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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

WEBSTER COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Webster 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 Webster 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,

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

cc: Sonja Krueger, Webster County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

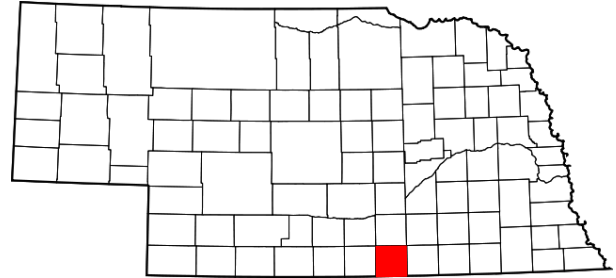
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

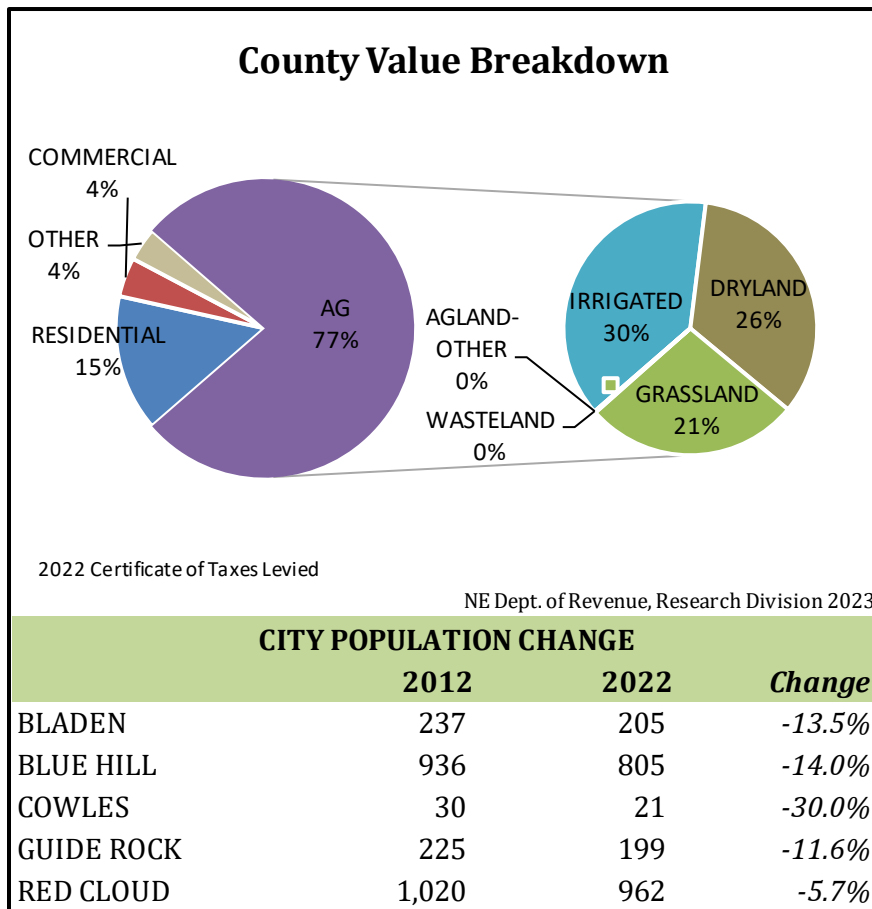
**Further information may be found in Exhibit 94*

County Overview

With a total area of 575 square miles, Webster County has 3,411 residents, per the Census Bureau Quick Facts for 2021, a 1% population incline from the 2020 U.S. Census. Reports indicate that 83% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$79,882 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Webster County are located in and around Red Cloud, the county seat. According to the latest information available from the U.S. Census Bureau, there are 90 employer establishments with total employment of 568, for an 8% decrease in employment.



Agricultural land is the single largest contributor to the valuation base of the county. A mix of grass and dry land makes up the majority of the land in the county. Webster County is included in both the Lower Republican and Little Blue Natural Resource Districts (NRD). In top livestock inventory items, Webster County ranks third in sheep and lambs (USDA AgCensus).

2023 Residential Correlation for Webster County

Assessment Actions

For the 2023 assessment year, half of the residential properties in Red Cloud were inspected and reviewed.

A new lot valuation study and depreciation table was implemented for the residential class, to bring residential properties in the acceptable range.

Pick-up work and maintenance were completed.

Assessment Practice Review

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

Multiple discrepancies were found during a review of the values reported by the Webster County Assessor on the Assessed Value Update (AVU). It included discrepancies such as duplicate sales that were not correctly entered into the Computer-Assisted Mass Appraisal (CAMA) program as well as sales that were substantially changed, did not include dwellings, or were not arm's length transactions. The Property Assessment Division (Division) has worked with the county assessor to provide training on the proper coding and reporting of sales. The county assessor improved the initial reporting of sales; however, a number of sales were disqualified too late in the process. Review of the sales verification and qualification indicated that no apparent bias existed in the qualification determinations.

Currently the Webster County Assessor recognizes six separate valuation groups. Generally, the valuation groups mimic the assessor location and appear to be adequately stratified.

The costing tables is dated 2019; new lot and depreciation studies were completed and were implemented for the current assessment year. Review of the valuation worksheets utilized by the county assessor indicates that they tend to be overly complex and invite errors in valuation process.

Webster County is out of compliance with the six-year review and inspection requirement, having fallen behind over the last two assessment cycles. Currently, a portion of Red Cloud, the rural properties including Cowles and Rosement have inspection dates outside the six-year inspection cycle. The Webster County Assessor has been asked for a plan to bring the inspection cycle back into compliance.

2023 Residential Correlation for Webster County

Description of Analysis

Residential parcels are analyzed utilizing six valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Bladen
2	Blue Hill
3	Guide Rock
4	Inavale
5	Red Cloud
6	Cowles, Rosemont and Rural

A review of the 135 residential sales for Webster County was completed and the statistics show that two of the three measures of central tendency is within the acceptable range, while the mean is high. Both qualitative measures are higher than the IAAO recommended range. The COD suggests that there is a significant amount of dispersion in the sales file; with 26% of the sales being extreme outlier ratios (those with ratios below 50% and above 150%). Despite the dispersion the PRD also displays a clearly regressive pattern of assessments. Review of the assessment process supports that the county assessor is consistently completing assessment activities that should result in valuation uniformity. However, the resulting values and ratio study show improvements to the process are needed.

Review of the valuation groups shows that all have a median within the acceptable range, except for Valuation Group 6 with only nine sales. Two lower dollar rural residential properties have extremely high assessment-to-sale ratios; their removal drops the median of the small sample to 83% suggesting that rural residential properties are not overvalued. A substat of this valuation group can be found in the appendix of this report.

Analysis of the 2023 County Abstract of Assessment for Real Property Form 45 Compared to the 2022 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 22% to the residential class excluding growth, which correlates to the changes in the sold properties and supports the reported actions of the county assessor.

After the filing of the Abstract it was reported that approximately 500 parcels did not receive the reported lot valuation change in Red Cloud and will need to be corrected through the County Board of Equalization (CBOE). While this change will certainly impact these individual parcels, it is not a significant portion of the total valuation of the residential class.

2023 Residential Correlation for Webster County

Equalization and Quality of Assessment

The qualitative statistics do not support appraisal uniformity; however, Webster County is comprised of rural communities where the market is less competitive. There are assessment practice issues that need improving such as the review and inspection of a small portion of the class, timely qualification and coding of sales, simplification of the valuation models, and quality control checks to ensure that values are properly calculated in the CAMA system. It is unclear at this time to what degree these issues are impacting the ratio study; therefore, the sales cannot be relied up on for determinations of assessment level or quality.

Based on the valuation changes made for 2023, and the assessment actions, the values are determined to be generally equalized; the Division will continue to work with the county assessor to improve sales qualification issues for the 2024 assessment year.

The quality of assessment in the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	95.95	107.67	111.05	18.91	96.96
2	33	98.72	107.04	97.05	26.02	110.29
3	13	96.46	107.75	88.46	42.74	121.81
5	69	96.37	121.75	103.62	54.82	117.50
6	9	102.46	112.31	89.12	46.14	126.02
<u> ALL </u>	135	96.46	115.03	98.81	43.48	116.42

Level of Value

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

2023 Commercial Correlation for Webster County

Assessment Actions

Adjustments to the depreciation tables were made by property type, those impacted include retail stores, barber shops, material storage, light commercial, storage warehouses, apartments and post offices, the depreciation adjustments ranged from 10% to 30%.

Additionally, it was discovered that a commercial adjustment applied to parcels in Red Cloud sold properties in 2022 was inadvertently not applied to unsold properties; that change was rolled in the Computer-Assisted Mass Appraisal (CAMA) system for 2023.

Assessment Practice Review

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

The sales verification and qualification processes were reviewed. The usability rate for the commercial class is comparable to the state average; review of the non-qualified sales roster showed inadequate reason for the exclusion of sales, necessitating changes to the sales qualification determinations late in the valuation setting process. Qualification determinations appear to have been made without a bias.

Valuation groups are reviewed, the Webster County Assessor utilizes four valuation groups in the commercial class; however, few sales occur in each and it is not uncommon for one or more valuation groups to have no qualified sales in any given study period. For this reason, analyses conducted by the Property Assessment Division (Division) are limited to the overall class.

Costing tables are dated 2019, depreciation and lot studies are dated 2022. The six-year inspection and review cycle was also discussed. Within the commercial class, a small portion of the commercial parcels are outside the required six-year inspection and review cycle. Those with delinquent reviews are in Valuation Group 1 and 4; however only a portion of these valuation groups are delinquent. The Property Assessment Division (Division) will work the county assessor to bring inspections current.

2023 Commercial Correlation for Webster County

Description of Analysis

The commercial class is separated into four valuation groups based on commercial economics.

Valuation Group	Description
1	Bladen
2	Blue Hill
3	Guide Rock
4	Rural (Rosemont, Inavale, Cowles)
5	Red Cloud

Review of the commercial statistical sample includes nine qualified sales for the study period spread between three of four valuation groups. Only the median is within the acceptable range. The COD and PRD are high but are significantly impacted by a single low dollar outlier, its removal significantly improves the COD and PRD to 20% and 107%, respectively without significantly changing the median. However, the sample is too small and contains too much dispersion to reliably be used to determine the level of value.

Review of Chart 2, Real Property and Growth Valuation, supports that commercial values in Webster County have increased at a rate slightly higher than residential property in the county, when growth is excluded supporting that commercial property has been adjusted with the local market.

Review of the changes to the sales file and the Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 (Abstract) Compared to the 2022 Certificate of Taxes Levied Report (CTL) shows little correlation between the changes to sold parcels and the Abstract; however, the sample is too small to reliably represent the population. Additionally, the assessment actions were applied to very narrow property types, it is unclear with only nine sales what data the county assessor used to make these adjustments. The Division will work with the county assessor to better understand how valuation changes are made.

Equalization and Quality of Assessment

The review of assessment practices, indicates that improvements to the commercial valuation processes are needed, sales qualification determinations should be made more transparently, the inspection and review cycle needs to be brought current, and quality control processes should be implemented to ensure valuation changes are consistently applied in the CAMA system. However, the sales analysis and review of all available data supports that commercial properties are equitably assessed.

2023 Commercial Correlation for Webster County

The quality of assessment of commercial property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	3	101.15	133.83	77.35	75.02	173.02
3	1	95.50	95.50	95.50	00.00	100.00
5	5	93.49	89.87	80.18	18.19	112.09
<u>ALL</u>	9	94.76	105.15	79.96	37.65	131.50

Level of Value

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

2023 Agricultural Correlation for Webster County

Assessment Actions

For the 2023 assessment year, the irrigated land and dryland increased 20% while grassland decreased 4%. Pick-up work and maintenance were completed.

Assessment Practice Review

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

Qualification and verification practices were reviewed to ensure that all arm's-length sales were made available for measurement purposes. The sales usability rate is slightly below the statewide average. Additional analyses were completed to test for any bias in qualification determinations and no apparent bias was detected. However, several coding and data entry errors were found and needed to be addressed.

Review of agricultural improvements supports that they are valued using the same processes that are used for rural residential properties with cost and depreciation tables dated 2019 and 2023 respectively. Review of the six-year inspection and review process indicates that a portion of the agricultural improvements are not in compliance with the six-year inspection and review cycle, with review dates spanning from 2015 to 2020; This will be discussed with the county assessor to ensure the review cycle is brought into compliance.

There is one market area in Webster County. Land use was reviewed in 2022. Currently, there are 26 special value applications on file, however, no agricultural influences are present in the market.

Intensive use has been identified and includes greenhouses and feed yards. Twenty-two percent of the government program acres in Webster County have been identified.

Description of Analysis

The overall statistical sales sample shows 77 sales, with two of the three measures of central tendency within the acceptable range. The COD is within the IAAO approved range as well.

A review of the 80% Majority Land Use (MLU) statistical profile shows that all subclasses have medians within the acceptable range and CODs that support the use of the median as an indicator of the level of value.

The reported assessment actions are reflected in the 2023 County Abstract of Assessment for Real Property, Form 45, Compared with the 2022 Certificate of Taxes Levied Report (CTL).

2023 Agricultural Correlation for Webster County

Equalization and Quality of Assessment

Agricultural improvements are assessed using the same process as rural residential properties, and although the inspection and review cycle has fallen out of compliance, adjustments to rural properties have been made to bring them to an acceptable level of value.

The quality of assessment of agricultural land in Webster County meets generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	11	71.18	75.18	72.65	10.69	103.48
1	11	71.18	75.18	72.65	10.69	103.48
<u>Dry</u>						
County	12	70.96	68.16	65.90	15.91	103.43
1	12	70.96	68.16	65.90	15.91	103.43
<u>Grass</u>						
County	19	72.34	78.52	73.99	18.21	106.12
1	19	72.34	78.52	73.99	18.21	106.12
<u>ALL</u>						
	77	73.76	76.86	74.54	18.11	103.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Webster County is 74%.

2023 Opinions of the Property Tax Administrator for Webster 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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	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, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Webster County

Residential Real Property - Current

Number of Sales	135	Median	96.46
Total Sales Price	\$11,371,975	Mean	115.03
Total Adj. Sales Price	\$11,371,975	Wgt. Mean	98.81
Total Assessed Value	\$11,236,940	Average Assessed Value of the Base	\$73,451
Avg. Adj. Sales Price	\$84,237	Avg. Assessed Value	\$83,237

Confidence Interval - Current

95% Median C.I	88.94 to 109.06
95% Wgt. Mean C.I	92.33 to 105.29
95% Mean C.I	104.49 to 125.57
% of Value of the Class of all Real Property Value in the County	11.59
% of Records Sold in the Study Period	7.74
% of Value Sold in the Study Period	8.77

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	150	100	97.76
2021	109	100	99.72
2020	92	98	97.80
2019	99	95	94.71

2023 Commission Summary for Webster County

Commercial Real Property - Current

Number of Sales	9	Median	94.76
Total Sales Price	\$799,277	Mean	105.15
Total Adj. Sales Price	\$799,277	Wgt. Mean	79.96
Total Assessed Value	\$639,100	Average Assessed Value of the Base	\$151,577
Avg. Adj. Sales Price	\$88,809	Avg. Assessed Value	\$71,011

Confidence Interval - Current

95% Median C.I	58.83 to 125.70
95% Wgt. Mean C.I	56.43 to 103.48
95% Mean C.I	55.26 to 155.04
% of Value of the Class of all Real Property Value in the County	4.54
% of Records Sold in the Study Period	2.72
% of Value Sold in the Study Period	1.27

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	16	100	92.53
2021	16	100	97.43
2020	18	100	96.05
2019	15	100	94.40

91 Webster
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 135
 Total Sales Price : 11,371,975
 Total Adj. Sales Price : 11,371,975
 Total Assessed Value : 11,236,940
 Avg. Adj. Sales Price : 84,237
 Avg. Assessed Value : 83,237

MEDIAN : 96
 WGT. MEAN : 99
 MEAN : 115
 COD : 43.48
 PRD : 116.42

COV : 54.31
 STD : 62.47
 Avg. Abs. Dev : 41.94
 MAX Sales Ratio : 358.43
 MIN Sales Ratio : 27.70

95% Median C.I. : 88.94 to 109.06
 95% Wgt. Mean C.I. : 92.33 to 105.29
 95% Mean C.I. : 104.49 to 125.57

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	12	117.01	149.41	126.54	53.27	118.07	55.34	324.30	84.18 to 231.82	42,494	53,771
01-JAN-21 To 31-MAR-21	11	106.05	126.43	128.53	45.17	98.37	57.00	275.14	62.31 to 191.66	65,773	84,536
01-APR-21 To 30-JUN-21	26	94.23	104.53	99.89	33.85	104.65	37.20	218.21	76.46 to 119.44	88,454	88,361
01-JUL-21 To 30-SEP-21	23	98.72	102.11	100.89	27.80	101.21	43.75	175.04	81.42 to 112.89	111,317	112,305
01-OCT-21 To 31-DEC-21	25	104.82	131.54	105.20	50.14	125.04	29.23	303.20	87.35 to 162.55	65,864	69,287
01-JAN-22 To 31-MAR-22	10	106.48	124.12	88.72	45.98	139.90	38.95	358.43	60.04 to 153.73	85,450	75,811
01-APR-22 To 30-JUN-22	10	85.15	91.10	95.36	23.59	95.53	50.55	124.58	62.19 to 119.51	69,850	66,610
01-JUL-22 To 30-SEP-22	18	80.04	102.11	78.17	52.84	130.63	27.70	278.13	68.98 to 104.19	115,492	90,278
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	72	98.90	114.58	105.94	39.14	108.16	37.20	324.30	89.69 to 112.22	84,632	89,660
01-OCT-21 To 30-SEP-22	63	92.08	115.53	90.58	49.21	127.54	27.70	358.43	84.38 to 114.29	83,785	75,895
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	85	98.83	114.65	104.32	39.67	109.90	29.23	303.20	88.94 to 112.89	85,061	88,735
<u>ALL</u>	135	96.46	115.03	98.81	43.48	116.42	27.70	358.43	88.94 to 109.06	84,237	83,237

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	11	95.95	107.67	111.05	18.91	96.96	80.05	165.30	88.94 to 145.73	59,518	66,097
2	33	98.72	107.04	97.05	26.02	110.29	38.95	275.14	87.35 to 112.22	122,024	118,425
3	13	96.46	107.75	88.46	42.74	121.81	27.70	218.21	59.93 to 133.63	25,206	22,298
5	69	96.37	121.75	103.62	54.82	117.50	29.23	358.43	80.92 to 119.26	64,114	66,435
6	9	102.46	112.31	89.12	46.14	126.02	37.82	278.13	44.51 to 166.87	215,433	191,996
<u>ALL</u>	135	96.46	115.03	98.81	43.48	116.42	27.70	358.43	88.94 to 109.06	84,237	83,237

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	135	96.46	115.03	98.81	43.48	116.42	27.70	358.43	88.94 to 109.06	84,237	83,237
06											
07											
<u>ALL</u>	135	96.46	115.03	98.81	43.48	116.42	27.70	358.43	88.94 to 109.06	84,237	83,237

**91 Webster
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 135
 Total Sales Price : 11,371,975
 Total Adj. Sales Price : 11,371,975
 Total Assessed Value : 11,236,940
 Avg. Adj. Sales Price : 84,237
 Avg. Assessed Value : 83,237

MEDIAN : 96
 WGT. MEAN : 99
 MEAN : 115
 COD : 43.48
 PRD : 116.42

COV : 54.31
 STD : 62.47
 Avg. Abs. Dev : 41.94
 MAX Sales Ratio : 358.43
 MIN Sales Ratio : 27.70

95% Median C.I. : 88.94 to 109.06
 95% Wgt. Mean C.I. : 92.33 to 105.29
 95% Mean C.I. : 104.49 to 125.57

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	2	100.69	100.69	96.16	21.21	104.71	79.33	122.05	N/A	3,713	3,570
Less Than 15,000	18	97.33	144.89	133.25	78.03	108.74	43.75	358.43	70.81 to 218.21	8,879	11,831
Less Than 30,000	36	119.78	143.86	137.79	64.51	104.41	27.70	358.43	79.33 to 174.63	15,478	21,327
Ranges Excl. Low \$											
Greater Than 4,999	133	96.46	115.24	98.81	43.80	116.63	27.70	358.43	88.94 to 109.06	85,448	84,435
Greater Than 14,999	117	96.37	110.43	98.32	38.09	112.32	27.70	324.30	88.69 to 109.06	95,830	94,222
Greater Than 29,999	99	94.54	104.54	96.80	30.26	108.00	37.82	278.13	87.84 to 104.19	109,240	105,749
Incremental Ranges											
0 TO 4,999	2	100.69	100.69	96.16	21.21	104.71	79.33	122.05	N/A	3,713	3,570
5,000 TO 14,999	16	97.33	150.41	135.05	85.05	111.37	43.75	358.43	56.65 to 265.87	9,525	12,864
15,000 TO 29,999	18	143.68	142.82	139.61	51.96	102.30	27.70	324.30	58.55 to 203.32	22,078	30,823
30,000 TO 59,999	27	104.19	114.73	112.74	36.72	101.77	38.95	278.13	85.61 to 125.37	46,500	52,423
60,000 TO 99,999	35	112.22	115.64	115.46	28.43	100.16	57.00	191.66	88.36 to 129.48	76,253	88,043
100,000 TO 149,999	14	84.65	86.96	87.04	12.52	99.91	69.04	117.31	74.62 to 95.95	126,207	109,847
150,000 TO 249,999	16	89.91	88.41	87.68	17.23	100.83	44.51	121.27	76.46 to 103.15	181,531	159,162
250,000 TO 499,999	7	82.62	81.85	85.07	18.87	96.21	37.82	112.89	37.82 to 112.89	317,000	269,685
500,000 TO 999,999											
1,000,000 +											
ALL	135	96.46	115.03	98.81	43.48	116.42	27.70	358.43	88.94 to 109.06	84,237	83,237

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	102	COV :	65.19	95% Median C.I. :	44.51 to 166.87
Total Sales Price :	1,938,900	Wgt. Mean :	89	STD :	73.22	95% Wgt. Mean C.I. :	61.00 to 117.24
Total Adj. Sales Price :	1,938,900	Mean :	112	Avg. Abs. Dev :	47.28	95% Mean C.I. :	56.03 to 168.59
Total Assessed Value :	1,727,960						
Avg. Adj. Sales Price :	215,433	COD :	46.14	MAX Sales Ratio :	278.13		
Avg. Assessed Value :	191,996	PRD :	126.02	MIN Sales Ratio :	37.82		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	2	92.76	92.76	90.43	17.57	102.58	76.46	109.06	N/A	175,000	158,258
07/01/2021 To 09/30/2021	3	102.46	99.32	101.78	09.85	97.58	82.62	112.89	N/A	341,667	347,752
10/01/2021 To 12/31/2021	1	166.87	166.87	166.87		100.00	166.87	166.87	N/A	36,900	61,575
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	3	44.51	120.15	58.18	179.96	206.51	37.82	278.13	N/A	175,667	102,205
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	5	102.46	96.70	98.89	12.27	97.79	76.46	112.89	N/A	275,000	271,954
10/01/2021 To 09/30/2022	4	105.69	131.83	65.29	85.79	201.91	37.82	278.13	N/A	140,975	92,048
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	6	105.76	108.39	100.67	20.05	107.67	76.46	166.87	76.46 to 166.87	235,317	236,891

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
6	9	102.46	112.31	89.12	46.14	126.02	37.82	278.13	44.51 to 166.87	215,433	191,996

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	102	COV :	65.19	95% Median C.I. :	44.51 to 166.87
Total Sales Price :	1,938,900	Wgt. Mean :	89	STD :	73.22	95% Wgt. Mean C.I. :	61.00 to 117.24
Total Adj. Sales Price :	1,938,900	Mean :	112	Avg. Abs. Dev :	47.28	95% Mean C.I. :	56.03 to 168.59
Total Assessed Value :	1,727,960						
Avg. Adj. Sales Price :	215,433	COD :	46.14	MAX Sales Ratio :	278.13		
Avg. Assessed Value :	191,996	PRD :	126.02	MIN Sales Ratio :	37.82		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	9	102.46	112.31	89.12	46.14	126.02	37.82	278.13	44.51 to 166.87	215,433	191,996
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	9	102.46	112.31	89.12	46.14	126.02	37.82	278.13	44.51 to 166.87	215,433	191,996
Greater Than 15,000	9	102.46	112.31	89.12	46.14	126.02	37.82	278.13	44.51 to 166.87	215,433	191,996
Greater Than 30,000	9	102.46	112.31	89.12	46.14	126.02	37.82	278.13	44.51 to 166.87	215,433	191,996
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	222.50	222.50	223.32	25.00	99.63	166.87	278.13	N/A	37,450	83,633
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	3	76.46	76.68	71.80	28.15	106.80	44.51	109.06	N/A	196,333	140,965
250,000 TO 499,999	4	92.54	83.95	89.24	25.64	94.07	37.82	112.89	N/A	318,750	284,450
500,000 TO 999,999											
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	6	Total	Increase	0%

What IF

91 Webster
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 9
Total Sales Price : 799,277
Total Adj. Sales Price : 799,277
Total Assessed Value : 639,100
Avg. Adj. Sales Price : 88,809
Avg. Assessed Value : 71,011

MEDIAN : 95
WGT. MEAN : 80
MEAN : 105
COD : 37.65
PRD : 131.50

COV : 61.73
STD : 64.91
Avg. Abs. Dev : 35.68
MAX Sales Ratio : 264.00
MIN Sales Ratio : 36.35

95% Median C.I. : 58.83 to 125.70
95% Wgt. Mean C.I. : 56.43 to 103.48
95% Mean C.I. : 55.26 to 155.04

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	1	94.76	94.76	94.76	00.00	100.00	94.76	94.76	N/A	45,000	42,640
01-JUL-21 To 30-SEP-21	3	76.57	133.13	63.75	89.32	208.83	58.83	264.00	N/A	74,833	47,708
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	3	95.50	104.90	96.50	11.25	108.70	93.49	125.70	N/A	80,667	77,842
01-JUL-22 To 30-SEP-22	2	68.75	68.75	76.38	47.13	90.01	36.35	101.15	N/A	143,889	109,905
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20											
01-OCT-20 To 30-SEP-21	4	85.67	123.54	68.93	65.18	179.23	58.83	264.00	N/A	67,375	46,441
01-OCT-21 To 30-SEP-22	5	95.50	90.44	85.57	20.31	105.69	36.35	125.70	N/A	105,955	90,667
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20											
01-JAN-21 To 31-DEC-21	4	85.67	123.54	68.93	65.18	179.23	58.83	264.00	N/A	67,375	46,441
<u>ALL</u>	9	94.76	105.15	79.96	37.65	131.50	36.35	264.00	58.83 to 125.70	88,809	71,011

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
2	3	101.15	133.83	77.35	75.02	173.02	36.35	264.00	N/A	96,426	74,590
3	1	95.50	95.50	95.50	00.00	100.00	95.50	95.50	N/A	42,000	40,110
5	5	93.49	89.87	80.18	18.19	112.09	58.83	125.70	N/A	93,600	75,044
<u>ALL</u>	9	94.76	105.15	79.96	37.65	131.50	36.35	264.00	58.83 to 125.70	88,809	71,011

**91 Webster
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 9
 Total Sales Price : 799,277
 Total Adj. Sales Price : 799,277
 Total Assessed Value : 639,100
 Avg. Adj. Sales Price : 88,809
 Avg. Assessed Value : 71,011

MEDIAN : 95
 WGT. MEAN : 80
 MEAN : 105
 COD : 37.65
 PRD : 131.50

COV : 61.73
 STD : 64.91
 Avg. Abs. Dev : 35.68
 MAX Sales Ratio : 264.00
 MIN Sales Ratio : 36.35

95% Median C.I. : 58.83 to 125.70
 95% Wgt. Mean C.I. : 56.43 to 103.48
 95% Mean C.I. : 55.26 to 155.04

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	9	94.76	105.15	79.96	37.65	131.50	36.35	264.00	58.83 to 125.70	88,809	71,011
04											
<u>ALL</u>	9	94.76	105.15	79.96	37.65	131.50	36.35	264.00	58.83 to 125.70	88,809	71,011

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	264.00	264.00	264.00	00.00	100.00	264.00	264.00	N/A	1,500	3,960
Less Than 15,000	1	264.00	264.00	264.00	00.00	100.00	264.00	264.00	N/A	1,500	3,960
Less Than 30,000	2	194.85	194.85	135.35	35.49	143.96	125.70	264.00	N/A	10,750	14,550
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	94.13	85.29	79.61	20.16	107.13	36.35	125.70	36.35 to 125.70	99,722	79,393
Greater Than 14,999	8	94.13	85.29	79.61	20.16	107.13	36.35	125.70	36.35 to 125.70	99,722	79,393
Greater Than 29,999	7	93.49	79.52	78.43	18.28	101.39	36.35	101.15	36.35 to 101.15	111,111	87,143
<u>Incremental Ranges</u>											
0 TO 4,999	1	264.00	264.00	264.00	00.00	100.00	264.00	264.00	N/A	1,500	3,960
5,000 TO 14,999											
15,000 TO 29,999	1	125.70	125.70	125.70	00.00	100.00	125.70	125.70	N/A	20,000	25,140
30,000 TO 59,999	3	94.76	88.94	88.79	06.66	100.17	76.57	95.50	N/A	44,000	39,068
60,000 TO 99,999											
100,000 TO 149,999	1	36.35	36.35	36.35	00.00	100.00	36.35	36.35	N/A	110,000	39,980
150,000 TO 249,999	3	93.49	84.49	84.52	15.09	99.96	58.83	101.15	N/A	178,592	150,938
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	9	94.76	105.15	79.96	37.65	131.50	36.35	264.00	58.83 to 125.70	88,809	71,011

91 Webster
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 9
Total Sales Price : 799,277
Total Adj. Sales Price : 799,277
Total Assessed Value : 639,100
Avg. Adj. Sales Price : 88,809
Avg. Assessed Value : 71,011

MEDIAN : 95
WGT. MEAN : 80
MEAN : 105
COD : 37.65
PRD : 131.50

COV : 61.73
STD : 64.91
Avg. Abs. Dev : 35.68
MAX Sales Ratio : 264.00
MIN Sales Ratio : 36.35

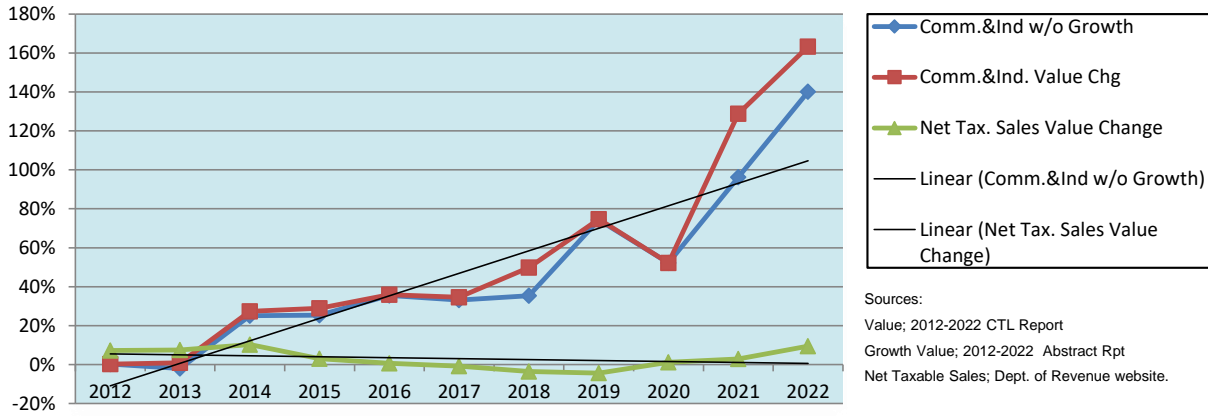
95% Median C.I. : 58.83 to 125.70
95% Wgt. Mean C.I. : 56.43 to 103.48
95% Mean C.I. : 55.26 to 155.04

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	161.42	161.42	60.54	63.55	266.63	58.83	264.00	N/A	89,750	54,335
350	1	95.50	95.50	95.50	00.00	100.00	95.50	95.50	N/A	42,000	40,110
353	1	93.49	93.49	93.49	00.00	100.00	93.49	93.49	N/A	180,000	168,275
391	1	94.76	94.76	94.76	00.00	100.00	94.76	94.76	N/A	45,000	42,640
471	2	101.14	101.14	91.68	24.29	110.32	76.57	125.70	N/A	32,500	29,798
493	2	68.75	68.75	76.38	47.13	90.01	36.35	101.15	N/A	143,889	109,905
<u>ALL</u>	9	94.76	105.15	79.96	37.65	131.50	36.35	264.00	58.83 to 125.70	88,809	71,011

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 16,469,725	\$ 50,705	0.31%	\$ 16,419,020		\$ 19,057,286	
2012	\$ 16,506,605	\$ -	0.00%	\$ 16,506,605	0.22%	\$ 20,440,450	7.26%
2013	\$ 16,619,835	\$ 483,515	2.91%	\$ 16,136,320	-2.24%	\$ 20,482,253	0.20%
2014	\$ 20,966,260	\$ 357,495	1.71%	\$ 20,608,765	24.00%	\$ 21,015,149	2.60%
2015	\$ 21,222,840	\$ 578,335	2.73%	\$ 20,644,505	-1.53%	\$ 19,621,680	-6.63%
2016	\$ 22,373,935	\$ 54,965	0.25%	\$ 22,318,970	5.16%	\$ 19,183,151	-2.23%
2017	\$ 22,165,480	\$ 242,490	1.09%	\$ 21,922,990	-2.02%	\$ 18,905,011	-1.45%
2018	\$ 24,673,725	\$ 2,382,940	9.66%	\$ 22,290,785	0.57%	\$ 18,373,529	-2.81%
2019	\$ 28,775,400	\$ 67,020	0.23%	\$ 28,708,380	16.35%	\$ 18,218,792	-0.84%
2020	\$ 25,069,760	\$ -	0.00%	\$ 25,069,760	-12.88%	\$ 19,268,343	5.76%
2021	\$ 37,699,740	\$ 5,371,735	14.25%	\$ 32,328,005	28.95%	\$ 19,613,709	1.79%
2022	\$ 43,360,645	\$ 3,816,070	8.80%	\$ 39,544,575	4.89%	\$ 20,856,270	6.34%
Ann %chg	10.14%			Average	5.59%	0.20%	0.91%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.22%	0.22%	7.26%
2013	-2.02%	0.91%	7.48%
2014	25.13%	27.30%	10.27%
2015	25.35%	28.86%	2.96%
2016	35.52%	35.85%	0.66%
2017	33.11%	34.58%	-0.80%
2018	35.34%	49.81%	-3.59%
2019	74.31%	74.72%	-4.40%
2020	52.22%	52.22%	1.11%
2021	96.29%	128.90%	2.92%
2022	140.10%	163.27%	9.44%

County Number	91
County Name	Webster

91 Webster
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 77
Total Sales Price : 58,153,478
Total Adj. Sales Price : 58,153,478
Total Assessed Value : 43,346,790
Avg. Adj. Sales Price : 755,240
Avg. Assessed Value : 562,945

MEDIAN : 74
WGT. MEAN : 75
MEAN : 77
COD : 18.11
PRD : 103.11

COV : 23.59
STD : 18.13
Avg. Abs. Dev : 13.36
MAX Sales Ratio : 127.95
MIN Sales Ratio : 43.14

95% Median C.I. : 70.85 to 78.76
95% Wgt. Mean C.I. : 68.53 to 80.55
95% Mean C.I. : 72.81 to 80.91

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	3	83.47	83.45	82.09	03.74	101.66	78.76	88.11	N/A	285,667	234,510
01-APR-20 To 30-JUN-20	8	82.95	93.18	85.85	15.41	108.54	77.78	126.43	77.78 to 126.43	620,249	532,493
01-JUL-20 To 30-SEP-20	1	72.34	72.34	72.34	00.00	100.00	72.34	72.34	N/A	340,000	245,945
01-OCT-20 To 31-DEC-20	3	70.71	74.35	72.96	05.57	101.91	70.26	82.08	N/A	320,017	233,468
01-JAN-21 To 31-MAR-21	11	71.18	75.24	74.09	10.19	101.55	65.98	106.54	66.27 to 84.00	488,136	361,670
01-APR-21 To 30-JUN-21	8	87.41	85.67	85.16	10.34	100.60	61.56	114.51	61.56 to 114.51	533,550	454,366
01-JUL-21 To 30-SEP-21	2	58.62	58.62	58.80	04.08	99.69	56.23	61.01	N/A	623,500	366,648
01-OCT-21 To 31-DEC-21	12	74.27	75.16	68.57	14.53	109.61	54.93	101.04	65.20 to 87.51	1,278,947	876,980
01-JAN-22 To 31-MAR-22	19	72.21	79.46	81.33	22.70	97.70	50.13	127.95	62.69 to 99.09	952,744	774,820
01-APR-22 To 30-JUN-22	5	64.99	62.01	60.08	13.69	103.21	43.14	72.59	N/A	632,864	380,254
01-JUL-22 To 30-SEP-22	5	52.09	55.07	54.97	12.06	100.18	46.93	70.85	N/A	707,144	388,751
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	12	82.95	89.01	84.58	12.33	105.24	72.34	126.43	78.76 to 95.58	513,249	434,118
01-OCT-20 To 30-SEP-21	24	73.99	77.22	76.38	13.91	101.10	56.23	114.51	68.72 to 84.00	493,540	376,958
01-OCT-21 To 30-SEP-22	41	70.85	73.10	72.46	19.90	100.88	43.14	127.95	62.85 to 74.78	979,257	709,521
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	15	82.08	86.08	83.01	11.96	103.70	70.26	126.43	77.78 to 88.11	474,603	393,988
01-JAN-21 To 31-DEC-21	33	74.11	76.73	71.94	14.78	106.66	54.93	114.51	67.20 to 82.81	794,917	571,829
<u>ALL</u>	77	73.76	76.86	74.54	18.11	103.11	43.14	127.95	70.85 to 78.76	755,240	562,945

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	77	73.76	76.86	74.54	18.11	103.11	43.14	127.95	70.85 to 78.76	755,240	562,945
<u>ALL</u>	77	73.76	76.86	74.54	18.11	103.11	43.14	127.95	70.85 to 78.76	755,240	562,945

91 Webster
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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 95% Wgt. Mean C.I. : 68.53 to 80.55
 95% Mean C.I. : 72.81 to 80.91

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	7	70.26	63.82	64.76	12.72	98.55	49.00	74.80	49.00 to 74.80	498,824	323,056
1	7	70.26	63.82	64.76	12.72	98.55	49.00	74.80	49.00 to 74.80	498,824	323,056
<u> Grass </u>											
County	15	78.00	80.87	75.42	19.95	107.23	58.11	118.69	64.99 to 88.70	311,020	234,557
1	15	78.00	80.87	75.42	19.95	107.23	58.11	118.69	64.99 to 88.70	311,020	234,557
<u> ALL </u>	77	73.76	76.86	74.54	18.11	103.11	43.14	127.95	70.85 to 78.76	755,240	562,945

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
<u> Irrigated </u>											
County	11	71.18	75.18	72.65	10.69	103.48	62.38	106.11	65.59 to 82.81	1,935,352	1,406,057
1	11	71.18	75.18	72.65	10.69	103.48	62.38	106.11	65.59 to 82.81	1,935,352	1,406,057
<u> Dry </u>											
County	12	70.96	68.16	65.90	15.91	103.43	43.14	95.58	50.13 to 78.76	474,874	312,939
1	12	70.96	68.16	65.90	15.91	103.43	43.14	95.58	50.13 to 78.76	474,874	312,939
<u> Grass </u>											
County	19	72.34	78.52	73.99	18.21	106.12	58.11	118.69	64.99 to 87.50	347,242	256,910
1	19	72.34	78.52	73.99	18.21	106.12	58.11	118.69	64.99 to 87.50	347,242	256,910
<u> ALL </u>	77	73.76	76.86	74.54	18.11	103.11	43.14	127.95	70.85 to 78.76	755,240	562,945

Webster County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Webster	1	5,257	5,219	5,157	5,169	4,624	4,990	4,936	4,870	5,092
Adams	4	5,999	5,938	5,812	5,690	5,369	5,455	5,422	5,208	5,857
Franklin	2	4,378	4,346	4,060	4,122	1,250	3,598	3,664	3,601	4,193
Kearney	1	5,500	5,499	5,415	5,190	4,500	4,000	3,250	3,120	5,137
Clay	1	6,160	6,160	6,065	6,065	n/a	5,875	5,740	5,740	6,078
Nuckolls	1	5,200	5,200	4,645	4,645	n/a	4,290	4,075	4,075	4,827

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Webster	1	2,600	2,600	2,599	2,285	2,285	n/a	1,630	1,630	2,308
Adams	4	3,369	3,185	2,995	2,793	2,795	2,795	2,606	2,609	3,081
Franklin	2	2,600	2,500	2,300	2,280	1,970	1,960	1,615	1,615	2,311
Kearney	1	n/a	3,000	2,600	2,600	2,214	2,000	2,000	1,785	2,779
Clay	1	3,205	3,205	2,930	2,930	2,750	2,750	2,660	2,660	3,028
Nuckolls	1	2,325	2,325	2,260	2,045	2,045	2,045	1,990	1,990	2,195

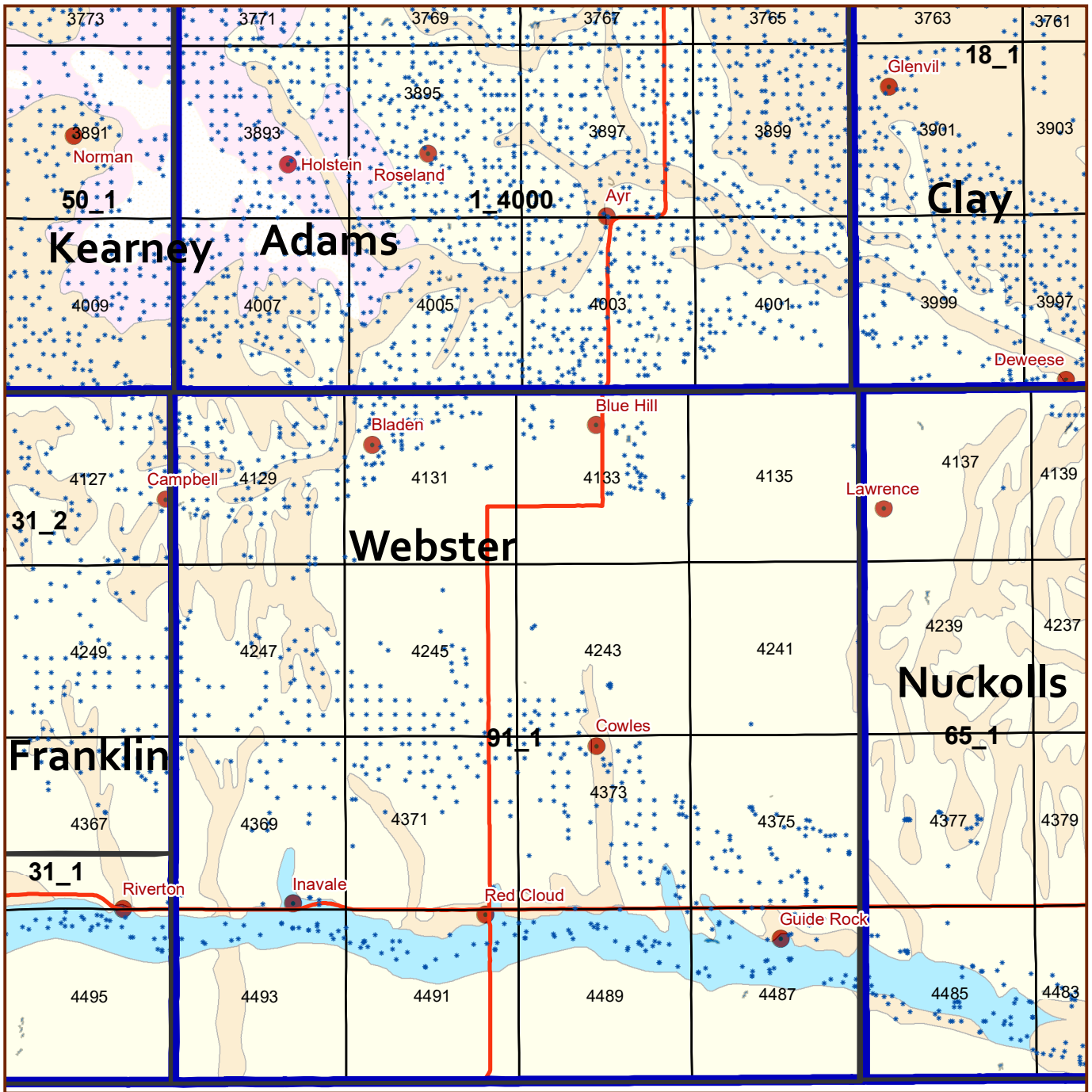
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Webster	1	1,400	1,400	1,400	1,400	1,400	1,400	1,000	1,000	1,376
Adams	4	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	1,329
Franklin	2	1,140	1,135	1,125	1,115	1,110	1,105	1,095	1,090	1,127
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Clay	1	1,315	1,315	1,315	1,315	n/a	n/a	n/a	1,225	1,308
Nuckolls	1	1,285	1,285	1,285	1,285	n/a	1,285	1,285	1,285	1,285

County	Mkt Area	CRP	TIMBER	WASTE
Webster	1	1,537	500	371
Adams	4	n/a	n/a	206
Franklin	2	1,124	550	150
Kearney	1	n/a	n/a	150
Clay	1	1,254	n/a	500
Nuckolls	1	1,285	120	120

Source: 2023 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.

WEBSTER COUNTY



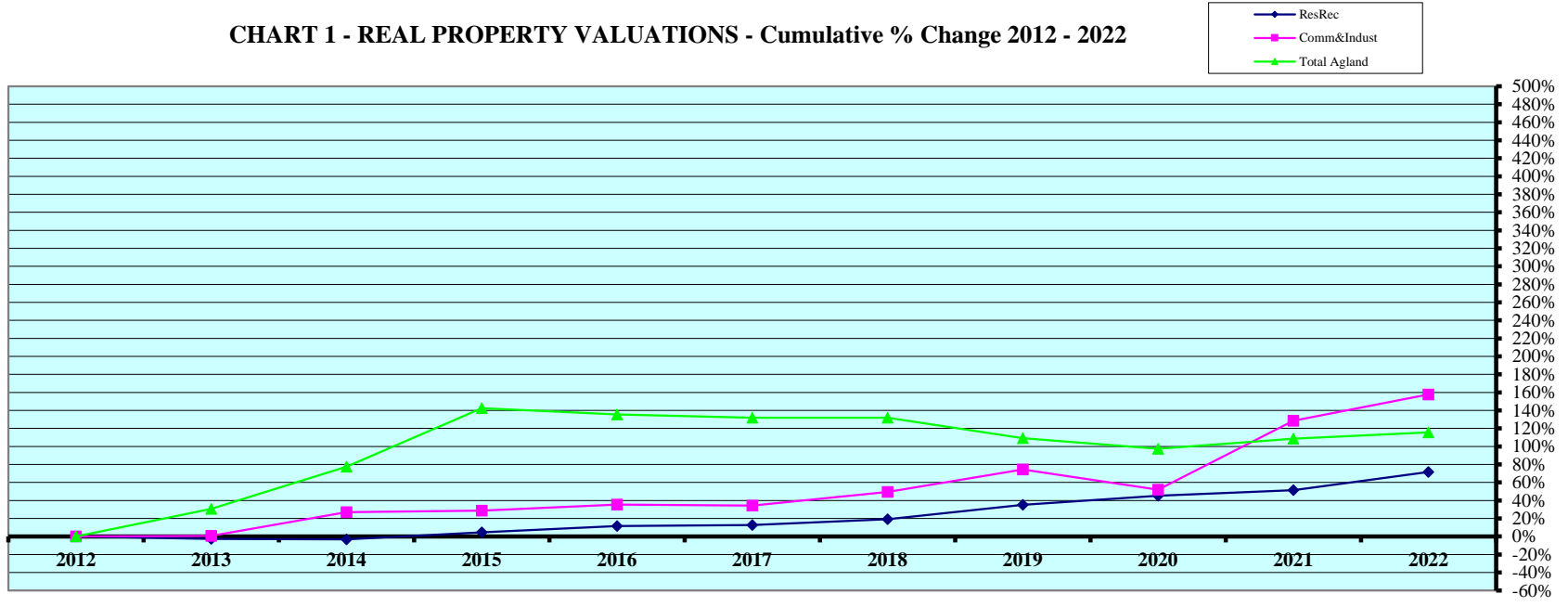
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	60,756,800	-	-	-	16,506,605	-	-	-	358,262,775	-	-	-
2013	59,189,855	-1,566,945	-2.58%	-2.58%	16,619,835	113,230	0.69%	0.69%	468,076,380	109,813,605	30.65%	30.65%
2014	58,814,090	-375,765	-0.63%	-3.20%	20,966,260	4,346,425	26.15%	27.02%	635,583,820	167,507,440	35.79%	77.41%
2015	63,624,170	4,810,080	8.18%	4.72%	21,222,840	256,580	1.22%	28.57%	868,685,760	233,101,940	36.68%	142.47%
2016	67,854,815	4,230,645	6.65%	11.68%	22,373,935	1,151,095	5.42%	35.55%	844,196,235	-24,489,525	-2.82%	135.64%
2017	68,507,020	652,205	0.96%	12.76%	22,165,480	-208,455	-0.93%	34.28%	830,938,050	-13,258,185	-1.57%	131.94%
2018	72,419,705	3,912,685	5.71%	19.20%	24,673,725	2,508,245	11.32%	49.48%	830,542,230	-395,820	-0.05%	131.82%
2019	82,123,740	9,704,035	13.40%	35.17%	28,775,400	4,101,675	16.62%	74.33%	748,909,910	-81,632,320	-9.83%	109.04%
2020	88,222,580	6,098,840	7.43%	45.21%	25,069,760	-3,705,640	-12.88%	51.88%	707,677,425	-41,232,485	-5.51%	97.53%
2021	91,935,225	3,712,645	4.21%	51.32%	37,699,740	12,629,980	50.38%	128.39%	747,560,035	39,882,610	5.64%	108.66%
2022	104,291,400	12,356,175	13.44%	71.65%	42,549,335	4,849,595	12.86%	157.77%	772,167,100	24,607,065	3.29%	115.53%

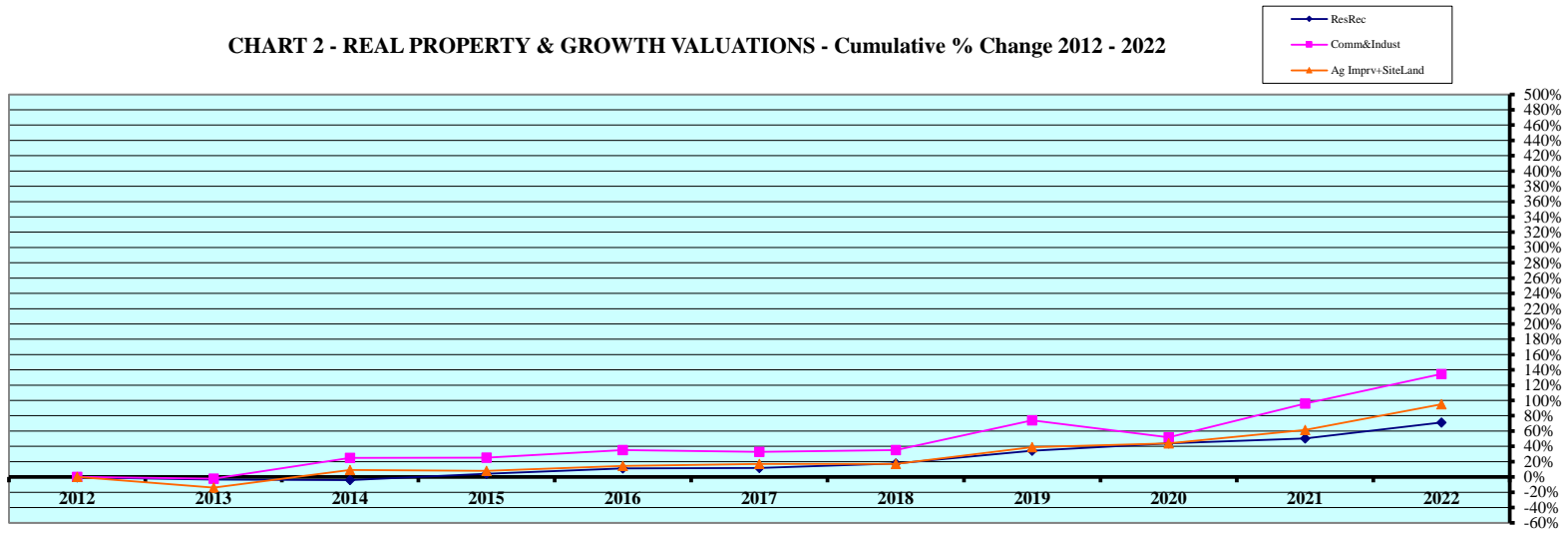
Rate Annual %chg: Residential & Recreational **5.55%** Commercial & Industrial **9.93%** Agricultural Land **7.98%**

Cnty# **91**
County **WEBSTER**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	60,756,800	248,405	0.41%	60,508,395	-	-0.41%	16,506,605	0	0.00%	16,506,605	-	0.00%
2013	59,189,855	445,990	0.75%	58,743,865	-3.31%	-3.31%	16,619,835	483,515	2.91%	16,136,320	-2.24%	-2.24%
2014	58,814,090	562,225	0.96%	58,251,865	-1.58%	-4.12%	20,966,260	357,495	1.71%	20,608,765	24.00%	24.85%
2015	63,624,170	364,405	0.57%	63,259,765	7.56%	4.12%	21,222,840	578,335	2.73%	20,644,505	-1.53%	25.07%
2016	67,854,815	362,310	0.53%	67,492,505	6.08%	11.09%	22,373,935	54,965	0.25%	22,318,970	5.16%	35.21%
2017	68,507,020	609,820	0.89%	67,897,200	0.06%	11.75%	22,165,480	242,490	1.09%	21,922,990	-2.02%	32.81%
2018	72,419,705	969,160	1.34%	71,450,545	4.30%	17.60%	24,673,725	2,382,940	9.66%	22,290,785	0.57%	35.04%
2019	82,123,740	469,755	0.57%	81,653,985	12.75%	34.39%	28,775,400	67,020	0.23%	28,708,380	16.35%	73.92%
2020	88,222,580	706,900	0.80%	87,515,680	6.57%	44.04%	25,069,760	0	0.00%	25,069,760	-12.88%	51.88%
2021	91,935,225	582,680	0.63%	91,352,545	3.55%	50.36%	37,699,740	5,371,735	14.25%	32,328,005	28.95%	95.85%
2022	104,291,400	273,045	0.26%	104,018,355	13.14%	71.20%	42,549,335	3,816,070	8.97%	38,733,265	2.74%	134.65%
Rate Ann%chg	5.55%					4.91%	9.93%					5.91%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	31,474,565	9,579,250	41,053,815	755,635	1.84%	40,298,180	-	-
2013	26,090,945	9,912,155	36,003,100	687,965	1.91%	35,315,135	-13.98%	-13.98%
2014	26,349,440	20,274,015	46,623,455	1,802,135	3.87%	44,821,320	24.49%	9.18%
2015	23,929,995	21,497,970	45,427,965	1,065,540	2.35%	44,362,425	-4.85%	8.06%
2016	28,178,225	19,283,125	47,461,350	483,835	1.02%	46,977,515	3.41%	14.43%
2017	28,164,115	20,107,490	48,271,605	212,875	0.44%	48,058,730	1.26%	17.06%
2018	29,121,940	20,297,670	49,419,610	1,331,150	2.69%	48,088,460	-0.38%	17.14%
2019	37,073,725	20,467,575	57,541,300	452,705	0.79%	57,088,595	15.52%	39.06%
2020	33,948,420	25,572,685	59,521,105	484,240	0.81%	59,036,865	2.60%	43.80%
2021	33,717,895	33,137,840	66,855,735	532,055	0.80%	66,323,680	11.43%	61.55%
2022	44,144,735	36,378,455	80,523,190	455,660	0.57%	80,067,530	19.76%	95.03%
Rate Ann%chg	3.44%	14.28%	6.97%	Ag Imprv+Site w/o growth			5.93%	

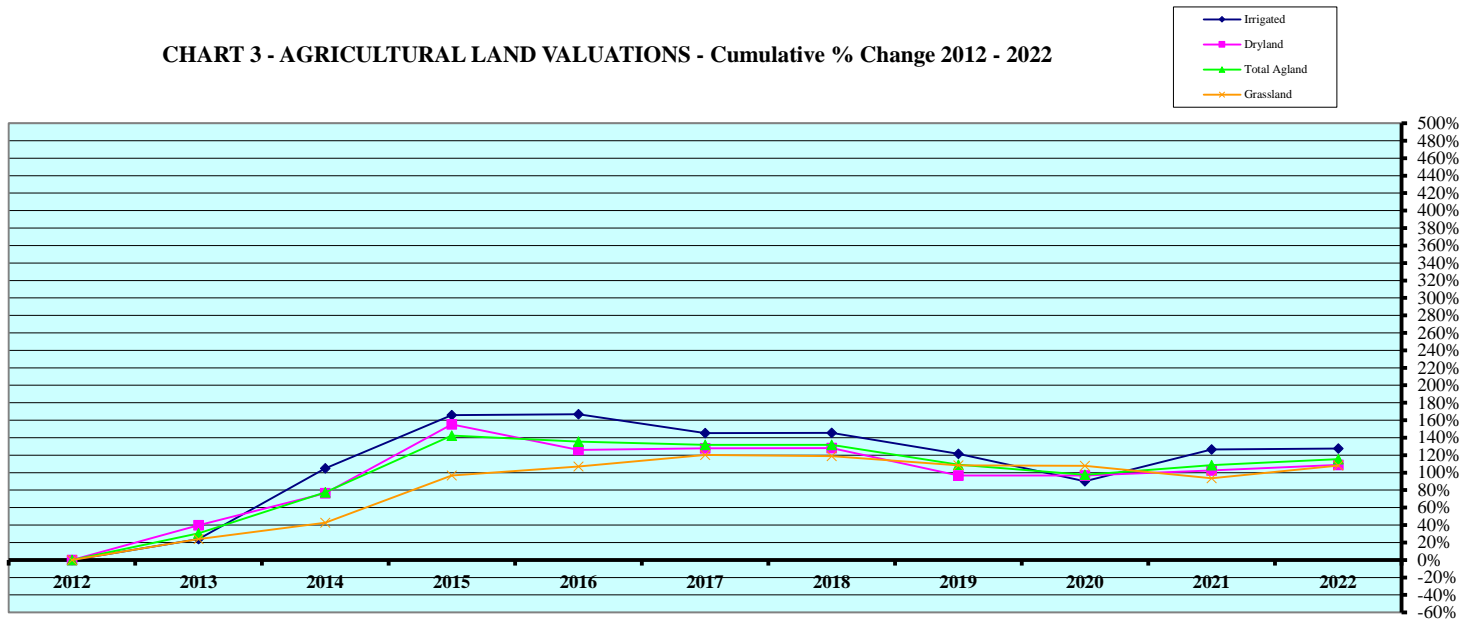
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2012 - 2022 CTL
Growth Value; 2012 - 2022 Abstract of Asmnt Rpt.
Prepared as of 12/29/2022

Cnty# 91
County WEBSTER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	130,010,935	-	-	-	125,932,345	-	-	-	101,800,640	-	-	-
2013	161,212,970	31,202,035	24.00%	24.00%	175,976,935	50,044,590	39.74%	39.74%	126,129,930	24,329,290	23.90%	23.90%
2014	266,472,100	105,259,130	65.29%	104.96%	222,280,365	46,303,430	26.31%	76.51%	145,351,640	19,221,710	15.24%	42.78%
2015	345,490,645	79,018,545	29.65%	165.74%	321,445,405	99,165,040	44.61%	155.25%	200,188,760	54,837,120	37.73%	96.65%
2016	346,950,520	1,459,875	0.42%	166.86%	284,753,885	-36,691,520	-11.41%	126.12%	210,853,660	10,664,900	5.33%	107.12%
2017	318,787,900	-28,162,620	-8.12%	145.20%	286,981,175	2,227,290	0.78%	127.89%	224,217,635	13,363,975	6.34%	120.25%
2018	319,103,945	316,045	0.10%	145.44%	287,414,620	433,445	0.15%	128.23%	222,818,055	-1,399,580	-0.62%	118.88%
2019	288,073,250	-31,030,695	-9.72%	121.58%	247,664,805	-39,749,815	-13.83%	96.66%	212,119,565	-10,698,490	-4.80%	108.37%
2020	247,223,935	-40,849,315	-14.18%	90.16%	247,740,220	75,415	0.03%	96.72%	211,614,985	-504,580	-0.24%	107.87%
2021	294,402,290	47,178,355	19.08%	126.44%	254,950,870	7,210,650	2.91%	102.45%	196,991,635	-14,623,350	-6.91%	93.51%
2022	296,001,835	1,599,545	0.54%	127.67%	263,042,530	8,091,660	3.17%	108.88%	211,758,510	14,766,875	7.50%	108.01%

Rate Ann.%chg: Irrigated **8.58%** Dryland **7.64%** Grassland **7.60%**

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
2012	516,665	-	-	-	2,190	-	-	-	358,262,775	-	-	-
2013	4,723,490	4,206,825	814.23%	814.23%	33,055	30,865	1409.36%	1409.36%	468,076,380	109,813,605	30.65%	30.65%
2014	1,477,385	-3,246,105	-68.72%	185.95%	2,330	-30,725	-92.95%	6.39%	635,583,820	167,507,440	35.79%	77.41%
2015	1,550,660	73,275	4.96%	200.13%	10,290	7,960	341.63%	369.86%	868,685,760	233,101,940	36.68%	142.47%
2016	1,633,645	82,985	5.35%	216.19%	4,525	-5,765	-56.03%	106.62%	844,196,235	-24,489,525	-2.82%	135.64%
2017	949,010	-684,635	-41.91%	83.68%	2,330	-2,195	-48.51%	6.39%	830,938,050	-13,258,185	-1.57%	131.94%
2018	1,205,550	256,540	27.03%	133.33%	60	-2,270	-97.42%	-97.26%	830,542,230	-395,820	-0.05%	131.82%
2019	1,052,290	-153,260	-12.71%	103.67%	0	-60	-100.00%	-100.00%	748,909,910	-81,632,320	-9.83%	109.04%
2020	1,098,285	45,995	4.37%	112.57%	0	0	-	-	707,677,425	-41,232,485	-5.51%	97.53%
2021	1,215,240	116,955	10.65%	135.21%	0	0	-	-	747,560,035	39,882,610	5.64%	108.66%
2022	1,364,225	148,985	12.26%	164.04%	0	0	-	-	772,167,100	24,607,065	3.29%	115.53%

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Rate Ann.%chg: Total Agric Land **7.98%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	132,011,615	65,900	2,003			125,334,465	113,589	1,103			99,978,925	162,566	615		
2013	163,703,435	66,726	2,453	22.47%	22.47%	176,151,535	114,012	1,545	40.02%	40.02%	123,467,100	161,394	765	24.39%	24.39%
2014	270,189,790	67,464	4,005	63.24%	99.93%	222,731,480	114,392	1,947	26.02%	76.46%	141,106,630	160,348	880	15.03%	43.09%
2015	350,771,865	67,933	5,164	28.93%	157.76%	321,240,795	114,685	2,801	43.86%	153.86%	195,919,840	159,284	1,230	39.77%	100.00%
2016	352,734,595	68,316	5,163	0.00%	157.75%	284,997,360	115,133	2,475	-11.63%	124.34%	205,828,005	157,722	1,305	6.10%	112.19%
2017	315,738,525	67,940	4,647	-9.99%	131.99%	286,259,320	115,754	2,473	-0.10%	124.13%	225,340,050	159,074	1,417	8.55%	130.34%
2018	319,038,150	68,859	4,633	-0.30%	131.29%	287,349,295	116,279	2,471	-0.07%	123.96%	222,677,610	158,738	1,403	-0.97%	128.10%
2019	288,967,875	68,817	4,199	-9.37%	109.61%	247,535,380	115,996	2,134	-13.65%	93.40%	211,992,080	158,422	1,338	-4.61%	117.58%
2020	247,226,825	68,703	3,598	-14.30%	79.63%	247,743,505	115,906	2,137	0.16%	93.71%	211,734,240	158,547	1,335	-0.20%	117.15%
2021	295,795,080	68,686	4,307	19.68%	114.98%	255,393,560	116,200	2,198	2.83%	99.19%	196,847,090	158,157	1,245	-6.80%	102.38%
2022	295,834,685	68,823	4,298	-0.19%	114.58%	263,094,070	117,333	2,242	2.02%	103.22%	211,878,975	158,196	1,339	7.61%	117.78%

Rate Annual %chg Average Value/Acre: 7.93%

7.35%

8.09%

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
2012	517,865	8,192	63			300	95	3			357,843,170	350,342	1,021		
2013	4,709,400	8,158	577	813.08%	813.08%	2,900	95	31	866.67%	866.67%	468,034,370	350,385	1,336	30.78%	30.78%
2014	1,472,250	8,199	180	-68.89%	184.04%	3,825	248	15	-49.53%	387.90%	635,503,975	350,651	1,812	35.68%	77.44%
2015	1,455,910	8,108	180	0.00%	184.03%	5,570	257	22	40.58%	585.89%	869,393,980	350,267	2,482	36.95%	143.01%
2016	1,621,335	9,038	179	-0.09%	183.77%	8,645	477	18	-16.39%	473.47%	845,189,940	350,686	2,410	-2.90%	135.96%
2017	1,147,645	6,406	179	-0.14%	183.37%	301,070	1,205	250	1279.33%	7810.10%	828,786,610	350,379	2,365	-1.85%	131.58%
2018	830,860	4,643	179	-0.11%	183.06%	434,270	1,708	254	1.76%	7949.62%	830,330,185	350,227	2,371	0.23%	132.11%
2019	1,081,690	6,010	180	0.58%	184.71%	0	618	0	-100.00%	-100.00%	749,577,025	349,863	2,142	-9.63%	109.76%
2020	1,096,600	6,093	180	0.00%	184.71%	0	591	0	#DIV/0!	-100.00%	707,801,170	349,841	2,023	-5.57%	98.08%
2021	1,220,670	6,103	200	11.12%	216.36%	0	591	0	#DIV/0!	-100.00%	749,256,400	349,737	2,142	5.89%	109.74%
2022	1,383,750	4,941	280	40.03%	343.00%	0	631	0	#DIV/0!	-100.00%	772,191,480	349,923	2,207	3.01%	116.05%

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Rate Annual %chg Average Value/Acre: 8.01%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,395	WEBSTER	40,764,233	28,650,506	20,091,982	101,684,150	37,637,340	4,911,995	2,607,250	772,167,100	44,144,735	36,378,455	0	1,089,037,746
cnty sectorvalue % of total value:		3.74%	2.63%	1.84%	9.34%	3.46%	0.45%	0.24%	70.90%	4.05%	3.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
237	BLADEN	748,643	89,422	8,634	4,910,500	3,516,180	0	0	114,025	0	131,200	0	9,518,604
6.98%	%sector of county sector	1.84%	0.31%	0.04%	4.83%	9.34%			0.01%		0.36%		0.87%
	%sector of municipality	7.87%	0.94%	0.09%	51.59%	36.94%			1.20%		1.38%		100.00%
941	BLUE HILL	1,053,095	839,723	543,775	32,998,890	4,501,945	0	0	0	0	0	0	39,937,428
27.72%	%sector of county sector	2.58%	2.93%	2.71%	32.45%	11.96%							3.67%
	%sector of municipality	2.64%	2.10%	1.36%	82.63%	11.27%							100.00%
30	COWLES	2,070,947	86,230	445,908	308,945	658,290	0	0	411,795	0	87,690	0	4,069,805
0.88%	%sector of county sector	5.08%	0.30%	2.22%	0.30%	1.75%			0.05%		0.24%		0.37%
	%sector of municipality	50.89%	2.12%	10.96%	7.59%	16.17%			10.12%		2.15%		100.00%
225	GUIDE ROCK	637,808	473,990	443,999	3,288,140	989,925	0	0	139,225	0	0	0	5,973,087
6.63%	%sector of county sector	1.56%	1.65%	2.21%	3.23%	2.63%			0.02%				0.55%
	%sector of municipality	10.68%	7.94%	7.43%	55.05%	16.57%			2.33%				100.00%
1,020	RED CLOUD	982,148	2,382,152	1,109,225	26,404,210	10,539,715	0	0	140,415	0	41,170	0	41,599,035
30.04%	%sector of county sector	2.41%	8.31%	5.52%	25.97%	28.00%			0.02%		0.11%		3.82%
	%sector of municipality	2.36%	5.73%	2.67%	63.47%	25.34%			0.34%		0.10%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
2,454	Total Municipalities	5,492,642	3,871,517	2,551,541	67,910,688	20,206,057	0	0	805,460	0	260,060	0	101,097,964
72.27%	%all municip.sectors of cnty	13.47%	13.51%	12.70%	66.79%	53.69%			0.10%		0.71%		9.28%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,689	Value : 1,105,481,355	Growth 2,551,150	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	154	611,740	69	3,035,240	109	3,134,870	332	6,781,850	
02. Res Improve Land	1,150	3,571,140	69	1,851,075	146	3,083,870	1,365	8,506,085	
03. Res Improvements	1,165	81,810,250	82	10,944,665	152	17,217,320	1,399	109,972,235	
04. Res Total	1,319	85,993,130	151	15,830,980	261	23,436,060	1,731	125,260,170	1,266,115
% of Res Total	76.20	68.65	8.72	12.64	15.08	18.71	36.92	11.33	49.63
05. Com UnImp Land	13	49,220	1	11,505	6	64,565	20	125,290	
06. Com Improve Land	146	516,320	10	103,925	21	1,454,935	177	2,075,180	
07. Com Improvements	154	27,054,720	10	1,178,965	23	14,805,935	187	43,039,620	
08. Com Total	167	27,620,260	11	1,294,395	29	16,325,435	207	45,240,090	432,295
% of Com Total	80.68	61.05	5.31	2.86	14.01	36.09	4.41	4.09	16.95
09. Ind UnImp Land	0	0	0	0	2	27,735	2	27,735	
10. Ind Improve Land	0	0	0	0	2	40,995	2	40,995	
11. Ind Improvements	0	0	0	0	122	4,863,315	122	4,863,315	
12. Ind Total	0	0	0	0	124	4,932,045	124	4,932,045	19,520
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	2.64	0.45	0.77
13. Rec UnImp Land	0	0	0	0	2	24,015	2	24,015	
14. Rec Improve Land	0	0	0	0	12	1,290,040	12	1,290,040	
15. Rec Improvements	0	0	0	0	12	1,598,450	12	1,598,450	
16. Rec Total	0	0	0	0	14	2,912,505	14	2,912,505	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.30	0.26	0.00
Res & Rec Total	1,319	85,993,130	151	15,830,980	275	26,348,565	1,745	128,172,675	1,266,115
% of Res & Rec Total	75.59	67.09	8.65	12.35	15.76	20.56	37.21	11.59	49.63
Com & Ind Total	167	27,620,260	11	1,294,395	153	21,257,480	331	50,172,135	451,815
% of Com & Ind Total	50.45	55.05	3.32	2.58	46.22	42.37	7.06	4.54	17.71
17. Taxable Total	1,486	113,613,390	162	17,125,375	428	47,606,045	2,076	178,344,810	1,717,930
% of Taxable Total	71.58	63.70	7.80	9.60	20.62	26.69	44.27	16.13	67.34

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	5,240	189,340	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	5,240	189,340
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	5,240	189,340

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	121	8	93	222

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	27	347,130	10	968,175	1,952	651,240,505	1,989	652,555,810
28. Ag-Improved Land	5	514,125	6	491,720	587	200,470,570	598	201,476,415
29. Ag Improvements	5	197,620	8	505,395	611	72,401,305	624	73,104,320

30. Ag Total				2,613	927,136,545
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	2.19	6,835	2	2.10	6,550	
32. HomeSite Improv Land	0	0.00	0	3	3.00	75,000	
33. HomeSite Improvements	0	0.00	0	3	0.00	365,040	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	4	5.00	62,440	5	5.00	69,200	
37. FarmSite Improvements	5	0.00	197,620	8	0.00	140,355	
38. FarmSite Total							
39. Road & Ditches	7	10.09	0	8	9.50	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	11	34.36	282,245	14	38.65	295,630	
32. HomeSite Improv Land	349	385.98	8,858,565	352	388.98	8,933,565	
33. HomeSite Improvements	353	0.00	44,859,590	356	0.00	45,224,630	565,605
34. HomeSite Total				370	427.63	54,453,825	
35. FarmSite UnImp Land	15	16.00	192,520	15	16.00	192,520	
36. FarmSite Improv Land	558	632.71	8,262,185	567	642.71	8,393,825	
37. FarmSite Improvements	599	0.00	27,541,715	612	0.00	27,879,690	267,615
38. FarmSite Total				627	658.71	36,466,035	
39. Road & Ditches	2,227	6,811.80	0	2,242	6,831.39	0	
40. Other- Non Ag Use	1	64.49	135,750	1	64.49	135,750	
41. Total Section VI				997	7,982.22	91,055,610	833,220

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	454.16	503,605	3	454.16	503,605

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	25	408.45	743,885	0	0.00	0
44. Market Value	25	408.45	1,000,585	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	25	408.45	743,885
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	15,751.05	22.88%	82,801,055	23.62%	5,256.86
46. 1A	12,693.48	18.44%	66,252,765	18.90%	5,219.43
47. 2A1	4,933.00	7.17%	25,438,895	7.26%	5,156.88
48. 2A	11,405.93	16.57%	58,953,370	16.82%	5,168.66
49. 3A1	1,996.84	2.90%	9,232,510	2.63%	4,623.56
50. 3A	253.22	0.37%	1,263,585	0.36%	4,990.07
51. 4A1	6,050.39	8.79%	29,867,080	8.52%	4,936.39
52. 4A	15,753.68	22.89%	76,715,790	21.89%	4,869.71
53. Total	68,837.59	100.00%	350,525,050	100.00%	5,092.06
Dry					
54. 1D1	17,461.13	14.86%	45,393,195	16.73%	2,599.67
55. 1D	39,225.70	33.38%	101,978,750	37.59%	2,599.79
56. 2D1	6,489.72	5.52%	16,868,390	6.22%	2,599.25
57. 2D	20,658.75	17.58%	47,200,135	17.40%	2,284.75
58. 3D1	7,554.22	6.43%	17,260,565	6.36%	2,284.89
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9,235.75	7.86%	15,052,735	5.55%	1,629.83
61. 4D	16,898.19	14.38%	27,540,170	10.15%	1,629.77
62. Total	117,523.46	100.00%	271,293,940	100.00%	2,308.42
Grass					
63. 1G1	62,012.81	39.26%	86,768,730	40.84%	1,399.21
64. 1G	23,360.09	14.79%	32,341,050	15.22%	1,384.46
65. 2G1	35,767.16	22.64%	49,636,240	23.36%	1,387.76
66. 2G	12,677.71	8.03%	16,768,920	7.89%	1,322.71
67. 3G1	6,015.21	3.81%	8,495,030	4.00%	1,412.26
68. 3G	2,632.02	1.67%	3,954,635	1.86%	1,502.51
69. 4G1	2,629.73	1.66%	2,721,530	1.28%	1,034.91
70. 4G	12,852.82	8.14%	11,767,750	5.54%	915.58
71. Total	157,947.55	100.00%	212,453,885	100.00%	1,345.09
Irrigated Total					
Irrigated Total	68,837.59	19.68%	350,525,050	41.92%	5,092.06
Dry Total					
Dry Total	117,523.46	33.60%	271,293,940	32.45%	2,308.42
Grass Total					
Grass Total	157,947.55	45.15%	212,453,885	25.41%	1,345.09
72. Waste	4,875.97	1.39%	1,808,060	0.22%	370.81
73. Other	632.08	0.18%	0	0.00%	0.00
74. Exempt	1,882.46	0.54%	1,416,150	0.17%	752.29
75. Market Area Total	349,816.65	100.00%	836,080,935	100.00%	2,390.05

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	3.05	15,315	133.11	709,920	68,701.43	349,799,815	68,837.59	350,525,050
77. Dry Land	241.12	542,490	219.16	492,900	117,063.18	270,258,550	117,523.46	271,293,940
78. Grass	180.38	231,500	76.48	104,545	157,690.69	212,117,840	157,947.55	212,453,885
79. Waste	9.55	2,675	6.35	1,780	4,860.07	1,803,605	4,875.97	1,808,060
80. Other	0.00	0	0.00	0	632.08	0	632.08	0
81. Exempt	11.01	5,455	0.00	0	1,871.45	1,410,695	1,882.46	1,416,150
82. Total	434.10	791,980	435.10	1,309,145	348,947.45	833,979,810	349,816.65	836,080,935

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,837.59	19.68%	350,525,050	41.92%	5,092.06
Dry Land	117,523.46	33.60%	271,293,940	32.45%	2,308.42
Grass	157,947.55	45.15%	212,453,885	25.41%	1,345.09
Waste	4,875.97	1.39%	1,808,060	0.22%	370.81
Other	632.08	0.18%	0	0.00%	0.00
Exempt	1,882.46	0.54%	1,416,150	0.17%	752.29
Total	349,816.65	100.00%	836,080,935	100.00%	2,390.05

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 Bladen (bla)	27	1,042,080	117	344,850	119	7,126,750	146	8,513,680	0
83.2 Blue Hill (bh)	32	657,695	340	2,047,485	357	43,872,195	389	46,577,375	842,920
83.3 Cowles (cow)	5	2,640	18	29,780	18	311,365	23	343,785	0
83.4 Guide Rock (gr)	56	471,740	160	477,405	161	4,160,155	217	5,109,300	0
83.5 Inavale (ina)	9	5,530	41	50,800	41	604,925	50	661,255	0
83.6 Red Cloud (rc)	63	340,925	548	1,808,925	553	33,026,815	616	35,176,665	260,045
83.7 Rosemont (ros)	6	10,520	8	12,540	8	340,685	14	363,745	0
83.8 Rural (rur)	136	4,274,735	145	5,024,340	154	22,127,795	290	31,426,870	163,150
84 Residential Total	334	6,805,865	1,377	9,796,125	1,411	111,570,685	1,745	128,172,675	1,266,115

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bladen (bla)	4	20,395	10	44,410	10	3,486,505	14	3,551,310	0
85.2	Blue Hill (bh)	4	21,690	48	246,450	50	4,396,585	54	4,664,725	82,370
85.3	Cowles (cow)	1	550	3	3,615	4	766,945	5	771,110	0
85.4	Guide Rock (gr)	1	540	12	26,695	15	1,021,655	16	1,048,890	0
85.5	Red Cloud (rc)	3	6,045	82	323,335	83	18,433,380	86	18,762,760	344,920
85.6	Rosemont (ros)	1	285	2	7,945	3	186,770	4	195,000	0
85.7	Rural (rur)	8	103,520	22	1,463,725	144	19,611,095	152	21,178,340	24,525
86	Commercial Total	22	153,025	179	2,116,175	309	47,902,935	331	50,172,135	451,815

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	61,851.22	42.31%	86,581,385	43.05%	1,399.83
88. 1G	21,982.68	15.04%	30,773,670	15.30%	1,399.91
89. 2G1	34,972.36	23.93%	48,956,205	24.34%	1,399.85
90. 2G	11,384.03	7.79%	15,937,165	7.93%	1,399.96
91. 3G1	5,717.87	3.91%	8,005,040	3.98%	1,400.00
92. 3G	1,439.98	0.99%	2,015,950	1.00%	1,399.98
93. 4G1	1,500.10	1.03%	1,500,100	0.75%	1,000.00
94. 4G	7,326.43	5.01%	7,326,430	3.64%	1,000.00
95. Total	146,174.67	100.00%	201,095,945	100.00%	1,375.72
CRP					
96. 1C1	86.02	1.63%	149,560	1.84%	1,738.67
97. 1C	702.77	13.32%	1,230,060	15.17%	1,750.30
98. 2C1	228.85	4.34%	397,060	4.90%	1,735.02
99. 2C	149.47	2.83%	259,650	3.20%	1,737.14
100. 3C1	276.38	5.24%	479,510	5.91%	1,734.97
101. 3C	1,084.20	20.56%	1,884,765	23.24%	1,738.39
102. 4C1	772.48	14.65%	1,042,855	12.86%	1,350.01
103. 4C	1,974.21	37.43%	2,665,230	32.87%	1,350.02
104. Total	5,274.38	100.00%	8,108,690	100.00%	1,537.37
Timber					
105. 1T1	75.57	1.16%	37,785	1.16%	500.00
106. 1T	674.64	10.38%	337,320	10.38%	500.00
107. 2T1	565.95	8.71%	282,975	8.71%	500.00
108. 2T	1,144.21	17.61%	572,105	17.61%	500.00
109. 3T1	20.96	0.32%	10,480	0.32%	500.00
110. 3T	107.84	1.66%	53,920	1.66%	500.00
111. 4T1	357.15	5.50%	178,575	5.50%	500.00
112. 4T	3,552.18	54.66%	1,776,090	54.66%	500.00
113. Total	6,498.50	100.00%	3,249,250	100.00%	500.00
<hr/>					
Grass Total	146,174.67	92.55%	201,095,945	94.65%	1,375.72
CRP Total	5,274.38	3.34%	8,108,690	3.82%	1,537.37
Timber Total	6,498.50	4.11%	3,249,250	1.53%	500.00
<hr/>					
114. Market Area Total	157,947.55	100.00%	212,453,885	100.00%	1,345.09

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

91 Webster

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	101,684,150	125,260,170	23,576,020	23.19%	1,266,115	21.94%
02. Recreational	2,607,250	2,912,505	305,255	11.71%	0	11.71%
03. Ag-Homesite Land, Ag-Res Dwelling	44,144,735	54,453,825	10,309,090	23.35%	565,605	22.07%
04. Total Residential (sum lines 1-3)	148,436,135	182,626,500	34,190,365	23.03%	1,831,720	21.80%
05. Commercial	37,637,340	45,240,090	7,602,750	20.20%	432,295	19.05%
06. Industrial	4,911,995	4,932,045	20,050	0.41%	19,520	0.01%
07. Total Commercial (sum lines 5-6)	42,549,335	50,172,135	7,622,800	17.92%	451,815	16.85%
08. Ag-Farmsite Land, Outbuildings	36,242,705	36,466,035	223,330	0.62%	267,615	-0.12%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	135,750	135,750	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	36,378,455	36,601,785	223,330	0.61%	267,615	-0.12%
12. Irrigated	296,001,835	350,525,050	54,523,215	18.42%		
13. Dryland	263,042,530	271,293,940	8,251,410	3.14%		
14. Grassland	211,758,510	212,453,885	695,375	0.33%		
15. Wasteland	1,364,225	1,808,060	443,835	32.53%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	772,167,100	836,080,935	63,913,835	8.28%		
18. Total Value of all Real Property (Locally Assessed)	999,531,025	1,105,481,355	105,950,330	10.60%	2,551,150	10.34%

2023 Assessment Survey for Webster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	192,849.30
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$76,197.04
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$23,000.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$10,000.00
12.	Amount of last year's assessor's budget not used:
	\$27,812.73

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS and NCSSII modeling software.
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor's Assistant
6.	Does the county have GIS software?
	gWorks
7.	Is GIS available to the public? If so, what is the web address?
	Yes https://webster.gworks.com/?&t=assessor/
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and Google Earth
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No

3.	What municipalities in the county are zoned?
	Guide Rock, Bladen, Red Cloud, and Blue Hill.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	In office.
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal was employed for feed lots, grain bins, and Green Cover Seed commercial business.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	State
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No. Only assist with items listed above.

2023 Residential Assessment Survey for Webster County

1.	Valuation data collection done by:																		
	Assessor staff / Primary person Appraisal Assistant																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bladen (2015 population-227). Located in the northwestern portion of the county, this is a bedroom community for both Hastings and Blue Hill. Grade School is located in Bladen and High School is located in Roseland (Adams County)</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Blue Hill (2015 population-889). Located on a highway in the northern part of the county, there is new housing and a school.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Guide Rock (2015 population-225). Located on a highway in the southeast portion of the county, there is no school.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Inavale (2015 population-66). Lying along Highway 136 in the western portion of the county, this is a very small community with no school.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Red Cloud (2015 population-1,075). The largest community which lies on two highways in the south central portion of the county. Has a school.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Includes: Cowles, Rosemont and Rural properties. Villages do not have schools. With no city amenities, these communities have limited growth. Villages do not have schools</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bladen (2015 population-227). Located in the northwestern portion of the county, this is a bedroom community for both Hastings and Blue Hill. Grade School is located in Bladen and High School is located in Roseland (Adams County)	2	Blue Hill (2015 population-889). Located on a highway in the northern part of the county, there is new housing and a school.	3	Guide Rock (2015 population-225). Located on a highway in the southeast portion of the county, there is no school.	4	Inavale (2015 population-66). Lying along Highway 136 in the western portion of the county, this is a very small community with no school.	5	Red Cloud (2015 population-1,075). The largest community which lies on two highways in the south central portion of the county. Has a school.	6	Includes: Cowles, Rosemont and Rural properties. Villages do not have schools. With no city amenities, these communities have limited growth. Villages do not have schools	AG DW	Agricultural Dwellings	AG OB	Agricultural Outbuildings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Cost approach and sales approach are used to estimate the market value of residential properties.																		
4.	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?																		
	Depreciation tables are developed based on local market information.																		
5.	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.																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales comparison; lots are analyzed by square foot and acre.																		
7.	How are rural residential site values developed?																		

	Sales analysis.																																																	
8.	Are there form 191 applications on file?																																																	
	Yes. One on file.																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	All lots are treated the same.																																																	
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2023 Commercial Assessment Survey for Webster County

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3a.	Describe the process used to determine the value of unique commercial properties.																												
	An appraiser is hired to review unique properties - feedlots, hog farms and gravel pits.																												
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2023 Agricultural Assessment Survey for Webster County

1.	Valuation data collection done by:						
	Assessor staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
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01	No geographic or economic differences have been determined	2022-2023					
3.	Describe the process used to determine and monitor market areas.						
	Lay the sales out on a map to determine if there should be separate market areas						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Monitor sales and economic trends. Flow chart for rural res/sub.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	These properties are appraised by Stanard Appraisal. All other lands (pastures and farm ground) owned and operated by these entities is valued as the use.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Review each individual non-ag related sale to determine if there is influence different from Ag.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	All land has been broken out by type of irrigation and then by farm program.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	26						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	We know that we have Recreational properties, but never enough sales to actually determine a value.						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
8c.	Describe the non-agricultural influences recognized within the county.						

	Not enough sales to track
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**2023 Plan of Assessment for Webster County
Assessment Year 2023 (March 18)
June 15 / October 31**

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and every year thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 15 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. State. §77-112.

Assessment levels required for real property are as follows:

- 1) 100% of actual value for residential class and 100% of actual value for commercial class of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation.

Current Resources:

A. Staff / Budget

Staff

Assessor, Deputy Assessor, Assessor’s Appraisal Specialist, Assessor Assistant (32-hour week), Assessor Assistant shared with the Clerk’s Office (8-hour per week for Assessor’s Office), and temporary help when needed.

Office Budget

For the 2022/2023 year; requested budget is \$195,374.26

Appraisal Budget

For the 2022/2023 year; requested budget is \$49,864.61

B. Cadastral Maps

Cadastral maps will be brought up to date to match GIS.

C. Property Record Cards

These records are maintained and updated by office staff. They are in good condition. We are scanning all old property record cards and pricing sheets so that we may dispose of them at some point. Information on all files includes the following:

Filing ID number, Parcel ID number (computer ID number), Cadastral number, Glide number (the cadastral pages hang from glides), Ownership, Legal description, Deed information, Utilities, Offsite improvements, Zoning, Neighborhood analysis, Land size computations, School district, Situs address, Map number, Class code, House data, Building data, Picture of house, Sketch of house, Ground plan sketch (on some – work in progress), Annual valuations, Remarks sheet, Deed sheet, and Valuation worksheets

D. Software

We are currently using Marshall & Swift pricing (6/2019). Our next update of Marshall & Swift pricing 6-2025 will be for the 2026 re-appraisal year. I use Microsoft Excel to run my sales ratio studies.

E. Web based

We have our web page at www.webster.gworks.com the Treasurer has a webpage www.nebraskataxesonline.us and Webster County has a website at www.co.webster.ne.us; we have placed all 521's from 2017 to current on our page. We also have all current sales used to set the 2022 valuation on this page.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all Property

Building permits are filed with the Planning and Zoning Officer. As this is the Deputy Assessor, the building permits are entered immediately into MIPS. We contact Blue Hill and Guide Rock for their building permits in November. Red Cloud emails us their building permits as they are approved.

B. Sales Data

Real estate transfers are processed by an employee of the Register of Deed and Assessor's office. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change MIP's, update the record card with new owner, and update the Deed card within the property record card, we mail a "Sales Review" sheet to the buyer and the seller. The information off of the sales review is used to determine "arms-length" sales.

Sales data is uploaded to the Property Assessment Division on or before the 15th of each month. We also scan in each 521 and deed information, this is sent to the Property Assessment Division, Lower Republican NRD, and webmaster to update our Web page.

C. Data Collection

From November until the March 18 cut-off date, we inspect every property with a building permit. Sales information is updated in Excel every time we process a Real Estate Transfer and when we receive the Sales Review back.

D. Greenbelt

We no longer need to have property owners apply for the Greenbelt when Agland is within city / village limits.

Each property that is Greenbelt is looked at every six years in our review cycle. We also try to keep an eye on them in the intervening years for use change.

As of this date we have so few sales if any of this type of property so we use agricultural land prices to set value.

E. Review assessment sales ratio studies before assessment action

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broken down within each sub-class in that market area that is deemed necessary. Commercial is broken down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing, usually just by email.

F. Approaches to Value

Each year when we do the sales ratio studies; if needed, we update the depreciation worksheets. The most recent depreciation study being used was done in 2021/2022 for the 2022 valuation year. Sales ratio studies are also done for agricultural land as a whole. Then it is broken out and studied by predominant use, school district, and location within the county.

G. Reconciliation of Final Value and documentation

The final values are checked against the sales ratio studies. Any corrections are made and then the rest of the property within the county is changed.

H. Review assessment sales ratio studies after assessment actions

If needed the sales ratio studies are reviewed again to determine where we need to make additional changes.

I. Notices and Public Relations

Notice of Valuation changes were mailed June 1, 2022. I have posted in the office, certified to the Webster County Clerk and sent to newspapers for publication the "Certified Level of Value" and "Completion of the 2022 Assessment Rolls".

Assessment Actions Planned for Assessment Year 2023 to 2027:

Plan of Review

When we review a property, we send out letters to all property owners to contact the office to set up an appointment. We do a walk-through of the property if the owner has called to set up an appointment. Digital photos are taken of all homes and outbuildings; from two angles, matching it up with the building

number within our system. The rural ground plan sketches are drawn or printed off GIS and pasted to the card at this time also. If owner does not contact office for an appointment, we do an outside appraisal. If there is a basement, we add a 90% finish to the basement (this is stated in the original letter to the owner). We also look at each parcel in the review area on our GIS for buildings on unimproved parcels.

- ✓ For 2023 we will review all parcels within Blue Hill City, as we are a year behind, we will also do Red Cloud City.
- ✓ For 2024 we will review all parcels within Line Precinct (1-11), Red Cloud (2-11), Batin (3-11), Glenwood (4-11) and Walnut Creek (1-12).
- ✓ For 2025 we will review all parcels within Bladen Village, Inavale Village, Inavale Precinct (2-12), Catherton Precinct (3-12) and Harmony Precinct (4-12).
- ✓ For 2026 we will review all parcels within the Village of Guide Rock, Guide Rock Precinct (1-9), Beaver Creek Precinct (2-9) and Stillwater Precinct (3-9). These areas have 344 improved parcels.
- ✓ For 2027 we will review all parcels within the Rosemont, Amboy, Cowles, Oak Creek Precinct (4-9), Garfield Precinct (1-10), Cowles/Pleasant Hill (2-10), Elm Creek (3-10) and Potsdam Precinct (4-10). Due to illness within the office, we are doing these plus the 2022 reviews in 2021 for 2022.
- ✓ For 2028 we will review all parcels within Blue Hill City.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the County Board of Equalization on or before July 15 of each year. Mail a copy of the plan and any amendments to Department of Property Assessment & Taxation on or before October 31 each year.

Webster County Assessor



Sonja L. Krueger, Assessor
621 N. Cedar St.
Red Cloud, NE 68970
Phone & Fax 402-746-2717
webcoassr@hotmail.com

2023 Methodology Report for Special Valuation

Pursuant to REG-11-005.04, I am hereby submitting a report on Special Valuation in Webster County Nebraska.

All Special Valuation in Webster County sits within the corporate boundaries of Cities and Villages. We have no Special Valuation outside these boundaries. We do not have enough of these properties sell to determine a market value and therefor are priced as agricultural land. My opinion of the highest and best use of these parcels is the current use of agricultural land. These are all dying cities and villages and have few to no new homes being constructed. They are set at the same level of value each year as all agricultural land within Webster County.

Bladen Village has 5 parcels of special valuation within its corporate boundaries. These 5 parcels contain 50.54 acres.

Red Cloud City has 8 parcels of special valuation within its corporate boundaries. These 8 parcels contain 51.75 acres.

Guide Rock Village has 8 parcels of special valuation within its corporate boundaries. These 8 parcels contain 76.23 acres.

Cowles Village has 5 parcels of special valuation within its corporate boundaries. These 5 parcels contain 267.34 acres.

All of these parcels were given **Conservation and Preservation Easements** as provided by the Conservation and Preservation Easement Act by their respective City and Village boards.

Sincerely,
Sonja Krueger
Webster County Assessor