



proper range. This is aptly shown in the 2024 Report and Opinions of the Property Tax Administrator for Morrill County on pages 10-11. When the Abstract was filed for Morrill County, the Median for Bayard was 93.42 and Broadwater was still a low of 70.52, which included 50% increase on improvements. TERC was okay with Broadwater only because there were 3 sales.

- 5. As Morrill County Assessor I testified during the Statewide Equalization hearing in April. I participated for Morrill County via Zoom on April 23, 2024. TERC did not have any questions regarding residential level of value for Morrill County.
- 6. Based upon my investigation and knowledge, there are very few vacant lot sales, so land to building ratio was used for which I had prepared a preliminary statistics worksheet, attached as Exhibit "C". This reinforced my analysis.
- 7. The 2024 Report and Opinions of the Property Tax Administrator for Morrill County on pages 18 notes that "no recommendations" as to her opinion of assessment practices and statistical analysis performed for Morrill County Residential.
- 8. I am clearly of the opinion that if any change is made to the class or subclass of Bayard residential, that change will cause non-equalization and place the properties outside the acceptable statutory level of value.

FURTHER AFFIANT SAITH NOT.

Rose M. Nelson  
Rose Nelson, Appellee

Subscribed and sworn to before me, a Nebraska notary public, by Rose Nelson on the 31 day of ~~August~~ July, 2024.



Kylie J. Bower  
Notary Public  
My Commission Expires: 10/31/2027

1-19-2024

62 - HAZELL COUNTY

PAD 2024 Draft Statistics Using 2023 Values

RESIDENTIAL IMPROVED

Type: Qualified

Date Range: 10/01/2021 to 09/30/2023 Posted Before: 01/31/2024

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 94         | Median :    | 83     | COV :             | 25.39  | 95% Median C.I. :    | 77.61 to 88.37 |
| Total Sales Price :      | 13,623,225 | Wgt. Mean : | 83     | STDEV :           | 21.34  | 95% Wgt. Mean C.I. : | 76.75 to 87.87 |
| Total Adj. Sales Price : | 13,623,229 | Mean :      | -84    | Avg. Abs. Dev :   | 17.23  | 95% Mean C.I. :      | 79.73 to 88.35 |
| Total Assessed Value :   | 11,349,515 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 144,928    | COD :       | 20.72  | SOX Sales Ratio : | 148.21 |                      |                |
| Avg. Assessed Value :    | 120,740    | FRD :       | 100.88 | MTR Sales Ratio : | 40.37  |                      |                |

Printed: 01/19/2024

DATE OF SALE \*

| RANGE                    | COUNT        | MEDIAN        | MEAN        | WGT. MEAN        | COD        | FRD        | MIN        | MAX        | 95% Median C.I.        | Avg. Adj. Sale Price        | Avg. Assessed Value        |
|--------------------------|--------------|---------------|-------------|------------------|------------|------------|------------|------------|------------------------|-----------------------------|----------------------------|
| <b>Octrs</b>             |              |               |             |                  |            |            |            |            |                        |                             |                            |
| 10/01/2021 To 12/31/2021 | 11           | 86.84         | 89.49       | 90.57            | 16.39      | 98.81      | 66.03      | 119.83     | 71.42 to 117.04        | 108,500                     | 98,269                     |
| 01/01/2022 To 03/31/2022 | 8            | 96.91         | 94.44       | 97.23            | 17.01      | 97.13      | 59.36      | 126.51     | 59.36 to 126.51        | 91,459                      | 88,921                     |
| 04/01/2022 To 06/30/2022 | 12           | 83.05         | 82.17       | 82.65            | 17.10      | 99.42      | 57.90      | 109.27     | 60.77 to 93.19         | 152,576                     | 136,371                    |
| 07/01/2022 To 09/30/2022 | 16           | 71.96         | 75.31       | 73.60            | 24.42      | 102.60     | 42.48      | 115.61     | 54.95 to 93.24         | 148,931                     | 109,311                    |
| 10/01/2022 To 12/31/2022 | 10           | 84.67         | 78.97       | 77.78            | 10.61      | 101.53     | 58.69      | 90.31      | 61.70 to 89.23         | 112,625                     | 87,558                     |
| 01/01/2023 To 03/31/2023 | 6            | 86.09         | 88.05       | 88.05            | 16.33      | 100.08     | 61.43      | 111.21     | 61.43 to 111.21        | 102,333                     | 90,103                     |
| 04/01/2023 To 06/30/2023 | 13           | 92.29         | 85.93       | 85.67            | 22.22      | 100.30     | 40.37      | 115.45     | 58.93 to 112.05        | 180,731                     | 154,831                    |
| 07/01/2023 To 09/30/2023 | 18           | 71.48         | 85.20       | 84.48            | 26.05      | 100.83     | 52.12      | 148.27     | 63.49 to 105.27        | 181,917                     | 153,687                    |
| <b>Study Yrs</b>         |              |               |             |                  |            |            |            |            |                        |                             |                            |
| 10/01/2021 To 09/30/2022 | 47           | 83.36         | 83.64       | 82.34            | 20.14      | 101.58     | 42.48      | 126.51     | 74.32 to 93.16         | 133,170                     | 109,654                    |
| 10/01/2022 To 09/30/2023 | 47           | 82.93         | 84.44       | 84.13            | 21.31      | 100.37     | 40.37      | 148.27     | 75.87 to 89.24         | 156,686                     | 131,825                    |
| <b>Calendar Yrs</b>      |              |               |             |                  |            |            |            |            |                        |                             |                            |
| 01/01/2022 To 12/31/2022 | 46           | 83.09         | 81.22       | 79.93            | 18.81      | 101.61     | 42.48      | 126.51     | 69.70 to 89.23         | 134,603                     | 107,582                    |
| <b>ALL</b>               |              |               |             |                  |            |            |            |            |                        |                             |                            |
| 10/01/2021 To 09/30/2023 | 94           | 83.15         | 84.04       | 83.31            | 20.72      | 100.88     | 40.37      | 148.27     | 77.61 to 89.37         | 144,928                     | 120,740                    |
| <b>VALUATOR GROUP</b>    |              |               |             |                  |            |            |            |            |                        |                             |                            |
| <b>RANGE</b>             | <b>COUNT</b> | <b>MEDIAN</b> | <b>MEAN</b> | <b>WGT. MEAN</b> | <b>COD</b> | <b>FRD</b> | <b>MIN</b> | <b>MAX</b> | <b>95% Median C.I.</b> | <b>Avg. Adj. Sale Price</b> | <b>Avg. Assessed Value</b> |
| 1 <b>Forest</b>          | 44           | 80.68         | 81.69       | 79.52            | 18.34      | 102.73     | 52.12      | 117.04     | 70.08 to 88.37         | 136,792                     | 110,364                    |
| 2 <b>Forest</b>          | 34           | 85.05         | 90.05       | 86.18            | 21.82      | 104.49     | 54.85      | 148.27     | 77.61 to 104.14        | 122,667                     | 105,700                    |
| 3 <b>Brush</b>           | 3            | 54.95         | 60.57       | 60.28            | 25.35      | 100.48     | 42.48      | 84.28      | N/A                    | 56,633                      | 34,137                     |
| 4 <b>ALL</b>             | 13           | 92.29         | 81.70       | 88.05            | 20.85      | 92.78      | 40.37      | 113.14     | 58.93 to 105.27        | 244,346                     | 215,177                    |
| 10/01/2021 To 09/30/2023 | 94           | 83.15         | 84.04       | 83.31            | 20.72      | 100.88     | 40.37      | 148.27     | 77.61 to 89.37         | 144,928                     | 120,740                    |



62 - Merrill County  
RESIDENTIAL IMPROVED

PAID 2024 Draft Statistics Using 2023 Values  
Type : Qualified

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 94         | Median :    | 83     | CDV :             | 25.39  | 95% Median C.I. :    | 77.61 to 88.37 |
| Total Sales Price :      | 13,623,229 | Pgt. Mean : | 83     | STD :             | 21.34  | 95% Pgt. Mean C.I. : | 78.75 to 87.87 |
| Total Adj. Sales Price : | 13,623,229 | Mean :      | 84     | Avg. Abs. Dev :   | 17.23  | 95% Mean C.I. :      | 79.73 to 88.35 |
| Total Assessed Value :   | 11,349,515 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 144,928    | COD :       | 20.72  | Max Sales Ratio : | 148.27 |                      |                |
| Avg. Assessed Value :    | 120,740    | PRD :       | 100.88 | Min Sales Ratio : | 40.37  |                      |                |

Printed : 01/19/2024

ASSESSOR LOCATION

| RANGE      | COUNT | MEDIAN | MEAN  | PCT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| BAYBARD    | 34    | 85.05  | 50.05 | 86.18     | 21.82 | 104.49 | 54.85 | 148.27 | 77.61 to 104.14 | 122,647              | 105,700             |
| BRIDGEPORT | 44    | 80.68  | 81.69 | 79.52     | 18.34 | 102.73 | 52.12 | 117.04 | 70.08 to 88.37  | 138,792              | 110,364             |
| BROWNWATER | 3     | 54.95  | 60.57 | 60.28     | 25.35 | 100.48 | 42.48 | 84.28  | N/A             | 56,633               | 34,137              |
| NORAL      | 13    | 92.29  | 81.70 | 88.06     | 20.85 | 92.78  | 40.37 | 113.14 | 58.93 to 105.27 | 244,346              | 215,177             |
| <b>ALL</b> |       |        |       |           |       |        |       |        |                 |                      |                     |

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 To 09/30/2023 | 94 | 83.15 | 84.84 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

LOCATIONS: URBAN, SUBURBAN, & RURAL

| RANGE      | COUNT | MEDIAN | MEAN  | PCT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 1          | 81    | 82.93  | 94.41 | 81.87     | 20.26 | 103.10 | 42.48 | 148.27 | 77.61 to 86.88  | 128,972              | 105,583             |
| 3          | 13    | 92.29  | 81.70 | 88.06     | 20.85 | 92.78  | 40.37 | 113.14 | 58.93 to 105.27 | 244,346              | 215,177             |
| <b>ALL</b> |       |        |       |           |       |        |       |        |                 |                      |                     |

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 To 09/30/2023 | 94 | 83.15 | 84.84 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

STATUS: IMPROVED, UNIMPROVED, & TOTL

| RANGE      | COUNT | MEDIAN | MEAN  | PCT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 1          | 94    | 83.15  | 84.84 | 83.31     | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37  | 144,928              | 120,740             |
| <b>ALL</b> |       |        |       |           |       |        |       |        |                 |                      |                     |

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 To 09/30/2023 | 94 | 83.15 | 84.84 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

62 - HERRILL COUNTY

DAD 2024 Draft Statistics Using 2023 Values

Base Stat

Page: 3

RESIDENTIAL - APPROVED

Type: Qualified

Date Range: 10/01/2021 to 09/30/2023 Period Before: 01/31/2024

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 94         | Median :    | 83     | COV :             | 25.39  | 95% Median C.I. :    | 77.61 to 88.37 |
| Total Sales Price :      | 13,623,729 | Wgt. Mean : | 83     | STD :             | 21.34  | 95% Wgt. Mean C.I. : | 76.75 to 87.87 |
| Total Adj. Sales Price : | 13,623,229 | Mean :      | 84     | Avg. Abn. Dev :   | 17.23  | 95% Mean C.I. :      | 79.72 to 88.35 |
| Total Assessed Value :   | 11,349,515 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 144,928    | COB :       | 20.72  | MAX Sales Ratio : | 148.27 |                      |                |
| Avg. Assessed Value :    | 120,740    | PRD :       | 100.88 | MIN Sales Ratio : | 40.37  |                      |                |

Printed: 01/19/2024

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COB   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 01    | 94    | 83.15  | 84.04 | 83.31     | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37  | 144,928              | 120,740             |
| 06    |       |        |       |           |       |        |       |        |                 |                      |                     |
| 07    |       |        |       |           |       |        |       |        |                 |                      |                     |

ALL

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 To 09/30/2023 | 94 | 83.15 | 84.04 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

SCHOOL DISTRICT \*

| RANGE  | COUNT | MEDIAN | MEAN  | WGT. MEAN | COB   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|--------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 040001 |       |        |       |           |       |        |       |        |                 |                      |                     |
| 070006 |       |        |       |           |       |        |       |        |                 |                      |                     |
| 170003 | 2     | 69.62  | 69.62 | 66.69     | 21.07 | 104.39 | 54.95 | 84.28  | N/A             | 52,450               | 41,648              |
| 350001 |       |        |       |           |       |        |       |        |                 |                      |                     |
| 620021 | 42    | 84.20  | 87.19 | 83.85     | 21.57 | 103.98 | 51.95 | 148.27 | 77.61 to 92.83  | 138,512              | 116,140             |
| 620063 | 50    | 82.08  | 81.97 | 83.17     | 20.15 | 98.56  | 40.37 | 117.04 | 71.42 to 89.23  | 159,617              | 127,767             |
| 790032 |       |        |       |           |       |        |       |        |                 |                      |                     |

ALL

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 To 09/30/2023 | 94 | 83.15 | 84.04 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

62 - Westhill County  
RESIDENTIAL IMPROVED

RAD 2024 Draft Statistics Using 2023 Values  
Type : Qualified

Base Stat Page: 4

Data Range : 10/01/2021 to 09/30/2023 Routed Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 94         | Median :    | 83     | COV :             | 25.39  | 95% Median C.I. :    | 77.61 to 88.37 |
| Total Sales Price :      | 13,623,229 | Wgt. Mean : | 83     | STD :             | 21.34  | 95% Wgt. Mean C.I. : | 78.76 to 87.87 |
| Total Adj. Sales Price : | 13,623,229 | Modn :      | 84     | Avg. Abs. Dev :   | 17.23  | 95% Modn C.I. :      | 79.73 to 88.35 |
| Total Assessed Value :   | 11,349,515 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 144,928    | COO :       | 20.72  | MAX Sales Ratio : | 148.27 |                      |                |
| Avg. Assessed Value :    | 120,740    | PRD :       | 100.88 | MIN Sales Ratio : | 40.37  |                      |                |

Printed : 01/19/2024

| YEAR BUILT *    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COO   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 0 OR Blank      |       |        |       |          |       |        |       |        |                 |                      |                     |
| Prior TO 1900   |       |        |       |          |       |        |       |        |                 |                      |                     |
| 1900 TO 1919    | 23    | 86.76  | 88.78 | 85.63    | 24.53 | 103.68 | 42.48 | 148.27 | 66.03 to 105.88 | 84,983               | 72,771              |
| 1920 TO 1939    | 23    | 77.61  | 76.24 | 70.77    | 21.90 | 107.73 | 40.37 | 117.04 | 60.77 to 90.31  | 133,234              | 94,291              |
| 1940 TO 1949    | 6     | 73.65  | 77.29 | 72.14    | 19.42 | 107.14 | 57.90 | 112.05 | 57.90 to 112.05 | 85,250               | 61,502              |
| 1950 TO 1959    | 8     | 74.66  | 80.40 | 74.98    | 20.13 | 107.23 | 61.37 | 132.86 | 61.37 to 132.86 | 117,291              | 87,936              |
| 1960 TO 1969    | 8     | 87.24  | 90.55 | 90.89    | 15.75 | 99.63  | 70.08 | 119.83 | 70.08 to 119.83 | 206,125              | 187,354             |
| 1970 TO 1979    | 15    | 86.89  | 90.03 | 91.79    | 11.95 | 98.08  | 62.73 | 113.14 | 81.75 to 95.39  | 202,400              | 185,773             |
| 1980 TO 1989    | 6     | 67.78  | 75.90 | 72.35    | 17.53 | 104.91 | 61.70 | 111.21 | 61.70 to 111.21 | 165,583              | 119,803             |
| 1990 TO 1999    | 2     | 88.33  | 88.33 | 96.39    | 24.26 | 91.64  | 66.90 | 109.75 | N/A             | 192,500              | 185,555             |
| 2000 TO 2009    | 3     | 97.49  | 96.81 | 97.09    | 02.86 | 99.71  | 92.29 | 100.66 | N/A             | 363,667              | 353,080             |
| 2010 TO 2014    |       |        |       |          |       |        |       |        |                 |                      |                     |
| 2015 TO Present |       |        |       |          |       |        |       |        |                 |                      |                     |

All

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 TO 09/30/2023 | 94 | 83.15 | 84.04 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

62 - MORTGAGE COUNTY

Y2024 Draft Statistics Using 2023 Values

RESIDENTIAL THROUGH

Type: Qualified

Date Range: 10/01/2021 to 09/30/2023. Posted Before: 01/31/2024

|                          |            |                 |        |                   |        |                      |                |
|--------------------------|------------|-----------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 94         | Median :        | 83     | COV :             | 25.39  | 95% Median C.I. :    | 77.61 to 88.37 |
| Total Sales Price :      | 13,623,229 | 95% Mgt. Mean : | 83     | STD :             | 21.34  | 95% Mgt. Mean C.I. : | 78.75 to 87.87 |
| Total Adj. Sales Price : | 13,623,229 | Mean :          | 84     | Avg. Abs. Dev :   | 17.23  | 95% Mean C.I. :      | 79.73 to 88.35 |
| Total Assessed Value :   | 11,349,515 | COO :           | 20.72  | MAX Sales Ratio : | 148.27 |                      |                |
| Avg. Adj. Sales Price :  | 144,928    | FRD :           | 100.86 | MIN Sales Ratio : | 40.37  |                      |                |
| Avg. Assessed Value :    | 120,740    |                 |        |                   |        |                      |                |

Printed: 01/19/2024

SALE PRICE \*

| RANGE                     | COUNT | MEDIAN | MEAN   | WGT. MEAN | COO   | FRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|---------------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------------|
| <u>Low \$ Ranges</u>      |       |        |        |           |       |        |        |        |                 |                      |                     |
| Less Than 5,000           |       |        |        |           |       |        |        |        |                 |                      |                     |
| Less Than 15,000          | 2     | 106.36 | 106.36 | 106.25    | 00.45 | 100.10 | 105.86 | 106.83 | N/A             | 23,000               | 24,438              |
| Less Than 30,000          | 2     | 106.36 | 106.36 | 106.25    | 00.45 | 100.10 | 105.86 | 106.83 | N/A             | 23,000               | 24,438              |
| <u>Range Excl. Low \$</u> |       |        |        |           |       |        |        |        |                 |                      |                     |
| Greater Than 4,999        | 94    | 83.15  | 84.04  | 83.31     | 20.72 | 100.88 | 40.37  | 148.27 | 77.61 to 88.37  | 144,928              | 120,740             |
| Greater Than 14,999       | 94    | 83.15  | 84.04  | 83.31     | 20.72 | 100.88 | 40.37  | 148.27 | 77.61 to 88.37  | 144,928              | 120,740             |
| Greater Than 29,999       | 92    | 82.87  | 83.55  | 83.23     | 20.63 | 100.38 | 40.37  | 148.27 | 77.61 to 86.84  | 147,579              | 122,833             |
| <u>Incremental Ranges</u> |       |        |        |           |       |        |        |        |                 |                      |                     |
| D TO 4,999                |       |        |        |           |       |        |        |        |                 |                      |                     |
| 5,000 TO 14,999           | 2     | 106.36 | 106.36 | 106.25    | 00.45 | 100.10 | 105.86 | 106.83 | N/A             | 23,000               | 24,438              |
| 15,000 TO 29,999          | 13    | 109.27 | 100.20 | 98.57     | 20.35 | 101.65 | 42.48  | 148.27 | 84.28 to 117.04 | 42,246               | 41,640              |
| 30,000 TO 59,999          | 14    | 81.60  | 81.35  | 81.26     | 17.69 | 100.11 | 54.95  | 109.61 | 59.74 to 99.86  | 82,684               | 67,192              |
| 60,000 TO 99,999          | 26    | 78.62  | 79.59  | 80.30     | 15.50 | 99.12  | 58.89  | 112.38 | 68.78 to 83.36  | 120,048              | 96,402              |
| 100,000 TO 149,999        | 27    | 76.84  | 77.57  | 76.89     | 22.71 | 100.88 | 40.37  | 126.51 | 62.73 to 88.37  | 182,286              | 140,150             |
| 150,000 TO 249,999        | 12    | 94.29  | 90.15  | 92.18     | 14.29 | 97.80  | 53.84  | 113.14 | 74.32 to 105.27 | 318,958              | 294,010             |
| 250,000 TO 499,999        |       |        |        |           |       |        |        |        |                 |                      |                     |
| 500,000 TO 999,999        |       |        |        |           |       |        |        |        |                 |                      |                     |
| 1,000,000 +               |       |        |        |           |       |        |        |        |                 |                      |                     |
| <u>ALL</u>                |       |        |        |           |       |        |        |        |                 |                      |                     |
| 10/01/2021 TO 09/30/2023  | 94    | 83.15  | 84.04  | 83.31     | 20.72 | 100.88 | 40.37  | 148.27 | 77.61 to 88.37  | 144,928              | 120,740             |

62 - Worthill County  
RESIDENTIAL IMPROVED

PAD 2024 Draft Statistics Using 2023 Values  
Type : Qualified

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                       |                |
|--------------------------|------------|-------------|--------|-------------------|--------|-----------------------|----------------|
| Number of Sales :        | 94         | Median :    | 83     | COV :             | 25.39  | 95th Median C.I. :    | 77.61 to 88.37 |
| Total Sales Price :      | 13,623,129 | Wgt. Mean : | 83     | STD :             | 21.34  | 95th Wgt. Mean C.I. : | 78.75 to 87.87 |
| Total Adj. Sales Price : | 13,623,229 | Mean :      | 84     | Avg. Abs. Dev :   | 17.23  | 95th Mean C.I. :      | 79.73 to 88.35 |
| Total Assessed Value :   | 11,349,515 |             |        |                   |        |                       |                |
| Avg. Adj. Sales Price :  | 144,928    | COD :       | 20.72  | MAX Sales Ratio : | 148.27 |                       |                |
| Avg. Assessed Value :    | 120,740    | FRD :       | 100.88 | MIN Sales Ratio : | 40.37  |                       |                |

ASSESSED VALUE \*

| Low \$         | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | FRD    | MIN   | MAX    | 95th Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|----------------|-------|--------|--------|-----------|-------|--------|-------|--------|------------------|---------------------|----------------|
| 1 TO 4999      | 18    | 86.80  | 90.55  | 81.16     | 27.24 | 111.57 | 54.95 | 148.27 | 59.74 to 115.45  | 59,280              | 48,044         |
| 5000 TO 9999   | 28    | 76.31  | 74.81  | 71.55     | 16.62 | 104.56 | 40.37 | 109.61 | 66.90 to 81.34   | 113,421             | 81,176         |
| Total 0        | 19    | 81.75  | 78.77  | 75.16     | 17.26 | 104.80 | 53.84 | 111.21 | 63.04 to 93.16   | 162,921             | 122,444        |
| 10000 TO 29999 | 17    | 88.37  | 91.45  | 88.37     | 15.72 | 103.49 | 63.59 | 126.51 | 78.11 to 112.43  | 200,559             | 177,239        |
| 30000 TO 49999 | 8     | 99.08  | 100.90 | 101.27    | 06.37 | 89.63  | 92.29 | 113.14 | 92.29 to 113.14  | 343,125             | 347,466        |

| QUALITY                  | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | FRD    | MIN   | MAX    | 95th Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|------------------|---------------------|----------------|
| 10/01/2021 To 09/30/2023 | 94    | 83.15  | 84.04 | 83.31     | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37   | 144,928             | 120,740        |

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD    | FRD    | MIN   | MAX    | 95th Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|-------|-------|--------|-------|-----------|--------|--------|-------|--------|------------------|---------------------|----------------|
| 10    | 1     | 59.63  | 59.63 | 59.63     | 100.00 | 100.00 | 59.63 | 59.63  | N/A              | 100,000             | 59,625         |
| 20    | 28    | 85.96  | 86.00 | 82.58     | 23.96  | 104.14 | 42.48 | 132.86 | 66.90 to 106.83  | 102,150             | 84,352         |
| 25    | 1     | 59.74  | 59.74 | 59.74     | 100.00 | 100.00 | 59.74 | 59.74  | N/A              | 95,000              | 56,750         |
| 30    | 60    | 82.28  | 82.93 | 81.53     | 18.79  | 101.72 | 40.37 | 148.27 | 77.61 to 86.76   | 152,909             | 124,667        |
| 40    | 4     | 99.08  | 99.08 | 99.08     | 03.94  | 99.22  | 92.83 | 105.27 | N/A              | 348,315             | 347,809        |

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | FRD    | MIN   | MAX    | 95th Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|------------------|---------------------|----------------|
| 10/01/2021 To 09/30/2023 | 94    | 83.15  | 84.04 | 83.31     | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37   | 144,928             | 120,740        |



62 - Merrill County

PAID 2024 Draft Statistics Using 2023 Values

Base Stat Page: 7

RESIDENTIAL IMPROVED

Type: Qualified

Date Range: 10/01/2021 to 09/30/2023 Posted Before: 01/31/2024

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 94         | Median :    | 83     | COV :             | 25.39  | 95% Median C.I. :    | 77.61 to 88.37 |
| Total Sales Price :      | 13,623,225 | Wgt. Mean : | 83     | STD :             | 21.34  | 95% Wgt. Mean C.I. : | 78.75 to 87.87 |
| Total Adj. Sales Price : | 13,623,225 | Mean :      | 84     | Avg. Abs. Dev. :  | 17.23  | 95% Mean C.I. :      | 73.73 to 88.35 |
| Total Assessed Value :   | 11,349,515 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 144,928    | COD :       | 20.72  | MAX Sales Ratio : | 148.27 |                      |                |
| Avg. Assessed Value :    | 120,740    | PRD :       | 100.88 | MIN Sales Ratio : | 40.37  |                      |                |

Printed: 01/19/2024

| STYLE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 100   | 1     | 68.78  | 68.78 | 68.78     | 20.04 | 100.00 | 68.78 | 69.78  | N/A             | 100,000              | 69,775              |
| 101   | 73    | 84.28  | 85.53 | 84.39     | 20.04 | 101.35 | 42.48 | 148.27 | 78.11 to 89.24  | 128,168              | 108,158             |
| 102   | 4     | 66.77  | 64.75 | 64.14     | 26.42 | 100.95 | 40.37 | 85.09  | N/A             | 199,375              | 127,888             |
| 103   | 2     | 94.99  | 94.99 | 101.97    | 19.11 | 93.15  | 76.84 | 113.14 | N/A             | 292,500              | 298,265             |
| 104   | 12    | 87.88  | 82.33 | 83.26     | 22.26 | 98.88  | 51.95 | 126.51 | 54.85 to 99.86  | 194,125              | 161,637             |
| 111   | 2     | 75.06  | 75.06 | 74.17     | 15.28 | 101.20 | 63.59 | 86.52  | N/A             | 227,500              | 168,740             |

ALL

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 to 09/30/2023 | 94 | 83.15 | 84.04 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

CONDITION

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 20    | 10    | 81.76  | 85.13 | 72.91     | 22.84 | 116.76 | 58.93 | 148.27 | 61.43 to 106.83 | 78,690               | 57,310              |
| 25    | 6     | 80.55  | 86.99 | 78.89     | 17.98 | 110.27 | 63.49 | 115.61 | 63.49 to 115.61 | 96,667               | 76,258              |
| 30    | 58    | 83.82  | 83.46 | 84.62     | 21.77 | 98.63  | 40.37 | 132.86 | 71.42 to 92.29  | 154,713              | 130,924             |
| 35    | 5     | 70.08  | 73.42 | 73.68     | 17.42 | 99.65  | 54.95 | 97.69  | N/A             | 124,380              | 91,637              |
| 40    | 15    | 85.09  | 87.91 | 85.16     | 15.94 | 103.23 | 54.85 | 119.83 | 78.11 to 104.14 | 177,467              | 151,139             |

ALL

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2021 to 09/30/2023 | 94 | 83.15 | 84.04 | 83.31 | 20.72 | 100.88 | 40.37 | 148.27 | 77.61 to 88.37 | 144,928 | 120,740 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

62 - MORRILL COUNTY  
RESIDENTIAL-IMPROVED

PAD 2024 Draft Statistics Using 2024 Values

Base Stat Page: 1

Type : Qualified

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 94         | Median :    | 98     | COV :             | 21.39  | 95% Median C.I. :    | 96.10 to 99.21  |
| Total Sales Price :      | 13,608,229 | Wgt. Mean : | 96     | STD :             | 20.94  | 95% Wgt. Mean C.I. : | 92.65 to 100.10 |
| Total Adj. Sales Price : | 13,608,229 | Mean :      | 98     | Avg.Abs.Dev :     | 13.65  | 95% Mean C.I. :      | 93.67 to 102.13 |
| Total Assessed Value :   | 13,114,875 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 144,768    | COD :       | 13.89  | MAX Sales Ratio : | 191.58 |                      |                 |
| Avg. Assessed Value :    | 139,520    | FMD :       | 101.59 | MIN Sales Ratio : | 46.62  |                      |                 |

Printed : 03/18/2024

| DATE OF SALE *           |    | COUNT  | MEDIAN | MEAN   | WGT. MEAN | COD    | FMD   | MIN    | MAX             | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|--------------------------|----|--------|--------|--------|-----------|--------|-------|--------|-----------------|-----------------|----------------------|---------------------|
| <u>Q1 Yrs</u>            |    |        |        |        |           |        |       |        |                 |                 |                      |                     |
| 10/01/2021 To 12/31/2021 | 11 | 90.30  | 97.01  | 100.59 | 11.34     | 96.44  | 80.22 | 128.61 | 85.41 to 108.95 | 108,500         | 109,137              |                     |
| 01/01/2022 To 03/31/2022 | 9  | 103.42 | 110.07 | 113.05 | 11.27     | 97.36  | 90.49 | 132.75 | 98.41 to 129.58 | 96,297          | 108,861              |                     |
| 04/01/2022 To 06/30/2022 | 12 | 98.26  | 96.39  | 96.89  | 04.36     | 99.38  | 77.13 | 103.88 | 95.16 to 99.54  | 162,576         | 157,683              |                     |
| 07/01/2022 To 09/30/2022 | 16 | 92.62  | 89.95  | 88.69  | 18.06     | 101.42 | 57.03 | 125.52 | 70.52 to 103.47 | 148,931         | 132,090              |                     |
| 10/01/2022 To 12/31/2022 | 9  | 99.02  | 95.54  | 94.99  | 08.57     | 100.58 | 62.85 | 109.68 | 89.56 to 103.74 | 108,472         | 103,042              |                     |
| 01/01/2023 To 03/31/2023 | 6  | 96.00  | 96.15  | 94.32  | 14.59     | 101.94 | 73.50 | 128.05 | 73.50 to 128.05 | 102,333         | 96,518               |                     |
| 04/01/2023 To 06/30/2023 | 13 | 97.51  | 92.12  | 91.53  | 16.71     | 100.64 | 46.62 | 125.62 | 63.87 to 113.91 | 180,731         | 165,419              |                     |
| 07/01/2023 To 09/30/2023 | 18 | 98.32  | 106.36 | 99.93  | 19.01     | 106.43 | 67.84 | 191.58 | 90.09 to 109.15 | 201,917         | 181,781              |                     |
| <u>Study Yrs</u>         |    |        |        |        |           |        |       |        |                 |                 |                      |                     |
| 10/01/2021 To 09/30/2022 | 48 | 97.95  | 96.95  | 96.75  | 12.17     | 100.21 | 57.03 | 132.75 | 90.49 to 99.68  | 133,208         | 128,873              |                     |
| 10/01/2022 To 09/30/2023 | 46 | 98.32  | 98.89  | 96.05  | 15.70     | 102.96 | 46.62 | 191.58 | 93.42 to 101.71 | 156,832         | 150,630              |                     |
| <u>Calendar Yrs</u>      |    |        |        |        |           |        |       |        |                 |                 |                      |                     |
| 01/01/2022 To 12/31/2022 | 46 | 98.24  | 96.66  | 95.73  | 11.71     | 100.97 | 57.03 | 132.75 | 96.10 to 102.39 | 134,277         | 128,538              |                     |
| <u>All</u>               |    |        |        |        |           |        |       |        |                 |                 |                      |                     |
| 10/01/2021 To 09/30/2023 | 94 | 98.25  | 97.90  | 96.37  | 13.89     | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768         | 139,520              |                     |
| <u>VALUATION GROUP</u>   |    |        |        |        |           |        |       |        |                 |                 |                      |                     |
| <u>RANGES</u>            |    |        |        |        |           |        |       |        |                 |                 |                      |                     |
| 1                        | 44 | 98.39  | 98.75  | 98.55  | 84.74     | 100.20 | 83.54 | 128.05 | 97.12 to 99.33  | 138,792         | 136,773              |                     |
| 2                        | 35 | 93.42  | 101.26 | 94.85  | 23.49     | 106.76 | 58.44 | 191.58 | 85.41 to 108.95 | 123,000         | 116,660              |                     |
| 3                        | 3  | 70.52  | 80.43  | 79.67  | 26.82     | 100.95 | 57.03 | 113.75 | N/A             | 56,633          | 45,120               |                     |
| 4                        | 12 | 97.60  | 89.35  | 95.11  | 18.22     | 93.94  | 46.62 | 121.35 | 63.87 to 109.15 | 252,208         | 239,867              |                     |
| <u>All</u>               |    |        |        |        |           |        |       |        |                 |                 |                      |                     |
| 10/01/2021 To 09/30/2023 | 94 | 98.25  | 97.90  | 96.37  | 13.89     | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768         | 139,520              |                     |



62 - WORTHILL COUNTY  
RESIDENTIAL IMPROVED

END 2024 Draft Statistics Using 2024 Values  
Type : Qualified

Base Beat Page : 2

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 94         | Median :    | 98     | COV :             | 21.39  | 95% Median C.I. :    | 96.10 to 99.21  |
| Total Sales Price :      | 13,608,229 | Wgt. Mean : | 96     | FTD :             | 20.94  | 95% Wgt. Mean C.I. : | 92.65 to 100.10 |
| Total Adj. Sales Price : | 13,608,229 | Mean :      | 99     | Avg. Abs. Dev. :  | 13.65  | 95% Mean C.I. :      | 93.67 to 102.13 |
| Total Assessed Value :   | 13,114,875 | COO :       | 13.89  | MAX Sales Ratio : | 191.58 |                      |                 |
| Avg. Adj. Sales Price :  | 144,768    | PRD :       | 101.59 | MIN Sales Ratio : | 46.62  |                      |                 |
| Avg. Assessed Value :    | 139,520    |             |        |                   |        |                      |                 |

ASSESSOR LOCATION

Printed : 03/18/2024

| RANGE      | COUNT | MEDIAN | MEAN   | WGT. MEAN | COO   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. Assessed Value |
|------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|---------------------|---------------------|
| BAVARD     | 35    | 93.42  | 101.26 | 94.85     | 23.49 | 106.76 | 58.44 | 191.58 | 85.41 to 108.95 | 123,000             | 116,660             |
| BIRDENPORT | 44    | 98.39  | 98.75  | 98.55     | 04.74 | 100.20 | 83.54 | 128.05 | 97.12 to 99.33  | 138,792             | 136,773             |
| BROADWATER | 3     | 70.52  | 80.43  | 79.67     | 26.82 | 100.95 | 57.03 | 113.75 | N/A             | 56,633              | 45,120              |
| BUNAL      | 12    | 97.60  | 89.35  | 95.11     | 18.22 | 93.94  | 46.62 | 121.35 | 63.87 to 109.15 | 252,208             | 239,867             |
| ALL        |       |        |        |           |       |        |       |        |                 |                     |                     |

| 10/01/2021 to 09/30/2023            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COO   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. Assessed Value |
|-------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|---------------------|
| LOCATIONS: URBAN, SUBURBAN, & RURAL | 94    | 98.25  | 97.90 | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768             | 139,520             |

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COO   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. Assessed Value |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|---------------------|
| 1     | 82    | 98.32  | 99.15 | 96.74     | 13.26 | 102.49 | 57.03 | 191.58 | 96.10 to 99.33  | 129,045             | 124,835             |
| 3     | 12    | 97.60  | 89.35 | 95.11     | 18.22 | 93.94  | 46.62 | 121.35 | 63.87 to 109.15 | 252,208             | 239,867             |
| ALL   |       |        |       |           |       |        |       |        |                 |                     |                     |

| 10/01/2021 to 09/30/2023             | COUNT | MEDIAN | MEAN  | WGT. MEAN | COO   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. Assessed Value |
|--------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|---------------------|
| STATUS: IMPROVED, UNIMPROVED, E-TOLL | 94    | 98.25  | 97.90 | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768             | 139,520             |

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COO   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. Assessed Value |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|---------------------|
| 1     | 94    | 98.25  | 97.90 | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768             | 139,520             |
| ALL   |       |        |       |           |       |        |       |        |                 |                     |                     |

| 10/01/2021 to 09/30/2023 | COUNT | MEDIAN | MEAN  | WGT. MEAN | COO   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. Assessed Value |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|---------------------|
|                          | 94    | 98.25  | 97.90 | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768             | 139,520             |

62 - MORRILL COUNTY  
RESIDENTIAL IMPROVED

P&D 2024 Draft Statistics Using 2024 Values

Type : Qualified

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 94         | Median :    | 98     | COV :             | 21.39  | 95% Median C.I. :    | 96.10 to 99.21  |
| Total Sales Price :      | 13,608,229 | Wgt. Mean : | 95     | STD :             | 20.94  | 95% Wgt. Mean C.I. : | 92.65 to 100.10 |
| Total Adj. Sales Price : | 13,608,229 | Mean :      | 98     | Avg. Abs. Dev :   | 13.65  | 95% Mean C.I. :      | 93.67 to 102.13 |
| Total Assessed Value :   | 13,114,875 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 144,768    | COV :       | 13.89  | MAX Sales Ratio : | 191.58 |                      |                 |
| Avg. Assessed Value :    | 139,520    | P&D :       | 101.59 | MIN Sales Ratio : | 46.62  |                      |                 |

Printed : 03/18/2024

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COV   | P&D    | MIN   | MAX    | 95% Median C.I. | Avg Adj. SalePrice | Avg. Assessed Value |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--------------------|---------------------|
| 01    | 94    | 98.25  | 97.90 | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768            | 139,520             |
| 06    |       |        |       |           |       |        |       |        |                 |                    |                     |
| 07    |       |        |       |           |       |        |       |        |                 |                    |                     |

All

10/01/2021 TO 09/30/2023 94 98.25 97.90 96.37 13.89 101.59 46.62 191.58 96.10 to 99.21 144,768 139,520

SCOPE DISTRICT \*

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT. MEAN | COV   | P&D    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. Assessed Value |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|---------------------|
| 040001                   |       |        |       |           |       |        |       |        |                 |                     |                     |
| 070006                   |       |        |       |           |       |        |       |        |                 |                     |                     |
| 170003                   | 2     | 92.14  | 92.14 | 87.83     | 23.46 | 104.91 | 70.52 | 113.75 | N/A             | 62,450              | 54,948              |
| 350001                   |       |        |       |           |       |        |       |        |                 |                     |                     |
| 620021                   | 42    | 93.00  | 98.29 | 92.49     | 22.38 | 106.27 | 58.44 | 191.59 | 83.03 to 102.39 | 138,155             | 127,777             |
| 620063                   | 50    | 98.39  | 97.80 | 99.45     | 07.09 | 98.34  | 46.62 | 128.05 | 97.14 to 99.33  | 153,617             | 152,771             |
| 790032                   |       |        |       |           |       |        |       |        |                 |                     |                     |
| All                      |       |        |       |           |       |        |       |        |                 |                     |                     |
| 10/01/2021 TO 09/30/2023 | 94    | 98.25  | 97.90 | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768             | 139,520             |

62 - Morrisville County  
RESIDENTIAL IMPROVED

PAID 2024 Draft: Statistics Being 2024 Values  
Type : Qualified

Base Stat

Page: 4

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 94         | Median :    | 96     | COV :             | 21.39  | 95% Median C.I. :    | 96.10 to 99.21  |
| Total Sales Price :      | 13,608,229 | Wgt. Mean : | 96     | STD :             | 20.94  | 95% Wgt. Mean C.I. : | 92.65 to 100.10 |
| Total Adj. Sales Price : | 13,608,229 | Mean :      | 96     | Avg. Abs. Dev :   | 23.65  | 95% Mean C.I. :      | 93.67 to 102.13 |
| Total Assessed Value :   | 13,114,875 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 144,768    | OOD :       | 13.89  | Max Sales Ratio : | 191.58 |                      |                 |
| Avg. Assessed Value :    | 139,520    | PBD :       | 101.59 | Min Sales Ratio : | 46.62  |                      |                 |

Printed : 03/18/2024

| YEAR            | COUNT     | MEDIAN       | MEAN         | WGT. MEAN    | OOD          | PBD           | MIN          | MAX           | 95% Median C.I.       | Avg. Adj. Sales Price | Avg. Assessed Value |
|-----------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|-----------------------|---------------------|
| 0 OR Blank      |           |              |              |              |              |               |              |               |                       |                       |                     |
| Prior TO 1900   |           |              |              |              |              |               |              |               |                       |                       |                     |
| 1900 TO 1919    | 23        | 98.19        | 103.21       | 96.51        | 24.29        | 106.94        | 57.03        | 191.58        | 85.41 to 118.21       | 84,983                | 62,018              |
| 1920 TO 1939    | 24        | 98.09        | 93.08        | 90.83        | 11.74        | 102.48        | 46.62        | 129.58        | 88.39 to 102.39       | 133,307               | 123,089             |
| 1940 TO 1949    | 6         | 97.10        | 93.63        | 94.03        | 08.46        | 99.57         | 69.29        | 104.35        | 69.28 to 104.35       | 85,250                | 80,156              |
| 1950 TO 1959    | 8         | 98.23        | 98.74        | 92.63        | 15.94        | 106.60        | 67.84        | 144.94        | 67.84 to 144.94       | 117,281               | 108,642             |
| 1960 TO 1969    | 8         | 98.59        | 99.24        | 98.92        | 09.77        | 100.32        | 75.09        | 128.61        | 75.09 to 128.61       | 206,125               | 203,904             |
| 1970 TO 1979    | 15        | 98.06        | 95.46        | 98.92        | 09.39        | 98.57         | 82.21        | 123.21        | 91.50 to 101.93       | 202,400               | 204,231             |
| 1980 TO 1989    | 5         | 96.10        | 92.56        | 94.17        | 06.43        | 98.29         | 78.78        | 100.50        | N/A                   | 168,700               | 158,867             |
| 1990 TO 1999    | 2         | 98.73        | 98.73        | 104.44       | 15.39        | 94.51         | 83.54        | 113.91        | N/A                   | 192,500               | 201,055             |
| 2000 TO 2009    | 3         | 99.18        | 99.04        | 99.09        | 00.24        | 99.95         | 98.60        | 99.33         | N/A                   | 363,667               | 360,367             |
| 2010 TO 2014    |           |              |              |              |              |               |              |               |                       |                       |                     |
| 2015 TO Present |           |              |              |              |              |               |              |               |                       |                       |                     |
| <b>All</b>      | <b>94</b> | <b>98.25</b> | <b>97.90</b> | <b>96.37</b> | <b>13.89</b> | <b>101.59</b> | <b>46.62</b> | <b>191.58</b> | <b>96.10 to 99.21</b> | <b>144,768</b>        | <b>139,520</b>      |

62 - Kozmill COURT  
RESIDENTIAL IMPROVED

PBD 2024 Draft Statistics Using 2024 Values

Base Stat Page: 5

Type : Qualified

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 94         | Median :    | 98     | COV :             | 21.39  | 95% Median C.I. :    | 96.10 to 99.21  |
| Total Sales Price :      | 13,608,229 | Hgt. Mean : | 96     | STD :             | 20.94  | 95% Hgt. Mean C.I. : | 92.65 to 100.10 |
| Total Adj. Sales Price : | 13,608,229 | Mean :      | 98     | Avg. Abs. Dev. :  | 13.65  | 95% Mean C.I. :      | 93.67 to 102.13 |
| Total Assessed Value :   | 13,114,875 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 144,768    | COO :       | 13.89  | Max Sales Ratio : | 191.58 |                      |                 |
| Avg. Assessed Value :    | 139,520    | PRD :       | 101.59 | Min Sales Ratio : | 46.62  |                      |                 |

Printed : 03/18/2024

**SALE PRICE \***

SALES COURT MEDIAN NEPS WGT. MEAN COO PRD MIN MAX 95% Median C.I. Avg. Adj. Sale Price Avg. Assessed Value

Low \$ Ranges  
Less Than 5,000  
Less Than 15,000  
Less Than 30,000

|                     |    |       |       |       |       |        |       |        |                |         |         |
|---------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| Greater Than 4,999  | 94 | 98.25 | 97.90 | 96.37 | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21 | 144,768 | 139,520 |
| Greater Than 14,999 | 94 | 98.25 | 97.90 | 96.37 | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21 | 144,768 | 139,520 |
| Greater Than 29,999 | 92 | 98.13 | 96.89 | 96.22 | 13.19 | 108.70 | 46.62 | 191.58 | 96.10 to 99.03 | 147,416 | 141,849 |

Incremental Ranges  
0 NO 4,999  
5,000 TO 14,999  
15,000 TO 29,999  
30,000 TO 59,999  
60,000 TO 99,999  
100,000 TO 149,999  
150,000 TO 249,999  
250,000 TO 499,999  
500,000 TO 999,999  
1,000,000 +

|                      |    |        |        |        |       |        |        |        |                 |         |         |
|----------------------|----|--------|--------|--------|-------|--------|--------|--------|-----------------|---------|---------|
| Greater Than 4,999   | 94 | 98.25  | 97.90  | 96.37  | 13.89 | 101.59 | 46.62  | 191.58 | 96.10 to 99.21  | 144,768 | 139,520 |
| Greater Than 14,999  | 94 | 98.25  | 97.90  | 96.37  | 13.89 | 101.59 | 46.62  | 191.58 | 96.10 to 99.21  | 144,768 | 139,520 |
| Greater Than 29,999  | 92 | 98.13  | 96.89  | 96.22  | 13.19 | 108.70 | 46.62  | 191.58 | 96.10 to 99.03  | 147,416 | 141,849 |
| Greater Than 4,999   | 2  | 144.28 | 144.28 | 140.75 | 11.25 | 102.51 | 128.05 | 160.50 | N/A             | 23,000  | 32,373  |
| Greater Than 14,999  | 13 | 97.51  | 106.81 | 104.83 | 24.97 | 101.89 | 57.03  | 191.58 | 87.92 to 125.62 | 42,246  | 44,287  |
| Greater Than 29,999  | 14 | 98.30  | 96.54  | 96.61  | 09.60 | 99.93  | 70.52  | 118.21 | 85.41 to 103.74 | 82,684  | 79,883  |
| Greater Than 49,999  | 27 | 96.58  | 95.08  | 95.47  | 11.05 | 99.59  | 62.85  | 129.58 | 89.13 to 103.42 | 120,602 | 115,143 |
| Greater Than 99,999  | 26 | 97.13  | 92.23  | 91.37  | 14.56 | 100.94 | 46.62  | 132.75 | 83.03 to 99.21  | 183,527 | 167,694 |
| Greater Than 199,999 | 12 | 98.89  | 100.73 | 101.56 | 06.79 | 99.18  | 75.09  | 121.35 | 97.14 to 109.15 | 318,958 | 323,928 |

All

10/01/2021 To 09/30/2023

|    |       |       |       |       |        |       |        |                |         |         |
|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 94 | 98.25 | 97.90 | 96.37 | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21 | 144,768 | 139,520 |
|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

62 - Kozzill COUNTY  
RESIDENTIAL IMPROVED

PAD 2024 Draft Statistics Using 2024 Values  
Type : Qualified

Base Stat Page: 6

Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 94         | Median :    | 98     | COV :             | 21.39  | 95% Median C.I. :    | 96.10 to 99.21  |
| Total Sales Price :      | 13,608,229 | Hgt. Mean : | 96     | STD :             | 20.94  | 95% Hgt. Mean C.I. : | 92.65 to 100.10 |
| Total Adj. Sales Price : | 13,608,229 | Mean :      | 98     | Avg. Abs. Dev :   | 13.65  | 95% Mean C.I. :      | 93.67 to 102.13 |
| Total Assessed Value :   | 13,114,875 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 144,768    | OOD :       | 13.89  | MAX Sales Ratio : | 191.58 |                      |                 |
| Avg. Assessed Value :    | 139,520    | POD :       | 101.59 | MIN Sales Ratio : | 46.62  |                      |                 |

Printed : 03/18/2024

| ASSESSND VALUE * |        | COUNT | MEDIAN | MEAN   | WGT. MEAN | OOD   | POD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|------------------|--------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| LOW \$           |        |       |        |        |           |       |        |       |        |                 |                      |                     |
| 1 TO             | 4999   | 3     | 73.50  | 97.01  | 81.51     | 46.93 | 119.02 | 57.03 | 160.50 | N/A             | 34,333               | 27,965              |
| 30000 TO         | 59999  | 13    | 102.39 | 113.04 | 107.45    | 22.89 | 104.27 | 70.52 | 191.58 | 88.88 to 128.05 | 43,623               | 46,872              |
| 60000 TO         | 99999  | 18    | 93.17  | 89.39  | 66.40     | 13.39 | 103.46 | 46.62 | 118.21 | 80.22 to 99.68  | 93,287               | 80,604              |
| 100000 TO        | 149999 | 28    | 94.81  | 91.23  | 88.44     | 11.90 | 103.15 | 58.44 | 115.55 | 67.96 to 100.50 | 136,170              | 120,422             |
| 150000 TO        | 249999 | 22    | 99.03  | 102.50 | 100.41    | 10.47 | 102.08 | 75.09 | 132.75 | 96.10 to 108.95 | 188,578              | 189,360             |
| 250000 TO        | 499999 | 10    | 95.26  | 103.65 | 104.11    | 05.48 | 99.56  | 97.14 | 121.35 | 97.84 to 113.91 | 329,750              | 343,299             |
| 500000 +         |        |       |        |        |           |       |        |       |        |                 |                      |                     |

| ALL                      |  | COUNT | MEDIAN | MEAN  | WGT. MEAN | OOD   | POD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|--------------------------|--|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 10/01/2021 To 09/30/2023 |  | 94    | 98.25  | 97.90 | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520             |

| QUALITY |  | COUNT | MEDIAN | MEAN   | WGT. MEAN | OOD   | POD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|---------|--|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 10      |  | 1     | 59.29  | 69.29  | 69.29     |       | 100.00 | 69.29 | 69.29  | N/A             | 100,000              | 69,285              |
| 20      |  | 27    | 97.51  | 99.59  | 97.77     | 15.87 | 101.86 | 57.03 | 160.50 | 88.88 to 103.74 | 100,378              | 98,141              |
| 25      |  | 1     | 96.49  | 96.49  | 96.49     |       | 100.00 | 96.49 | 96.49  | N/A             | 95,000               | 91,670              |
| 30      |  | 61    | 98.14  | 97.46  | 95.48     | 11.63 | 102.07 | 46.62 | 191.58 | 96.20 to 99.21  | 152,615              | 145,723             |
| 40      |  | 4     | 99.26  | 100.71 | 101.56    | 03.57 | 99.18  | 95.16 | 109.15 | N/A             | 348,375              | 353,746             |
| ALL     |  | 94    | 98.25  | 97.90  | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520             |

62 - Merrill County  
RESIDENTIAL IMPROVED

RAD 2024 Draft Statistics Using 2024 Values  
Type 1 Qualified

Date Range: 10/01/2021 to 09/30/2023 Posted Before: 01/31/2024

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 94         | Median :    | 98     | COV :             | 21.39  | 95% Median C.I. :    | 96.10 to 99.21  |
| Total Sales Price :      | 13,608,229 | Mgt. Mean : | 95     | STD :             | 20.94  | 95% Mgt. Mean C.I. : | 92.65 to 100.10 |
| Total Adj. Sales Price : | 13,608,229 | Mean :      | 98     | Avg Adj. Dev :    | 13.65  | 95% Mean C.I. :      | 93.67 to 102.13 |
| Total Assessed Value :   | 13,114,875 | COV :       | 13.89  | MAX Sales Ratio : | 191.58 |                      |                 |
| Avg. Adj. Sales Price :  | 144,768    | PRD :       | 101.59 | MIN Sales Ratio : | 46.62  |                      |                 |
| Avg. Assessed Value :    | 139,520    |             |        |                   |        |                      |                 |

Printed: 03/18/2024

| STYLE                    | COUNT | MEDIAN | MEAN   | WGT. MEAN | COV   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|--------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 100                      | 1     | 78.78  | 78.78  | 78.78     |       | 100.00 | 78.78 | 78.78  | N/A             | 100,000              | 78,775              |
| 101                      | 73    | 98.41  | 99.62  | 97.03     | 13.72 | 101.83 | 57.03 | 191.58 | 95.84 to 101.89 | 127,962              | 125,186             |
| 102                      | 4     | 97.48  | 84.94  | 87.37     | 13.41 | 97.22  | 46.62 | 98.19  | N/A             | 195,175              | 174,201             |
| 103                      | 2     | 101.78 | 101.78 | 109.31    | 19.23 | 93.11  | 82.21 | 121.35 | N/A             | 292,500              | 319,718             |
| 104                      | 12    | 97.53  | 92.77  | 90.92     | 15.54 | 102.03 | 58.44 | 132.75 | 63.87 to 99.68  | 194,125              | 176,493             |
| 111                      | 2     | 97.56  | 97.56  | 97.45     | 01.50 | 100.11 | 96.10 | 99.02  | N/A             | 227,500              | 221,698             |
| <b>All</b>               |       |        |        |           |       |        |       |        |                 |                      |                     |
| 10/01/2021 TO 09/30/2023 | 94    | 98.25  | 97.90  | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520             |

CONDITION

| RANK                     | COUNT | MEDIAN | MEAN   | WGT. MEAN | COV   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|--------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 20                       | 9     | 90.30  | 106.70 | 87.96     | 29.01 | 121.31 | 63.87 | 191.58 | 73.50 to 160.50 | 70,667               | 62,156              |
| 25                       | 6     | 94.09  | 99.17  | 88.98     | 18.68 | 111.45 | 67.84 | 128.05 | 67.84 to 128.05 | 96,667               | 86,016              |
| 30                       | 59    | 98.37  | 96.99  | 98.13     | 12.07 | 98.84  | 46.62 | 144.94 | 96.20 to 99.68  | 154,378              | 151,490             |
| 35                       | 5     | 95.84  | 92.74  | 94.51     | 07.82 | 98.11  | 70.52 | 104.30 | N/A             | 126,380              | 117,555             |
| 40                       | 15    | 99.02  | 97.39  | 94.43     | 12.77 | 103.13 | 58.44 | 126.61 | 83.03 to 108.95 | 177,467              | 167,578             |
| <b>All</b>               |       |        |        |           |       |        |       |        |                 |                      |                     |
| 10/01/2021 TO 09/30/2023 | 94    | 98.25  | 97.90  | 96.37     | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520             |







# NEBRASKA

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**MORRILL COUNTY**



# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 5, 2024

Commissioner Hotz :

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

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

For the Tax Commissioner



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

cc: Rose Nelson, Morrill County Assessor

Property Assessment Division  
Sarah Scott, Administrator  
[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

PO Box 98919  
Lincoln, Nebraska 68509-8919  
FAX 402-471-5993

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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, multi-family 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, etc.                                | 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 (not agricultural, vacant, and   | 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.

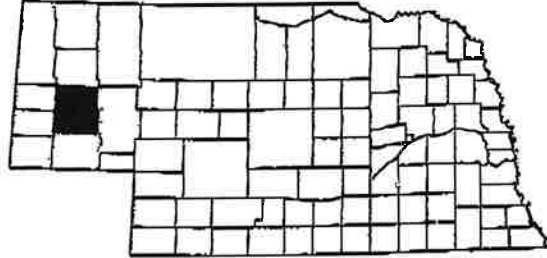
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

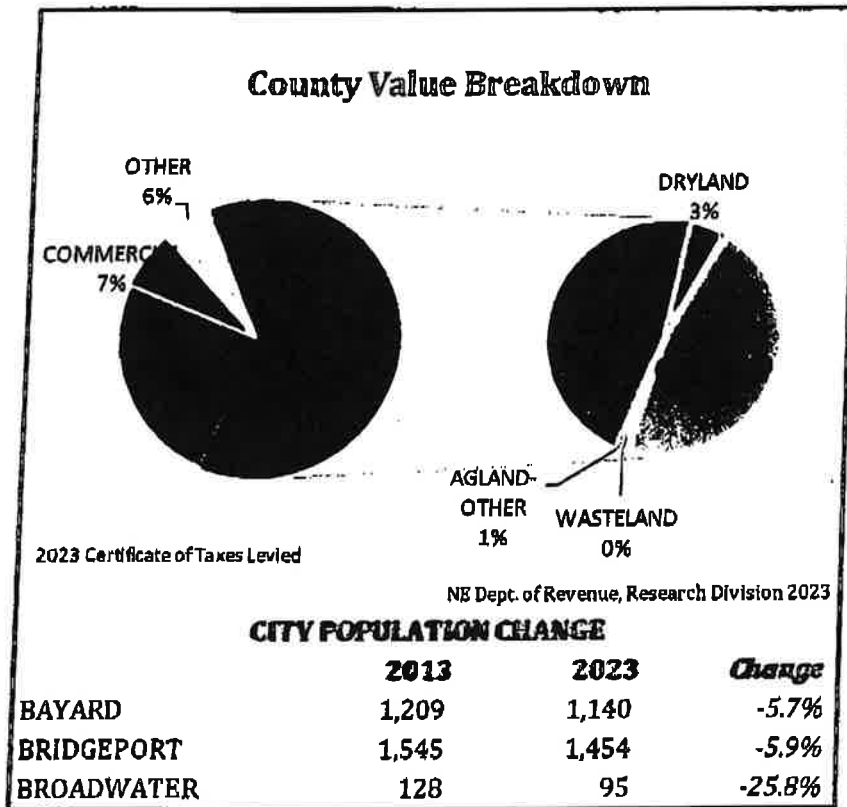
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 1,424 square miles, Morrill County has 4,527 residents, per the Census Bureau Quick Facts for 2024, a 1% decrease from the 2023 U.S. Census. Reports indicate that 81% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$95,650 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Morrill County are located in and around the county seat of Bridgeport. According to the latest information available from the U.S. Census Bureau, there are 111 employer establishments with total employment of 796, for a 2% decrease in employment.



Agricultural land accounts for the majority of the valuation base throughout the county. Grassland makes up the majority of the land in the county. Morrill County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Morrill County ranks third in dry edible beans. The feedlots, ethanol plant, grain-handling facilities and fertilizer plant are also contributory factors to the local agricultural economy.

## 2024 Residential Correlation for Morrill County

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### *Assessment Actions*

The Morrill County Assessor increased all lot values and conducted a complete revaluation of Bridgeport. A 50% blanket increase was applied to the dwellings in Broadwater. The county assessor also completed all pick-up work for inclusion on the tax roll.

### *Assessment Practice Review*

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

In Morrill County, the residential sales usability ratio is slightly above the statewide average. The sales verification process consists of surveys and follow-up phone calls to buyers and sellers. A thorough review of the residential sales labeled as non-qualified revealed that all disqualifications were justifiably annotated. As a result, all arm's-length residential sales were available in the current measurement analysis.

The county's valuation methodology, which is on file, provides a structured approach to property assessment, ensuring uniformity across different property types. The county segments the statistical sample into four distinct valuation groups that reflect the unique economic characteristics of each area. Valuation Group 4 includes the rural parcels in the county. Valuation Group 1 is the county seat of Bridgeport the largest community with the main business district in the county. Bayard, Valuation Group 2 is slightly smaller in population and is economically influenced by the proximity of Scottsbluff. The Village of Broadwater, Valuation Group 3 is a small distinct village within the county. The cost and depreciation tables date between 2020 and 2023, alongside lot studies from 2023.

The land to building ratios in the county improved considerably with the actions of the county assessor. The submission of sales data on a timely basis was lacking on three different occasions during the year.

Adhering to the six-year inspection cycle, the county has completed an inspection for Bridgeport for the current assessment year. Revaluations are scheduled to be completed for the 2025 assessment year for Broadwater and Bayard.

### *Description of Analysis*

The county assessor utilizes four valuation groups with unique economic characteristics to analyze the residential sales in Morrill County.

## 2024 Residential Correlation for Morrill County

| Valuation Group | Description |
|-----------------|-------------|
| 1               | Bridgeport  |
| 2               | Bayard      |
| 3               | Broadwater  |
| 4               | Rural       |

The statistical profile of the 94 qualified sales finds all the measures of central tendency and the qualitative statistics in the acceptable range. Valuation Group 2 with 35 sales finds two measures of central tendency in the acceptable range while the COD and PRD are slightly high. The removal of two low dollar sales brings all of the statistical measures into the acceptable range. Valuation Group 4 with only twelve qualified sales finds two measures of central tendency and the COD in the acceptable range while the PRD is slightly below the acceptable range. Valuation Group 3 has insufficient sales for meaningful analysis.

Valuation Group 1 with 44 showed a statistical profile that finds all the measures of central tendency and the PRD in the acceptable range while the COD fell slightly below 5%. The IAAO Standard on Ratio Studies indicates that a value of 5% or lower is either unusually homogenous or possibly indicative of a non-representative sample due to selective reappraisal. Comparing the movement between the sales file and the abstract finds that the abstract moved 7% more than the sales. Examination of the individual sold properties show that significant increases and decreases occurred with the revaluation that was completed by the county assessor. A further review of sales that have occurred post-study period have a median of 99% with a broad COD. A statistical profile of the post-study period sales has been provided in the index. The Property Assessment Division will continue to examine post-study period sales, however, the balance of the evidence suggests that equalization within Valuation Group 1 has been achieved and the overall level of value will be based on the median.

### *Equalization and Quality of Assessment*

The assessment practice review and the assessment actions in Morrill County indicates that the residential property class is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

| VALUATION GROUP RANGE | COUNT     | MEDIAN       | MEAN         | WGT. MEAN    | COD          | PRD           |
|-----------------------|-----------|--------------|--------------|--------------|--------------|---------------|
| 1                     | 44        | \$4.39       | \$8.75       | \$8.65       | 24.74        | 92.20         |
| 2                     | 35        | \$9.42       | \$11.28      | \$11.85      | 22.42        | 98.76         |
| 3                     | 3         | 79.52        | 80.43        | 78.97        | 26.82        | 100.95        |
| 4                     | 12        | \$7.20       | \$9.37       | \$5.71       | 12.22        | 92.74         |
| <u>ALL</u>            | <u>94</u> | <u>28.25</u> | <u>37.60</u> | <u>46.37</u> | <u>13.64</u> | <u>101.59</u> |

## **2024 Residential Correlation for Morrill County**

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

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

## 2024 Commercial Correlation for Morrill County

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### *Assessment Actions*

The county assessor increased commercial land by 70% and improvements by 5%. The pick-up work was also completed and placed on the tax roll.

### *Assessment Practice Review*

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

The usability rate in the Morrill County commercial class is within the statewide average. The review of the county assessor's disqualified sales provides sufficient justification, affirming the use of all qualified sales for valuation. The county assessor employs two valuation groups for its commercial properties, reflecting the economic diversity of Bridgeport, Bayard, Broadwater, and rural areas.

In 2020, a commercial appraiser assisted in developing costing and depreciation tables using local data. The county assessor's adherence to the 6-year inspection cycle and qualification procedures, ensures that all qualified sales were made available for measurement purposes.

### *Description of Analysis*

Using two valuation groups, the county assessor analyzed the statistical profile of the unique economic characteristics of Bridgeport in Valuation Group 1 and Bayard, Broadwater and Rural in Valuation Group 2.

| Valuation Group | Description                  |
|-----------------|------------------------------|
| 1               | Bridgeport                   |
| 2               | Bayard, Broadwater and Rural |

The statistical profile of the commercial sales only presented with nine sales in the current study period that were widely dispersed with the median being the only measure within the acceptable range. As mentioned, the actual median of the overall commercial sales was within the acceptable range but the dispersion and the small sample precludes using the median as the level of value.

A review of the sold parcels compared to the change in the 2024 County Abstract of Assessment for Real Property, Form 45, Compared with the 2023 Certificate of Taxes Levied Report (CTL) show that the population moved in a similar fashion after the accounting for two parcels one of which had a revaluation after a protest and a second parcel whose value was not pulled over correctly the previous year.

## 2024 Commercial Correlation for Morrill County

### *Equalization and Quality of Assessment*

The review of assessment practices and the statistical analysis, supports that the commercial property assessment is in compliance with generally accepted mass appraisal techniques and is uniformly assessed.

| VALUATION GROUP |       |        |        |           |       |        |
|-----------------|-------|--------|--------|-----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT. MEAN | OOD   | IPD    |
| 1               | 3     | 58.34  | 82.00  | 45.27     | 77.55 | 203.03 |
| 2               | 8     | 107.52 | 106.79 | 78.11     | 27.84 | 136.72 |
| ALL             | 9     | 82.04  | 101.88 | 61.86     | 42.13 | 195.26 |

### *Level of Value*

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



## 2024 Agricultural Correlation for Morrill County

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### *Assessment Actions*

After reviewing the market, the Morrill County Assessor adjusted the values of dryland 3% and grassland increased 8% in Market Area 2. Market Area 3 was adjusted with increases of 11% to 27% in irrigated land, 7% to 15% in dryland, and 14% to 30% in grassland. Market Area 4 with very few sales had increases of 8% to 23% in irrigated land and 8% to 13% increases in grassland. Farm sites and outbuilding site values were increased.

### *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.

An examination of the county assessor's sales verification and qualification process found that sufficient reasons for disqualification of sales was provided. Indicating that despite the usability rate remaining below the statewide average, all qualified sales were made available for analysis.

Geographic factors define the three different markets areas used to stratify agricultural sales in the county. Market Area 2 is found in the northern part of the county dominated primarily by grassland. Market Area 3 has cropland and grassland and is located south of the North Platte River. The center part of the county comprises Market Area 4 and is heavily influenced by special values recognizing the hunting and recreational influences.

The county assessors with the aid of Standard Appraisal recognizes the feedlots in the county as intensive use parcels. Conservation Reserve Enhancement Program (CREP) land is recognized and valued as irrigated land while Conservation Resource Program (CRP) land is valued the same as dryland.

Special valuations exist in the accretion land along the North Platte River. The few sales that exist in the area indicate a recreational influence primarily goose hunting as well as duck, turkey, and deer hunting. In many instances the owners actively use the land for agricultural purposes primarily pasture for cattle although recreational influences coexist in the form of hunting blinds. It was determined that special value could be applied for with a cutout of one acre for each blind present to remain at 100% of market value with the remaining land valued at 75% of market value when agricultural purposes exist.

### *Description of Analysis*

All three measures of central tendency are in the acceptable range and the qualitative statistics are within standard range for the overall statistical profile. Sales reviewed by market area finds that Market Area 4 has insufficient sales for reliable analysis. Market Area 3 has all measures of central tendency in the acceptable range. Market Area 2 with 11 sales is slightly high.

## 2024 Agricultural Correlation for Morrill County

When looking at the sales by 80% Majority Land Use (MLU), the irrigated class with 13 sales is low, as well as Market Area 3 within the irrigated class with 10 sales. Although the irrigated ratio is low, the county assessor did have substantial increases in irrigated and is the second highest in the weighted average acre comparison to surrounding counties and is considered equalized. A Hypothetical LCG chart and WhatIf spreadsheets are included in the appendix documenting the effects of a 14% increase to Market Area 3 irrigated land which results in the overall statistics being above the acceptable range and the county having the highest weighted average acre price for Market Area 3 among the surrounding counties. For this reason, the adjustment is not recommended. Similarly, the grassland Market Area 2 median is slightly high as was the entire Market Area 2 but when the weighted average acre comparison is made Morrill County has the second lowest weighted average grass price per acre. With that comparison and the increasing market, lowering the current price while slightly high was not recommended and is considered equalized. Dryland has insufficient sales for measurement purposes.

The changes made to agricultural land values are demonstrated in the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL).

### *Equalization and Quality of Assessment*

A comprehensive view of the statistical review, the assessment practices of the county assessor and the agricultural market in the surrounding counties supports that land values in Morrill County are assessed uniformly and according to generally accepted mass appraisal techniques. The rural residential improvements and outbuildings in the agricultural class demonstrate equalized valuation.

| 80%MLU By Market Area |           |              |              |              |              |               |
|-----------------------|-----------|--------------|--------------|--------------|--------------|---------------|
| RANGE                 | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | OOD          | PRD           |
| <u>Irrigated</u>      |           |              |              |              |              |               |
| County                | 12        | \$2.06       | \$3.20       | \$3.71       | 21.82        | 100.27        |
| 2                     | 10        | \$2.84       | \$3.45       | \$3.09       | 22.49        | 100.57        |
| 4                     | 3         | \$3.70       | \$2.75       | \$5.25       | 15.49        | 98.21         |
| <u>Dry</u>            |           |              |              |              |              |               |
| County                | 2         | \$2.96       | \$2.93       | \$7.75       | 18.06        | 108.79        |
| 2                     | 1         | \$0.45       | \$8.45       | \$8.45       | 00.00        | 100.00        |
| 3                     | 1         | \$5.00       | \$5.00       | \$5.00       | 00.00        | 00.00         |
| <u>Grass</u>          |           |              |              |              |              |               |
| County                | 12        | 72.16        | 74.49        | 74.48        | 25.36        | 100.01        |
| 2                     | 8         | 77.04        | 77.03        | 78.79        | 15.06        | 100.84        |
| 4                     | 4         | 64.55        | 71.86        | 69.30        | 32.57        | 100.63        |
| <u>All</u>            | <u>36</u> | <u>74.29</u> | <u>71.84</u> | <u>71.85</u> | <u>18.71</u> | <u>100.33</u> |

### *Level of Value*

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

## 2024 Agricultural Correlation for Morrill County

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### *Special Valuation*

A review of agricultural land values in Morrill County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%.

## 2024 Opinions of the Property Tax Administrator for Morrill 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              | 98             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
| Commercial Real Property               | 100            | Meets generally accepted mass appraisal techniques. | No recommendation.         |
| Agricultural Land                      | 75             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
| Special Valuation of Agricultural Land | 75             | Meets generally accepted mass appraisal techniques. | No recommendation.         |

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Morrill County

### Residential Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 94           | Median                             | 98.25     |
| Total Sales Price      | \$13,608,229 | Mean                               | 97.90     |
| Total Adj. Sales Price | \$13,608,229 | Wgt. Mean                          | 96.37     |
| Total Assessed Value   | \$13,114,875 | Average Assessed Value of the Base | \$72,697  |
| Avg. Adj. Sales Price  | \$144,768    | Avg. Assessed Value                | \$139,520 |

### Confidence Interval - Current

|  |                        |
|--|------------------------|
| <b>95% Median C.I</b>  | <b>96.10 to 99.21</b>  |
| 95% Wgt. Mean C.I  | 92.65 to 100.10        |
| <b>95% Mean C.I</b>  | <b>93.67 to 102.13</b> |
| % of Value of the Class of all Real Property Value in the County | 17.35                  |
| <b>% of Records Sold in the Study Period</b>                     | <b>3.70</b>            |
| % of Value Sold in the Study Period                              | 7.09                   |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 105             | 93  | 93.24  |
| 2022 | 87              | 95  | 94.56  |
| 2021 | 84              | 94  | 94.18  |
| 2020 | 83              | 94  | 93.70  |

## 2024 Commission Summary for Morrill County

### Commercial Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 9           | Median                             | 92.04     |
| Total Sales Price      | \$1,623,150 | Mean                               | 101.86    |
| Total Adj. Sales Price | \$1,623,150 | Wgt. Mean                          | 61.66     |
| Total Assessed Value   | \$1,000,840 | Average Assessed Value of the Base | \$189,324 |
| Avg. Adj. Sales Price  | \$180,350   | Avg. Assessed Value                | \$111,204 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I.  | 58.34 to 154.38 |
| 95% Wgt. Mean C.I.   | 37.45 to 85.87  |
| 95% Mean C.I.  | 65.82 to 137.90 |
| % of Value of the Class of all Real Property Value in the County | 6.49            |
| % of Records Sold in the Study Period                            | 2.47            |
| % of Value Sold in the Study Period                              | 1.45            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 17              | 100 | 95.98  |
| 2022 | 12              | 100 | 95.76  |
| 2021 | 13              | 100 | 87.63  |
| 2020 | 14              | 100 | 95.14  |

62 Morrill  
RESIDENTIAL

Number of Sales : 94  
Total Sales Price : 13,609,229  
Total Adj. Sales Price : 13,609,229  
Total Assessed Value : 13,114,875  
Avg. Adj. Sales Price : 144,788  
Avg. Assessed Value : 139,520

MEDIAN : 98  
WGT. MEAN : 96  
MEAN : 96

COD : 13.89  
PRD : 101.59

COV : 21.39  
STD : 20.94  
Avg. Abs. Dev : 13.65

95% Median C.I. : 96.10 to 99.21  
95% Wgt. Mean C.I. : 92.65 to 100.10  
95% Mean C.I. : 93.87 to 102.13

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

Printed: 3/21/2024 11:46:09AM

| DATE OF SALE *         | RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01-OCT-21 To 31-DEC-21 | 01-OCT-21 To 31-DEC-21 | 11    | 90.30  | 97.01  | 100.59   | 11.34 | 96.44  | 80.22 | 128.81 | 65.41 to 108.95 | 108,500              | 109,137        |
| 01-JAN-22 To 31-MAR-22 | 01-JAN-22 To 31-MAR-22 | 9     | 103.42 | 110.07 | 113.05   | 11.27 | 97.36  | 90.49 | 132.75 | 96.41 to 129.58 | 96,297               | 108,861        |
| 01-APR-22 To 30-JUN-22 | 01-APR-22 To 30-JUN-22 | 12    | 98.28  | 96.39  | 96.99    | 04.38 | 99.39  | 77.13 | 103.88 | 95.18 to 99.54  | 162,576              | 157,683        |
| 01-JUL-22 To 30-SEP-22 | 01-JUL-22 To 30-SEP-22 | 16    | 92.82  | 89.95  | 88.69    | 18.08 | 101.42 | 57.03 | 125.52 | 70.52 to 103.47 | 148,931              | 132,090        |
| 01-OCT-22 To 31-DEC-22 | 01-OCT-22 To 31-DEC-22 | 9     | 99.02  | 95.54  | 94.99    | 08.57 | 100.58 | 62.85 | 109.68 | 89.58 to 103.74 | 108,472              | 103,042        |
| 01-JAN-23 To 31-MAR-23 | 01-JAN-23 To 31-MAR-23 | 8     | 96.00  | 96.15  | 94.32    | 14.59 | 101.94 | 73.50 | 126.05 | 73.50 to 128.05 | 102,333              | 96,518         |
| 01-APR-23 To 30-JUN-23 | 01-APR-23 To 30-JUN-23 | 13    | 97.51  | 92.12  | 91.53    | 18.71 | 100.84 | 48.82 | 125.82 | 63.87 to 113.91 | 180,731              | 185,419        |
| 01-JUL-23 To 30-SEP-23 | 01-JUL-23 To 30-SEP-23 | 10    | 98.32  | 106.38 | 99.93    | 19.01 | 106.43 | 67.84 | 191.58 | 90.09 to 109.15 | 181,917              | 181,781        |
| Study Yrs              |                        |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-21 To 30-SEP-22 | 01-OCT-21 To 30-SEP-22 | 48    | 97.95  | 96.95  | 96.75    | 12.17 | 100.21 | 57.03 | 132.75 | 90.49 to 99.68  | 133,208              | 128,873        |
| 01-OCT-22 To 30-SEP-23 | 01-OCT-22 To 30-SEP-23 | 46    | 98.32  | 98.89  | 96.05    | 15.70 | 102.96 | 46.62 | 191.58 | 93.42 to 101.71 | 156,832              | 150,630        |
| Calendar Yrs           |                        |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-22 To 31-DEC-22 | 01-JAN-22 To 31-DEC-22 | 46    | 98.24  | 96.66  | 95.73    | 11.71 | 100.87 | 57.03 | 132.75 | 96.10 to 102.39 | 134,277              | 128,538        |
| ALL                    | ALL                    | 94    | 98.25  | 97.90  | 96.37    | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520        |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1     | 44    | 98.39  | 98.75  | 98.55    | 04.74 | 100.20 | 83.54 | 128.05 | 97.12 to 99.33  | 136,792              | 136,773        |
| 2     | 35    | 93.42  | 101.28 | 94.85    | 23.49 | 106.76 | 58.44 | 191.58 | 85.41 to 108.95 | 123,000              | 116,860        |
| 3     | 3     | 70.52  | 60.43  | 79.67    | 26.82 | 100.95 | 57.03 | 113.75 | N/A             | 58,833               | 45,120         |
| 4     | 12    | 97.60  | 89.35  | 95.11    | 18.22 | 93.94  | 48.82 | 121.35 | 63.87 to 108.15 | 252,206              | 239,867        |
| ALL   | 94    | 98.25  | 97.90  | 96.37    | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520        |

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01    | 94    | 98.25  | 97.90 | 96.37    | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520        |
| 06    |       |        |       |          |       |        |       |        |                 |                      |                |
| 07    |       |        |       |          |       |        |       |        |                 |                      |                |
| ALL   | 94    | 98.25  | 97.90 | 96.37    | 13.89 | 101.59 | 46.62 | 191.58 | 96.10 to 99.21  | 144,768              | 139,520        |



PAD 2024 RSO Statistics (Using 2024 Values)

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024  
 Qualified  
 COV: 21.39  
 STD: 20.94  
 Avg. Abs. Dev: 13.65  
 95% Median C.I.: 96.10 to 99.21  
 95% Wgt. Mean C.I.: 82.65 to 100.10  
 95% Mean C.I.: 93.67 to 102.13

MEDIAN: 96  
 WGT. MEAN: 96  
 MEAN: 98  
 COD: 13.89  
 PRD: 101.59  
 MAX Sales Ratio: 191.58  
 MIN Sales Ratio: 46.62

Number of Sales: 94  
 Total Sales Price: 13,608,229  
 Total Adj. Sales Price: 13,608,229  
 Total Assessed Value: 13,114,875  
 Avg. Adj. Sales Price: 144,768  
 Avg. Assessed Value: 139,520

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| RANGE              | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|--------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 0 TO 4,999         | 2     | 144.28 | 144.28 | 140.75    | 11.25 | 102.51 | 128.05 | 160.50 | N/A             | 23,000               | 32,373         |
| 5,000 TO 14,999    | 94    | 96.25  | 97.90  | 98.37     | 13.89 | 101.59 | 46.62  | 191.58 | 96.10 to 99.21  | 144,768              | 139,520        |
| 15,000 TO 29,999   | 94    | 96.25  | 97.90  | 98.37     | 13.89 | 101.59 | 46.62  | 191.58 | 96.10 to 99.21  | 144,768              | 139,520        |
| 30,000 TO 59,999   | 92    | 96.13  | 96.89  | 96.22     | 13.19 | 100.70 | 46.62  | 191.58 | 96.10 to 99.03  | 147,416              | 141,849        |
| 60,000 TO 99,999   | 2     | 144.28 | 144.28 | 140.75    | 11.25 | 102.51 | 128.05 | 160.50 | N/A             | 23,000               | 32,373         |
| 100,000 TO 149,999 | 13    | 97.51  | 106.81 | 104.83    | 24.97 | 101.89 | 57.03  | 181.58 | 87.92 to 125.62 | 42,248               | 44,287         |
| 150,000 TO 249,999 | 14    | 96.30  | 98.54  | 96.81     | 09.60 | 98.93  | 70.52  | 118.21 | 85.41 to 103.74 | 82,684               | 79,883         |
| 250,000 TO 499,999 | 27    | 96.68  | 95.08  | 95.47     | 11.05 | 95.99  | 62.85  | 129.58 | 89.13 to 103.42 | 120,802              | 115,143        |
| 500,000 TO 999,999 | 26    | 97.13  | 92.23  | 91.37     | 14.56 | 100.94 | 46.62  | 132.75 | 89.03 to 99.21  | 183,527              | 167,694        |
| 1,000,000 +        | 12    | 98.88  | 100.73 | 101.56    | 06.79 | 99.18  | 75.09  | 121.35 | 97.14 to 108.15 | 318,968              | 323,928        |
| ALL                | 94    | 96.25  | 97.80  | 96.37     | 13.89 | 101.59 | 46.62  | 191.58 | 96.10 to 99.21  | 144,768              | 139,520        |

62 - Morrill County  
RESIDENTIAL IMPROVED

PAD 2025 Draft Statistics Using 2024 Values

Base Stat Page: 1

Type : Qualified

Date Range : 10/01/2023 to 09/30/2024 Posted Before : 03/29/2024

Number of Sales : 14  
Total Sales Price : 1,857,000  
Total Adj. Sales Price : 1,857,000  
Total Assessed Value : 1,585,425  
Avg. Adj. Sales Price : 132,643  
Avg. Assessed Value : 113,245

95% Median C.I. : 58.68 to 147.40  
95% Wgt. Mean C.I. : 70.30 to 100.45  
95% Mean C.I. : 79.70 to 119.22

Median : 92  
Wgt. Mean : 85  
Mean : 99  
COD : 28.71  
PRD : 116.49  
COW : 34.42  
STD : 34.23  
Avg. Abs. Dev : 26.35  
MAX Sales Ratio : 166.60  
MIN Sales Ratio : 61.67

Printed : 04/04/2024

DATE OF SALE \*

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|--------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|---------------------|----------------|
| 10/01/2023 To 12/31/2023 | 8     | 79.70  | 88.05  | 82.94     | 22.60 | 106.16 | 61.67 | 152.34 | 61.67 to 152.34 | 143,000             | 118,604        |
| 01/01/2024 To 03/31/2024 | 6     | 107.49 | 114.67 | 89.28     | 25.80 | 128.44 | 62.58 | 166.60 | 62.58 to 166.60 | 118,833             | 106,098        |
| 04/01/2024 To 06/30/2024 |       |        |        |           |       |        |       |        |                 |                     |                |
| 07/01/2024 To 09/30/2024 | 14    | 91.79  | 99.46  | 85.38     | 28.71 | 116.49 | 61.67 | 166.60 | 68.68 to 147.40 | 132,643             | 113,245        |
| Study Yrs                |       |        |        |           |       |        |       |        |                 |                     |                |
| 10/01/2023 To 09/30/2024 | 14    | 91.79  | 99.46  | 85.38     | 28.71 | 116.49 | 61.67 | 166.60 | 68.68 to 147.40 | 132,643             | 113,245        |
| ALL                      |       |        |        |           |       |        |       |        |                 |                     |                |

VALUATION GROUP

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|--------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|---------------------|----------------|
| 1                        | 6     | 99.13  | 110.17 | 95.84     | 28.67 | 114.95 | 61.67 | 156.60 | 61.67 to 166.60 | 98,000              | 93,925         |
| 2                        | 5     | 81.91  | 88.84  | 90.72     | 17.08 | 97.93  | 68.68 | 113.21 | N/A             | 93,600              | 84,910         |
| 4                        | 3     | 72.35  | 95.76  | 74.57     | 41.35 | 128.42 | 62.58 | 152.34 | N/A             | 267,000             | 199,108        |
| ALL                      |       |        |        |           |       |        |       |        |                 |                     |                |
| 10/01/2023 To 09/30/2024 | 14    | 91.79  | 99.46  | 85.38     | 28.71 | 116.49 | 61.67 | 166.60 | 68.68 to 147.40 | 132,643             | 113,245        |

PROPERTY TYPE \*

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|----------------|
| 01                       | 14    | 91.79  | 99.46 | 85.38     | 28.71 | 116.49 | 61.67 | 166.60 | 68.68 to 147.40 | 132,643             | 113,245        |
| 06                       |       |        |       |           |       |        |       |        |                 |                     |                |
| 07                       |       |        |       |           |       |        |       |        |                 |                     |                |
| ALL                      |       |        |       |           |       |        |       |        |                 |                     |                |
| 10/01/2023 To 09/30/2024 | 14    | 91.79  | 99.46 | 85.38     | 28.71 | 116.49 | 61.67 | 166.60 | 68.68 to 147.40 | 132,643             | 113,245        |

62 - Morzill COUNTY  
RESIDENTIAL IMPROVED

**PAD 2025 Draft Statistics Using 2024 Values**

Base Stat Page: 2

Type : Qualified

Date Range : 10/01/2023 to 09/30/2024 Posted Before : 03/29/2024

Number of Sales : 14  
 Total Sales Price : 1,857,000  
 Total Adj. Sales Price : 1,857,000  
 Total Assessed Value : 1,585,425  
 Avg. Adj. Sales Price : 132,643  
 Avg. Assessed Value : 113,245  
 Median : 92  
 Wgt. Mean : 85  
 Mean : 99  
 COV : 34.42  
 STD : 34.23  
 Avg. Abs. Dev : 26.35  
 95% Median C.I. : 58.58 to 147.40  
 95% Wgt. Mean C.I. : 70.30 to 100.45  
 95% Mean C.I. : 79.70 to 119.22  
 COD : 28.71  
 PRD : 116.49  
 MAX Sales Ratio : 166.60  
 MIN Sales Ratio : 61.67

**SALE PRICE #** Printed : 04/04/2024

| RANGE               | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Low 9 Ranges        |       |        |        |           |       |        |        |        |                 |                      |                 |
| Less Than 5,000     | 14    | 91.79  | 99.46  | 85.38     | 28.71 | 116.49 | 61.67  | 166.60 | 58.58 to 147.40 | 132,643              | 113,245         |
| Less Than 15,000    | 14    | 91.79  | 99.46  | 85.38     | 28.71 | 116.49 | 61.67  | 166.60 | 58.58 to 147.40 | 132,643              | 113,245         |
| Less Than 30,000    | 14    | 91.79  | 99.46  | 85.38     | 28.71 | 116.49 | 61.67  | 166.60 | 58.58 to 147.40 | 132,643              | 113,245         |
| Ranges Excl. Low \$ |       |        |        |           |       |        |        |        |                 |                      |                 |
| Greater Than 4,999  | 3     | 147.40 | 142.40 | 139.95    | 12.08 | 102.48 | 113.21 | 166.60 | N/A             | 47,567               | 66,232          |
| Greater Than 14,999 | 4     | 86.99  | 98.75  | 98.16     | 29.51 | 100.60 | 68.68  | 152.34 | N/A             | 73,750               | 72,394          |
| Greater Than 29,999 | 4     | 84.50  | 83.11  | 82.63     | 13.40 | 100.58 | 61.67  | 101.76 | N/A             | 128,250              | 105,979         |
| Incremental Ranges  |       |        |        |           |       |        |        |        |                 |                      |                 |
| 0 TO 4,999          | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 170,000              | 174,935         |
| 5,000 TO 14,999     | 1     | 102.90 | 102.90 | 102.90    | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| 15,000 TO 29,999    | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 170,000              | 174,935         |
| 30,000 TO 59,999    | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| 60,000 TO 99,999    | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| 100,000 TO 149,999  | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| 150,000 TO 249,999  | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| 250,000 TO 499,999  | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| 500,000 TO 999,999  | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| 1,000,000 +         | 2     | 67.47  | 67.47  | 67.70     | 07.25 | 99.66  | 102.90 | 72.35  | N/A             | 368,000              | 249,153         |
| ALL                 | 14    | 91.79  | 99.46  | 85.38     | 28.71 | 116.49 | 61.67  | 166.60 | 58.58 to 147.40 | 132,643              | 113,245         |

10/01/2023 To 09/30/2024

62 Morrill  
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Number of Sales : 9  
Total Sales Price : 1,623,150  
Total Adj. Sales Price : 1,623,150  
Total Assessed Value : 1,000,840  
Avg. Adj. Sales Price : 180,350  
Avg. Assessed Value : 111,204

MEDIAN : 92  
WGT. MEAN : 62  
MEAN : 102  
COD : 42.13  
PRD : 165.20

COV : 46.03  
STD : 46.89  
Avg. Abs. Dev : 38.78  
MAX Sales Ratio : 176.69  
MIN Sales Ratio : 40.96

95% Median C.I. : 58.34 to 154.38  
95% Wgt. Mean C.I. : 37.45 to 85.87  
95% Mean C.I. : 65.82 to 137.90

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| DATE OF SALE *         | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 01-OCT-20 To 31-DEC-20 | 2     | 143.59 | 143.59 | 150.08   | 07.92 | 95.68  | 132.79 | 154.38 | N/A             | 37,450               | 58,205         |
| 01-JAN-21 To 31-MAR-21 | 1     | 58.34  | 58.34  | 58.34    | 00.00 | 100.00 | 58.34  | 58.34  | N/A             | 100,000              | 58,340         |
| 01-APR-21 To 30-JUN-21 | 2     | 149.85 | 149.85 | 149.85   | 17.92 | 100.00 | 123.00 | 176.69 | N/A             | 13,000               | 19,480         |
| 01-JUL-21 To 30-SEP-21 | 1     | 67.62  | 67.62  | 67.62    | 00.00 | 100.00 | 67.62  | 87.82  | N/A             | 480,000              | 311,055        |
| 01-OCT-21 To 31-DEC-21 | 1     | 70.91  | 70.91  | 70.91    | 00.00 | 100.00 | 70.91  | 70.91  | N/A             | 227,250              | 161,150        |
| 01-JAN-22 To 31-MAR-22 | 1     | 92.04  | 92.04  | 92.04    | 00.00 | 100.00 | 92.04  | 92.04  | N/A             | 35,000               | 32,215         |
| 01-APR-22 To 30-JUN-22 | 1     | 40.96  | 40.96  | 40.96    | 00.00 | 100.00 | 40.96  | 40.96  | N/A             | 700,000              | 288,710        |
| 01-JUL-22 To 30-SEP-22 | 3     | 132.79 | 115.17 | 97.63    | 24.11 | 117.97 | 58.34  | 154.38 | N/A             | 58,300               | 56,917         |
| 01-OCT-22 To 30-SEP-23 | 3     | 123.00 | 122.44 | 72.02    | 29.58 | 170.01 | 67.62  | 176.69 | N/A             | 162,000              | 116,672        |
| 01-APR-23 To 31-MAR-23 | 3     | 70.91  | 67.97  | 49.89    | 24.02 | 136.24 | 40.96  | 92.04  | N/A             | 320,750              | 160,025        |
| 01-JAN-21 To 31-DEC-21 | 1     | 58.34  | 58.34  | 58.34    | 00.00 | 100.00 | 58.34  | 58.34  | N/A             | 100,000              | 58,340         |
| 01-JAN-22 To 31-DEC-22 | 4     | 90.96  | 108.56 | 71.67    | 41.55 | 152.87 | 67.62  | 176.69 | N/A             | 176,313              | 127,791        |
| ALL                    | 9     | 92.04  | 101.86 | 61.66    | 42.13 | 165.20 | 40.96  | 176.69 | 58.34 to 154.38 | 180,350              | 111,204        |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1     | 3     | 58.34  | 92.00  | 45.27    | 77.55 | 203.23 | 40.96 | 176.69 | N/A             | 271,000              | 122,673        |
| 2     | 6     | 107.52 | 106.79 | 78.11    | 27.84 | 136.72 | 67.62 | 154.38 | 67.62 to 154.38 | 135,025              | 105,470        |
| ALL   | 9     | 92.04  | 101.86 | 61.66    | 42.13 | 165.20 | 40.96 | 176.69 | 58.34 to 154.38 | 180,350              | 111,204        |

Number of Sales : 9  
 Total Sales Price : 1,623,150  
 Total Adj. Sales Price : 1,623,150  
 Total Assessed Value : 1,000,840  
 Avg. Adj. Sales Price : 180,350  
 Avg. Assessed Value : 111,204

MEDIAN : 92  
 WGT. MEAN : 62  
 MEAN : 102  
 COD : 42.13  
 PRD : 165.20

COV : 46.03  
 STD : 46.88  
 Avg. Abs. Dev : 38.78  
 MAX Sales Ratio : 176.69  
 MIN Sales Ratio : 40.96

95% Median C.I. : 58.34 to 154.38  
 95% Wgt. Mean C.I. : 37.45 to 85.87  
 95% Mean C.I. : 65.82 to 137.90

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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     | 92.04  | 101.86 | 61.66     | 42.13 | 165.20 | 40.96 | 176.69 | 58.34 to 154.38 | 180,350              | 111,204        |
| 04    |       |        |        |           |       |        |       |        |                 |                      |                |
| ALL   | 9     | 92.04  | 101.86 | 61.66     | 42.13 | 165.20 | 40.96 | 176.69 | 58.34 to 154.38 | 180,350              | 111,204        |

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        |       |        |        |           |       |        |        |        |                 |                      |                |
| Less Than 15,000       | 3     | 132.78 | 144.16 | 143.63    | 13.48 | 100.37 | 123.00 | 176.69 | N/A             | 13,633               | 19,582         |
| Less Than 30,000       | 3     | 132.78 | 144.16 | 143.63    | 13.48 | 100.37 | 123.00 | 176.69 | N/A             | 13,633               | 19,582         |
| Ranges Excl. Low \$    |       |        |        |           |       |        |        |        |                 |                      |                |
| Greater Than 4,999     | 9     | 92.04  | 101.86 | 61.66     | 42.13 | 165.20 | 40.96  | 176.69 | 58.34 to 154.38 | 180,350              | 111,204        |
| Greater Than 14,999    | 6     | 69.27  | 80.71  | 59.54     | 36.19 | 135.58 | 40.96  | 154.38 | 40.96 to 154.38 | 263,708              | 157,016        |
| Greater Than 29,999    | 6     | 69.27  | 80.71  | 59.54     | 36.19 | 135.58 | 40.96  | 154.38 | 40.96 to 154.38 | 263,708              | 157,016        |
| Incremental Ranges     |       |        |        |           |       |        |        |        |                 |                      |                |
| 0 TO 4,999             |       |        |        |           |       |        |        |        |                 |                      |                |
| 5,000 TO 14,999        | 3     | 132.78 | 144.16 | 143.63    | 13.48 | 100.37 | 123.00 | 176.69 | N/A             | 13,633               | 19,582         |
| 15,000 TO 29,999       |       |        |        |           |       |        |        |        |                 |                      |                |
| 30,000 TO 59,999       | 1     | 92.04  | 92.04  | 92.04     | 00.00 | 100.00 | 92.04  | 92.04  | N/A             | 35,000               | 32,215         |
| 60,000 TO 99,999       | 1     | 154.38 | 154.38 | 154.38    | 00.00 | 100.00 | 154.38 | 154.38 | N/A             | 60,000               | 92,625         |
| 100,000 TO 149,999     | 1     | 58.34  | 58.34  | 58.34     | 00.00 | 100.00 | 58.34  | 58.34  | N/A             | 100,000              | 58,340         |
| 150,000 TO 249,999     | 1     | 70.91  | 70.91  | 70.91     | 00.00 | 100.00 | 70.91  | 70.91  | N/A             | 227,250              | 161,150        |
| 250,000 TO 499,999     | 1     | 67.62  | 67.62  | 67.62     | 00.00 | 100.00 | 67.62  | 67.62  | N/A             | 480,000              | 311,055        |
| 500,000 TO 999,999     | 1     | 40.96  | 40.96  | 40.96     | 00.00 | 100.00 | 40.96  | 40.96  | N/A             | 700,000              | 288,710        |
| 1,000,000 TO 1,999,999 |       |        |        |           |       |        |        |        |                 |                      |                |
| 2,000,000 TO 4,999,999 |       |        |        |           |       |        |        |        |                 |                      |                |
| 5,000,000 TO 9,999,999 |       |        |        |           |       |        |        |        |                 |                      |                |
| 10,000,000 +           |       |        |        |           |       |        |        |        |                 |                      |                |
| ALL                    | 9     | 92.04  | 101.86 | 61.66     | 42.13 | 165.20 | 40.96  | 176.69 | 58.34 to 154.38 | 180,350              | 111,204        |

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

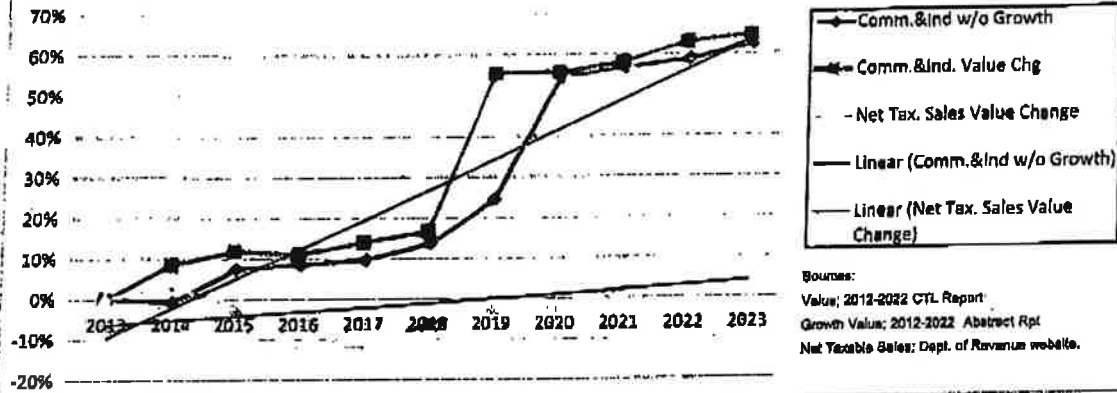
Qualified  
Data Range: 1/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 9  
 Total Sales Price : 1,823,150  
 Total Adj. Sales Price : 1,823,150  
 Total Assessed Value : 1,000,840  
 Avg. Adj. Sales Price : 180,350  
 Avg. Assessed Value : 111,204  
 MEDIAN : 92  
 WGT. MEAN : 62  
 MEAN : 102  
 COV : 46.03  
 STD : 46.89  
 Avg. Abs. Dev : 38.78  
 MAX Sales Ratio : 178.69  
 MIN Sales Ratio : 40.96  
 95% Median C.I. : 58.34 to 154.38  
 95% Wgt. Mean C.I. : 37.45 to 65.87  
 95% Mean C.I. : 65.82 to 137.90

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| RANGE | COUNT | MEDIAN | MEAN   | WGT. MEAN | COO   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|-------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 306   | 1     | 58.34  | 58.34  | 58.34     | 00.00 | 100.00 | 58.34  | 58.34  | N/A             | 100,000              | 58,340         |
| 344   | 1     | 70.91  | 70.91  | 70.91     | 00.00 | 100.00 | 70.91  | 70.91  | N/A             | 227,250              | 161,150        |
| 350   | 1     | 154.38 | 154.38 | 154.38    | 00.00 | 100.00 | 154.38 | 154.38 | N/A             | 60,000               | 92,825         |
| 384   | 1     | 123.00 | 123.00 | 123.00    | 00.00 | 100.00 | 123.00 | 123.00 | N/A             | 13,000               | 15,990         |
| 386   | 1     | 40.96  | 40.96  | 40.96     | 00.00 | 100.00 | 40.96  | 40.96  | N/A             | 700,000              | 286,710        |
| 406   | 3     | 132.78 | 133.84 | 119.19    | 21.25 | 112.29 | 92.04  | 176.68 | N/A             | 20,987               | 24,890         |
| 543   | 1     | 67.62  | 67.62  | 67.62     | 00.00 | 100.00 | 67.62  | 67.62  | N/A             | 460,000              | 311,055        |
| ALL   | 9     | 92.04  | 101.86 | 61.68     | 42.13 | 185.20 | 40.96  | 176.89 | 58.34 to 154.38 | 180,350              | 111,204        |

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



| Tax Year | Value         | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o growth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|----------|---------------|--------------|-------------------|----------------------|---------------------|-------------------------|----------------------|
| 2012     | \$ 29,099,628 | \$ 1,810,390 | 6.22%             | \$ 27,289,238        |                     | \$ 29,753,231           |                      |
| 2013     | \$ 31,579,338 | \$ 2,699,858 | 8.55%             | \$ 28,879,478        | -0.76%              | \$ 30,728,206           | 3.28%                |
| 2014     | \$ 32,602,835 | \$ 1,307,108 | 4.01%             | \$ 31,295,727        | -0.90%              | \$ 29,202,073           | -4.97%               |
| 2015     | \$ 32,342,558 | \$ 727,541   | 2.25%             | \$ 31,615,017        | -3.03%              | \$ 28,042,983           | -10.82%              |
| 2016     | \$ 33,217,216 | \$ 1,262,720 | 3.80%             | \$ 31,954,496        | -1.20%              | \$ 26,234,086           | 0.77%                |
| 2017     | \$ 33,970,951 | \$ 870,720   | 2.58%             | \$ 33,100,231        | -0.35%              | \$ 27,853,715           | 6.17%                |
| 2018     | \$ 45,240,215 | \$ 8,979,400 | 19.85%            | \$ 36,260,815        | 6.74%               | \$ 29,081,938           | 4.41%                |
| 2019     | \$ 45,345,630 | \$ 328,650   | 0.72%             | \$ 45,016,980        | -0.49%              | \$ 29,133,074           | 0.18%                |
| 2020     | \$ 46,020,490 | \$ 381,825   | 0.83%             | \$ 45,638,665        | 0.65%               | \$ 30,345,680           | 4.16%                |
| 2021     | \$ 47,433,055 | \$ 1,243,830 | 2.62%             | \$ 46,189,235        | 0.37%               | \$ 32,959,746           | 8.61%                |
| 2022     | \$ 47,908,055 | \$ 566,985   | 1.18%             | \$ 47,339,070        | -0.20%              | \$ 32,347,638           | -1.86%               |
| 2023     | \$ 64,518,615 | \$ 3,545     | 0.01%             | \$ 64,515,070        | 34.67%              | \$ 32,702,669           | 1.19%                |
| Ann %chg | 7.41%         |              |                   | Average              | 1.23%               | 0.82%                   | 1.88%                |

| Tax Year | Cumulative Change | Cumulative Chg Net Sales |
|----------|-------------------|--------------------------|
| 2012     |                   |                          |
| 2013     | 7.41%             | 3.28%                    |
| 2014     | 14.82%            | -1.85%                   |
| 2015     | 22.23%            | -12.47%                  |
| 2016     | 29.64%            | -11.83%                  |
| 2017     | 37.05%            | -6.38%                   |
| 2018     | 44.46%            | -2.26%                   |
| 2019     | 51.87%            | -2.08%                   |
| 2020     | 59.28%            | 1.89%                    |
| 2021     | 66.69%            | 10.75%                   |
| 2022     | 74.10%            | 8.72%                    |
| 2023     | 121.70%           | 9.91%                    |

County Number **62**  
 County Name **Morrill**

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

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

Number of Sales : 36

Total Sales Price : 20,672,838  
Total Adj. Sales Price : 20,672,838  
Total Assessed Value : 14,812,680  
Avg. Adj. Sales Price : 574,246  
Avg. Assessed Value : 411,463

MEDIAN : 75

WGT. MEAN : 72

MEAN : 72

COV : 24.15

STD : 17.37

Avg. Abs. Dev: 14.29

MAX Sales Ratio : 102.60

MIN Sales Ratio : 35.93

95% Median C.I. : 62.08 to 80.78

95% Wgt. Mean C.I. : 65.30 to 78.01

95% Mean C.I. : 66.27 to 77.61

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| DATE OF SALE *         | RANGE        | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|--------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01-OCT-20 To 31-DEC-20 | Ortns        | 2     | 77.04  | 77.04 | 77.48    | 06.79 | 99.43  | 74.12 | 79.95  | N/A             | 640,680              | 661,388        |
| 01-JAN-21 To 31-MAR-21 |              | 10    | 88.47  | 83.42 | 86.38    | 16.30 | 94.39  | 42.04 | 102.60 | 66.50 to 101.14 | 420,670              | 371,794        |
| 01-APR-21 To 30-JUN-21 |              | 2     | 83.38  | 83.38 | 84.17    | 08.17 | 99.06  | 76.57 | 90.19  | N/A             | 489,126              | 411,705        |
| 01-JUL-21 To 30-SEP-21 |              | 1     | 81.65  | 81.65 | 81.65    | 00.00 | 100.00 | 81.65 | 81.65  | N/A             | 1,200,000            | 979,840        |
| 01-OCT-21 To 31-DEC-21 |              | 6     | 76.51  | 73.87 | 74.47    | 05.40 | 96.93  | 63.59 | 78.24  | 63.59 to 78.24  | 425,508              | 316,895        |
| 01-JAN-22 To 31-MAR-22 |              | 4     | 61.54  | 67.39 | 65.41    | 22.94 | 103.03 | 49.83 | 98.63  | N/A             | 1,118,050            | 731,340        |
| 01-APR-22 To 30-JUN-22 |              | 1     | 58.80  | 58.80 | 58.80    | 00.00 | 100.00 | 58.80 | 58.80  | N/A             | 1,155,200            | 656,165        |
| 01-JUL-22 To 30-SEP-22 |              | 4     | 49.36  | 47.58 | 46.88    | 11.43 | 101.51 | 35.93 | 55.72  | N/A             | 444,895              | 206,550        |
| 01-OCT-22 To 31-DEC-22 |              | 3     | 80.78  | 74.98 | 66.66    | 08.26 | 112.48 | 82.06 | 82.06  | N/A             | 540,378              | 380,227        |
| 01-JAN-23 To 30-MAR-23 |              | 3     | 58.90  | 55.51 | 57.93    | 06.10 | 98.06  | 49.84 | 60.70  | N/A             | 341,783              | 196,882        |
| 01-APR-23 To 30-JUN-23 | Study Yrs    | 14    | 83.13  | 82.50 | 85.11    | 14.82 | 96.93  | 42.04 | 102.60 | 70.20 to 98.45  | 490,452              | 417,437        |
| 01-JUL-23 To 30-SEP-23 |              | 11    | 75.46  | 72.11 | 70.59    | 12.72 | 102.15 | 49.83 | 96.63  | 56.70 to 81.65  | 747,750              | 527,870        |
| 01-OCT-23 To 30-SEP-23 | Calendar Yrs | 11    | 56.80  | 58.33 | 58.85    | 16.69 | 102.97 | 35.93 | 82.06  | 47.98 to 80.76  | 507,367              | 287,454        |
| 01-JAN-21 To 31-DEC-21 |              | 13    | 64.39  | 63.28 | 66.47    | 14.83 | 96.31  | 42.04 | 102.60 | 70.20 to 99.45  | 491,150              | 424,707        |
| 01-APR-22 To 31-DEC-22 |              | 11    | 69.58  | 66.65 | 67.02    | 14.65 | 104.22 | 49.83 | 96.63  | 58.70 to 78.24  | 743,877              | 498,445        |
| ALL                    |              | 36    | 74.79  | 71.94 | 71.65    | 18.11 | 100.40 | 35.93 | 102.60 | 62.08 to 80.76  | 574,246              | 411,463        |

| AREA (MARKET) | RANGE | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 2             |       | 11    | 77.56  | 76.70 | 75.07    | 14.20 | 102.17 | 55.72 | 98.45  | 56.70 to 93.45  | 663,618              | 683,346        |
| 3             |       | 21    | 70.20  | 70.34 | 68.95    | 22.93 | 102.02 | 35.93 | 102.60 | 56.80 to 82.06  | 472,271              | 325,630        |
| 4             |       | 4     | 69.15  | 67.26 | 65.45    | 17.27 | 102.77 | 49.84 | 80.76  | N/A             | 258,838              | 169,409        |
| ALL           |       | 36    | 74.79  | 71.94 | 71.65    | 19.11 | 100.40 | 35.93 | 102.60 | 62.08 to 80.76  | 574,246              | 411,463        |



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

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

Number of Sales: 38  
 Total Sales Price: 20,572,838  
 Total Adj. Sales Price: 20,572,838  
 Total Assessed Value: 14,812,690  
 Avg. Adj. Sales Price: 574,246  
 Avg. Assessed Value: 411,463

COV: 24.15  
 STD: 17.37  
 Avg. Abs. Dev: 14.29  
 MAX Sales Ratio: 102.60  
 MIN Sales Ratio: 35.93

95% Median C.I.: 62.08 to 80.78  
 95% Wgt. Mean C.I.: 65.30 to 78.01  
 95% Mean C.I.: 66.27 to 77.61

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| 95% MLU By Market Area |        | COUNT | MEDIAN | MEAN  | WGT MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|--------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE                  |        |       |        |       |          |       |        |       |        |                 |                      |                |
| Irrigated              | County | 8     | 62.84  | 64.70 | 65.61    | 18.11 | 98.61  | 47.88 | 90.19  | 47.96 to 90.19  | 495,254              | 324,941        |
|                        | 3      | 6     | 62.84  | 65.01 | 65.66    | 18.16 | 99.01  | 47.88 | 90.19  | 47.96 to 90.19  | 578,114              | 378,286        |
|                        | 4      | 2     | 63.77  | 63.77 | 65.26    | 21.68 | 97.72  | 49.94 | 77.60  | N/A             | 252,675              | 164,806        |
| Dry                    | County | 2     | 82.98  | 82.98 | 77.75    | 19.66 | 106.73 | 66.50 | 99.45  | N/A             | 100,813              | 78,378         |
|                        | 2      | 1     | 99.45  | 99.45 | 99.45    | 00.00 | 100.00 | 99.45 | 99.45  | N/A             | 68,800               | 68,420         |
|                        | 3      | 1     | 66.50  | 66.50 | 66.50    | 00.00 | 100.00 | 66.50 | 66.50  | N/A             | 132,825              | 88,335         |
| Grass                  | County | 8     | 83.34  | 80.81 | 78.01    | 20.19 | 103.33 | 55.72 | 102.60 | 55.72 to 102.60 | 984,051              | 767,621        |
|                        | 2      | 5     | 74.12  | 76.44 | 75.87    | 17.24 | 100.75 | 55.72 | 89.45  | N/A             | 1,310,649            | 994,373        |
|                        | 3      | 3     | 101.14 | 87.55 | 88.62    | 14.41 | 98.79  | 58.90 | 102.60 | N/A             | 439,720              | 398,700        |
|                        | ALL    | 36    | 74.79  | 71.94 | 71.65    | 19.11 | 100.40 | 35.93 | 102.60 | 62.08 to 80.78  | 574,246              | 411,463        |

| 80% MLU By Market Area |        | COUNT | MEDIAN | MEAN  | WGT MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|--------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE                  |        |       |        |       |          |       |        |       |        |                 |                      |                |
| Irrigated              | County | 13    | 62.08  | 63.28 | 63.11    | 21.12 | 100.27 | 35.93 | 90.18  | 49.83 to 77.60  | 458,172              | 288,170        |
|                        | 3      | 10    | 62.84  | 63.45 | 63.06    | 22.49 | 100.57 | 35.93 | 90.19  | 47.98 to 82.08  | 505,098              | 318,659        |
|                        | 4      | 3     | 60.70  | 62.75 | 63.26    | 15.19 | 99.21  | 49.94 | 77.60  | N/A             | 301,783              | 190,873        |
| Dry                    | County | 2     | 82.98  | 82.98 | 77.75    | 19.66 | 106.73 | 66.50 | 99.45  | N/A             | 100,813              | 78,378         |
|                        | 2      | 1     | 99.45  | 99.45 | 99.45    | 00.00 | 100.00 | 99.45 | 99.45  | N/A             | 68,800               | 68,420         |
|                        | 3      | 1     | 66.50  | 66.50 | 66.50    | 00.00 | 100.00 | 66.50 | 66.50  | N/A             | 132,825              | 88,335         |
| Grass                  | County | 12    | 72.16  | 74.49 | 74.48    | 22.38 | 100.01 | 42.04 | 102.60 | 58.81 to 93.45  | 867,567              | 646,185        |
|                        | 2      | 8     | 77.04  | 77.03 | 76.39    | 15.06 | 100.84 | 55.72 | 93.45  | 55.72 to 83.45  | 1,253,874            | 957,896        |
|                        | 3      | 6     | 64.55  | 71.95 | 69.60    | 30.01 | 103.53 | 42.04 | 102.60 | 42.04 to 102.60 | 481,280              | 334,474        |
|                        | ALL    | 36    | 74.79  | 71.94 | 71.65    | 19.11 | 100.40 | 35.93 | 102.60 | 62.08 to 80.78  | 574,246              | 411,463        |

Morrill County 2024 Average Acre Value Comparison

| County      | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|-------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Morrill     | 2        | 2,000 | n/a   | n/a   | 2,000 | 1,900 | 1,900 | 1,900 | 1,900 | 1,938            |
| Box Butte   | 1        | 2,759 | 2,762 | 2,762 | 2,756 | 2,775 | 2,764 | 2,777 | 2,764 | 2,762            |
| Garden      | 1        | 2,700 | n/a   | n/a   | 2,650 | 2,525 | 2,525 | 2,475 | 2,475 | 2,573            |
| ScottsBluff | 3        | 2,725 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,515            |
| Sheridan    | 1        | 2,135 | 2,076 | 2,076 | 2,006 | 1,980 | 1,980 | 1,958 | 1,899 | 2,049            |
| Morrill     | 3        | 2,800 | 2,700 | 2,700 | 2,700 | 2,500 | 2,500 | 2,300 | 2,300 | 2,621            |
| Banner      | 1        | 2,000 | 1,900 | 1,900 | 1,800 | 1,800 | 1,800 | 1,600 | 1,305 | 1,792            |
| Cheyenne    | 3        | 2,747 | n/a   | n/a   | 2,739 | 2,734 | 2,571 | 2,497 | 2,453 | 2,728            |
| Garden      | 1        | 2,700 | n/a   | n/a   | 2,650 | 2,525 | 2,525 | 2,475 | 2,475 | 2,573            |
| ScottsBluff | 3        | 2,725 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,515            |
| Morrill     | 4        | 2,800 | 2,600 | 2,600 | 2,600 | 2,400 | 2,400 | 2,350 | 2,350 | 2,627            |
| Garden      | 1        | 2,700 | n/a   | n/a   | 2,650 | 2,525 | 2,525 | 2,475 | 2,475 | 2,573            |
| ScottsBluff | 2        | 2,725 | 2,725 | 2,726 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,424            |
| ScottsBluff | 3        | 2,725 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,515            |

| County      | Mkt Area | 1D1 | 1D  | 2D1 | 2D  | 3D1 | 3D  | 4D1 | 4D  | WEIGHTED AVG DRY |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Morrill     | 2        | n/a | 470 | 472 | 435 | 435 | n/a | 425 | 425 | 435              |
| Box Butte   | 1        | n/a | 520 | 520 | 520 | 520 | n/a | 520 | 520 | 520              |
| Garden      | 1        | n/a | 850 | n/a | 850 | 780 | n/a | 780 | 780 | 838              |
| ScottsBluff | 3        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 492              |
| Sheridan    | 1        | n/a | 661 | 645 | 645 | 630 | 609 | 594 | 590 | 633              |
| Morrill     | 3        | n/a | 570 | 570 | 550 | 550 | 550 | 525 | 525 | 549              |
| Banner      | 1        | n/a | 530 | 530 | 505 | 505 | 505 | 480 | 465 | 507              |
| Cheyenne    | 3        | n/a | 676 | 660 | 665 | 663 | n/a | 659 | 654 | 673              |
| Garden      | 1        | n/a | 850 | n/a | 850 | 780 | n/a | 780 | 780 | 838              |
| ScottsBluff | 3        | n/a | 600 | 500 | 500 | 470 | 470 | 470 | 470 | 492              |
| Morrill     | 4        | n/a | 560 | 560 | 560 | 495 | 495 | 495 | 470 | 497              |
| Garden      | 1        | n/a | 850 | n/a | 850 | 780 | n/a | 780 | 780 | 838              |
| ScottsBluff | 2        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 479              |
| ScottsBluff | 3        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 492              |

| County      | Mkt Area | 1G1 | 1G  | 2G1 | 2G  | 3G1 | 3G  | 4G1 | 4G  | WEIGHTED AVG GRASS |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Morrill     | 2        | 415 | 416 | n/a | n/a | n/a | 415 | 415 | 415 | 415                |
| Box Butte   | 1        | 300 | 300 | n/a | 300 | 300 | 300 | 300 | 300 | 300                |
| Garden      | 1        | 495 | n/a | 498 | 495 | 485 | 485 | 485 | 485 | 486                |
| ScottsBluff | 3        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |
| Sheridan    | 1        | 589 | 589 | 584 | 584 | 559 | 559 | 553 | 534 | 558                |
| Morrill     | 3        | 580 | 580 | n/a | 570 | 570 | 540 | 500 | 500 | 509                |
| Banner      | 1        | n/a | 485 | n/a | 470 | 485 | 460 | 455 | 416 | 429                |
| Cheyenne    | 3        | n/a | 560 | n/a | 540 | n/a | 510 | 500 | 358 | 426                |
| Garden      | 1        | 495 | n/a | 498 | 495 | 485 | 485 | 485 | 485 | 486                |
| ScottsBluff | 3        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |
| Morrill     | 4        | 535 | 518 | 500 | 489 | 461 | 470 | 467 | 660 | 514                |
| Garden      | 1        | 495 | n/a | 498 | 495 | 485 | 485 | 485 | 485 | 486                |
| ScottsBluff | 2        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |
| ScottsBluff | 3        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |

| County      | Mkt Area | CRP | TIMBER | WASTE |
|-------------|----------|-----|--------|-------|
| Morrill     | 2        | 425 | n/a    | 30    |
| Box Butte   | 1        | 351 | n/a    | 100   |
| Garden      | 1        | 780 | n/a    | 50    |
| ScottsBluff | 3        | 470 | n/a    | 147   |
| Sheridan    | 1        |     | 440    | 75    |
|             |          |     |        |       |
| Morrill     | 3        | 529 | n/a    | 30    |
| Banner      | 1        | 480 | n/a    | 282   |
| Cheyenne    | 3        | 477 | n/a    | 100   |
| Garden      | 1        | 780 | n/a    | 50    |
| ScottsBluff | 3        | 470 | n/a    | 147   |
|             |          |     |        |       |
| Morrill     | 4        | 507 | n/a    | 478   |
| Garden      | 1        | 780 | n/a    | 50    |
| ScottsBluff | 2        | 470 | n/a    | 145   |
| ScottsBluff | 3        | 470 | n/a    | 147   |

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

62 - Morrill County  
AGRICULTURAL

PAD 2024 R&O Agricultural Statistics

What If Stat Page: 1

Type : Qualified

|                          |           |             |        |                   |       |                      |                |
|--------------------------|-----------|-------------|--------|-------------------|-------|----------------------|----------------|
| Number of Sales :        | 10        | Median :    | 63     | COV :             | 27.42 | 95% Median C.I. :    | 47.98 to 82.08 |
| Total Sales Price :      | 4,656,009 | Wgt. Mean : | 63     | STD :             | 17.40 | 95% Wgt. Mean C.I. : | 51.20 to 74.98 |
| Total Adj. Sales Price : | 5,050,884 | Mean :      | 63     | Avg. Abs. Dev :   | 14.13 | 95% Mean C.I. :      | 51.00 to 75.90 |
| Total Assessed Value :   | 3,186,590 |             |        |                   |       |                      |                |
| Avg. Adj. Sales Price :  | 505,088   | COD :       | 22.49  | MAX Sales Ratio : | 90.19 |                      |                |
| Avg. Assessed Value :    | 318,659   | PRD :       | 100.57 | MIN Sales Ratio : | 35.93 |                      |                |

DATE OF SALE \*

| RANGE                    | Qtrrs | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD    | PRD   | MIN   | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|-------|--------|-------|-----------|--------|-------|-------|-----|-----------------|----------------------|-----------------|
| 10/01/2020 To 12/31/2020 | 2     | 83.38 | 83.38  | 84.17 | 88.17     | 99.06  | 76.57 | 90.19 | N/A | 489,126         | 411,705              |                 |
| 01/01/2021 To 03/31/2021 | 2     | 69.53 | 69.53  | 70.98 | 88.54     | 97.96  | 63.59 | 75.46 | N/A | 422,650         | 299,995              |                 |
| 04/01/2021 To 06/30/2021 | 1     | 49.83 | 49.83  | 49.83 | N/A       | 100.00 | 49.83 | 49.83 | N/A | 382,200         | 190,455              |                 |
| 07/01/2021 To 09/30/2021 |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 10/01/2021 To 12/31/2021 |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 01/01/2022 To 03/31/2022 | 3     | 47.98 | 44.88  | 44.10 | 10.30     | 101.77 | 35.93 | 50.74 | N/A | 451,335         | 199,023              |                 |
| 04/01/2022 To 06/30/2022 | 2     | 72.08 | 72.08  | 65.43 | 13.87     | 110.16 | 62.08 | 82.08 | N/A | 745,564         | 487,833              |                 |
| 07/01/2022 To 09/30/2022 |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 10/01/2022 To 12/31/2022 |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 01/01/2023 To 03/31/2023 |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 04/01/2023 To 06/30/2023 |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 07/01/2023 To 09/30/2023 |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| Study Yrs                |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 10/01/2020 To 09/30/2021 | 2     | 83.38 | 83.38  | 84.17 | 88.17     | 99.06  | 76.57 | 90.19 | N/A | 489,126         | 411,705              |                 |
| 10/01/2021 To 09/30/2022 | 3     | 63.59 | 62.96  | 64.39 | 13.43     | 97.78  | 49.83 | 75.46 | N/A | 409,167         | 263,482              |                 |
| 10/01/2022 To 09/30/2023 | 5     | 50.74 | 55.76  | 55.28 | 23.75     | 100.87 | 35.93 | 82.08 | N/A | 569,027         | 314,547              |                 |
| Calendar Yrs             |       |       |        |       |           |        |       |       |     |                 |                      |                 |
| 01/01/2021 To 12/31/2021 | 2     | 83.38 | 83.38  | 84.17 | 88.17     | 99.06  | 76.57 | 90.19 | N/A | 489,126         | 411,705              |                 |
| 01/01/2022 To 12/31/2022 | 3     | 63.59 | 62.96  | 64.39 | 13.43     | 97.78  | 49.83 | 75.46 | N/A | 409,167         | 263,482              |                 |

62 - Morrill COUNTY  
 AGRICULTURAL

2024 RAO Agricultural Statistics

What IP Stat Page: 2

|                          |           |             |        |                   |       |                      |                |
|--------------------------|-----------|-------------|--------|-------------------|-------|----------------------|----------------|
| Number of Sales :        | 10        | Median :    | 63     | COV :             | 27.42 | 95% Median C.I. :    | 47.98 to 82.08 |
| Total Sales Price :      | 4,656,009 | Wgt. Mean : | 63     | STD :             | 17.40 | 95% Wgt. Mean C.I. : | 51.20 to 74.98 |
| Total Adj. Sales Price : | 5,050,884 | Mean :      | 63     | Avg. Abs. Dev :   | 14.13 | 95% Mean C.I. :      | 51.00 to 75.90 |
| Total Assessed Value :   | 3,186,590 | COD :       | 22.49  | MAX Sales Ratio : | 90.19 |                      |                |
| Avg. Adj. Sales Price :  | 505,088   | FRD :       | 100.57 | MIN Sales Ratio : | 35.93 |                      |                |
| Avg. Assessed Value :    | 318,659   |             |        |                   |       |                      |                |

AREA (MARKET)

| RANGE                        | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX   | 95% Median C.I.   | Avg. Adj. SalePrice                         | Avg. AssdValue |
|------------------------------|-------|--------|-------|-----------|-------|--------|-------|-------|---|---|----------------|
| 3                            | 10    | 62.84  | 63.45 | 63.09     | 22.49 | 100.57 | 35.93 | 90.19 | 47.98 to 82.08  | 505,088                                     | 318,659        |
| <b>95%MLU By Market Area</b> |       |        |       |           |       |        |       |       |   |   |                |
| RANGE                        | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX   | 95% Median C.I. <td>Avg. Adj. SalePrice <td>Avg. AssdValue</td> </td> | Avg. Adj. SalePrice <td>Avg. AssdValue</td> | Avg. AssdValue |
| Irrigated                    |       |        |       |           |       |        |       |       |   |   |                |
| County                       | 6     | 62.84  | 65.01 | 65.66     | 18.16 | 99.01  | 47.98 | 90.19 | 47.98 to 90.19  | 576,114                                     | 378,286        |
| 3                            | 6     | 62.84  | 65.01 | 65.66     | 18.16 | 99.01  | 47.98 | 90.19 | 47.98 to 90.19  | 576,114                                     | 378,286        |
| ALL                          |       |        |       |           |       |        |       |       |   |   |                |
| 10/01/2020 To 09/30/2023     | 10    | 62.84  | 63.45 | 63.09     | 22.49 | 100.57 | 35.93 | 90.19 | 47.98 to 82.08  | 505,088                                     | 318,659        |
| <b>80%MLU By Market Area</b> |       |        |       |           |       |        |       |       |   |   |                |
| RANGE                        | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX   | 95% Median C.I. <td>Avg. Adj. SalePrice <td>Avg. AssdValue</td> </td> | Avg. Adj. SalePrice <td>Avg. AssdValue</td> | Avg. AssdValue |
| Irrigated                    |       |        |       |           |       |        |       |       |   |   |                |
| County                       | 10    | 62.84  | 63.45 | 63.09     | 22.49 | 100.57 | 35.93 | 90.19 | 47.98 to 82.08  | 505,088                                     | 318,659        |
| 3                            | 10    | 62.84  | 63.45 | 63.09     | 22.49 | 100.57 | 35.93 | 90.19 | 47.98 to 82.08  | 505,088                                     | 318,659        |
| ALL                          |       |        |       |           |       |        |       |       |   |   |                |
| 10/01/2020 To 09/30/2023     | 10    | 62.84  | 63.45 | 63.09     | 22.49 | 100.57 | 35.93 | 90.19 | 47.98 to 82.08  | 505,088                                     | 318,659        |

Printed: 04/04/2024

62 - Morrill County  
AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading        | Strata      | Change Value | Change Type | Percent Change |
|-----------------------|-------------|--------------|-------------|----------------|
| 808ML0 By Market Area | Irrigated_3 | Total        | Increase    | 110%           |

62 - MORRILL COUNTY  
AGRICULTURAL

FAD 2024 RAO Agricultural Statistics

What IF Stat Page: 1

Type : Qualified

|                          |           |             |        |                   |        |                      |                |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 10        | Median :    | 72     | COV :             | 27.42  | 95% Median C.I. :    | 54.69 to 93.57 |
| Total Sales Price :      | 4,656,009 | Wgt. Mean : | 72     | STB :             | 19.83  | 95% Wgt. Mean C.I. : | 58.79 to 85.06 |
| Total Adj. Sales Price : | 5,050,884 | Mean :      | 72     | Avg. Abs. Dev :   | 16.11  | 95% Mean C.I. :      | 58.15 to 86.51 |
| Total Assessed Value :   | 3,632,714 | COD :       | 22.49  | MAX Sales Ratio : | 102.81 |                      |                |
| Avg. Adj. Sales Price :  | 505,088   | PRD :       | 100.57 | MIN Sales Ratio : | 40.97  |                      |                |
| Avg. Assessed Value :    | 363,271   |             |        |                   |        |                      |                |

DATE OF SALE &

| RANGE                    | Ordrs | COUNT | MEDIAN | MEAN  | WGT-MEAN | COD    | PRD   | MIN    | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|-------|--------|-------|----------|--------|-------|--------|-----|-----------------|----------------------|-----------------|
| 10/01/2020 To 12/31/2020 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 01/01/2021 To 03/31/2021 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 04/01/2021 To 06/30/2021 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 07/01/2021 To 09/30/2021 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 10/01/2021 To 12/31/2021 | 2     | 95.05 | 95.05  | 95.96 | 08.16    | 99.05  | 87.29 | 102.81 | N/A | 489,126         | 469,344              |                 |
| 01/01/2022 To 03/31/2022 | 2     | 79.26 | 79.26  | 80.92 | 08.54    | 97.95  | 72.49 | 86.02  | N/A | 422,650         | 341,995              |                 |
| 04/01/2022 To 06/30/2022 | 1     | 56.81 | 56.81  | 56.81 |          | 100.00 | 56.81 | 56.81  | N/A | 382,200         | 217,119              |                 |
| 07/01/2022 To 09/30/2022 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 10/01/2022 To 12/31/2022 | 3     | 54.69 | 51.17  | 50.27 | 10.28    | 101.79 | 40.97 | 57.84  | N/A | 451,335         | 226,887              |                 |
| 01/01/2023 To 03/31/2023 | 2     | 82.17 | 82.17  | 74.59 | 13.87    | 110.16 | 70.77 | 93.57  | N/A | 745,564         | 556,129              |                 |
| 04/01/2023 To 06/30/2023 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 07/01/2023 To 09/30/2023 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| Study Yrs                |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 10/01/2020 To 09/30/2021 |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 10/01/2021 To 09/30/2022 | 2     | 95.05 | 95.05  | 95.96 | 08.16    | 99.05  | 87.29 | 102.81 | N/A | 489,126         | 469,344              |                 |
| 10/01/2022 To 09/30/2023 | 3     | 72.49 | 71.77  | 73.41 | 13.44    | 97.77  | 56.81 | 86.02  | N/A | 409,167         | 300,369              |                 |
| Calendar Yrs             |       |       |        |       |          |        |       |        |     |                 |                      |                 |
| 01/01/2021 To 12/31/2021 | 5     | 57.84 | 63.57  | 63.02 | 23.76    | 100.87 | 40.97 | 93.57  | N/A | 569,027         | 358,584              |                 |
| 01/01/2022 To 12/31/2022 | 2     | 95.05 | 95.05  | 95.96 | 08.16    | 99.05  | 87.29 | 102.81 | N/A | 489,126         | 469,344              |                 |
|                          | 3     | 72.49 | 71.77  | 73.41 | 13.44    | 97.77  | 56.81 | 86.02  | N/A | 409,167         | 300,369              |                 |

62 - MORRILL COUNTY  
AGRICULTURAL

PAD 2024 R&O Agricultural Statistics

What If Stat Page: 2

Type : Qualified

|                          |           |             |        |                   |        |                      |                |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 10        | Median :    | 72     | COV :             | 27.42  | 95% Median C.I. :    | 54.69 to 93.57 |
| Total Sales Price :      | 4,656,009 | Wgt. Mean : | 72     | STD :             | 19.83  | 95% Wgt. Mean C.I. : | 58.79 to 85.06 |
| Total Adj. Sales Price : | 5,050,884 | Mean :      | 72     | Avg. Abs. Dev :   | 16.11  | 95% Mean C.I. :      | 58.15 to 86.51 |
| Total Assessed Value :   | 3,532,714 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 505,088   | COD :       | 22.49  | MAX Sales Ratio : | 102.81 |                      |                |
| Avg. Assessed Value :    | 363,271   | PRD :       | 100.57 | MIN Sales Ratio : | 40.97  |                      |                |

AREA (MARKET)

| RANGE                        | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|---------------------|----------------|
| 3                            | 10    | 71.63  | 72.33 | 71.92     | 22.49 | 100.57 | 40.97 | 102.81 | 54.69 to 93.57  | 505,088             | 363,271        |
| <b>95%MIU By Market Area</b> |       |        |       |           |       |        |       |        |                 |                     |                |
| RANGE                        | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
| Irrigated                    |       |        |       |           |       |        |       |        |                 |                     |                |
| County                       | 6     | 71.63  | 74.10 | 74.85     | 18.15 | 99.00  | 54.69 | 102.81 | 54.69 to 102.81 | 576,114             | 431,246        |
| 3                            | 6     | 71.63  | 74.10 | 74.85     | 18.15 | 99.00  | 54.69 | 102.81 | 54.69 to 102.81 | 576,114             | 431,246        |
|                              |       |        |       |           |       |        |       |        |                 |                     |                |
| 10/01/2020 To 09/30/2023     | 10    | 71.63  | 72.33 | 71.92     | 22.49 | 100.57 | 40.97 | 102.81 | 54.69 to 93.57  | 505,088             | 363,271        |
| <b>80%MIU By Market Area</b> |       |        |       |           |       |        |       |        |                 |                     |                |
| RANGE                        | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
| Irrigated                    |       |        |       |           |       |        |       |        |                 |                     |                |
| County                       | 10    | 71.63  | 72.33 | 71.92     | 22.49 | 100.57 | 40.97 | 102.81 | 54.69 to 93.57  | 505,088             | 363,271        |
| 3                            | 10    | 71.63  | 72.33 | 71.92     | 22.49 | 100.57 | 40.97 | 102.81 | 54.69 to 93.57  | 505,088             | 363,271        |
|                              |       |        |       |           |       |        |       |        |                 |                     |                |
| 10/01/2020 To 09/30/2023     | 10    | 71.63  | 72.33 | 71.92     | 22.49 | 100.57 | 40.97 | 102.81 | 54.69 to 93.57  | 505,088             | 363,271        |



62 - Morrill County  
AGRICULTURAL - ADJUSTED

Printed: 04/04/2024

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

| Strata Heading        | Strata      | Change Value | Change Type | Percent Change |
|-----------------------|-------------|--------------|-------------|----------------|
| 80%MLU By Market Area | Irrigated_3 | Total        | Increase    | 14%            |

62 - Morrill County  
AGRICULTURAL

PAD 2024 RAO Agricultural Statistics

What If Stat Page: 1

Type : Qualified

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 36         | Median :    | 76     | COV :             | 23.21  | 95% Median C.I. :    | 66.38 to 81.86 |
| Total Sales Price :      | 20,242,818 | Mgt. Mean : | 74     | STD :             | 17.27  | 95% Mgt. Mean C.I. : | 67.79 to 79.83 |
| Total Adj. Sales Price : | 20,672,838 | Mean :      | 74     | Avg. Abs. Dev :   | 14.34  | 95% Mean C.I. :      | 68.77 to 80.05 |
| Total Assessed Value :   | 15,258,804 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 574,246    | COD :       | 18.91  | MAX Sales Ratio : | 102.81 |                      |                |
| Avg. Assessed Value :    | 423,856    | PRD :       | 100.81 | MIN Sales Ratio : | 40.97  |                      |                |

DATE OF SALE \*

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| 10/01/2020 To 12/31/2020 | 2     | 77.04  | 77.04 | 77.48     | 03.79 | 99.43  | 74.12 | 79.95  | N/A             | 840,690              | 681,388             |
| 01/01/2021 To 03/31/2021 |       |        |       |           |       |        |       |        |                 |                      |                     |
| 04/01/2021 To 06/30/2021 | 10    | 88.47  | 83.42 | 88.38     | 16.30 | 94.39  | 42.04 | 102.60 | 66.50 to 101.14 | 420,670              | 371,794             |
| 07/01/2021 To 09/30/2021 | 2     | 95.05  | 95.05 | 95.96     | 08.16 | 99.05  | 87.29 | 102.81 | N/A             | 485,126              | 469,344             |
| 10/01/2021 To 12/31/2021 | 1     | 81.65  | 81.65 | 81.65     |       | 100.00 | 81.65 | 81.65  | N/A             | 1,200,000            | 979,840             |
| 01/01/2022 To 03/31/2022 | 6     | 77.58  | 76.92 | 77.76     | 04.78 | 98.92  | 69.58 | 86.02  | 69.58 to 86.02  | 425,508              | 330,895             |
| 04/01/2022 To 06/30/2022 | 4     | 61.60  | 69.13 | 66.01     | 20.10 | 104.73 | 56.70 | 96.63  | N/A             | 1,116,050            | 736,006             |
| 07/01/2022 To 09/30/2022 |       |        |       |           |       |        |       |        |                 |                      |                     |
| 10/01/2022 To 12/31/2022 | 1     | 56.80  | 56.80 | 56.80     |       | 100.00 | 56.80 | 56.80  | N/A             | 1,155,200            | 656,165             |
| 01/01/2023 To 03/31/2023 | 4     | 55.21  | 52.31 | 51.57     | 08.11 | 101.43 | 40.97 | 57.84  | N/A             | 444,895              | 229,448             |
| 04/01/2023 To 06/30/2023 | 3     | 80.78  | 81.71 | 75.09     | 09.41 | 106.82 | 70.77 | 93.57  | N/A             | 540,376              | 405,758             |
| 07/01/2023 To 09/30/2023 | 3     | 58.90  | 56.51 | 57.63     | 06.10 | 98.06  | 49.94 | 60.70  | N/A             | 343,783              | 196,982             |
|                          |       |        |       |           |       |        |       |        |                 |                      |                     |
| Study Yrs                |       |        |       |           |       |        |       |        |                 |                      |                     |
| 10/01/2020 To 09/30/2021 | 14    | 85.84  | 84.17 | 86.79     | 14.99 | 96.98  | 42.04 | 102.81 | 70.20 to 101.14 | 490,452              | 425,671             |
| 10/01/2021 To 09/30/2022 | 31    | 77.56  | 74.51 | 71.94     | 11.51 | 103.57 | 56.70 | 96.63  | 56.81 to 86.02  | 717,750              | 537,930             |
| 10/01/2022 To 09/30/2023 | 11    | 57.84  | 61.88 | 60.60     | 16.75 | 102.11 | 40.97 | 93.57  | 49.94 to 80.78  | 507,387              | 307,470             |
|                          |       |        |       |           |       |        |       |        |                 |                      |                     |
| Calendar Yrs             |       |        |       |           |       |        |       |        |                 |                      |                     |
| 01/01/2021 To 12/31/2021 | 13    | 87.29  | 85.07 | 88.28     | 14.57 | 96.36  | 42.04 | 102.81 | 70.20 to 101.14 | 491,150              | 433,574             |
| 01/01/2022 To 12/31/2022 | 11    | 72.49  | 72.26 | 68.38     | 13.77 | 105.67 | 56.70 | 96.63  | 56.80 to 86.02  | 743,677              | 508,505             |

62 - Morrill County  
AGRICULTURAL

PAD 2024 RAO Agricultural Statistics

What IF Stat Page: 2

| Type : Qualified         |            | Type : Qualified     |                |
|--------------------------|------------|----------------------|----------------|
| Number of Sales :        | 36         | Median :             | 76             |
| Total Sales Price :      | 20,242,818 | Mgt. Mean :          | 74             |
| Total Adj. Sales Price : | 20,672,838 | Mean :               | 74             |
| Total Assessed Value :   | 15,258,804 | Avg. Abs. Dev :      | 14.34          |
| Avg. Adj. Sales Price :  | 574,246    | COD :                | 18.91          |
| Avg. Assessed Value :    | 423,856    | PRD :                | 100.81         |
|                          |            | MAX Sales Ratio :    | 102.81         |
|                          |            | MIN Sales Ratio :    | 69.97          |
|                          |            | COV :                | 23.21          |
|                          |            | STD :                | 17.27          |
|                          |            | 95% Median C.I. :    | 56.38 to 81.86 |
|                          |            | 95% Mgt. Mean C.I. : | 67.79 to 79.83 |
|                          |            | 95% Mean C.I. :      | 68.77 to 80.05 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN  | MGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 2     | 11    | 77.56  | 76.70 | 75.07     | 14.20 | 102.17 | 55.72 | 99.45  | 56.70 to 93.45  | 883,618              | 663,346         |
| 3     | 21    | 72.49  | 74.57 | 73.45     | 22.50 | 101.52 | 40.97 | 102.81 | 57.84 to 87.29  | 472,271              | 346,874         |
| 4     | 4     | 69.15  | 67.26 | 65.45     | 17.27 | 102.77 | 49.94 | 80.78  | N/A             | 258,838              | 169,409         |

95%MIU By Market Area

| RANGE | COUNT | MEDIAN | MEAN  | MGT. MEAN | COD   | PRD   | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|----------------------|-----------------|
| 2     | 8     | 71.63  | 71.52 | 73.63     | 18.44 | 97.13 | 49.94 | 102.81 | 49.94 to 102.81 | 495,234              | 364,661         |
| 3     | 6     | 71.63  | 74.10 | 74.85     | 18.15 | 99.00 | 51.69 | 102.81 | 54.69 to 102.81 | 576,114              | 431,246         |
| 4     | 2     | 63.77  | 63.77 | 65.26     | 21.69 | 97.72 | 49.94 | 77.60  | N/A             | 252,675              | 164,905         |

Irrigated

|        |   |       |       |       |        |        |       |       |     |         |        |
|--------|---|-------|-------|-------|--------|--------|-------|-------|-----|---------|--------|
| County | 2 | 82.98 | 82.98 | 77.75 | 19.86  | 106.73 | 66.50 | 99.45 | N/A | 100,813 | 78,378 |
| 2      | 1 | 99.45 | 99.45 | 99.45 | 100.00 | 100.00 | 99.45 | 99.45 | N/A | 68,800  | 68,420 |
| 3      | 1 | 66.50 | 66.50 | 66.50 | 100.00 | 100.00 | 66.50 | 66.50 | N/A | 132,825 | 86,335 |

Grass

|        |   |        |       |       |       |        |       |        |                 |           |         |
|--------|---|--------|-------|-------|-------|--------|-------|--------|-----------------|-----------|---------|
| County | 8 | 83.34  | 80.61 | 78.01 | 20.19 | 103.33 | 55.72 | 102.60 | 55.72 to 102.60 | 984,051   | 767,621 |
| 2      | 5 | 74.12  | 76.44 | 75.87 | 17.24 | 100.75 | 55.72 | 93.45  | N/A             | 1,310,649 | 994,373 |
| 3      | 3 | 101.14 | 87.55 | 88.62 | 14.41 | 98.79  | 58.90 | 102.60 | N/A             | 439,720   | 389,700 |

10/01/2020 To 09/30/2023

|     |    |       |       |       |       |        |       |        |                |         |         |
|-----|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| ALL | 36 | 75.84 | 74.41 | 73.81 | 18.9A | 100.81 | 40.97 | 102.81 | 66.38 to 81.86 | 574,246 | 423,856 |
|-----|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

62 - Morrill County

AGRICULTURAL

Number of Sales : 36  
 Total Sales Price : 20,242,818  
 Total Adj. Sales Price : 20,672,838  
 Total Assessed Value : 15,258,804  
 Avg. Adj. Sales Price : 574,246  
 Avg. Assessed Value : 423,856

PAD 2024 R&O Agricultural Statistics

Type : Qualified

Median : 76  
 Wgt. Mean : 74  
 Mean : 74  
 COV : 23.21  
 STD : 17.27  
 Avg. Abs. Dev : 14.34  
 COD : 18.91  
 PRD : 100.81  
 MAX Sales Ratio : 102.81  
 MIN Sales Ratio : 40.97

What IF Stat Page: 3

95% Median C.I. : 66.38 to 81.86  
 95% Wgt. Mean C.I. : 67.79 to 79.83  
 95% Mean C.I. : 68.77 to 80.05

RANGE BY Market Area

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assessed Value |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------------|
| Irrigated                |       |        |       |           |       |        |       |        |                 |                      |                     |
| County                   |       |        |       |           |       |        |       |        |                 |                      |                     |
| 3                        | 13    | 70.77  | 70.12 | 70.60     | 21.61 | 99.32  | 40.97 | 102.81 | 54.69 to 87.29  | 458,172              | 323,487             |
| 4                        | 10    | 71.63  | 72.33 | 71.92     | 22.49 | 100.57 | 40.97 | 102.81 | 54.69 to 93.57  | 505,088              | 363,271             |
| Dry                      |       |        |       |           |       |        |       |        |                 |                      |                     |
| 2                        | 3     | 60.70  | 62.75 | 63.25     | 15.19 | 99.21  | 49.94 | 77.60  | N/A             | 301,783              | 190,873             |
| County                   |       |        |       |           |       |        |       |        |                 |                      |                     |
| 2                        | 2     | 82.98  | 82.98 | 77.75     | 19.86 | 106.73 | 66.50 | 99.45  | N/A             | 100,813              | 78,378              |
| 3                        | 1     | 99.45  | 99.45 | 99.45     | N/A   | 100.00 | 99.45 | 99.45  | N/A             | 68,800               | 68,420              |
| Grass                    |       |        |       |           |       |        |       |        |                 |                      |                     |
| 1                        | 1     | 66.50  | 66.50 | 66.50     | N/A   | 100.00 | 66.50 | 66.50  | N/A             | 132,825              | 88,335              |
| County                   |       |        |       |           |       |        |       |        |                 |                      |                     |
| 2                        | 12    | 72.16  | 74.49 | 74.49     | 22.38 | 100.01 | 42.04 | 102.60 | 56.80 to 93.45  | 867,567              | 646,185             |
| 3                        | 6     | 77.04  | 77.03 | 76.39     | 15.08 | 100.84 | 55.72 | 93.45  | 55.72 to 93.45  | 1,253,874            | 957,895             |
| ALL                      |       |        |       |           |       |        |       |        |                 |                      |                     |
| 10/01/2020 To 09/30/2023 | 6     | 64.55  | 71.95 | 69.50     | 30.01 | 103.53 | 42.04 | 102.60 | 42.04 to 102.60 | 481,260              | 334,474             |
|                          | 36    | 75.84  | 74.41 | 73.81     | 18.91 | 100.81 | 40.97 | 102.81 | 66.38 to 81.86  | 574,246              | 423,856             |

62 - Morrill County  
AGRICULTURAL - ADJUSTED

Printed: 04/04/2024

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

| Strata Heading        | Strata      | Change Value | Change Type | Percent Change |
|-----------------------|-------------|--------------|-------------|----------------|
| 80%MLU By Market Area | Irrigated_3 | Total        | Increase    | 1.14%          |

Morrill County 2024 Hypothetical Average Acre Value Comparison  
 14% Increase to irrigated land Mkt Area 3

| County      | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|-------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Morrill     | 2        | 2,000 | n/a   | n/a   | 2,000 | 1,900 | 1,900 | 1,900 | 1,900 | 1,938            |
| Box Butte   | 1        | 2,759 | 2,762 | 2,762 | 2,758 | 2,775 | 2,764 | 2,777 | 2,764 | 2,762            |
| Garden      | 1        | 2,700 | n/a   | n/a   | 2,650 | 2,525 | 2,525 | 2,475 | 2,475 | 2,573            |
| ScottsBluff | 3        | 2,725 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,515            |
| Sheridan    | 1        | 2,135 | 2,076 | 2,076 | 2,006 | 1,980 | 1,980 | 1,958 | 1,899 | 2,049            |
| Morrill     | 3        | 3,192 | 3,078 | 3,078 | 3,078 | 2,850 | 2,850 | 2,822 | 2,822 | 2,988            |
| Banner      | 1        | 2,000 | 1,900 | 1,900 | 1,800 | 1,800 | 1,800 | 1,600 | 1,305 | 1,792            |
| Cheyenne    | 3        | 2,747 | n/a   | n/a   | 2,739 | 2,734 | 2,571 | 2,497 | 2,453 | 2,728            |
| Garden      | 1        | 2,700 | n/a   | n/a   | 2,650 | 2,525 | 2,525 | 2,475 | 2,475 | 2,573            |
| ScottsBluff | 3        | 2,725 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,515            |
| Morrill     | 4        | 2,800 | 2,600 | 2,600 | 2,600 | 2,400 | 2,400 | 2,350 | 2,350 | 2,527            |
| Garden      | 1        | 2,700 | n/a   | n/a   | 2,650 | 2,525 | 2,525 | 2,475 | 2,475 | 2,573            |
| ScottsBluff | 2        | 2,725 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,424            |
| ScottsBluff | 3        | 2,726 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,515            |

| County      | Mkt Area | 1D1 | 1D  | 2D1 | 2D  | 3D1 | 3D  | 4D1 | 4D  | WEIGHTED AVG DRY |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Morrill     | 2        | n/a | 470 | 472 | 435 | 435 | n/a | 425 | 425 | 435              |
| Box Butte   | 1        | n/a | 520 | 520 | 520 | 520 | n/a | 520 | 520 | 520              |
| Garden      | 1        | n/a | 850 | n/a | 850 | 780 | n/a | 780 | 780 | 838              |
| ScottsBluff | 3        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 492              |
| Sheridan    | 1        | n/a | 661 | 645 | 645 | 630 | 609 | 594 | 590 | 633              |
| Morrill     | 3        | n/a | 570 | 570 | 550 | 550 | 550 | 525 | 525 | 549              |
| Banner      | 1        | n/a | 530 | 530 | 505 | 505 | 505 | 480 | 465 | 507              |
| Cheyenne    | 3        | n/a | 676 | 660 | 665 | 663 | n/a | 659 | 654 | 673              |
| Garden      | 1        | n/a | 850 | n/a | 850 | 780 | n/a | 780 | 780 | 838              |
| ScottsBluff | 3        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 492              |
| Morrill     | 4        | n/a | 580 | 580 | 560 | 495 | 495 | 495 | 470 | 497              |
| Garden      | 1        | n/a | 850 | n/a | 850 | 780 | n/a | 780 | 780 | 838              |
| ScottsBluff | 2        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 479              |
| ScottsBluff | 3        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 492              |

| County      | Mkt Area | 1G1 | 1G  | 2G1 | 2G  | 3G1 | 3G  | 4G1 | 4G  | WEIGHTED AVG GRASS |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Morrill     | 2        | 415 | 416 | n/a | n/a | n/a | 415 | 415 | 415 | 415                |
| Box Butte   | 1        | 300 | 300 | n/a | 300 | 300 | 300 | 300 | 300 | 300                |
| Garden      | 1        | 495 | n/a | 498 | 495 | 485 | 485 | 485 | 485 | 486                |
| ScottsBluff | 3        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |
| Sheridan    | 1        | 589 | 589 | 584 | 584 | 559 | 559 | 553 | 534 | 558                |
| Morrill     | 3        | 580 | 580 | n/a | 570 | 570 | 540 | 500 | 500 | 509                |
| Banner      | 1        | n/a | 485 | n/a | 470 | 465 | 460 | 455 | 416 | 429                |
| Cheyenne    | 3        | n/a | 580 | n/a | 540 | n/a | 510 | 500 | 358 | 426                |
| Garden      | 1        | 495 | n/a | 498 | 495 | 485 | 485 | 485 | 485 | 486                |
| ScottsBluff | 3        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |
| Morrill     | 4        | 535 | 518 | 500 | 489 | 461 | 470 | 467 | 660 | 514                |
| Garden      | 1        | 495 | n/a | 498 | 495 | 485 | 485 | 485 | 485 | 486                |
| ScottsBluff | 2        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |
| ScottsBluff | 3        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |

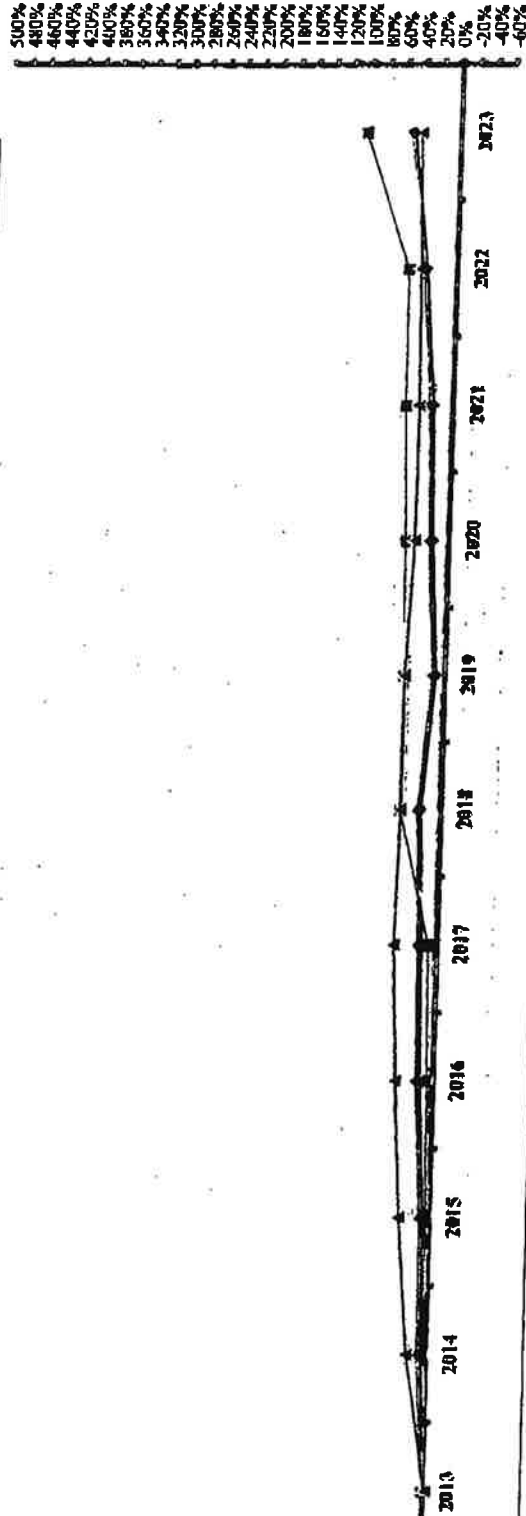
| County      | Mkt Area | CRP | TIMBER | WASTE |
|-------------|----------|-----|--------|-------|
| Morrill     | 2        | 425 | n/a    | 30    |
| Box Butte   | 1        | 351 | n/a    | 100   |
| Garden      | 1        | 780 | n/a    | 50    |
| ScottsBluff | 3        | 470 | n/a    | 147   |
| Sheridan    | 1        |     | 440    | 75    |
|             |          |     |        |       |
| Morrill     | 3        | 529 | n/a    | 30    |
| Banner      | 1        | 460 | n/a    | 282   |
| Cheyenne    | 3        | 477 | n/a    | 100   |
| Garden      | 1        | 780 | n/a    | 50    |
| ScottsBluff | 3        | 470 | n/a    | 147   |
|             |          |     |        |       |
| Morrill     | 4        | 507 | n/a    | 478   |
| Garden      | 1        | 780 | n/a    | 50    |
| ScottsBluff | 2        | 470 | n/a    | 145   |
| ScottsBluff | 3        | 470 | n/a    | 147   |

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.





**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



| Tax Year                                     | Residential & Recreational (1) |                |           | Commercial & Industrial (1) |                |           | Total Agricultural Land (1) |                |           |       |
|--|--------------------------------|----------------|-----------|-----------------------------|----------------|-----------|-----------------------------|----------------|-----------|-------|
|  | Value                          | Ann. Value Chg | Ann. %Chg | Value                       | Ann. Value Chg | Ann. %Chg | Value                       | Ann. Value Chg | Ann. %Chg |       |
| 2013   | 100,310,956                    | -              | -         | 31,578,336                  | -              | -         | 382,606,900                 | -              | -         |       |
| 2014   | 108,648,537                    | 8,337,581      | 8.31%     | 32,602,835                  | 1,023,499      | 3.24%     | 485,578,275                 | 92,971,375     | 23.88%    |       |
| 2015   | 109,454,963                    | 806,426        | 0.74%     | 32,342,558                  | -260,277       | -0.80%    | 531,480,425                 | 45,902,150     | 9.45%     |       |
| 2016   | 117,379,156                    | 7,924,193      | 7.24%     | 33,217,216                  | 874,658        | 2.70%     | 561,947,730                 | 30,467,305     | 5.73%     |       |
| 2017   | 119,527,773                    | 2,148,617      | 1.83%     | 33,970,951                  | 753,735        | 2.27%     | 586,316,740                 | 24,369,010     | 4.34%     |       |
| 2018   | 124,474,023                    | 4,946,250      | 4.14%     | 45,240,215                  | 11,269,264     | 33.17%    | 573,726,350                 | -12,590,390    | -2.16%    |       |
| 2019   | 112,034,180                    | -12,439,843    | -9.99%    | 45,345,630                  | 105,415        | 0.23%     | 571,784,440                 | -1,941,910     | -0.34%    |       |
| 2020   | 119,949,565                    | 7,914,385      | 7.06%     | 46,020,490                  | 674,860        | 1.49%     | 546,882,820                 | -24,901,620    | -4.56%    |       |
| 2021   | 123,889,040                    | 3,940,475      | 3.29%     | 47,433,065                  | 1,412,575      | 3.07%     | 546,421,355                 | -461,465       | -0.08%    |       |
| 2022   | 135,146,720                    | 11,257,680     | 8.06%     | 47,943,120                  | 510,055        | 1.06%     | 557,035,970                 | 10,614,615     | 1.94%     |       |
| 2023   | 153,275,650                    | 18,129,130     | 13.41%    | 64,230,795                  | 16,287,675     | 33.97%    | 571,218,240                 | 14,182,270     | 2.55%     |       |
| Rate Annual %chg: Residential & Recreational |                                |                | 4.33%     | Commercial & Industrial     |                |           | Agricultural Land           |                |           | 3.32% |

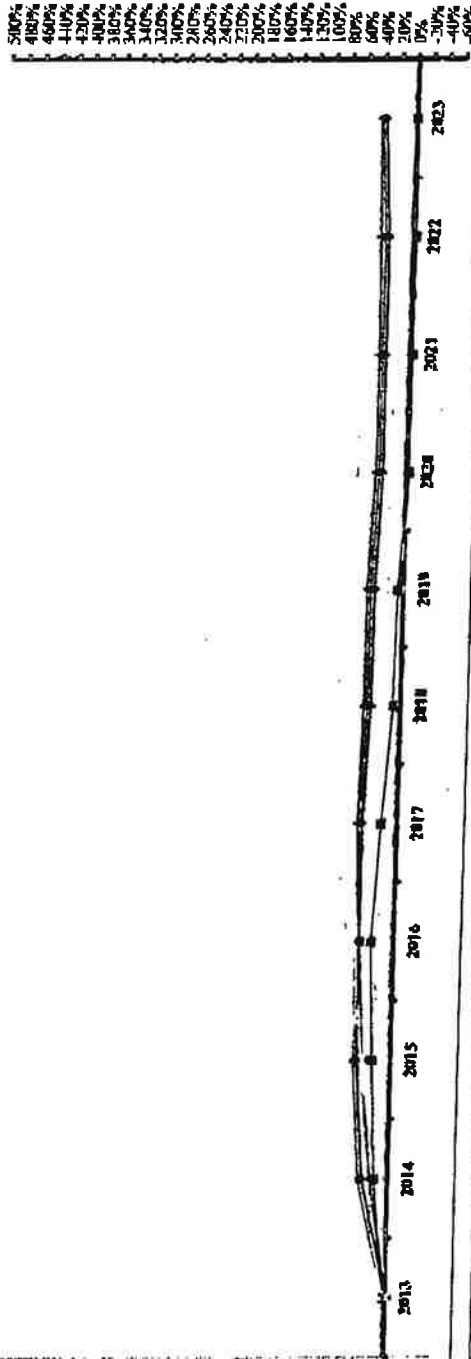
Cnty# **62**  
County **MORRILL**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.  
Source: 2013 - 2023 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/28/2023



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



| Tax Year   | Irrigated Land |             |          | Dryland            |            |         | Grassland          |             |         |
|--|----------------|-------------|----------|--------------------|------------|---------|--------------------|-------------|---------|
|  | Value          | Value Chg   | Ann%Chg  | Value              | Value Chg  | Ann%Chg | Value              | Value Chg   | Ann%Chg |
| 2013   | 192,260,190    | -           | -        | 29,702,230         | -          | -       | 131,392,710        | -           | -       |
| 2014   | 256,121,820    | 63,861,630  | 33.22%   | 33,785,430         | 4,083,200  | 13.78%  | 177,716,580        | 26,323,850  | 17.38%  |
| 2015   | 274,041,775    | 17,919,955  | 7.00%    | 35,516,340         | 1,720,910  | 5.06%   | 206,715,710        | 28,999,150  | 16.32%  |
| 2016   | 275,768,105    | 1,726,330   | 0.63%    | 36,995,560         | 1,479,220  | 4.16%   | 234,983,445        | 28,277,735  | 13.68%  |
| 2017   | 276,994,430    | 1,226,325   | 0.44%    | 34,714,440         | -2,281,120 | -6.17%  | 261,301,810        | 28,308,365  | 11.20%  |
| 2018   | 264,234,910    | -12,759,520 | -4.61%   | 31,659,805         | -3,054,635 | -9.60%  | 264,317,025        | 3,015,215   | 1.15%   |
| 2019   | 263,291,735    | -943,175    | -0.36%   | 30,980,445         | -679,360   | -2.16%  | 264,666,660        | 549,635     | 0.21%   |
| 2020   | 252,892,380    | -10,599,355 | -4.00%   | 28,150,540         | -2,829,905 | -9.13%  | 252,527,195        | -12,339,465 | -4.80%  |
| 2021   | 253,122,565    | 430,185     | 0.17%    | 28,144,790         | -5,750     | -0.02%  | 252,619,365        | 86,170      | 0.03%   |
| 2022   | 253,348,410    | 225,845     | 0.09%    | 28,005,035         | -139,755   | -0.48%  | 263,571,435        | 10,958,070  | 4.34%   |
| 2023   | 268,193,945    | 14,845,535  | 5.86%    | 28,962,605         | 957,570    | 3.42%   | 268,931,440        | 2,360,005   | 0.90%   |
| Rate Ann. %Chg: Irrigated 3.32% Dryland -0.25% Grassland 5.89% |                |             |          |                    |            |         |                    |             |         |
| Tax Year   | Waste Land (1) |             |          | Other Agriland (1) |            |         | Total Agricultural |             |         |
|  | Value          | Value Chg   | Ann%Chg  | Value              | Value Chg  | Ann%Chg | Value              | Value Chg   | Ann%Chg |
| 2013   | 129,730        | -           | -        | 19,122,040         | -          | -       | 392,506,800        | -           | -       |
| 2014   | 613,670        | 483,940     | 373.04%  | 17,330,795         | -1,791,245 | -9.27%  | 465,578,275        | 92,971,375  | 23.66%  |
| 2015   | 590,190        | -23,480     | -3.83%   | 14,616,410         | -2,714,385 | -15.86% | 531,480,425        | 45,902,150  | 9.45%   |
| 2016   | 592,910        | 2,720       | 0.46%    | 13,587,710         | -1,018,700 | -9.97%  | 561,947,730        | 30,467,305  | 5.73%   |
| 2017   | 428,165        | -164,745    | -27.75%  | 12,877,895         | -719,815   | -5.29%  | 509,316,740        | -24,369,010 | -4.34%  |
| 2018   | 422,065        | -6,100      | -1.42%   | 13,082,545         | 214,650    | 1.67%   | 573,726,350        | 24,590,380  | 4.34%   |
| 2019   | 461,280        | 39,215      | 9.29%    | 12,184,320         | -898,225   | -7.34%  | 571,784,440        | -1,941,910  | -0.34%  |
| 2020   | 6,709,440      | 6,248,160   | 1354.53% | 6,803,265          | -5,381,055 | -44.16% | 546,882,820        | -24,901,620 | -4.36%  |
| 2021   | 6,055,365      | -654,075    | -10.79%  | 6,465,270          | -317,995   | -4.67%  | 546,421,355        | -461,465    | -0.85%  |
| 2022   | 5,782,845      | -272,520    | -4.50%   | 6,327,245          | -138,025   | -2.14%  | 557,035,970        | 10,614,615  | 1.94%   |
| 2023   | 3,954,155      | -1,828,690  | -31.52%  | 4,176,895          | -2,151,150 | -34.80% | 571,216,240        | 14,182,270  | 2.56%   |
| Rate Ann. %Chg: Total Agric Land 3.00%                         |                |             |          |                    |            |         |                    |             |         |
| County   | MORRILL        |             |          |                    |            |         |                    |             |         |

Source: 2013 - 2023 Certificate of Texas Levied Reports CTR, NE Dept. of Revenue, Property Assessment Division, Prepared as of 12/29/2023

CHART 3

62 Morrill Page 49

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

| Tax Year | IRRIGATED LAND |         |                    |                     | DRYLAND    |        |                    |                     | GRASSLAND   |         |                    |                     |
|----------|----------------|---------|--------------------|---------------------|------------|--------|--------------------|---------------------|-------------|---------|--------------------|---------------------|
|          | Value          | Acres   | Avg Value per Acre | Ann % Chg Avg/Value | Value      | Acres  | Avg Value per Acre | Ann % Chg Avg/Value | Value       | Acres   | Avg Value per Acre | Ann % Chg Avg/Value |
| 2013     | 191,881,730    | 121,189 | 1,582              |                     | 29,692,250 | 82,752 | 358                |                     | 151,007,915 | 674,339 | 224                |                     |
| 2014     | 254,135,295    | 121,519 | 2,091              | 32.22%              | 33,888,420 | 82,639 | 408                | 14.22%              | 177,890,340 | 676,126 | 243                | 17.49%              |
| 2015     | 272,918,650    | 122,537 | 2,227              | 6.50%               | 35,586,830 | 82,498 | 430                | 5.19%               | 206,708,255 | 675,681 | 306                | 16.28%              |
| 2016     | 276,249,490    | 124,044 | 2,227              | -0.1%               | 36,982,070 | 82,165 | 450                | 4.65%               | 234,467,185 | 674,219 | 348                | 13.68%              |
| 2017     | 278,598,855    | 125,135 | 2,228              | -0.05%              | 34,910,920 | 75,199 | 465                | 3.14%               | 260,724,775 | 676,793 | 384                | 10.65%              |
| 2018     | 264,230,870    | 124,268 | 2,128              | -4.89%              | 31,610,510 | 68,510 | 460                | -0.02%              | 264,146,985 | 685,571 | 385                | 0.31%               |
| 2019     | 263,567,510    | 124,725 | 2,113              | -0.52%              | 30,977,010 | 69,759 | 443                | -0.07%              | 264,960,720 | 687,361 | 385                | 0.05%               |
| 2020     | 253,689,510    | 126,020 | 2,013              | -4.74%              | 28,064,565 | 83,208 | 337                | -4.24%              | 252,097,850 | 688,735 | 372                | -2.20%              |
| 2021     | 253,241,315    | 125,783 | 2,013              | 0.01%               | 28,180,515 | 83,387 | 339                | -0.01%              | 252,612,615 | 688,940 | 378                | 0.17%               |
| 2022     | 253,548,940    | 125,937 | 2,013              | 0.00%               | 28,006,030 | 83,053 | 338                | -0.02%              | 253,484,275 | 689,223 | 394                | 4.25%               |
| 2023     | 268,204,355    | 126,068 | 2,127              | 5.67%               | 28,962,605 | 82,920 | 348                | 3.63%               | 266,960,760 | 689,260 | 397                | 0.84%               |

Rate Annual % Chg Average Value/Acre: **3.01%**

**2.52%**

**5.90%**

| Tax Year | WASTE LAND (2) |        |                    |                     | OTHER AGLAND (2) |        |                    |                     | TOTAL AGRICULTURAL LAND (1) |         |                    |                     |
|----------|----------------|--------|--------------------|---------------------|------------------|--------|--------------------|---------------------|-----------------------------|---------|--------------------|---------------------|
|          | Value          | Acres  | Avg Value per Acre | Ann % Chg Avg/Value | Value            | Acres  | Avg Value per Acre | Ann % Chg Avg/Value | Value                       | Acres   | Avg Value per Acre | Ann % Chg Avg/Value |
| 2013     | 130,640        | 4,355  | 30                 |                     | 34,471,050       | 14,734 | 2,340              |                     | 408,953,585                 | 897,369 | 454                |                     |
| 2014     | 652,930        | 4,272  | 290                | 565.67%             | 19,162,480       | 15,296 | 1,245              | -48.80%             | 485,908,465                 | 899,950 | 540                | 19.05%              |
| 2015     | 621,855        | 4,237  | 147                | -50.48%             | 18,645,655       | 15,341 | 1,216              | -2.35%              | 534,481,325                 | 900,293 | 594                | 9.95%               |
| 2016     | 588,610        | 4,046  | 148                | 0.76%               | 13,953,580       | 15,315 | 911                | -25.84%             | 562,250,935                 | 899,789 | 625                | 5.28%               |
| 2017     | 422,195        | 2,667  | 158                | 7.02%               | 13,229,395       | 16,082 | 822                | -8.71%              | 567,874,150                 | 897,876 | 655                | 4.75%               |
| 2018     | 421,650        | 2,695  | 156                | -1.21%              | 13,279,835       | 15,975 | 831                | 1.06%               | 573,899,360                 | 897,017 | 640                | -2.25%              |
| 2019     | 436,375        | 2,664  | 164                | 4.73%               | 12,454,750       | 15,887 | 783                | -5.75%              | 572,396,385                 | 897,405 | 638                | -0.50%              |
| 2020     | 6,709,440      | 28,631 | 234                | 43.92%              | 6,803,335        | 8,496  | 801                | 2.20%               | 547,384,700                 | 895,090 | 622                | -1.12%              |
| 2021     | 6,105,300      | 28,622 | 213                | -9.97%              | 6,287,330        | 8,564  | 734                | -8.31%              | 546,407,275                 | 895,295 | 618                | -0.20%              |
| 2022     | 5,782,845      | 28,594 | 202                | -5.19%              | 6,330,765        | 8,555  | 740                | 0.80%               | 557,152,855                 | 895,362 | 622                | 1.98%               |
| 2023     | 3,952,295      | 27,942 | 141                | -30.88%             | 4,176,080        | 7,798  | 536                | -27.64%             | 571,276,115                 | 893,988 | 639                | 2.69%               |

62  
**MORRILL**

Rate Annual % Chg Average Value/Acre: **3.49%**

<sup>(1)</sup> Valuations from County Abstracts vs Certificates of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports Agland Assessment Level 1996 to 2006 = 80%; 2007 & forward = 75%. NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4





County 62 Morrill

2024 County Abstract of Assessment for Real Property, Form 45

Total Real Property  
Sum Lines 17, 25, & 38

Records : 7,372

Value : 1,065,322,540

Growth 7,665,189

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

|                      | Urban   |             | SubUrban |        | Rural   |            | Total   |             | Growth    |
|----------------------|---------|-------------|----------|--------|---------|------------|---------|-------------|-----------|
|                      | Records | Value       | Records  | Value  | Records | Value      | Records | Value       |           |
| 01. Res Unimp Land   | 443     | 2,894,335   | 0        | 20,850 | 337     | 4,713,415  | 1095    | 7,630,590   |           |
| 02. Res Improve Land | 1,250   | 13,654,355  | 0        | 0      | 296     | 5,424,095  | 1,546   | 19,078,450  |           |
| 03. Res Improvements | 1,350   | 111,213,680 | 0        | 0      | 387     | 46,940,383 | 1,737   | 158,152,983 |           |
| 04. Res Total        | 1,792   | 127,761,360 | 0        | 20,850 | 744     | 57,079,815 | 2,542   | 184,862,025 | 1,466,157 |
| % of Res Total       | 70.50   | 60.11       | 0.24     | 0.01   | 20.37   | 30.88      | 34.48   | 17.35       | 19.13     |
| 05. Com Unimp Land   | 42      | 308,160     | 0        | 0      | 22      | 139,790    | 64      | 443,950     |           |
| 06. Com Improve Land | 236     | 3,095,085   | 0        | 0      | 38      | 734,775    | 274     | 3,829,860   |           |
| 07. Com Improvements | 230     | 21,418,890  | 0        | 0      | 47      | 6,212,275  | 286     | 27,631,165  |           |
| 08. Com Total        | 281     | 24,822,135  | 0        | 0      | 69      | 7,082,840  | 350     | 31,904,975  | 226,580   |
| % of Com Total       | 60.20   | 77.80       | 0.00     | 0.00   | 10.71   | 22.30      | 4.75    | 2.99        | 2.96      |
| 09. Ind Unimp Land   | 0       | 0           | 0        | 0      | 7       | 1,073,335  | 7       | 1,073,335   |           |
| 10. Ind Improve Land | 2       | 468,790     | 0        | 0      | 5       | 2,796,450  | 7       | 3,265,240   |           |
| 11. Ind Improvements | 3       | 18,234,265  | 0        | 0      | 9       | 14,603,540 | 12      | 32,837,805  |           |
| 12. Ind Total        | 3       | 18,723,055  | 0        | 0      | 12      | 18,475,325 | 15      | 37,198,380  | 0         |
| % of Ind Total       | 20.00   | 50.33       | 0.00     | 0.00   | 80.00   | 49.67      | 0.20    | 3.49        | 0.00      |
| 13. Res Unimp Land   | 0       | 0           | 0        | 0      | 1       | 6,895      | 1       | 6,895       |           |
| 14. Res Improve Land | 0       | 0           | 0        | 0      | 0       | 0          | 0       | 0           |           |
| 15. Res Improvements | 0       | 0           | 0        | 0      | 0       | 0          | 0       | 0           |           |
| 16. Res Total        | 0       | 0           | 0        | 0      | 1       | 6,895      | 1       | 6,895       | 10,385    |
| % of Res Total       | 0.00    | 0.00        | 0.00     | 0.00   | 100.00  | 100.00     | 0.01    | 0.00        | 0.14      |
| Res & Rec Total      | 1,792   | 127,761,360 | 6        | 20,850 | 745     | 57,086,710 | 2,543   | 184,868,920 | 1,476,542 |
| % of Res & Rec Total | 70.47   | 69.11       | 0.24     | 0.01   | 29.30   | 30.88      | 34.50   | 17.35       | 19.26     |
| Com & Ind Total      | 284     | 43,548,190  | 0        | 0      | 81      | 25,558,165 | 365     | 69,106,355  | 226,580   |
| % of Com & Ind Total | 77.81   | 63.01       | 0.00     | 0.00   | 22.19   | 36.99      | 4.95    | 6.49        | 2.96      |
| 17. Taxable Total    | 2,076   | 171,306,550 | 6        | 20,850 | 829     | 82,644,875 | 2,908   | 253,972,275 | 1,703,122 |
| % of Taxable Total   | 71.39   | 67.45       | 0.21     | 0.01   | 28.40   | 32.54      | 39.45   | 23.84       | 22.22     |

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Schedule II : Tax Increment Financing (TIF)

|                  | Records | Urban Value Base | Value Excess | Records | SubUrban Value Base | Value Excess |
|------------------|---------|------------------|--------------|---------|---------------------|--------------|
| 18. Residential  | 0       | 0                | 0            | 0       | 0                   | 0            |
| 19. Commercial   | 8       | 876,585          | 4,295,650    | 0       | 0                   | 0            |
| 20. Industrial   | 0       | 0                | 0            | 0       | 0                   | 0            |
| 21. Other        | 0       | 0                | 0            | 0       | 0                   | 0            |
|                  |         | <b>Rural</b>     |              |         | <b>Total</b>        |              |
| 18. Residential  | 0       | 0                | 0            | 0       | 0                   | 0            |
| 19. Commercial   | 0       | 0                | 0            | 8       | 876,585             | 4,295,650    |
| 20. Industrial   | 0       | 0                | 0            | 0       | 0                   | 0            |
| 21. Other        | 0       | 0                | 0            | 0       | 0                   | 0            |
| 22. Total Net 11 | 0       | 0                | 0            | 8       | 876,585             | 4,295,650    |

Schedule III : Mineral Interest Records

| Mineral Interest  | Records | Urban Value | SubUrban Value | Rural Value | Total Value | Records | Total Records | Growth |
|-------------------|---------|-------------|----------------|-------------|-------------|---------|---------------|--------|
| 23. Producing     | 0       | 0           | 0              | 0           | 0           | 48      | 48            | 0      |
| 24. Non-Producing | 0       | 0           | 0              | 0           | 0           | 44      | 44            | 0      |
| 25. Total         | 0       | 0           | 0              | 0           | 0           | 92      | 92            | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 223           | 0                | 397           | 620           |

Schedule V : Agricultural Records

|                      | Records | Urban Value | SubUrban Value | Rural Value | Total Value | Records | Total Records | Value       |
|----------------------|---------|-------------|----------------|-------------|-------------|---------|---------------|-------------|
| 27. Ag-Vertical Land | 1       | 20,330      | 0              | 0           | 20,330      | 3,441   | 3,442         | 515,803,530 |
| 28. Ag-Improved Land | 2       | 20,835      | 0              | 0           | 20,835      | 896     | 896           | 176,814,315 |
| 29. Ag Improvements  | 2       | 120,760     | 0              | 0           | 120,760     | 930     | 930           | 117,033,495 |





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

|                  | Records | Urban Acres | Value    | SubUrban Acres | Value    |
|------------------|---------|-------------|----------|----------------|----------|
| 42. Game & Parks | 2       | 0.00        | 0        | 0.00           | 0        |
|                  | 3       | 573.97      | \$30,783 | Total Acres    | \$30,783 |

Schedule VIII : Agricultural Records : Special Value

|                   | Records | Urban Acres | Value | SubUrban Acres | Value |
|-------------------|---------|-------------|-------|----------------|-------|
| 43. Special Value | 0       | 0.00        | 0     | 0.00           | 0     |
| 44. Market Value  | 0       | 0.00        | 0     | 0.00           | 0     |
| 43. Special Value | 0       | Rural Acres | Value | Total Acres    | Value |
| 44. Market Value  | 0       | 0           | 0     | 0.00           | 0     |

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Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

|                       | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-----------------------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated             |            |             |             |             |                         |
| 45. 1A1               | 602.97     | 3.62%       | 1,205,140   | 3.74%       | 2,000.00                |
| 46. 1A                | 3,319.46   | 19.94%      | 6,638,920   | 20.58%      | 2,000.00                |
| 47. 2A1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 48. 2A                | 2,396.78   | 14.40%      | 4,793,560   | 14.86%      | 2,000.00                |
| 49. 3A1               | 3,614.23   | 21.91%      | 7,227,035   | 22.47%      | 1,900.00                |
| 50. 3A                | 203.82     | 1.22%       | 387,250     | 1.20%       | 1,899.96                |
| 51. 4A1               | 4,175.44   | 25.08%      | 7,933,420   | 24.50%      | 1,900.00                |
| 52. 4A                | 2,133.55   | 12.82%      | 4,053,730   | 12.57%      | 1,899.99                |
| 53. Total             | 16,643.89  | 100.00%     | 32,259,035  | 100.00%     | 1,937.96                |
| Dry                   |            |             |             |             |                         |
| 54. 1B1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 55. 1D                | 2,850.31   | 9.52%       | 1,339,625   | 10.28%      | 469.99                  |
| 56. 2B1               | 0.36       | 0.00%       | 170         | 0.00%       | 472.22                  |
| 57. 2D                | 9,446.61   | 31.55%      | 4,109,250   | 31.55%      | 435.00                  |
| 58. 3B1               | 7,897.31   | 26.38%      | 3,433,405   | 26.38%      | 435.00                  |
| 59. 3D                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 60. 4B1               | 4,990.23   | 15.33%      | 1,950,920   | 14.98%      | 425.02                  |
| 61. 4D                | 5,152.32   | 17.21%      | 2,189,855   | 16.81%      | 425.02                  |
| 62. Total             | 29,937.34  | 100.00%     | 11,023,225  | 100.00%     | 435.06                  |
| Grass                 |            |             |             |             |                         |
| 63. 1G1               | 20,431.02  | 6.48%       | 6,478,900   | 6.40%       | 415.00                  |
| 64. 1G                | 2.91       | 0.00%       | 1,210       | 0.00%       | 415.81                  |
| 65. 2G1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 66. 2G                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 67. 3G1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 68. 3G                | 42,883.21  | 13.43%      | 17,833,100  | 13.45%      | 415.85                  |
| 69. 4G1               | 212,430.85 | 66.54%      | 62,192,590  | 66.52%      | 415.16                  |
| 70. 4G                | 43,519.91  | 13.63%      | 18,069,300  | 13.63%      | 415.20                  |
| 71. Total             | 319,267.90 | 100.00%     | 132,975,100 | 100.00%     | 415.25                  |
| Irrigated Total       | 16,643.89  | 4.35%       | 32,259,035  | 18.05%      | 1,937.96                |
| Dry Total             | 29,937.34  | 7.82%       | 13,025,225  | 7.29%       | 435.08                  |
| Grass Total           | 319,267.90 | 83.40%      | 132,975,100 | 74.20%      | 415.25                  |
| 72. Waste             | 16,786.17  | 4.38%       | 503,575     | 0.28%       | 30.00                   |
| 73. Other             | 388.67     | 0.05%       | 320,330     | 0.18%       | 1,697.78                |
| 74. Exempt            | 157.11     | 0.04%       | 48,780      | 0.03%       | 310.48                  |
| 75. Market Area Total | 382,625.97 | 100.00%     | 178,683,275 | 100.00%     | 406.75                  |

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Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

|                       | Acres      | % of Acres* | Value       | % of Value† | Average Assessed Value‡ |
|-----------------------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated             |            |             |             |             |                         |
| 45. 1A1               | 33,316.80  | 0.78%       | 1,817,000   | 0.83%       | 2,800.00                |
| 46. 1A                | 2,489.85   | 40.03%      | 93,285,895  | 42.77%      | 2,800.00                |
| 47. 2A1               | 14,436.06  | 2.97%       | 6,683,600   | 3.06%       | 2,700.00                |
| 48. 2A                | 13,396.87  | 17.35%      | 38,977,390  | 17.87%      | 2,700.00                |
| 49. 3A1               | 1,544.89   | 16.63%      | 33,841,875  | 15.29%      | 2,500.00                |
| 50. 3A                | 14,833.41  | 1.86%       | 3,862,225   | 1.77%       | 2,500.00                |
| 51. 4A1               | 2,812.83   | 17.61%      | 33,707,460  | 15.45%      | 2,300.00                |
| 52. 4A                | 83,221.44  | 3.38%       | 6,469,525   | 2.97%       | 2,300.01                |
| 53. 704a1             |            | 100.00%     | 218,130,800 | 100.00%     | 2,621.09                |
| Dry                   |            |             |             |             |                         |
| 64. 101               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 55. 1D                | 6,622.05   | 20.86%      | 3,774,605   | 21.66%      | 570.01                  |
| 56. 2D1               | 1,363.34   | 4.29%       | 777,210     | 4.44%       | 569.99                  |
| 57. 2D                | 12,784.67  | 40.27%      | 7,031,705   | 40.35%      | 550.01                  |
| 58. 3D1               | 2,979.12   | 9.38%       | 1,633,615   | 9.48%       | 540.01                  |
| 59. 3D                | 105.61     | 0.33%       | 58,050      | 0.33%       | 550.04                  |
| 60. 4D1               | 5,443.12   | 17.15%      | 2,833,785   | 16.41%      | 525.00                  |
| 61. 4D                | 2,450.27   | 7.72%       | 1,286,395   | 7.38%       | 525.00                  |
| 62. Total             | 11,750.84  | 100.00%     | 17,425,468  | 100.00%     | 548.82                  |
| Grass                 |            |             |             |             |                         |
| 63. 101               | 2,977.23   | 0.97%       | 1,726,740   | 1.10%       | 579.98                  |
| 64. 1C                | 512.88     | 0.17%       | 297,470     | 0.19%       | 580.00                  |
| 65. 2G1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 66. 2G                | 784.62     | 0.26%       | 447,255     | 0.29%       | 570.01                  |
| 67. 3G1               | 391.19     | 0.13%       | 222,549     | 0.14%       | 568.89                  |
| 68. 3G                | 58,378.88  | 18.99%      | 31,536,885  | 20.13%      | 540.21                  |
| 69. 4G1               | 61,408.11  | 20.03%      | 30,921,920  | 19.73%      | 501.98                  |
| 70. 4G                | 182,825.77 | 59.46%      | 91,533,485  | 58.42%      | 500.66                  |
| 71. Total             | 307,470.88 | 100.00%     | 196,654,300 | 100.00%     | 509.60                  |
| Irrigated Total       | 83,221.44  | 19.40%      | 218,130,800 | 55.29%      | 2,621.09                |
| Dry Total             | 31,750.58  | 7.44%       | 17,425,468  | 4.42%       | 548.82                  |
| (Grass Total)         | 307,470.88 | 72.00%      | 196,654,300 | 39.72%      | 509.60                  |
| 72. Waste             | 3,547.08   | 0.83%       | 108,160     | 0.03%       | 30.49                   |
| 73. Exempt            | 933.85     | 0.22%       | 2,165,795   | 0.55%       | 2,319.21                |
| 74. Exempt            | 460.97     | 0.11%       | 238,995     | 0.06%       | 518.46                  |
| 75. Market Area Total | 426,923.63 | 100.00%     | 394,516,460 | 100.00%     | 424.09                  |

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Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

|                       | Acres     | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|-----------------------|-----------|-------------|------------|-------------|-------------------------|
| Irrigated             |           |             |            |             |                         |
| 45. 1A1               | 44.50     | 0.17%       | 124,000    | 0.19%       | 2,800.00                |
| 46. 1A                | 5,288.84  | 20.06%      | 14,808,780 | 22.24%      | 2,800.01                |
| 47. 2A1               | 3,550.58  | 13.48%      | 9,231,505  | 13.87%      | 2,600.00                |
| 48. 2A                | 4,066.84  | 15.44%      | 10,573,730 | 15.88%      | 2,599.99                |
| 49. 3A1               | 4,110.90  | 15.60%      | 9,066,140  | 14.82%      | 2,400.00                |
| 50. 3A                | 3,219.14  | 12.22%      | 7,725,985  | 11.60%      | 2,400.02                |
| 51. 4A1               | 2,899.03  | 10.97%      | 6,789,200  | 10.20%      | 2,350.01                |
| 52. 4A                | 3,174.66  | 12.05%      | 7,460,530  | 11.21%      | 2,350.02                |
| 53. Total             | 26,344.49 | 100.00%     | 66,588,130 | 100.00%     | 2,527.30                |
| Dry                   |           |             |            |             |                         |
| 54. 1B1               | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 55. 1D                | 36.49     | 3.77%       | 20,435     | 4.24%       | 560.02                  |
| 56. 2D1               | 27.17     | 2.61%       | 15,215     | 3.16%       | 559.99                  |
| 57. 2D                | 129.96    | 13.42%      | 72,780     | 15.12%      | 560.02                  |
| 58. 3D1               | 268.05    | 27.38%      | 131,195    | 27.25%      | 494.98                  |
| 59. 3D                | 56.83     | 5.87%       | 28,135     | 5.84%       | 495.07                  |
| 60. 4D1               | 36.64     | 3.78%       | 18,139     | 3.77%       | 494.95                  |
| 61. 4D                | 416.00    | 42.97%      | 195,530    | 40.61%      | 470.02                  |
| 62. Total             | 948.14    | 100.00%     | 481,425    | 100.00%     | 497.27                  |
| Grass                 |           |             |            |             |                         |
| 63. 1G1               | 4,723.73  | 11.06%      | 2,228,400  | 11.53%      | 535.23                  |
| 64. 1G                | 3,598.62  | 8.44%       | 1,864,645  | 8.50%       | 518.16                  |
| 65. 2G1               | 0.00      | 0.00%       | 0          | 0.00%       | 500.00                  |
| 66. 2G                | 2,358.72  | 5.53%       | 1,154,570  | 5.27%       | 489.49                  |
| 67. 3G1               | 9,059.63  | 21.25%      | 4,176,745  | 19.05%      | 461.03                  |
| 68. 3G                | 10,387.28 | 24.37%      | 4,882,470  | 22.27%      | 470.04                  |
| 69. 4G1               | 4,832.63  | 11.34%      | 2,259,130  | 10.30%      | 467.47                  |
| 70. 4G                | 7,669.38  | 17.99%      | 5,061,515  | 23.08%      | 659.96                  |
| 71. Total             | 42,630.01 | 100.00%     | 21,927,475 | 100.00%     | 514.37                  |
| Irrigated Total       | 26,344.49 | 31.28%      | 66,588,130 | 68.77%      | 2,527.30                |
| Dry Total             | 968.14    | 1.15%       | 481,425    | 0.50%       | 497.27                  |
| Grass Total           | 42,630.01 | 50.63%      | 21,927,475 | 22.65%      | 514.37                  |
| 72. Waste             | 7,600.27  | 9.02%       | 3,632,050  | 3.75%       | 477.88                  |
| 73. Other             | 6,676.33  | 7.93%       | 4,198,965  | 4.34%       | 628.93                  |
| 74. Exempt            | 277.18    | 0.33%       | 112,235    | 0.12%       | 404.92                  |
| 75. Market Area Total | 84,319.24 | 100.00%     | 96,580,445 | 100.00%     | 1,149.62                |

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Schedule X: Agricultural Records - Ag Land Total

|               | Urban |        | SubUrban |       | Rural      |             | Total      |             |
|---------------|-------|--------|----------|-------|------------|-------------|------------|-------------|
|               | Acres | Value  | Acres    | Value | Acres      | Value       | Acres      | Value       |
| 76. Irrigated | 9.97  | 18,425 | 0.00     | 0     | 126,204.63 | 310,951,760 | 126,211.82 | 316,970,385 |
| 77. Dry Land  | 0.00  | 0      | 0.00     | 0     | 62,656.06  | 30,932,055  | 62,656.06  | 30,932,055  |
| 78. Other     | 34.81 | 10,440 | 0.00     | 0     | 669,333.98 | 311,172,435 | 669,368.59 | 311,188,875 |
| 79. Waste     | 0.00  | 0      | 0.00     | 0     | 27,933.52  | 4,243,785   | 27,933.52  | 4,243,785   |
| 80. Other     | 0.00  | 0      | 0.00     | 0     | 7,798.85   | 6,685,080   | 7,798.85   | 6,685,080   |
| 81. Exempt    | 0.00  | 0      | 0.00     | 0     | 895.26     | 400,010     | 895.26     | 400,010     |
| 82. Total     | 44.85 | 36,665 | 0.00     | 0     | 893,937.26 | 669,968,118 | 893,968.84 | 670,020,180 |

|           | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 126,211.82 | 14.12%      | 310,970,385 | 47.31%      | 2,511.42                |
| Dry Land  | 62,656.06  | 7.01%       | 30,932,055  | 4.62%       | 493.68                  |
| Other     | 669,368.59 | 74.87%      | 311,188,875 | 46.44%      | 464.90                  |
| Waste     | 27,933.52  | 3.12%       | 4,243,785   | 0.63%       | 151.92                  |
| Other     | 7,798.85   | 0.87%       | 6,685,080   | 1.00%       | 857.14                  |
| Exempt    | 895.26     | 0.10%       | 400,010     | 0.06%       | 446.81                  |
| Total     | 893,968.84 | 100.00%     | 670,020,180 | 100.00%     | 749.49                  |

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Schedule XI : Residential Records - Assessor Location Detail

| Line# | Assessor Location | Unimproved Land |           | Improved Land |            | Improvements |             | Total   |             | Growth    |
|-------|-------------------|-----------------|-----------|---------------|------------|--------------|-------------|---------|-------------|-----------|
|       |                   | Records         | Value     | Records       | Value      | Records      | Value       | Records | Value       |           |
| 83.1  | Bayard            | 232             | 1,815,985 | 532           | 6,247,515  | 535          | 39,330,515  | 787     | 47,394,015  | 382,515   |
| 83.2  | Bridgeport        | 147             | 1,658,320 | 636           | 7,180,480  | 706          | 69,241,950  | 853     | 77,470,710  | 890,647   |
| 83.3  | Broadwater        | 63              | 209,120   | 86            | 398,480    | 92           | 2,827,320   | 155     | 3,434,920   | 2,920     |
| 83.4  | Rural             | 304             | 4,344,050 | 282           | 5,372,015  | 384          | 44,733,200  | 748     | 50,549,275  | 200,460   |
| 84    | Residential Total | 806             | 7,637,465 | 1,546         | 19,078,450 | 1,737        | 158,152,985 | 2,543   | 184,868,920 | 1,476,542 |

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Schedule XII : Commercial Records - Assessor Location Detail

| Line# | Assessor Location | Unimproved Land |           | Improved Land |           | Improvements |            | Total   |            | Growth  |
|-------|-------------------|-----------------|-----------|---------------|-----------|--------------|------------|---------|------------|---------|
|       |                   | Records         | Value     | Records       | Value     | Records      | Value      | Records | Value      |         |
| 85.1  | Bayard            | 23              | 193,205   | 98            | 955,055   | 96           | 4,318,475  | 119     | 5,466,735  | 17,930  |
| 85.2  | Briggspoint       | 13              | 298,940   | 124           | 2,408,570 | 120          | 22,582,200 | 142     | 25,289,260 | 89,563  |
| 85.3  | Broadwater        | 10              | 15,385    | 17            | 45,755    | 19           | 331,340    | 29      | 392,480    | 0       |
| 85.4  | Rural             | 35              | 1,010,155 | 42            | 3,685,770 | 90           | 13,258,995 | 75      | 17,944,880 | 119,085 |
| 86    | Commercial Total  | 71              | 1,517,285 | 281           | 7,095,100 | 294          | 60,490,970 | 365     | 69,103,355 | 226,580 |

County 62 Morrill

2024 County Abstract of Assessment for Real Property, Form 45

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

Market Area 2

| Puro Grass             | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 87. 1G1                | 20,431.02  | 6.56%       | 6,472,900   | 6.56%       | 415.00                  |
| 88. 1G                 | 2.91       | 0.00%       | 1,210       | 0.00%       | 415.81                  |
| 89. 2G1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 90. 2G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 91. 3G1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 92. 3G                 | 39,236.42  | 12.60%      | 16,283,210  | 12.60%      | 415.00                  |
| 93. 4G1                | 209,056.03 | 67.13%      | 86,759,363  | 67.13%      | 415.00                  |
| 94. 4G                 | 42,670.25  | 13.70%      | 17,708,190  | 13.70%      | 415.00                  |
| 95. Total              | 311,396.63 | 100.00%     | 129,239,773 | 100.00%     | -115.00                 |
| CRP                    |            |             |             |             |                         |
| 96. 1C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 97. 1C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 98. 2C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 99. 2C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 100. 3C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 101. 3C                | 3,646.79   | 46.33%      | 1,549,890   | 46.33%      | 0.00                    |
| 102. 4C1               | 3,374.82   | 43.85%      | 1,434,333   | 43.85%      | 425.00                  |
| 103. 4C                | 849.66     | 10.79%      | 361,110     | 10.79%      | 425.01                  |
| 104. Total             | 7,871.27   | 100.00%     | 3,345,323   | 100.00%     | 425.00                  |
| Timber                 |            |             |             |             |                         |
| 105. 1T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 106. 1T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 107. 2T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 108. 2T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 109. 3T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 110. 3T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 111. 4T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 112. 4T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 113. Total             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Grass Total            | 311,396.63 | 97.53%      | 129,239,773 | 97.53%      | 415.00                  |
| CRP Total              | 7,871.27   | 2.47%       | 3,345,323   | 2.52%       | 425.00                  |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 114. Market Area Total | 319,267.90 | 100.00%     | 132,579,100 | 100.00%     | 415.25                  |



County 62 Morrill

2024 County Abstract of Assessment for Real Property, Form 45

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

Market Area 3

| Pure Grass             | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 87. 1G1                | 2,973.70   | 0.99%       | 1,724,780   | 1.13%       | 579.99                  |
| 88. 1G                 | 512.88     | 0.17%       | 297,470     | 0.20%       | 580.00                  |
| 89. 2G1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 90. 2G                 | 784.62     | 0.26%       | 447,255     | 0.29%       | 570.03                  |
| 91. 3G1                | 360.30     | 0.12%       | 212,505     | 0.14%       | 570.01                  |
| 92. 3G                 | 57,161.50  | 19.11%      | 30,867,305  | 20.28%      | 540.00                  |
| 93. 4G1                | 96,996.80  | 19.06%      | 28,595,115  | 18.72%      | 500.12                  |
| 94. 4G                 | 180,265.33 | 60.28%      | 90,189,235  | 59.24%      | 500.31                  |
| 95. 7G1                | 299,064.32 | 100.00%     | 152,341,569 | 100.00%     | 499.06                  |
| CRP                    |            |             |             |             |                         |
| 96. 1G1                | 3.44       | 0.01%       | 1,060       | 0.01%       | 309.77                  |
| 97. 1C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 98. 2C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 99. 2C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 100. 3C1               | 21.89      | 0.30%       | 12,040      | 0.27%       | 550.02                  |
| 101. 3C                | 1,217.38   | 14.48%      | 669,580     | 15.06%      | 550.02                  |
| 102. 4C1               | 4,903.31   | 54.76%      | 2,418,809   | 54.38%      | 525.01                  |
| 103. 4C                | 2,560.44   | 30.46%      | 1,344,250   | 30.24%      | 525.01                  |
| 104. Total             | 6,406.46   | 100.00%     | 4,444,659   | 100.00%     | 526.72                  |
| Timber                 |            |             |             |             |                         |
| 105. 1T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 106. 1T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 107. 2T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 108. 2T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 109. 3T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 110. 3T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 111. 4T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 112. 4T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 113. Total             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| (Total Timber)         | 299,064.32 | 97.27%      | 152,341,569 | 97.16%      | 509.06                  |
| CRP Total              | 8,406.46   | 2.73%       | 4,444,659   | 2.84%       | 528.72                  |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 114. Market Area Total | 307,470.68 | 100.00%     | 156,686,300 | 100.00%     | 509.64                  |

County 62 Morrill 2024 County Abstract of Assessment for Real Property, Form 45

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

Market Area 4

| Pure Grass             | Acres     | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1                | 4,723.73  | 31.10%      | 2,528,460  | 11.59%      | 535.25                  |
| 88. 1G                 | 3,598.62  | 8.46%       | 1,864,645  | 8.52%       | 518.16                  |
| 89. 2G1                | 0.02      | 0.00%       | 10         | 0.00%       | 500.00                  |
| 90. 2G                 | 2,345.71  | 5.51%       | 1,147,285  | 5.24%       | 489.10                  |
| 91. 3G1                | 9,039.43  | 21.89%      | 4,178,945  | 19.08%      | 461.00                  |
| 92. 3G                 | 10,334.75 | 24.28%      | 4,856,475  | 22.18%      | 469.92                  |
| 93. 4G1                | 4,829.80  | 11.39%      | 2,257,720  | 10.31%      | 467.46                  |
| 94. 4G                 | 7,668.04  | 18.02%      | 5,060,885  | 23.12%      | 660.00                  |
| 95. Total              | 42,960.30 | 100.00%     | 21,892,163 | 100.00%     | 514.38                  |
| CRP                    |           |             |            |             |                         |
| 96. 1C1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 97. 1C                 | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 98. 2C1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 99. 2C                 | 13.01     | 18.66%      | 7,285      | 20.63%      | 559.95                  |
| 100. 3C1               | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 101. 3C                | 52.53     | 75.36%      | 25,995     | 73.62%      | 0.00                    |
| 102. 4C1               | 2.83      | 4.08%       | 1,400      | 3.96%       | 494.86                  |
| 103. 4C                | 1.34      | 1.92%       | 630        | 1.78%       | 494.70                  |
| 104. Total             | 68.71     | 100.00%     | 35,310     | 100.00%     | 470.15                  |
| Timber                 |           |             |            |             |                         |
| 105. 1T1               | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 106. 1T                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 107. 2T1               | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 108. 2T                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 109. 3T1               | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 110. 3T                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 111. 4T1               | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 112. 4T                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 113. Total             | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| Grass Total            | 42,960.30 | 99.84%      | 21,892,163 | 99.84%      | 514.38                  |
| CRP Total              | 69.71     | 0.16%       | 35,310     | 0.16%       | 506.53                  |
| Timber Total           | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 114. Market Area Total | 43,030.01 | 100.00%     | 21,927,473 | 100.00%     | 514.37                  |

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

62 Morrill

|   | 2023 CTL County Total | 2024 Form 45 County Total | Value Difference (2024 form 45 - 2023 CTL) | Percent Change | 2024 Growth (New Construction Value) | Percent Change excl. Growth |
|---|-----------------------|---------------------------|--|----------------|--------------------------------------|-----------------------------|
| 01. Residential   | 159,269,440           | 184,862,025               | 31,592,585                                 | 20.61%         | 1,466,157                            | 19.66%                      |
| 02. Recreational  | 6,410                 | 6,895                     | 485  | 7.57%          | 10,385                               | -154.45%                    |
| 03. Ag-Home-site Land, Ag-Res Dwelling                  | 76,711,450            | 89,223,910                | 6,512,460                                  | 8.49%          | 400,687                              | 7.32%                       |
| 04. Total Residential (sum lines 1-3)                   | 229,987,300           | 268,092,830               | 38,105,530                                 | 16.57%         | 2,377,229                            | 15.53%                      |
| 05. Commercial  | 28,833,490            | 31,904,975                | 3,071,485                                  | 10.65%         | 226,580                              | 9.87%                       |
| 06. Industrial  | 35,397,305            | 37,198,380                | 1,801,075                                  | 5.09%          | 0                                    | 5.09%                       |
| 07. Total Commercial (sum lines 5-6)                    | 64,230,795            | 69,103,355                | 4,872,560                                  | 7.59%          | 226,580                              | 7.23%                       |
| 08. Ag-Farm-site Land, Outbuildings                     | 45,462,305            | 51,919,395                | 6,457,090                                  | 14.20%         | 5,061,380                            | 3.07%                       |
| 09. Minerals  | 1,694,675             | 1,694,425                 | 49,750                                     | 2.64           | 0                                    | 2.64%                       |
| 10. Non Ag Use Land                                     | 4,467,555             | 4,488,355                 | 20,800                                     | 0.47%          |                                      |                             |
| 11. Total Non-Ag Land (sum lines 8-10)                  | 81,624,535            | 88,106,175                | 6,481,640                                  | 12.64%         | 5,061,380                            | 2.83%                       |
| 12. Irrigated   | 268,193,945           | 316,970,385               | 48,776,440                                 | 18.19%         |                                      |                             |
| 13. Dryland   | 28,962,605            | 30,932,055                | 1,969,450                                  | 6.80%          |                                      |                             |
| 14. Grassland   | 265,931,440           | 311,188,875               | 45,257,435                                 | 17.02%         |                                      |                             |
| 15. Woodland  | 3,924,155             | 4,243,785                 | 289,630                                    | 7.32%          |                                      |                             |
| 16. Other Amland  | 4,176,095             | 6,685,080                 | 2,508,985                                  | 60.08%         |                                      |                             |
| 17. Total Agricultural Land                             | 671,318,240           | 670,000,180               | 98,801,940                                 | 17.30%         |                                      |                             |
| 18. Total Value of all Real Property (Locally Assessed) | 917,020,870           | 1,065,322,540             | 148,301,670                                | 16.17%         | 7,665,189                            | 15.34%                      |

## 2024 Assessment Survey for Morrill County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | 1  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | 0  |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | 2  |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | 0  |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | 0  |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|            | \$270,790  |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|            | \$270,790  |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|            | \$16,000 (Stanard Appraisal Service and Pritchard & Abbott)                            |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|            | Not applicable.  |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|            | \$19,000   |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|            | \$7,000  |
| <b>12.</b> | <b>Amount of last year's assessor's budget not used:</b>                               |
|            | \$14,308   |

**B. Computer, Automation Information and GIS**

|     |  |
|-----|--|
| 1.  | <b>Administrative software:</b>  |
|     | MIPS   |
| 2.  | <b>CAMA software:</b>  |
|     | MIPS   |
| 3.  | <b>Personal Property software:</b>   |
|     | MIPS   |
| 4.  | <b>Are cadastral maps currently being used?</b>                                  |
|     | Yes  |
| 5.  | <b>If so, who maintains the Cadastral Maps?</b>                                  |
|     | Assessor's office.   |
| 6.  | <b>Does the county have GIS software?</b>  |
|     | Yes  |
| 7.  | <b>Is GIS available to the public? If so, what is the web address?</b>           |
|     | Yes, morrill.gworks.com  |
| 8.  | <b>Who maintains the GIS software and maps?</b>                                  |
|     | Office personnel and gWorks  |
| 9.  | <b>What type of aerial imagery is used in the cyclical review of properties?</b> |
|     | gWorks   |
| 10. | <b>When was the aerial imagery last updated?</b>                                 |
|     | 2022   |

**C. Zoning Information**

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

|    |   |
|----|---|
| 3. | <b>What municipalities in the county are zoned?</b> |
|    | Bridgeport, Bayard, and Broadwater are all zoned.   |
| 4. | <b>When was zoning implemented?</b>                 |
|    | 2001  |

**D. Contracted Services**

|    |   |
|----|---|
| 1. | <b>Appraisal Services:</b>  |
|    | Stanard Appraisal Services - real property<br>Pritchard & Abbott - oil & gas minerals |
| 2. | <b>GIS Services:</b>  |
|    | GWorks, Inc   |
| 3. | <b>Other services:</b>  |
|    | MIPS  |

**E. Appraisal /Listing Services**

|    |  |
|----|--|
| 1. | <b>List any outside appraisal or listing services employed by the county for the current assessment year</b> |
|    | Yes: Stanard Appraisal Service and Pritchard & Abbott  |
| 2. | <b>If so, is the appraisal or listing service performed under contract?</b>                                  |
|    | Yes  |
| 3. | <b>What appraisal certifications or qualifications does the County require?</b>                              |
|    | General certification  |
| 4. | <b>Have the existing contracts been approved by the PTA?</b>   |
|    | Yes  |
| 5. | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>             |
|    | Provides recommendations to the county assessor for use in establishing final value estimates.               |

### 2024 Residential Assessment Survey for Morrill County

| <b>1.</b>              | <b>Valuation data collection done by:</b>  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|------------------------|--|------------------------|--|---|---|---|--|---|--|---|--|-------|----------------------------|-------|-------------------------------------|
|                        | Office and Stanard Appraisal Service.  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| <b>2.</b>              | <b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels.</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. | 2 | Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor. | 3 | Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself. | 4 | The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living. | AG OB | Agricultural outbuildings. | AG DW | Dwellings located on rural parcels. |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| 1                      | Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| 2                      | Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| 3                      | Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| 4                      | The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| AG OB                  | Agricultural outbuildings.   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| AG DW                  | Dwellings located on rural parcels.  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|                        | Cost and sales are considered to determine the market value of residential properties. However, the sales will be utilized the most in building models.  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(les) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|                        | The appraisal company will review the sales and build models, the sales will be charted for a cost range per square foot based on style, quality, condition and age. Plus or minus adjustment factors will be developed for, but not limited to; basement, basement finish, number of garage stalls, fireplace, central air, and so on to arrive at a final value estimate per square foot.  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|                        | Values are established primarily from a model based on a cost range per square foot.   |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| <b>6.</b>              | <b>Describe the methodology used to determine the residential lot values?</b>  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|                        | Land is valued by a square foot method.  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
| <b>7.</b>              | <b>How are rural residential site values developed?</b>  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|                        | Assessor utilizes sales of improved rural residential sales to reach market value. Excess acres to be valued at 100% of grass values.  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |
|                        |  |                        |  |   |   |   |  |   |  |   |  |       |                            |       |                                     |

| 8.                     | <b>Are there form 191 applications on file?</b>  |                        |                                |                                |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
|------------------------|--|------------------------|--------------------------------|--------------------------------|--|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|-----------|-------|------|------|------|-----------|-------|------|------|------|-----------|
|                        | No   |                        |                                |                                |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| 9.                     | <b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>   |                        |                                |                                |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
|                        | Lot values are valued the same as adjacent properties.   |                        |                                |                                |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| 10.                    | <table border="1"> <thead> <tr> <th data-bbox="243 462 389 546"><u>Valuation Group</u></th> <th data-bbox="389 462 649 546"><u>Date of Depreciation Tables</u></th> <th data-bbox="649 462 876 546"><u>Date of Costing</u></th> <th data-bbox="876 462 1136 546"><u>Date of Lot Value Study</u></th> <th data-bbox="1136 462 1429 546"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="243 546 389 598">1</td> <td data-bbox="389 546 649 598">2023</td> <td data-bbox="649 546 876 598">2023</td> <td data-bbox="876 546 1136 598">2023</td> <td data-bbox="1136 546 1429 598">2023</td> </tr> <tr> <td data-bbox="243 598 389 651">2</td> <td data-bbox="389 598 649 651">2020</td> <td data-bbox="649 598 876 651">2020</td> <td data-bbox="876 598 1136 651">2023</td> <td data-bbox="1136 598 1429 651">2017</td> </tr> <tr> <td data-bbox="243 651 389 703">3</td> <td data-bbox="389 651 649 703">2020</td> <td data-bbox="649 651 876 703">2020</td> <td data-bbox="876 651 1136 703">2023</td> <td data-bbox="1136 651 1429 703">2017</td> </tr> <tr> <td data-bbox="243 703 389 756">4</td> <td data-bbox="389 703 649 756">2020</td> <td data-bbox="649 703 876 756">2020</td> <td data-bbox="876 703 1136 756">2023</td> <td data-bbox="1136 703 1429 756">2019-2023</td> </tr> <tr> <td data-bbox="243 756 389 808">AG OB</td> <td data-bbox="389 756 649 808">2020</td> <td data-bbox="649 756 876 808">2020</td> <td data-bbox="876 756 1136 808">2023</td> <td data-bbox="1136 756 1429 808">2019-2023</td> </tr> <tr> <td data-bbox="243 808 389 861">AG DW</td> <td data-bbox="389 808 649 861">2020</td> <td data-bbox="649 808 876 861">2020</td> <td data-bbox="876 808 1136 861">2023</td> <td data-bbox="1136 808 1429 861">2019-2023</td> </tr> </tbody> </table> |                        |                                |                                |  | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 1 | 2023 | 2023 | 2023 | 2023 | 2 | 2020 | 2020 | 2023 | 2017 | 3 | 2020 | 2020 | 2023 | 2017 | 4 | 2020 | 2020 | 2023 | 2019-2023 | AG OB | 2020 | 2020 | 2023 | 2019-2023 | AG DW | 2020 | 2020 | 2023 | 2019-2023 |
| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u>   | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| 1                      | 2023   | 2023                   | 2023                           | 2023                           |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| 2                      | 2020   | 2020                   | 2023                           | 2017                           |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| 3                      | 2020   | 2020                   | 2023                           | 2017                           |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| 4                      | 2020   | 2020                   | 2023                           | 2019-2023                      |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| AG OB                  | 2020   | 2020                   | 2023                           | 2019-2023                      |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
| AG DW                  | 2020   | 2020                   | 2023                           | 2019-2023                      |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |
|                        | Lot values changed for all categories.   |                        |                                |                                |  |                        |                                    |                        |                                |                                |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |           |       |      |      |      |           |       |      |      |      |           |



### 2024 Commercial Assessment Survey for Morrill County

|     |  |  |                        |                                |
|-----|--|--|------------------------|--------------------------------|
| 1.  | <b>Valuation data collection done by:</b>  |  |                        |                                |
|     | Office staff and Stanard Appraisal Service.  |  |                        |                                |
| 2.  | <b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>  |  |                        |                                |
|     | <u>Valuation Group</u>   | <u>Description of unique characteristics</u> |                        |                                |
|     | 1  | Bridgeport                                   |                        |                                |
|     | 2  | Remainder of County                          |                        |                                |
| 3.  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>  |  |                        |                                |
|     | All three approaches (cost, income and sales) will be looked at, the market and income approaches will carry the most weight.  |  |                        |                                |
| 3a. | <b>Describe the process used to determine the value of unique commercial properties.</b>   |  |                        |                                |
|     | Stanard Appraisal Service has valued the unique commercial properties, such as the ethanol plant, feedlots, and elevator facilities and an independent living facility.                                    |  |                        |                                |
| 4.  | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>                      |  |                        |                                |
|     | The appraisal company will look at the local market and surrounding counties to develop the depreciation studies.  |  |                        |                                |
| 5.  | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b> |  |                        |                                |
|     | Yes  |  |                        |                                |
| 6.  | <b>Describe the methodology used to determine the commercial lot values.</b>   |  |                        |                                |
|     | From the market a square foot method has been developed.   |  |                        |                                |
| 7.  | <u>Valuation Group</u>   | <u>Date of Depreciation Tables</u>           | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
|     | 1  | 2020   | 2020                   | 2017                           |
|     | 2  | 2020   | 2020                   | 2017                           |

## 2024 Agricultural Assessment Survey for Morrill County

| <b>1.</b>          | <b>Valuation data collection done by:</b>  |                                |  |                                |   |  |      |   |  |      |   |  |      |
|--------------------|--|--------------------------------|--|--------------------------------|---|--|------|---|--|------|---|--|------|
|                    | Office staff.  |                                |  |                                |   |  |      |   |  |      |   |  |      |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>  |                                |  |                                |   |  |      |   |  |      |   |  |      |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td>The northern portion of the county which consists primarily of the Sandhills region.</td> <td style="text-align: center;">2023</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.</td> <td style="text-align: center;">2023</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Market Area 4 is the area along the Platte River; it has recreational potential.</td> <td style="text-align: center;">2023</td> </tr> </tbody> </table> | <u>Market Area</u>             | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 2 | The northern portion of the county which consists primarily of the Sandhills region. | 2023 | 3 | This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River. | 2023 | 4 | Market Area 4 is the area along the Platte River; it has recreational potential. | 2023 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>   | <u>Year Land Use Completed</u> |  |                                |   |  |      |   |  |      |   |  |      |
| 2                  | The northern portion of the county which consists primarily of the Sandhills region.   | 2023                           |  |                                |   |  |      |   |  |      |   |  |      |
| 3                  | This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.   | 2023                           |  |                                |   |  |      |   |  |      |   |  |      |
| 4                  | Market Area 4 is the area along the Platte River; it has recreational potential.   | 2023                           |  |                                |   |  |      |   |  |      |   |  |      |
|                    | In 2023, the county completed the physical review and inspection cycle.  |                                |  |                                |   |  |      |   |  |      |   |  |      |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>  |                                |  |                                |   |  |      |   |  |      |   |  |      |
|                    | Sales determination is made through sales review and verification, location and use of the property and a physical inspection if needed.   |                                |  |                                |   |  |      |   |  |      |   |  |      |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>  |                                |  |                                |   |  |      |   |  |      |   |  |      |
|                    | Recreational land is identified by the presence of blinds during an on-site inspection of suspected recreational areas.  |                                |  |                                |   |  |      |   |  |      |   |  |      |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>   |                                |  |                                |   |  |      |   |  |      |   |  |      |
|                    | Yes  |                                |  |                                |   |  |      |   |  |      |   |  |      |
| <b>6.</b>          | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>   |                                |  |                                |   |  |      |   |  |      |   |  |      |
|                    | Standard Appraisers was previously used to help with the analysis of feed lots in the area. Feed lots are valued on a price per head based on the size and quality of the operation. Two feed lots sold in Jan 2024 and will be used in future analysis of intensive use.  |                                |  |                                |   |  |      |   |  |      |   |  |      |
| <b>7.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>  |                                |  |                                |   |  |      |   |  |      |   |  |      |
|                    | Parcels enrolled in the Wetland Reserve Program have been mapped. The contracts are reviewed and those enrolled in the program will be valued at 100% of market. It is difficult to analyze Wetland Reserve market activity since there is not a large occurrence of these sales. A new wetlands easement has been mapped and will be valued at 75% of ag value due to continued ag use.   |                                |  |                                |   |  |      |   |  |      |   |  |      |
| <b>7a.</b>         | <b>Are any other agricultural subclasses used? If yes, please explain.</b>   |                                |  |                                |   |  |      |   |  |      |   |  |      |
|                    | Yes, CRP, Irrigated Grass, and CREP subclasses are used.   |                                |  |                                |   |  |      |   |  |      |   |  |      |

|            |   |
|------------|---|
|            | <b><i>If your county has special value applications, please answer the following</i></b>                          |
| <b>8a.</b> | <b>How many parcels have a special valuation application on file?</b>   |
|            | 135   |
| <b>8b.</b> | <b>What process was used to determine if non-agricultural influences exist in the county?</b>                     |
|            | Created market area 4 which runs along the Platte River.  |
|            | <b><i>If your county recognizes a special value, please answer the following</i></b>                              |
| <b>8c.</b> | <b>Describe the non-agricultural influences recognized within the county.</b>                                     |
|            | Hunting is the primary driving force in the marketing of these parcels in market area 4.                          |
| <b>8d.</b> | <b>Where is the influenced area located within the county?</b>  |
|            | Primarily along the Platte River.   |
| <b>8e.</b> | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b>                       |
|            | Used influenced values from Ag land in and around market area 4 in comparison to the general agricultural market. |

**MORRILL COUNTY**  
**2023 PLAN OF ASSESSMENT**

**PLAN OF ASSESSMENT REQUIREMENTS:**

Pursuant to §77-1311.02, on or before June 15<sup>th</sup> of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31<sup>st</sup> of each year.

**REAL PROPERTY ASSESSMENT REQUIREMENTS:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution 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. Stat. §77-112

Assessment levels required for real property are as follows:

1. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201

**GENERAL DESCRIPTION OF REAL PROPERTY IN MORRILL COUNTY:**

Per the 2023 County Abstract, Morrill County consists of the following real property types:

|                | Parcel/Acre Count | % Parcel | Total Value   | % Value | Land Value  | Improvement Value |
|----------------|-------------------|----------|---------------|---------|-------------|-------------------|
| Residential    | 3,223             | 36%      | 233,346,745   | 22%     | 24,335,050  | 254,699,480       |
| Commercial/Ind | 363               | 4%       | 64,518,615    | 6%      | 5,138,240   | 59,380,375        |
| Agriculture    | 5,275             | 59%      | 744,496,570   | 70%     | 586,903,080 | 155,128,600       |
| TIF            | 8                 | .2%      | 4,880,010     | 1%      | (Bs876,585) | (Ex4,003,425)     |
| Minerals       | 92                | .8%      | 1,654,675     | .5%     | N/A         | N/A               |
| Total          | 8,961             | 100%     | 1,063,788,695 | 100%    | 617,252,955 | 473,211,880       |

Agricultural land is the predominant property type in Morrill County, with the majority consisting of grassland, primarily used for cow/calf operations.

Bridgeport continues to grow in with new business and residential homes. Bayard continues to struggle as businesses open, and then soon close due to lack of community support.

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

**CURRENT RESOURCES:**

Staff/Budget/Training

In addition to the Assessor, there is 1 Deputy Assessor, and 2 full-time clerks on staff. The county contracts with an independent appraiser (Stanard Appraisal), as needed, for appraisal maintenance and also with an oils/minerals appraiser (Pritchard & Abbot) for the oils in Morrill County. The year 2023 included another blanket increase for all rural improvements, Bridgeport, Bayard, and Broadwater. The county board refuses to enter into a reval contract with Stanard Appraisal as the board feels the blanket increases fix values for good.

The proposed budget for the assessment portion of the Assessor's budget for FY 2023-2024 is going to be roughly \$268,171. The county has again agreed to a maintenance contract of appraisal through Stanard Appraisal. The Stanard Appraisal maintenance contract was agreed to 15 days in lieu of signing a contract to do a reval in the residential areas. The County Board expects the Assessor to take over all appraisal functions of the office. They feel that a contracted appraiser is a waste of taxpayer money, and she can do all valuation and appraisal work herself. It is prudent to note that a professional appraisal firm would be the best source of appraising and defending valuations on specialty and/or high dollar commercial properties. Bridgeport continues to be very economically successful in the last few years. Due to the economic success, the diversity of businesses across the county, and the lack of building permits from the rural area, the staff finds it very hard to keep up with all property to be assessed county wide without additional help from an appraiser.

By statute, the assessor must physically review and inspect all parcels every 6-years. The goal to complete the county 6-year review by the end of 2018 was met. Also, for the 2018 year, a review was completed on all commercial properties in the county. This included all feedlots.

The contract for Pritchard & Abbot was renewed for the years 2023 and 2024 for their services for oil appraisal in Morrill County.

The assessor believes continuing education is vital to maintaining proper assessment practices. The Assessor, Deputy Assessor, and staff try to attend as many monthly district meetings as possible, as well as workshops and webinars offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers. With the budget cuts that seem to occur every year, it will become a challenge to keep 2 certified staff in the Morrill County Assessor's office as well as attend the educational IAAO classes and the expenses associated with each one. The Assessor carefully selects those courses that will most benefit the office. Both of the staff that hold Assessor Certificates will again expect to complete 60 educational hours by the end of this new term. A regular Assessor staff member successfully completed and passed IAAO 600 in 2021 and IAAO 101 in 2022. She is getting ready to take the Assessor exam this year. It is felt there are sufficient educational courses being offered for all Assessor staff. If budget allows, we will try to have 2 for sure in attendance at most courses that are available through the end of 2023.

#### Record Maintenance

The county board recognized the need for consistent maintenance of the records and approved the development of a web-based GIS system through GWorks. Many appraisers, bankers, title agents, insurance agents, attorneys, and others have been appreciative of this information being available online alongside MIPS. The public is becoming more and more aware and familiar with Morrill County Assessor online information that is being made available. In fact, many Morrill County residents use Morrill County's GWorks on a regular basis. A contract was agreed on by the board in 2023 to renew and was signed with GWorks for 3 years of services remaining at the same cost each year. The County Board continues to question costs associated with this contract. This year at contract renewal time, the board asked the assessor to look into other companies with GIS since the price increase was 5%.

New property record cards have been created for each real property parcel and this was finished in early 2019. Each property record card is filed with legal description and contains up-to-date listings, photographs and sketches for each property that has improvements. Pictures are continuously being added and updated as parcel reviews occur on each parcel that is improved. Morrill County Assessor's office is also adding situs addresses as the information is obtained on each parcel. This has been a help to local Law Enforcement, the Road Department, and the public in general. Also, it was discovered that the Road Superintendent, who gives out the situs address on new properties, was not sharing this information with the Sheriff's Office for 911 purposes. The Assessor has made a line of communication between all three offices so she now gets information on new homes being built..

Morrill County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. With the completion of development of the GIS system, this office has had the ability to maintain all records electronically and make them available via the Internet. All MIPS, CAMA & GWorks information can be found online. This has saved a substantial amount of time with phone calls and customers at the counter.

## **ASSESSMENT PROCEDURES:**

### Discover/List/Inventory Property

The assessor also keeps in close contact with the register of deeds and all zoning administrators of Morrill County, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage if the landowner chooses to allow sharing of information. The Morrill County Zoning Board and Morrill County Board of Commissioners changed zoning regulations to not require surveys for parcels under 10 acres. This has created a hardship for the Assessor's Office in determining the exact location of the property and the Clerk's Office when accepting and recording deeds. Discovery by the Assessor and staff also aids in finding new improvements as zoning permits are not required by the Morrill County Zoning Board if the improvement is in the rural area. The only building permits the Assessor has received in the last several years have been from the cities of Bridgeport and Bayard. This last couple of years, the Clerk's office collected a few building permits & they alerted the Assessor's Office about them. The County Board has not held their Zoning Official responsible to get any building permits into the Assessor. Often improvements are discovered by the Assessor's Office during review and pickup work. With the Morrill County Zoning Board not requiring building permits or issuing any fines for not asking for a building permit on ag related improvements, all the rural improvements have been by discovery. The lack of building permits has made it more challenging for the Assessor's Office to find and list improvements as they are added to parcels in Morrill County. Rural residential, and rural commercial properties are never rezoned to their respective uses. Therefore, the Assessor codes into MIPS the use of the land to keep the valuation of those properties consistent. GWorks also uploaded 2022 aerials, and this has been helpful with the irrigation land use. The Assessor's office is aware of several new pivots that went up in 2021 and 2022, and the newer aerials are very helpful in getting irrigation acres correct.

### Ownership Changes

Morrill County processes more than five-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies are adhered to.

### Data Collection

Morrill County Assessor's Office has implemented procedures to complete a physical routine inspection of all properties over a six-year cycle.

### Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

### Value Approaches

**Market Approach:** The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

**Cost Approach:** The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated 2012 is used to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value.

**Income Approach:** The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2017 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

#### Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

#### Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state, including speaking with the buyer/seller if possible as well as sending out sales verification letters to all buyers/sellers of sales that are deemed arm length transactions.

#### Notices

Change of value notices are sent to the property owner of record no later than June 1<sup>st</sup> of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process. It has been helpful to also send a letter with the valuation changes explaining the process and why values changed for the current year.

#### **Level of Value, Quality and Uniformity for assessment year 2023:**

| <u>Property Class</u> | <u>Ratio (Level of Value)</u> |
|-----------------------|-------------------------------|
| Residential           | 93%                           |
| Commercial            | 100%                          |
| Agricultural          | 72%                           |

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

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

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass, or neighborhood. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. With the blanket increase for the fourth year in a row in Rural Residential and blanket increases for Bayard, Bridgeport and Broadwater, and all of the rural farm



improvements in 2023 show strong sales market. The SW portion of Morrill County was reviewed in 2020, and in 2021, the area around Bridgeport and to the east was reviewed in 2022, the area north of Bayard, Bridgeport and Broadwater was reviewed in 2023 for valuations. It is planned to do a complete review of Bridgeport in 2023 for the 2024 year. The review of the rural areas will continue in 2023 and the whole rural area of Morrill County is expected to be completed for the 6 year review process.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment since a complete review was completed in 2018. It is planned to do a complete review of commercial properties during 2023. A physical inspection will continue for all portions of commercial properties. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. Depending on Standard Appraisal contract approval by the County Board, it is expected to review feedlots and possibly the Bridgeport Ethanol Plant since TIF was completed end of December 2022.

**Agricultural:** A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review. As part of the 6-year review plan, it is anticipated to complete another portion of Morrill County in the year 2023, to complete the review of the rural area of Morrill County in 2023. LCG changes were already made in accordance with 2019 LB 372 that was passed, and these will continue to be monitored. Several new pivots were placed in late 2021 and early 2022, changing irrigated acres. More pivots were added and moved in 2022 prior to irrigation season, and with the assistance of 2022 aeriels from GWorks, these are being adjusted in the land uses. Without recent maps and information from the FSA offices, this may be a hard determination to get those acres placed into irrigation, with comers either going back to grass or even dryland.

The 2023 protests brought on 145 total protests filed with the Morrill County BOE. Morrill County BOE adjusted 117 of those down in value. The Assessor then appealed 58 of those 117 protests to TERC since the BOE did not have a basis for those final valuations. The Assessor was admonished by the Morrill County BOE in an open and public meeting after receiving notice of the appeals. The Morrill County BOE has also stated the Assessor's budget will be used to cover all costs associated with these appeals.

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

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass, or neighborhood. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. It is planned to do a complete review of Bayard. Appraisal maintenance and pick-up work will be completed in addition to sales review.

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

**Agricultural:** A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. It is planned to start the new 6-year review in

the SW corner of Morrill County. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. As part of the 6-year review plan, it is anticipated to complete the northern part of Morrill County, completing the 6 year review. It is a goal to study and implement values for pivot irrigation differently than gravity irrigation. The 2020 protest season brought in several protests showing a true difference between the two types of irrigation in sales. This will take some time, and review specifically by the Assessor who is versed in irrigated farm practices. Determination of where exactly pivots were placed throughout 2021-2022 with the new aerals from GWorks will aid in this study.

**Assessment Actions Planned for Assessment Year 2025:**

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. In the rural residential, it is anticipated to start over in the southern portion of Morrill County. Appraisal maintenance and pick-up work will be completed in addition to sales review.

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

**Agricultural:** It is anticipated to continue review in the southern part of Morrill County of all ag parcels. Farm sites are included as part of the rural residential to prevent additional travel times to far areas of the county. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. As part of the 6-year review plan, it is anticipated to complete the east central and possibly start the NW portion of Morrill County.

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

**Form 521 Filing with the Department of Revenue Property Assessment Division:** Upon receipt of the Form 521, the county assessor will enter the sale information from the completed Form 521 into the county computer assisted mass appraisal (CAMA) system. This entry will ensure the property information in the county sales file is current. The county assessor must then forward the scanned copy of the original Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded.

**Permissive Exemptions:** Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 35 applications annually. The year 2020 was a new application year. All applications were reviewed. 2021 is a reaffirmation year.

**Homestead Exemptions:** Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 290 applications annually. The year 2021 brought the online submission of applications, and the Assessor and staff worked diligently to make sure this was a smooth process for the first year.

**Homestead Exemption Tax Loss Report:** Compile tax loss due to Homestead Exemptions and report no later than November 30 annually-Form 458X.

**Personal Property Schedules:** Review annual filings of agricultural and commercial schedules. This office receives almost 800 personal property schedules annually. The Assessor's Office has also been tracking new businesses and farmers by 521's and also the advertisements in local media. Several new personal property returns were started this way.

**Special Valuation Applications:** The assessor continues to research river ground and if a parcel should no longer be agricultural, it will lose the Special Valuation. There may be 1-2 new applications annually, in which the assessor takes time to go review those parcels, and make that decision based upon agricultural uses.

**Cemetery Report to the Board:** Reports Cemeteries and land to the County Board.

**Form 45 County Abstract of Assessment for Real Property and Assessed Value Update:** Compile all real property valuation information and report no later than March 19 annually.

**Change of Value Notification:** Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

**Protests:** The Assessor's Office meets with as many protesters as possible and reviews all protested properties prior to the protest hearing in order to provide the County Board of Equalization with the most recent and updated data available before making any value changes. As of 2019 with the new form 425, the assessor will have to go review for BOE decisions for each following year to be able to reassess.

**TERC Appeal Cases:** As protest decisions are appealed to TERC, the Assessor puts the evidence together to be presented at the TERC hearing.

**Tax List Corrections:** Prepare tax list corrections documents for County Board of Equalization review.

**County Personal Property Abstract:** To prepare an abstract of the property assessment rolls of locally assessed personal property of the county on forms prescribed and furnished by the Tax Commissioner. While this form is no longer sent to PAD, it is used during the time to certify values, and to report growth for the year.

**Taxable Value and Growth Certifications:** Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

**School District Taxable Value Report:** Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

**Annual Inventory Statement:** Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

**Average Residential Value Report:** Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

**Three Year Plan of Assessment:** Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

**Certify values:** By August 20th every year, values are certified to every taxing entity within Morrill County.

**Tax List:** Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

**Certificate of Taxes Levied:** Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

**Government Owned Properties Report:** Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4<sup>th</sup> year thereafter no later than December 1 annually.

**Conclusion:**

The Morrill County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Morrill County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. Since budgetary concerns exist, it is the goal of the Morrill County Assessor's Office to complete as much appraisal work as possible. The Assessor's Office has completed as much data collection as possible each year. Standard Appraisal has been used only for high end or specialty properties. Morrill County Assessor's Office takes pride in the steps they have taken to get information more accurate and complete than it has ever been and continues to make that information more readily available to the public, especially online services, often showing customers at the counter how to access and utilize these services.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Rose M. Nelson  
Morrill County Assessor

**Rose M Nelson**  
**MORRILL COUNTY ASSESSOR**  
P O BOX 868  
BRIDGEPORT, NE 69336  
308-262-1534

Sarah Scott  
Dept of Revenue, Property Assessment Division  
1033 O St. Ste 600  
Lincoln, NE 68508

Dear Ms Scott:

Below is the information regarding special valuation in Morrill County as per PAT Regulation-11-005.04.

Market area 4 is the area located around the North Platte River which runs diagonally from the northwesterly corner of Morrill County to the Southeasterly corner. This area is unique in that it was developed off of the top two soils surrounding the river and accretion ground in 2010. Land values are affected by buyers purchasing the land for recreational use.

Market area 3 is the rocky hills coming down into the river and Market area 2 is the rest of Morrill County. Market area 1 was dissolved into Market area 2 as there were not enough sales to constitute it being its separate area. Neither Market area 2 or 3 has special valuation.

Morrill County developed Special Value in Market area 4 in 2013. In each three year sales period, we generally have a very small number of land sales along the North Platte River. However, the sales that have occurred show that the accretion land values are affected by buyers purchasing the land for recreational use.

Letters were initially sent out to all owners of accretion ground to explain how to apply for special value with Form 456 in this market area, as there are owners in this area actively using their land for agricultural use, primarily pasture for cattle. The assessor and her deputy went out and inspected all parcels that special value was applied for, and continue the same process as new applications come in. In most instances, there were cattle put on accretion lands at some point every year. This was proven through parcel owners showing fencing, Russian Olive trees removed, and in some instances at the time of inspection there were cattle grazing on the grass. However, there are recreational uses going on. The most primary of these is goose hunting. There is also duck hunting, deer hunting, and turkey hunting. It was decided then to plot each of these blinds on our GWorks mapping system and place a one acre recreational value on each blind.

There have been very few new applications in the last couple years. It is felt that most lands that would qualify for special value have been applied for. The assessor and her deputy or staff will continue to go out and inspect and document recreational uses on each parcel. The blinds will be

valued at 100% of market value, with the rest of the land valued as agricultural, if used as such, and is based on approximately 75% of market.

In 2023 several parcels were placed into a Wetlands perpetual easement along the North Platte Rivier in Morrill County. The Assessor attended zoning hearings as well as the County Board decision on this easement. The easement will remain agricultural use only, with no change in use, ability to build improvements or splitting of parcels.

There were no other changes in the easements for Morrill County.

These are the methods Morrill County uses to determine valuations for agriculturally used properties and for recreationally used properties. We feel it is the most equitable and uniform method of dealing with recreational uses along the North Platte River in Morrill County.

Sincerely,

Rose M Nelson  
Morrill County Assessor