



AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	72	COV :	07.17	95% Median C.I. :	68.38 to 83.86
Total Sales Price :	13,423,580	Wgt. Mean :	71	STD :	05.28	95% Wgt. Mean C.I. :	62.53 to 79.18
Total Adj. Sales Price :	13,423,580	Mean :	74	Avg. Abs. Dev :	03.30	95% Mean C.I. :	68.79 to 78.55
Total Assessed Value :	9,511,068						
Avg. Adj. Sales Price :	1,917,654	COD :	04.60	MAX Sales Ratio :	83.86		
Avg. Assessed Value :	1,358,724	PRD :	103.98	MIN Sales Ratio :	68.38		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	7	71.76	73.67	70.85	04.60	103.98	68.38	83.86	68.38 to 83.86	1,917,654	1,358,724

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 Value
<u>Irrigated</u>											
County	1	70.51	70.51	70.51		100.00	70.51	70.51	N/A	700,000	493,603
1	1	70.51	70.51	70.51		100.00	70.51	70.51	N/A	700,000	493,603
<u>Grass</u>											
County	6	71.95	74.20	70.87	05.06	104.70	68.38	83.86	68.38 to 83.86	2,120,597	1,502,911
1	6	71.95	74.20	70.87	05.06	104.70	68.38	83.86	68.38 to 83.86	2,120,597	1,502,911
<u>ALL</u>											
10/01/2018 To 09/30/2021	7	71.76	73.67	70.85	04.60	103.98	68.38	83.86	68.38 to 83.86	1,917,654	1,358,724

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 Value
<u>Irrigated</u>											
County	1	70.51	70.51	70.51		100.00	70.51	70.51	N/A	700,000	493,603
1	1	70.51	70.51	70.51		100.00	70.51	70.51	N/A	700,000	493,603
<u>Grass</u>											
County	6	71.95	74.20	70.87	05.06	104.70	68.38	83.86	68.38 to 83.86	2,120,597	1,502,911
1	6	71.95	74.20	70.87	05.06	104.70	68.38	83.86	68.38 to 83.86	2,120,597	1,502,911
<u>ALL</u>											
10/01/2018 To 09/30/2021	7	71.76	73.67	70.85	04.60	103.98	68.38	83.86	68.38 to 83.86	1,917,654	1,358,724

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Increase	11%

What IF

## 03 Arthur County 2022 Average Acre Value Comparison

### Grassland +11%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Arthur	1	n/a	2,300	2,300	2,300	2,300	2,300	2,300	2,300	<b>2,300</b>
Grant	1	n/a	n/a	n/a	1,605	1,605	1,605	1,605	1,605	<b>1,605</b>
Hooker	1	n/a	n/a	n/a	1,800	1,800	1,800	1,800	1,800	<b>1,800</b>
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	<b>2,100</b>
Keith	1	n/a	2,100	2,100	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	<b>2,335</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	<b>725</b>
Keith	1	n/a	625	625	625	600	600	600	600	<b>608</b>
Garden	1	n/a	700	n/a	700	680	n/a	680	680	<b>697</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Arthur	1	527	527	527	527	527	527	n/a	527	<b>527</b>
Grant	1	432	432	432	432	432	432	n/a	n/a	<b>432</b>
Hooker	1	450	450	450	450	450	450	450	450	<b>450</b>
McPherson	1	535	535	535	535	535	535	535	535	<b>535</b>
Keith	1	525	524	n/a	525	500	500	500	500	<b>501</b>
Garden	1	450	n/a	453	450	440	440	440	440	<b>441</b>

County	Mkt Area	CRP	TIMBER	WASTE
Arthur	1	n/a	n/a	10
Grant	1	n/a	n/a	10
Hooker	1	n/a	n/a	9
McPherson	1	725	n/a	10
Keith	1	710	n/a	326
Garden	1	680	n/a	50

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

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

## Thompson, Joseph

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**From:** Sorensen, Ruth  
**Sent:** Wednesday, April 13, 2022 10:48 AM  
**To:** Kuhn, Jim  
**Cc:** Keetle, Steve; Hotz, Rob; Thompson, Joseph; Swanson, Becky  
**Subject:** RE: Arthur County Grassland  
**Attachments:** Arthur 2022 AVG Acre Values Table\_grass +11%.pdf; Arthur County Grass +11%.pdf

Commissioner Kuhn,

Attached are the requested What-of and Acre Value Chart.

Please let me know if you have any questions.

Thank you!

**Ruth A. Sorensen**

*Property Tax Administrator/Property Assessment Division*

**Nebraska Department of Revenue**

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**From:** Kuhn, Jim <jim.kuhn@nebraska.gov>  
**Sent:** Wednesday, April 13, 2022 9:07 AM  
**To:** Sorensen, Ruth <ruth.sorensen@nebraska.gov>  
**Cc:** Keetle, Steve <Steve.Keetle@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>; Swanson, Becky <becky.swanson@nebraska.gov>  
**Subject:** Arthur County Grassland

Ms. Sorensen,

Please provide a What If for the 6 Grassland sales in Arthur County putting them at the mid-point and what the new per acre value would be with that change.

Thank you,

James D Kuhn, Commissioner

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