3.57	11.14	28.23	50.36	25.32	77.82

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	88	2,389,745	1,528,845		0	0	0
19. Commercial	16	3,028,530	6,081,475		0	0	0
20. Industrial	5	131,150	5,748,960		1	136,200	6,579,435
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		88	2,389,745	1,528,845
19. Commercial	0	0	0		16	3,028,530	6,081,475
20. Industrial	0	0	0		6	267,350	12,328,395
21. Other	0	0	0		0	0	0
22. Total Sch II					110	5,685,625	19,938,715

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	175	33	239	447

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	98	22,308,275	1,353	485,315,820	1,451	507,624,095
28. Ag-Improved Land	0	0	63	16,510,265	606	313,950,560	669	330,460,825
29. Ag Improvements	0	0	64	10,767,040	636	84,080,775	700	94,847,815

30. Ag Total

2,151

932,932,735

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban				SubUrban			Growth
	Records	Acres	Value		Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0		0	0.00	0	
32. HomeSite Improv Land	0	0.00	0		48	49.00	735,000	
33. HomeSite Improvements	0	0.00	0		48	0.00	8,742,930	
34. HomeSite Total								
35. FarmSite UnImp Land	0	0.00	0		16	36.47	189,425	
36. FarmSite Improv Land	0	0.00	0		58	178.32	523,045	
37. FarmSite Improvements	0	0.00	0		61	0.00	2,024,110	
38. FarmSite Total								
39. Road & Ditches	0	0.00	0		115	234.16	0	Growth
40. Other- Non Ag Use	0	0.00	0		2	111.87	0	
	Records	Acres	Value		Records	Acres	Value	
31. HomeSite UnImp Land	20	20.00	300,000		20	20.00	300,000	
32. HomeSite Improv Land	351	371.00	5,565,000		399	420.00	6,300,000	
33. HomeSite Improvements	361	0.00	65,322,315		409	0.00	74,065,245	0
34. HomeSite Total					429	440.00	80,665,245	
35. FarmSite UnImp Land	196	211.97	1,591,310		212	248.44	1,780,735	
36. FarmSite Improv Land	562	1,185.50	4,928,050		620	1,363.82	5,451,095	
37. FarmSite Improvements	616	0.00	18,758,460		677	0.00	20,782,570	1,749,855
38. FarmSite Total					889	1,612.26	28,014,400	
39. Road & Ditches	1,474	4,770.21	0		1,589	5,004.37	0	
40. Other- Non Ag Use	10	744.49	320,805		12	856.36	320,805	
41. Total Section VI					1,318	7,912.99	109,000,450	1,749,855



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	22,465.73	21.22%	111,205,375	23.46%	4,950.00
46. 1A	26,993.25	25.50%	133,616,660	28.18%	4,950.00
47. 2A1	7,752.52	7.32%	38,375,020	8.09%	4,950.01
48. 2A	17,563.01	16.59%	74,730,675	15.76%	4,255.00
49. 3A1	1,785.34	1.69%	7,186,050	1.52%	4,025.03
50. 3A	10,658.98	10.07%	42,903,050	9.05%	4,025.06
51. 4A1	2,941.32	2.78%	10,427,025	2.20%	3,545.02
52. 4A	15,696.28	14.83%	55,643,760	11.74%	3,545.03
53. Total	105,856.43	100.00%	474,087,615	100.00%	4,478.59
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,903.40	25.96%	17,348,255	26.66%	2,195.04
56. 2D1	2,334.61	7.67%	5,124,525	7.87%	2,195.02
57. 2D	5,667.56	18.62%	12,440,490	19.12%	2,195.03
58. 3D1	415.65	1.37%	895,730	1.38%	2,155.01
59. 3D	5,191.38	17.05%	11,187,560	17.19%	2,155.03
60. 4D1	919.75	3.02%	1,982,055	3.05%	2,154.99
61. 4D	8,008.55	26.31%	16,097,050	24.74%	2,009.98
62. Total	30,440.90	100.00%	65,075,665	100.00%	2,137.77
Grass					
63. 1G1	17,898.75	8.72%	27,385,170	9.65%	1,530.00
64. 1G	318.40	0.16%	487,160	0.17%	1,530.03
65. 2G1	70,820.80	34.49%	98,441,030	34.70%	1,390.00
66. 2G	35,636.62	17.36%	49,351,760	17.40%	1,384.86
67. 3G1	8,898.43	4.33%	12,368,780	4.36%	1,390.00
68. 3G	62,257.20	30.32%	86,321,080	30.43%	1,386.52
69. 4G1	4,060.66	1.98%	3,898,230	1.37%	960.00
70. 4G	5,420.59	2.64%	5,405,580	1.91%	997.23
71. Total	205,311.45	100.00%	283,658,790	100.00%	1,381.60
Irrigated Total	105,856.43	30.71%	474,087,615	57.54%	4,478.59
Dry Total	30,440.90	8.83%	65,075,665	7.90%	2,137.77
Grass Total	205,311.45	59.55%	283,658,790	34.43%	1,381.60
72. Waste	2,850.99	0.83%	926,730	0.11%	325.06
73. Other	291.78	0.08%	183,485	0.02%	628.85
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	344,751.55	100.00%	823,932,285	100.00%	2,389.93

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,196.98	27,971,940	99,659.45	446,115,675	105,856.43	474,087,615
77. Dry Land	0.00	0	737.91	1,570,350	29,702.99	63,505,315	30,440.90	65,075,665
78. Grass	0.00	0	5,338.30	7,723,010	199,973.15	275,935,780	205,311.45	283,658,790
79. Waste	0.00	0	289.05	93,950	2,561.94	832,780	2,850.99	926,730
80. Other	0.00	0	18.10	11,820	273.68	171,665	291.78	183,485
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	12,580.34	37,371,070	332,171.21	786,561,215	344,751.55	823,932,285

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	105,856.43	30.71%	474,087,615	57.54%	4,478.59
Dry Land	30,440.90	8.83%	65,075,665	7.90%	2,137.77
Grass	205,311.45	59.55%	283,658,790	34.43%	1,381.60
Waste	2,850.99	0.83%	926,730	0.11%	325.06
Other	291.78	0.08%	183,485	0.02%	628.85
Exempt	0.00	0.00%	0	0.00%	0.00
Total	344,751.55	100.00%	823,932,285	100.00%	2,389.93

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	1	32,145	1	22,325	4	302,905	5	357,375	0
83.2 Arcadia	42	1,011,255	179	1,854,000	179	12,256,805	221	15,122,060	754,315
83.3 Elyria	19	311,455	33	175,180	33	2,696,995	52	3,183,630	1,685
83.4 North Loup	44	378,555	167	758,010	162	6,290,485	206	7,427,050	5,660
83.5 Ord	107	835,580	931	8,801,255	941	120,842,165	1,048	130,479,000	2,437,155
83.6 Rural	47	1,229,715	151	5,947,095	169	38,404,040	216	45,580,850	440,940
83.7 Suburban	28	506,900	23	345,135	26	5,523,895	54	6,375,930	8,640
84 Residential Total	288	4,305,605	1,485	17,903,000	1,514	186,317,290	1,802	208,525,895	3,648,395

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Arcadia	16	33,680	34	62,945	36	3,381,255	52	3,477,880	0
85.2	Elyria	3	5,110	7	32,000	7	478,585	10	515,695	0
85.3	North Loup	14	33,865	35	166,820	34	4,771,675	48	4,972,360	63,045
85.4	Ord	49	327,890	175	3,278,205	178	82,283,990	227	85,890,085	261,775
85.5	Rural	9	29,790	8	557,665	15	6,445,715	24	7,033,170	732,785
85.6	Suburban	9	95,400	9	159,195	10	5,589,055	19	5,843,650	1,435,070
86	Commercial Total	100	525,735	268	4,256,830	280	102,950,275	380	107,732,840	2,492,675

## 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	17,513.39	8.61%	26,795,560	9.54%	1,530.00
88. 1G	298.00	0.15%	455,950	0.16%	1,530.03
89. 2G1	69,676.25	34.26%	96,850,085	34.48%	1,390.00
90. 2G	35,578.87	17.50%	49,271,485	17.54%	1,384.85
91. 3G1	8,850.73	4.35%	12,302,475	4.38%	1,390.00
92. 3G	61,975.20	30.48%	85,929,105	30.59%	1,386.51
93. 4G1	4,060.66	2.00%	3,898,230	1.39%	960.00
94. 4G	5,401.79	2.66%	5,379,450	1.92%	995.86
95. Total	203,354.89	100.00%	280,882,340	100.00%	1,381.24
CRP					
96. 1C1	106.91	7.88%	163,575	8.60%	1,530.03
97. 1C	19.40	1.43%	29,680	1.56%	1,529.90
98. 2C1	1,103.21	81.35%	1,533,480	80.59%	1,390.02
99. 2C	54.55	4.02%	75,825	3.98%	1,390.01
100. 3C1	46.00	3.39%	63,940	3.36%	1,390.00
101. 3C	12.10	0.89%	16,815	0.88%	1,389.67
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	14.00	1.03%	19,460	1.02%	1,390.00
104. Total	1,356.17	100.00%	1,902,775	100.00%	1,403.05
Timber					
105. 1T1	278.45	46.38%	426,035	48.76%	1,530.02
106. 1T	1.00	0.17%	1,530	0.18%	1,530.00
107. 2T1	41.34	6.89%	57,465	6.58%	1,390.06
108. 2T	3.20	0.53%	4,450	0.51%	1,390.63
109. 3T1	1.70	0.28%	2,365	0.27%	1,391.18
110. 3T	269.90	44.95%	375,160	42.94%	1,390.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	4.80	0.80%	6,670	0.76%	1,389.58
113. Total	600.39	100.00%	873,675	100.00%	1,455.18
Grass Total	203,354.89	99.05%	280,882,340	99.02%	1,381.24
CRP Total	1,356.17	0.66%	1,902,775	0.67%	1,403.05
Timber Total	600.39	0.29%	873,675	0.31%	1,455.18
114. Market Area Total	205,311.45	100.00%	283,658,790	100.00%	1,381.60

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

88 Valley

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	178,998,175	208,525,895	29,527,720	16.50%	3,648,395	14.46%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	42,415,940	80,665,245	38,249,305	90.18%	0	90.18%
<b>04. Total Residential (sum lines 1-3)</b>	<b>221,414,115</b>	<b>289,191,140</b>	<b>67,777,025</b>	<b>30.61%</b>	<b>3,648,395</b>	<b>28.96%</b>
05. Commercial	52,214,240	56,835,275	4,621,035	8.85%	2,492,675	4.08%
06. Industrial	44,164,030	50,897,565	6,733,535	15.25%	0	15.25%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>96,378,270</b>	<b>107,732,840</b>	<b>11,354,570</b>	<b>11.78%</b>	<b>2,492,675</b>	<b>9.19%</b>
08. Ag-Farmsite Land, Outbuildings	28,513,210	28,014,400	-498,810	-1.75%	1,749,855	-7.89%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	320,805	320,805	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>28,834,015</b>	<b>28,335,205</b>	<b>-498,810</b>	<b>-1.73%</b>	<b>1,749,855</b>	<b>-7.80%</b>
12. Irrigated	473,496,230	474,087,615	591,385	0.12%		
13. Dryland	65,454,975	65,075,665	-379,310	-0.58%		
14. Grassland	247,162,855	283,658,790	36,495,935	14.77%		
15. Wasteland	935,265	926,730	-8,535	-0.91%		
16. Other Agland	184,935	183,485	-1,450	-0.78%		
<b>17. Total Agricultural Land</b>	<b>787,234,260</b>	<b>823,932,285</b>	<b>36,698,025</b>	<b>4.66%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,133,860,660</b>	<b>1,249,191,470</b>	<b>115,330,810</b>	<b>10.17%</b>	<b>7,890,925</b>	<b>9.48%</b>

## 2025 Assessment Survey for Valley County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	One
2.	<b>Appraiser(s) on staff:</b>
	None
3.	<b>Other full-time employees:</b>
	One
4.	<b>Other part-time employees:</b>
	One
5.	<b>Number of shared employees:</b>
	None
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$198,180
7.	<b>Adopted budget, or granted budget if different from above:</b>
	same as above
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$5000 for commercial pickup work
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$12,768 is for maintenance and licensing for GIS and website. The CAMA system comes from the general budget, not from assessor's budget.
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
12.	<b>Amount of last year's assessor's budget not used:</b>
	\$22,481



## B. Computer, Automation Information and GIS

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

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Ord, North Loup, Arcadia and Elyria
<b>4.</b>	<b>When was zoning implemented?</b>
	1999

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

<b>1.</b>	<b>Appraisal Services:</b>
	Lake Mac Assessment and Stanard Appraisal
<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>
	Lake Mac Assessment for residential work and Stanard Appraisal for commercial reevaluation.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Meet the qualifications of the NE Real Property Appraiser Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	When they're used they provide a value subject to the county assessor's opinion.

## 2025 Residential Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Assessor and staff
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The county develops depreciation studies based on local market information; this is conducted by the contract appraiser.
<b>4.</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>
	Two depreciation tables are used. One depreciation table was developed for Ord. One depreciation table is used for the other valuation groups and is adjusted using economic for each valuation group if needed according to market information.
<b>5.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	The lot values were established by completing a sales study using a price per square foot analysis. Valuation Group 4 has three neighborhoods with different price per square foot.
<b>6.</b>	<b>How are rural residential site values developed?</b>
	These were developed by sales analysis and researching local costs for a well, septic and electricity at the time. As well as looking at surrounding counties site values.
<b>7.</b>	<b>Are there form 191 applications on file?</b>
	No
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	All lots are treated the same, currently there is no difference.

## 2025 Commercial Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Contract appraiser, office staff collect pickup work
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	Unique properties are valued by the contract appraiser.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The county develops the depreciation studies based on local market information. This study is conducted by the contract appraiser.
<b>4.</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 is used for all commercial. Adjustments are made to the table for valuation group Arcadia.
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	The lot values were established by completing a sales study using a price per square foot analysis.

## 2025 Agricultural Assessment Survey for Valley County

1.	<b>Valuation data collection done by:</b>
	County Assessor and Staff
2.	<b>Describe the process used to determine and monitor market areas.</b>
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.
3.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E.
4.	<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
5.	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	The only intensive use identified in the county is feedlots. Those values were developed by Standard appraisal.
6.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	WRP land is flat valued at \$1,465 per acre.
6a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	CRP and a sand spot adjustment is used.
	<u><i>If your county has special value applications, please answer the following</i></u>
7a.	<b>How many parcels have a special valuation application on file?</b>
	None
7b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<u><i>If your county recognizes a special value, please answer the following</i></u>
7c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
7d.	<b>Where is the influenced area located within the county?</b>
	N/A

7e.	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**Linda J. Waltman**  
**Valley County Assessor**

125 S. 15th  
Ord, NE 68862  
(308) 728-5081  
Fax: (308) 730-8301

**2024**  
**Plan of Assessment**  
JULY 31, 2024

**Introduction:**

Required by Law. Pursuant to Section 77-1311, as amended by 2001 Neb. Laws LB 263, Section 9, the assessor shall submit a 3 Year Plan of Assessment to the County Board of Equalization on or before June 15, 2006, and every year thereafter. The Plan of Assessment shall be updated each year, on or before June 15th. This plan and any update is to examine the level of value, quality, and uniformity of assessment in the county and include any proposed actions to be taken for the following year for the purpose of assuring uniform and proportionate assessments of real property.

**Personnel Policy:**

Valley County has a Personnel Policy last revised in June, 2023.

**Personnel Count:**

The office is comprised of the County Assessor, one Deputy Assessor and one full-time clerk. One hourly clerk is employed to do certain assigned duties to help ease the work burden.

**Responsibilities:**

**Record Maintenance / Mapping – Reg. 10-004.03:**

The County Assessor has cadastral maps. The Cadastral Maps are circa 1965. The condition of the four books would best be described as Poor. New maps would be beneficial; however, I do not foresee such changes occurring due to financial restraints. We have a GIS mapping system and do not update the cadastral maps any longer, even though we do refer to them quite often.

**Property Record Cards – Reg 10-004:**

The County Assessor maintains both a computer ATR (Assessment Tax Record) / Appraisal record and a physical file folder. To the best of my knowledge, the rules and regulations are followed and include the required legal description, ownership, classification coding and all other pertinent information.

**Report Generation:**

This includes the Abstract of Assessment – Reg. 60-004.02 due March 19<sup>th</sup>, the Certificate of Valuation due August 20<sup>th</sup>, the School District Value Report due August 25<sup>th</sup>, the Certificate of Taxes Levied due December 1<sup>st</sup>, the Tax List Corrections- Reason

(Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22<sup>nd</sup>.

**Filing for Homestead Exemption:**

All applications for Homestead Exemption and related forms are accepted per §77-3510 through §77-3528.

The Deputy and full time clerk now oversees the daily administration of this program and provides verbal progress reports to the County Assessor. Courtesy correspondence is mass-mailed to all pre-printed form applicants and other individuals noted on a separate roster. Upon request from the applicant or agent thereof, applicable forms are mailed. Advertisements are posted in the local designated newspaper and other public relations acts may also occur. As a final courtesy, another correspondence is mailed approximately two weeks prior to the deadline to the remaining individuals to encourage their participation. The final weeks often illustrate the staff's diligent attempts to have complete success with the homestead exemption program.

For 2024 the county board did not vote to extend the deadline to July 20<sup>th</sup> under §77-3512.

The Department of Revenue count for Homestead Exemption for 2023 was 218 applications approved. Form 458S exempted \$14,598,005 in valuation and the tax loss was \$268,591.00.

**Filing for Personal Property:**

As per Reg. 20 and applicable statutes. Staff oversees the daily administration of personal property and provides County Assessor with verbal progress reports. Local addresses are abstracted from the first mass mailing of personal property forms in January to reduce costs. Schedules that bear out-of-county/state addresses are mailed in February. Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by the end of March. Due to the high cost of postage we no longer mail courtesy reminders. After May 1<sup>st</sup> we mail out schedules that haven't been filed with the 10% penalty information & encourage them to file prior to July 1<sup>st</sup> to avoid a 25% penalty. .

**Real Estate:**

**Real Property:**

**Level of Value:**

2024 Level of Value for Residential is 93%; quality of assessment is acceptable. Commercial at 99%, quality of assessment is acceptable. Agricultural Land at 72%, quality of assessment is acceptable.

TERC ORDER 2024 Statistics dated 05/13/2024 read as follows:

<b>Residential:</b>	<b># Sales</b>	<b>Median</b>	<b>COD (Median)</b>	<b>PRD</b>
Qualified	88	93	20.64	107.57
<b>Commercial</b>				
Qualified	25	99	17.65	104.47
<b>Agricultural Unimproved</b>				
Qualified	37	72	24.05	110.79



**Residential:** The city and villages are reviewed within a 6 year cycle. Pickup work is done yearly using permits filed. All improvements in Ord City are on M&S pricing for 03/2023, with lot values and a depreciation study done. Arcadia, North Loup and Elyria villages are on M&S 6-2020 pricing.

**Commercial:** Sales properties are reviewed and questionnaire's sent out at the time of sale to get as much information as possible. Commercial properties are on M & S pricing for 01/2023. Stanard Appraisal reviewed commercial properties for 2024.

**Agricultural:** The improvements in the rural areas are now all on M & S 06/15 pricing. We continue to do sales studies to keep depreciation updated. Real estate sales transactions, UCC filings, "drive-by" observances, etc. Property owners bring in maps to update their irrigated acres so we can certify them to NRD. Letters will be sent for owners to review their land use.

No market areas have been defined as I continue to study sales and seek expertise from local representatives regarding this situation.

**Computer Review:**

The computer system is MIPS Technology Services of Lincoln NE. We changed to this in 8-2020. GIS system is now being implemented. Ages of all photos range from current back to 2022 on all classes of property. Sketches regarding residential housing units exist in each respective file folder. Maintenance as indicated.

Sketches of the commercial properties exist in each respective file folder. The commercial sketches have been entered into the computer system. This is a project intended for further revision / completion as physical review occurs.

Sketches of the rural housing exist in each respective file folder. Maintenance as indicated. The rural improvement site sketches are entered into the computer system. Information is available in each respective physical file folder.

**Pricing / Depreciation:**

New pricing, M&S 6/2020 was implemented for 2021, the was new pricing for all improvements in North Loup and Arcadia Villages were updated in 2022. Elyria Village was reviewed in 2023, the pricing was updated and the depreciation tables updated also. The depreciation tables that were established for Ord City in 2021 were updated for 2024 based upon sales study on residential properties also in these 3 villages using the Replacement Cost New due to the new cost tables. New depreciation for Ord City was implemented for 2024, new pricing was updated to 3/2023.

**New Construction (Pickup Work):**

The resources used to collect this data include building permits, zoning permits, owner (or other interested person) reporting, UCC filings, real estate sales transaction reviews, Register of Deed's Miscellaneous Book contents, anonymous leads, the local newspaper, drive-by observances, etc.

All classes of property are monitored for the collection of specific data relative to new construction, remodeling, renovations, additions, alterations and removals of existing

improvements / structures, land use changes, etc. See 50-001.06. The field data is ordinary monitored by 2 full-time clerk throughout the course of the tax year and provides progress reports to the County Assessor. Data collection includes photography of the subject property. The County Assessor determines the assessed value. The majority of all "pick-up work" is completed by the office and not from outside appraisal services except for commercial property. We rely on an appraisal service to do the commercial.

### **Sales Review:**

Every attempt to timely file the 521's -- Reg. 12-003 does occur on a monthly basis.

The real estate transfers once received from the Register of Deeds are given priority attention. It is a joint venture with contributions from the entire staff. The staff mails questionnaires and correspondence out to the Grantor and Grantee. Policy is to allow two weeks response time prior to any follow-up activity. All office records, computer, cadastral maps are updated. Sales book and photo bulletin board on residential transaction is staff-maintained for the benefit of the public sector.

A procedure that is being done is to take adjacent property record files and complete an exterior review of the properties that aren't included with the sales file. Usually, a drive by of the neighborhood will include watching for new construction, renovations, etc.

Any changes noted will result in the respective file being tagged for further review.

The office is striving to complete interior/exterior review of each residential and commercial transaction within a 6 year cycle. More focus does need to occur on the rural residential and agricultural transactions. Agricultural properties have a high ratio of FSA section maps and land use reviews occurring. The County Assessor reviews each real estate transfer and ensuing information so collected prior to forwarding Form 521 to P.A.T. for their processing. The worksheets are now scanned to P.A.T. The review includes discussion of the questionnaire responses, interviews that occurred with grantor, grantee, realtors, etc along with land use review, possible zoning use changes, coding changes, data listing, discovery as examples to determine whether transaction is a qualified sale or not. Further research may occur. It is interesting to note that all the responses received from grantor and grantee may differ to a great extent; the same is true in discussion with information given to this office verses information given to state personnel or what a participating realtor may provide in sharing of information.

Valley County usually averages 100-150 real estate transfer forms on an annual basis.

This office has taken great strides to monitor this program with greater accuracy in recent years. The questionnaire response rate is good; averaging at a 50% response overall and has been a good indicator that the majority of our records are accurate in listing data.

2025: Staff will start reviewing Ord City for the 6 year review. Springdale, Geranium, Michigan & Liberty townships will need to be reviewed for 2027 update. Letters will be sent to rural property owners to review their land use and notify us if it is not correct.

2026: Staff will continue reviewing Ord City for the 6 year review. Vinton, Enterprise and North Loup townships will need to be reviewed for the 2028 update. Letters will be sent to rural property owners for review their land use and are asked to notify us if it is not correct.

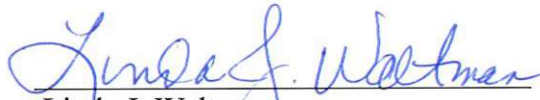
2027: Staff will need to start reviewing Arcadia and North Loup for the 6 year review. Arcadia, Yale, Davis Creek and Independent townships will need to be reviewed for 2028 update. Letters will be sent out for the property owners to review their land use and let us know if it is not correct.

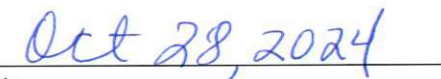
Property record files reflect a computer code for tax districts and also show the school district codes.

***Budget:***

The fiscal budget submitted by the Assessor for 2024/2025 was \$198,480. Of the \$198,480 submitted, \$147,610 is associated with salaries & \$9,100 is associated with office services, expenses and supplies, \$29,000 for appraisal fees, \$12,770 for Data processing costs for gWorks and \$24,000 for gWorks Aerial Imagery Capture (Flyover) sent ½ payment for 2025.

The County Board had me add my appraisal fees to my budget. I no longer have a separate appraisal budget. Now that we have GIS mapping and a web site, we have to pay maintenance on those.

  
Linda J. Waltman  
Valley County Assessor

  
Date