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DEPARTMENT OF REVENUE

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

CHASE COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Chase 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 Chase 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

A handwritten signature in cursive script that reads "Sarah Scott".

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

cc: Tori Mueller, Chase County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

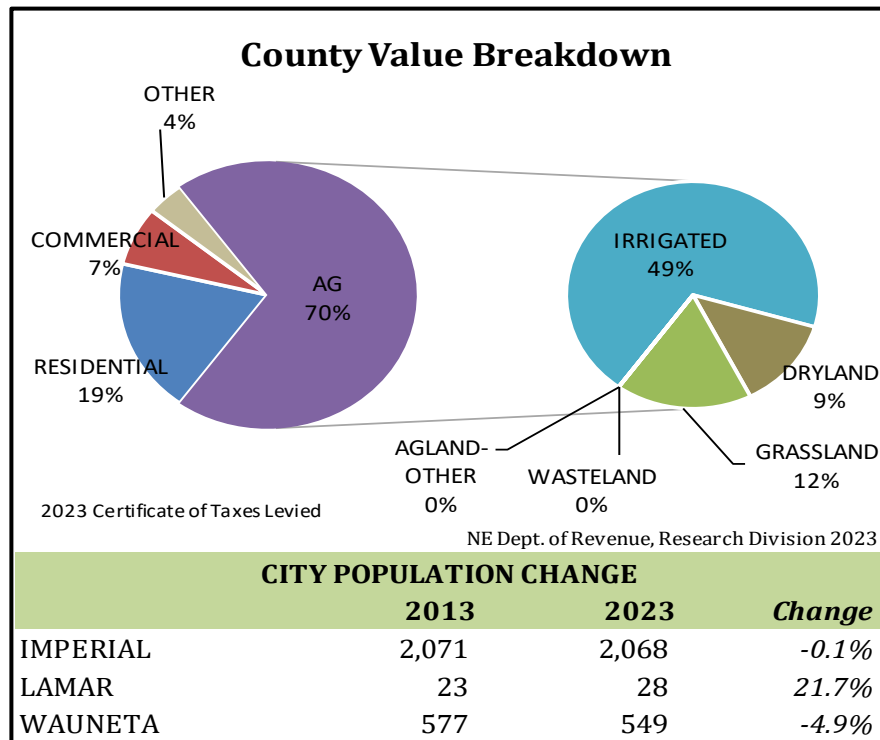
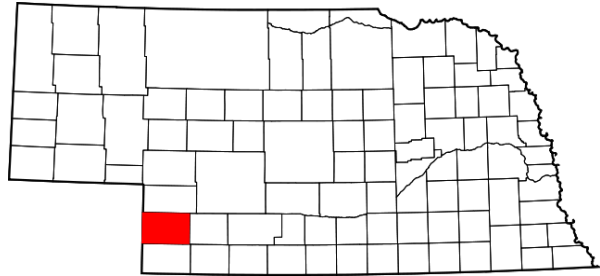
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 894 square miles, Chase County has 3,772 residents, per the Census Bureau Quick Facts for 2024, a slight decrease from the 2023 U.S. Census. Reports indicate that 74% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$141,240 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Chase County are located in and around Imperial, the county seat. According to the latest information available from the U.S. Census Bureau, there are 163 employer establishments with total employment of 1,078, a 3% decrease.

Agricultural land is the main contributor to the county's valuation base. A mix of grass and irrigated land makes up a majority of

the land in the county. Chase County is included in the Upper Republican Natural Resources Districts (NRD).

2024 Residential Correlation for Chase County

Assessment Actions

Valuation Group 1 was physically reviewed and revalued. The map areas were combined reducing 38 neighborhoods to three and the land tables were adjusted. New depreciation tables were developed. A desk review for Wauneta for grade and condition was completed for Valuation Group 2. Land was adjusted to meet new zoning regulations requiring a minimum of three acres for a home site. Improvements were increased by 5% and land was increased by 6%.

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 residential usability ratio for sales follows state averages. To properly determine qualified sales, the county assessor conducts direct engagements with realtors or attorneys to qualify residential sales. For cases lacking initial response or requiring further clarification, the grantor or grantee is contacted. This approach ensures that all arm's-length residential sales are suitable for current measurement purposes, as a detailed review has shown sufficient reasons for disqualifying any non-qualified sales.

The county assessor has established three residential valuation groups to reflect the unique economic areas within its jurisdiction. Valuation Group 1 includes the economic hub of Imperial, Valuation Group 2 combines smaller villages like Wauneta, Lamar, Enders, and Champion, and Valuation Group 3 covers all rural residences outside village limits. This stratification recognizes the varied economic landscapes within the county. In terms of land to building ratios, Chase County's overall ratios are currently the lowest when compared to neighboring counties.

Chase County is in compliance with the six-year inspection requirement with the oldest inspections being conducted in 2020. Valuation Group 3 depreciation tables are from 2020 while Valuation Groups 1 and 2 are on 2024 tables. Costing tables are 2020 for Valuations Groups 1 and 2 and 2014 for Valuation Group 3. New costing tables for Valuation Group 3 will be completed for 2025. Lot values were developed for 2024 except for some of the small villages in Valuation Group 2.

The Chase County Assessor has submitted a documented valuation methodology as per the guidelines of the Property Assessment Division (Division).

2024 Residential Correlation for Chase County

Description of Analysis

Residential property is separated into three valuation groups.

Valuation Group	Description
1	Imperial
2	Wauneta, Lamar, Enders, and Champion
3	Rural Residential

All three measures of central tendency and the qualitative statistics are in the acceptable range for the overall residential sample and for Valuation Group 1. Two of the measures of central tendency in Valuation Group 2 are in range. The PRD is heavily influenced by low dollar sales under \$30,000 which when removed brings the PRD and the remaining measure of central tendency into the acceptable range. Valuation Group 3 with only eight sales is in the acceptable range, as well as the qualitative statistics.

The statistical sample and the 2024 County Abstract of Assessment, Form 45, Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicate the population changed in a similar manner to the sales. Changes to the population and the sample reflect the stated assessment actions for the residential class.

Equalization and Quality of Assessment

Across the residential class of property, the assessments are uniform and proportionate. Based on the review of the statistical sample and the assessment practices, the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	78	96.56	99.23	98.44	18.07	100.80
2	39	94.10	100.31	93.54	23.38	107.24
3	8	93.19	85.72	83.61	14.47	102.52
<u>ALL</u>	125	95.83	98.70	95.68	19.51	103.16

Level of Value

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

2024 Commercial Correlation for Chase County

Assessment Actions

General maintenance and pick-up work were completed.

Assessment Practice Review

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

In Chase County, the usability of commercial sales data is slightly lower than the normal range. The proper qualification of sales is ensured by engaging directly with realtors or attorneys involved in the transaction. If additional clarification is needed, the grantor or grantee is contacted. All sales disqualified are adequately documented.

Commercial properties in Chase County are categorized into a single valuation group due to the limited number of commercial parcels, particularly outside the county seat of Imperial. The lack of unique economic factors does not justify the creation of additional valuation groups. The county assessor conducted physical inspections of all commercial properties for the 2023 assessment year, which included new costing and depreciation tables and a land study, maintaining adherence to the six-year inspection cycle.

Description of Analysis

A ratio study of the commercial statistics reveals that all three measures of central tendency are within the acceptable range. The COD reflects the appraisal tables that were developed during the commercial reappraisal process for the 2023 assessment year. With the exception of one parcel, the sample change closely mirrors the overall abstract change. Based on the reappraisal conducted last year and the qualitative statistics support that appraisal uniformity was achieved and that the median can be used as point estimate of the level of value.

The statistical sample and the 2024 County Abstract of Assessment, Form 45 Compared with the 2023 Certificate of Taxes Levied (CTL) illustrate value changes found in the sample and the population moved in similar fashion in respect to the assessment actions.

Equalization and Quality of Assessment

The assessment practices and statistical analysis confirm uniform and equalized assessment. . The quality of assessment for the commercial class in Chase County complies with generally accepted mass appraisal techniques.

Level of Value

2024 Commercial Correlation for Chase County

Based on analysis of all available information, the level of value for the commercial property in Chase County is 98%.

2024 Agricultural Correlation for Chase County

Assessment Actions

The county assessor increased the value of irrigated land by 12% and dryland by 7% respectively, after a market analysis. Similarly, CRP lands next to irrigated and dryland areas were increased by 12% and 7%, respectively. Farm sites, including dwellings and improvements, were valued 5% higher.

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 assessment of agricultural land in Chase County showed a usability rate within the expected range. The process for qualifying sales was found to be unbiased, with disqualified sales having clear justifications. All arm's-length sales have been made available for measurement of agricultural land in the county.

Considering the uniform agricultural economics across the county, a single market area was deemed sufficient for agricultural land sales analysis. The 2020 depreciation table and 2014 costing were used for valuing agricultural homes, with the last physical inspection in 2020 and aerial imagery review in 2022. Feedlots were marked for intensive use, and Conservation Reserve Program (CRP), Conservation Reserve Enhancement Program (CREP), and three Wetland Reserve Program (WRP) parcels were appropriately identified and valued.

Description of Analysis

The analysis covered all central tendency measures and qualitative statistics for the agricultural class, finding them within the acceptable range. Examining agricultural sales by 80% Majority Land Use (MLU), it was confirmed that all land types are valued appropriately, with a solid statistical backing. Comparing the Chase County Assessor's agricultural values to those of neighboring counties finds that is at the highest or second highest weighted average acres prices for all agricultural classes.

The comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) correlates with the reported assessment changes.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued and inspected the same as rural residential parcels. Farm home sites and rural residential home sites are valued the same. Agricultural improvements are equalized at the statutorily required level. The quality of assessment of agricultural land and the equalized values to surrounding counties conforms with generally accepted mass appraisal techniques.

2024 Agricultural Correlation for Chase County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	27	71.76	72.39	72.18	15.36	100.29
1	27	71.76	72.39	72.18	15.36	100.29
<u>Dry</u>						
County	14	74.42	74.66	71.73	09.57	104.08
1	14	74.42	74.66	71.73	09.57	104.08
<u>Grass</u>						
County	10	69.51	69.83	68.62	12.44	101.76
1	10	69.51	69.83	68.62	12.44	101.76
<u>ALL</u>						
	59	73.40	73.00	71.87	13.57	101.57

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Chase County is 73%.

2024 Opinions of the Property Tax Administrator for Chase 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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

2024 Commission Summary for Chase County

Residential Real Property - Current

Number of Sales	125	Median	95.83
Total Sales Price	\$24,053,882	Mean	98.70
Total Adj. Sales Price	\$24,053,882	Wgt. Mean	95.68
Total Assessed Value	\$23,013,698	Average Assessed Value of the Base	\$136,015
Avg. Adj. Sales Price	\$192,431	Avg. Assessed Value	\$184,110

Confidence Interval - Current

95% Median C.I	92.57 to 99.16
95% Wgt. Mean C.I	90.17 to 101.18
95% Mean C.I	94.27 to 103.13
% of Value of the Class of all Real Property Value in the County	15.63
% of Records Sold in the Study Period	7.08
% of Value Sold in the Study Period	9.58

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	145	98	97.73
2022	129	93	92.57
2021	103	94	93.88
2020	108	97	97.47

2024 Commission Summary for Chase County

Commercial Real Property - Current

Number of Sales	21	Median	97.64
Total Sales Price	\$4,311,500	Mean	97.68
Total Adj. Sales Price	\$4,311,500	Wgt. Mean	93.78
Total Assessed Value	\$4,043,217	Average Assessed Value of the Base	\$219,651
Avg. Adj. Sales Price	\$205,310	Avg. Assessed Value	\$192,534

Confidence Interval - Current

95% Median C.I	91.68 to 102.21
95% Wgt. Mean C.I	78.90 to 108.65
95% Mean C.I	93.03 to 102.33
% of Value of the Class of all Real Property Value in the County	6.75
% of Records Sold in the Study Period	4.45
% of Value Sold in the Study Period	3.90

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	17	100	98.86
2022	14	100	88.61
2021	13	100	85.35
2020	14	100	82.67

**15 Chase
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 125
 Total Sales Price : 24,053,882
 Total Adj. Sales Price : 24,053,882
 Total Assessed Value : 23,013,698
 Avg. Adj. Sales Price : 192,431
 Avg. Assessed Value : 184,110

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 99
 COD : 19.51
 PRD : 103.16

COV : 25.62
 STD : 25.29
 Avg. Abs. Dev : 18.70
 MAX Sales Ratio : 176.31
 MIN Sales Ratio : 53.18

95% Median C.I. : 92.57 to 99.16
 95% Wgt. Mean C.I. : 90.17 to 101.18
 95% Mean C.I. : 94.27 to 103.13

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	22	100.25	110.00	105.50	19.87	104.27	56.04	176.31	92.99 to 122.19	145,795	153,818	
01-JAN-22 To 31-MAR-22	16	100.64	102.81	104.14	12.39	98.72	69.32	144.38	91.22 to 108.23	152,844	159,176	
01-APR-22 To 30-JUN-22	9	96.64	106.62	99.69	26.48	106.95	57.37	150.81	74.79 to 149.43	135,000	134,577	
01-JUL-22 To 30-SEP-22	18	91.16	96.51	102.38	15.57	94.27	69.63	152.50	85.58 to 107.36	230,275	235,764	
01-OCT-22 To 31-DEC-22	15	87.41	92.06	80.00	27.41	115.08	53.18	168.91	67.70 to 113.32	166,128	132,906	
01-JAN-23 To 31-MAR-23	9	83.09	88.75	85.20	21.65	104.17	53.46	119.21	66.67 to 113.99	120,278	102,471	
01-APR-23 To 30-JUN-23	16	90.67	94.21	90.74	17.80	103.82	58.24	146.76	77.48 to 107.47	286,906	260,333	
01-JUL-23 To 30-SEP-23	20	94.51	94.45	93.25	18.20	101.29	53.36	140.38	78.77 to 101.28	243,801	227,339	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	65	98.19	104.03	103.39	17.98	100.62	56.04	176.31	92.99 to 104.01	169,430	175,165	
01-OCT-22 To 30-SEP-23	60	90.43	92.93	89.17	21.36	104.22	53.18	168.91	81.71 to 98.73	217,349	193,799	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	58	94.40	98.66	97.07	20.18	101.64	53.18	168.91	88.92 to 100.71	177,541	172,334	
<u>ALL</u>	125	95.83	98.70	95.68	19.51	103.16	53.18	176.31	92.57 to 99.16	192,431	184,110	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	78	96.56	99.23	98.44	18.07	100.80	53.36	154.09	89.91 to 101.01	220,814	217,364	
2	39	94.10	100.31	93.54	23.38	107.24	56.04	176.31	87.66 to 107.47	90,036	84,216	
3	8	93.19	85.72	83.61	14.47	102.52	53.18	107.92	53.18 to 107.92	414,875	346,860	
<u>ALL</u>	125	95.83	98.70	95.68	19.51	103.16	53.18	176.31	92.57 to 99.16	192,431	184,110	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	123	94.92	98.31	95.37	19.55	103.08	53.18	176.31	91.92 to 99.05	194,129	185,139	
06												
07	2	122.70	122.70	137.31	14.56	89.36	104.84	140.55	N/A	88,000	120,830	
<u>ALL</u>	125	95.83	98.70	95.68	19.51	103.16	53.18	176.31	92.57 to 99.16	192,431	184,110	

**15 Chase
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 125
 Total Sales Price : 24,053,882
 Total Adj. Sales Price : 24,053,882
 Total Assessed Value : 23,013,698
 Avg. Adj. Sales Price : 192,431
 Avg. Assessed Value : 184,110

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 99
 COD : 19.51
 PRD : 103.16

COV : 25.62
 STD : 25.29
 Avg. Abs. Dev : 18.70
 MAX Sales Ratio : 176.31
 MIN Sales Ratio : 53.18

95% Median C.I. : 92.57 to 99.16
 95% Wgt. Mean C.I. : 90.17 to 101.18
 95% Mean C.I. : 94.27 to 103.13

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	100.14	100.14	100.14	00.00	100.00	100.14	100.14	N/A	3,500	3,505
Less Than 15,000	1	100.14	100.14	100.14	00.00	100.00	100.14	100.14	N/A	3,500	3,505
Less Than 30,000	5	140.38	132.74	139.12	16.15	95.41	100.14	168.91	N/A	14,100	19,616
Ranges Excl. Low \$											
Greater Than 4,999	124	95.38	98.69	95.67	19.73	103.16	53.18	176.31	91.92 to 99.16	193,955	185,566
Greater Than 14,999	124	95.38	98.69	95.67	19.73	103.16	53.18	176.31	91.92 to 99.16	193,955	185,566
Greater Than 29,999	120	94.51	97.28	95.55	18.95	101.81	53.18	176.31	91.22 to 98.73	199,862	190,963
Incremental Ranges											
0 TO 4,999	1	100.14	100.14	100.14	00.00	100.00	100.14	100.14	N/A	3,500	3,505
5,000 TO 14,999											
15,000 TO 29,999	4	144.91	140.89	141.16	12.61	99.81	104.84	168.91	N/A	16,750	23,644
30,000 TO 59,999	8	114.14	109.14	107.20	20.09	101.81	66.67	147.02	66.67 to 147.02	48,250	51,725
60,000 TO 99,999	20	95.22	104.70	105.36	22.39	99.37	67.70	176.31	87.66 to 113.32	81,570	85,941
100,000 TO 149,999	27	92.92	92.09	91.59	17.76	100.55	56.04	146.76	80.60 to 102.24	124,607	114,129
150,000 TO 249,999	43	94.92	96.39	95.78	17.13	100.64	53.36	154.09	87.41 to 105.14	196,363	188,082
250,000 TO 499,999	17	96.07	94.03	93.10	15.45	101.00	53.46	144.38	77.37 to 101.21	324,206	301,835
500,000 TO 999,999	3	89.74	98.47	104.65	36.90	94.09	53.18	152.50	N/A	682,153	713,864
1,000,000 +	2	90.75	90.75	90.05	03.36	100.78	87.70	93.80	N/A	1,300,000	1,170,598
ALL	125	95.83	98.70	95.68	19.51	103.16	53.18	176.31	92.57 to 99.16	192,431	184,110

15 Chase
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 21
Total Sales Price : 4,311,500
Total Adj. Sales Price : 4,311,500
Total Assessed Value : 4,043,217
Avg. Adj. Sales Price : 205,310
Avg. Assessed Value : 192,534

MEDIAN : 98
WGT. MEAN : 94
MEAN : 98
COD : 07.83
PRD : 104.16

COV : 10.45
STD : 10.21
Avg. Abs. Dev : 07.65
MAX Sales Ratio : 124.58
MIN Sales Ratio : 81.57

95% Median C.I. : 91.68 to 102.21
95% Wgt. Mean C.I. : 78.90 to 108.65
95% Mean C.I. : 93.03 to 102.33

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	3	93.86	94.96	99.88	08.57	95.07	83.45	107.56	N/A	205,833	205,594
01-JAN-21 To 31-MAR-21	2	99.93	99.93	98.64	02.29	101.31	97.64	102.21	N/A	160,000	157,817
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	1	108.24	108.24	108.24	00.00	100.00	108.24	108.24	N/A	445,000	481,671
01-OCT-21 To 31-DEC-21	1	87.43	87.43	87.43	00.00	100.00	87.43	87.43	N/A	139,000	121,529
01-JAN-22 To 31-MAR-22	4	94.05	93.37	93.44	01.47	99.93	90.60	94.79	N/A	80,000	74,748
01-APR-22 To 30-JUN-22	2	103.63	103.63	100.11	04.60	103.52	98.86	108.39	N/A	95,000	95,104
01-JUL-22 To 30-SEP-22	1	98.87	98.87	98.87	00.00	100.00	98.87	98.87	N/A	60,000	59,323
01-OCT-22 To 31-DEC-22	1	91.68	91.68	91.68	00.00	100.00	91.68	91.68	N/A	200,000	183,352
01-JAN-23 To 31-MAR-23	5	98.07	99.74	87.01	13.76	114.63	81.57	124.58	N/A	378,000	328,915
01-APR-23 To 30-JUN-23	1	100.89	100.89	100.89	00.00	100.00	100.89	100.89	N/A	130,000	131,153
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	6	99.93	98.83	102.28	07.19	96.63	83.45	108.24	83.45 to 108.24	230,417	235,681
01-OCT-21 To 30-SEP-22	8	94.76	95.88	94.51	04.59	101.45	87.43	108.39	87.43 to 108.39	88,625	83,757
01-OCT-22 To 30-SEP-23	7	98.07	98.75	88.25	11.17	111.90	81.57	124.58	81.57 to 124.58	317,143	279,869
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	4	99.93	98.88	101.64	06.35	97.28	87.43	108.24	N/A	226,000	229,708
01-JAN-22 To 31-DEC-22	8	94.76	96.41	95.05	04.03	101.43	90.60	108.39	90.60 to 108.39	96,250	91,484
<u>ALL</u>	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534
<u>ALL</u>	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534
04											
<u>ALL</u>	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534

**15 Chase
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 21
 Total Sales Price : 4,311,500
 Total Adj. Sales Price : 4,311,500
 Total Assessed Value : 4,043,217
 Avg. Adj. Sales Price : 205,310
 Avg. Assessed Value : 192,534

MEDIAN : 98
 WGT. MEAN : 94
 MEAN : 98
 COD : 07.83
 PRD : 104.16

COV : 10.45
 STD : 10.21
 Avg. Abs. Dev : 07.65
 MAX Sales Ratio : 124.58
 MIN Sales Ratio : 81.57

95% Median C.I. : 91.68 to 102.21
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 95% Mean C.I. : 93.03 to 102.33

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	108.39	108.39	108.39	00.00	100.00	108.39	108.39	N/A	25,000	27,097
Ranges Excl. Low \$											
Greater Than 4,999	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534
Greater Than 14,999	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534
Greater Than 29,999	20	96.22	97.14	93.69	07.78	103.68	81.57	124.58	91.68 to 100.89	214,325	200,806
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	108.39	108.39	108.39	00.00	100.00	108.39	108.39	N/A	25,000	27,097
30,000 TO 59,999	4	95.73	96.09	95.18	08.02	100.96	83.45	109.46	N/A	38,125	36,287
60,000 TO 99,999	6	96.83	100.96	100.59	07.84	100.37	90.60	124.58	90.60 to 124.58	80,000	80,473
100,000 TO 149,999	2	94.16	94.16	93.93	07.15	100.24	87.43	100.89	N/A	134,500	126,341
150,000 TO 249,999	3	91.68	90.70	90.76	06.28	99.93	81.57	98.86	N/A	176,667	160,351
250,000 TO 499,999	4	102.60	101.83	102.84	05.93	99.02	93.86	108.24	N/A	318,750	327,812
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	85.01	85.01	85.01	00.00	100.00	85.01	85.01	N/A	1,580,000	1,343,157
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	21	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534

**15 Chase
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

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 WGT. MEAN : 94
 MEAN : 98
 COD : 07.83
 PRD : 104.16

COV : 10.45
 STD : 10.21
 Avg. Abs. Dev : 07.65
 MAX Sales Ratio : 124.58
 MIN Sales Ratio : 81.57

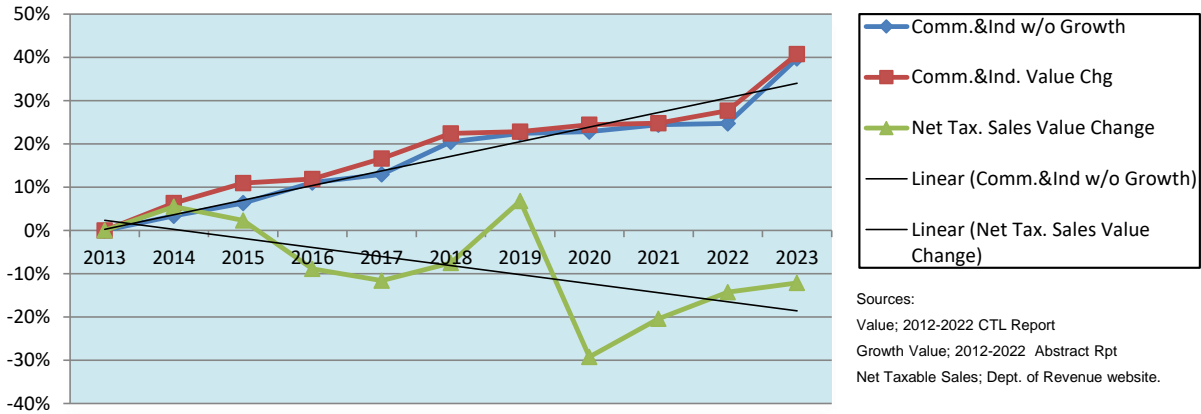
95% Median C.I. : 91.68 to 102.21
 95% Wgt. Mean C.I. : 78.90 to 108.65
 95% Mean C.I. : 93.03 to 102.33

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	1	102.21	102.21	102.21	00.00	100.00	102.21	102.21	N/A	70,000	71,545
344	4	90.65	92.81	89.66	09.17	103.51	81.57	108.39	N/A	152,250	136,504
353	1	98.07	98.07	98.07	00.00	100.00	98.07	98.07	N/A	35,000	34,326
386	1	94.79	94.79	94.79	00.00	100.00	94.79	94.79	N/A	95,000	90,051
406	2	87.03	87.03	88.41	04.11	98.44	83.45	90.60	N/A	61,250	54,151
408	1	109.46	109.46	109.46	00.00	100.00	109.46	109.46	N/A	30,000	32,839
410	1	98.87	98.87	98.87	00.00	100.00	98.87	98.87	N/A	60,000	59,323
436	1	98.86	98.86	98.86	00.00	100.00	98.86	98.86	N/A	165,000	163,111
442	1	94.72	94.72	94.72	00.00	100.00	94.72	94.72	N/A	90,000	85,245
494	4	104.23	103.58	104.85	04.14	98.79	97.64	108.24	N/A	281,250	294,900
530	2	92.53	92.53	92.02	00.92	100.55	91.68	93.38	N/A	125,000	115,021
601	1	85.01	85.01	85.01	00.00	100.00	85.01	85.01	N/A	1,580,000	1,343,157
701	1	124.58	124.58	124.58	00.00	100.00	124.58	124.58	N/A	80,000	99,664
<u>ALL</u>	<u>21</u>	97.64	97.68	93.78	07.83	104.16	81.57	124.58	91.68 to 102.21	205,310	192,534

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 64,817,879	\$ 3,732,884	5.76%	\$ 61,084,995		\$ 51,702,077	
2013	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547	3.37%	\$ 54,534,234	5.48%
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
2016	\$ 75,590,358	\$ 2,361,174	3.12%	\$ 73,229,184	0.97%	\$ 45,708,731	-3.00%
2017	\$ 79,349,679	\$ 1,253,546	1.58%	\$ 78,096,133	3.31%	\$ 47,812,239	4.60%
2018	\$ 79,613,194	\$ 260,046	0.33%	\$ 79,353,148	0.00%	\$ 55,232,557	15.52%
2019	\$ 80,658,178	\$ 1,029,315	1.28%	\$ 79,628,863	0.02%	\$ 36,590,334	-33.75%
2020	\$ 80,887,002	\$ 219,670	0.27%	\$ 80,667,332	0.01%	\$ 41,157,718	12.48%
2021	\$ 82,749,724	\$ 1,893,779	2.29%	\$ 80,855,945	-0.04%	\$ 44,316,264	7.67%
2022	\$ 91,244,215	\$ 662,815	0.73%	\$ 90,581,400	9.46%	\$ 45,436,365	2.53%
2023	\$ 100,894,040	\$ 265,875	0.26%	\$ 100,628,165	10.28%	\$ 45,499,509	0.14%
Ann %chg	3.88%			Average	2.50%	-1.79%	-0.20%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	3.37%	6.35%	5.48%
2014	6.36%	10.94%	2.33%
2015	11.07%	11.89%	-8.86%
2016	12.98%	16.62%	-11.59%
2017	20.49%	22.42%	-7.52%
2018	22.42%	22.83%	6.83%
2019	22.85%	24.44%	-29.23%
2020	24.45%	24.79%	-20.39%
2021	24.74%	27.66%	-14.29%
2022	39.75%	40.77%	-12.12%
2023	55.25%	55.66%	-12.00%

County Number	15
County Name	Chase

15 Chase
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 59
Total Sales Price : 74,303,567
Total Adj. Sales Price : 74,303,567
Total Assessed Value : 53,402,440
Avg. Adj. Sales Price : 1,259,382
Avg. Assessed Value : 905,126

MEDIAN : 73
WGT. MEAN : 72
MEAN : 73
COD : 13.57
PRD : 101.57

COV : 16.84
STD : 12.29
Avg. Abs. Dev : 09.96
MAX Sales Ratio : 107.05
MIN Sales Ratio : 53.17

95% Median C.I. : 67.08 to 76.33
95% Wgt. Mean C.I. : 66.22 to 77.52
95% Mean C.I. : 69.86 to 76.14

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	16	74.86	78.42	80.89	13.10	96.95	61.96	107.05	68.51 to 91.23	728,557	589,349
01-APR-21 To 30-JUN-21	6	81.19	79.62	81.38	05.69	97.84	65.81	88.74	65.81 to 88.74	2,897,833	2,358,117
01-JUL-21 To 30-SEP-21	4	66.81	71.78	70.46	08.58	101.87	65.56	87.95	N/A	1,187,500	836,698
01-OCT-21 To 31-DEC-21	5	74.30	72.26	66.67	15.09	108.38	55.90	96.63	N/A	551,206	367,511
01-JAN-22 To 31-MAR-22	2	69.70	69.70	72.28	05.32	96.43	65.99	73.40	N/A	412,500	298,145
01-APR-22 To 30-JUN-22	3	74.53	74.66	74.27	00.63	100.53	74.01	75.43	N/A	147,841	109,809
01-JUL-22 To 30-SEP-22	2	70.24	70.24	66.72	21.70	105.28	55.00	85.47	N/A	812,500	542,084
01-OCT-22 To 31-DEC-22	6	65.89	67.96	62.07	14.10	109.49	54.00	83.26	54.00 to 83.26	2,406,150	1,493,524
01-JAN-23 To 31-MAR-23	3	62.18	66.98	64.76	10.74	103.43	59.36	79.39	N/A	1,524,417	987,149
01-APR-23 To 30-JUN-23	7	62.62	64.87	61.41	14.44	105.63	53.17	80.76	53.17 to 80.76	926,386	568,893
01-JUL-23 To 30-SEP-23	5	69.37	71.87	71.81	16.82	100.08	54.17	94.67	N/A	1,873,050	1,345,018
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	26	76.24	77.67	79.67	12.08	97.49	61.96	107.05	68.51 to 82.15	1,299,766	1,035,580
01-OCT-21 To 30-SEP-22	12	74.16	72.09	68.10	10.94	105.86	55.00	96.63	59.58 to 75.43	470,796	320,620
01-OCT-22 To 30-SEP-23	21	62.63	67.72	64.92	15.55	104.31	53.17	94.67	59.36 to 79.33	1,660,005	1,077,616
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	31	74.88	76.80	78.69	12.86	97.60	55.90	107.05	68.51 to 81.81	1,179,030	927,827
01-JAN-22 To 31-DEC-22	13	73.40	70.12	63.30	11.10	110.77	54.00	85.47	59.37 to 79.33	1,333,109	843,925
<u>ALL</u>	59	73.40	73.00	71.87	13.57	101.57	53.17	107.05	67.08 to 76.33	1,259,382	905,126

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	59	73.40	73.00	71.87	13.57	101.57	53.17	107.05	67.08 to 76.33	1,259,382	905,126
<u>ALL</u>	59	73.40	73.00	71.87	13.57	101.57	53.17	107.05	67.08 to 76.33	1,259,382	905,126

15 Chase
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

Number of Sales : 59
 Total Sales Price : 74,303,567
 Total Adj. Sales Price : 74,303,567
 Total Assessed Value : 53,402,440
 Avg. Adj. Sales Price : 1,259,382
 Avg. Assessed Value : 905,126

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 73
 COD : 13.57
 PRD : 101.57

COV : 16.84
 STD : 12.29
 Avg. Abs. Dev : 09.96
 MAX Sales Ratio : 107.05
 MIN Sales Ratio : 53.17

95% Median C.I. : 67.08 to 76.33
 95% Wgt. Mean C.I. : 66.22 to 77.52
 95% Mean C.I. : 69.86 to 76.14

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	80.77	81.80	85.68	06.70	95.47	73.40	92.26	N/A	1,226,681	1,051,035
1	4	80.77	81.80	85.68	06.70	95.47	73.40	92.26	N/A	1,226,681	1,051,035
_____Dry_____											
County	13	74.30	74.66	71.67	10.30	104.17	54.00	107.05	66.27 to 79.33	415,027	297,458
1	13	74.30	74.66	71.67	10.30	104.17	54.00	107.05	66.27 to 79.33	415,027	297,458
_____Grass_____											
County	8	69.51	67.62	68.45	09.80	98.79	53.17	78.63	53.17 to 78.63	851,059	582,576
1	8	69.51	67.62	68.45	09.80	98.79	53.17	78.63	53.17 to 78.63	851,059	582,576
_____ALL_____											
	59	73.40	73.00	71.87	13.57	101.57	53.17	107.05	67.08 to 76.33	1,259,382	905,126

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	27	71.76	72.39	72.18	15.36	100.29	54.17	92.40	61.96 to 81.81	1,987,008	1,434,274
1	27	71.76	72.39	72.18	15.36	100.29	54.17	92.40	61.96 to 81.81	1,987,008	1,434,274
_____Dry_____											
County	14	74.42	74.66	71.73	09.57	104.08	54.00	107.05	66.27 to 79.33	393,382	282,174
1	14	74.42	74.66	71.73	09.57	104.08	54.00	107.05	66.27 to 79.33	393,382	282,174
_____Grass_____											
County	10	69.51	69.83	68.62	12.44	101.76	53.17	94.67	53.17 to 78.63	1,059,147	726,738
1	10	69.51	69.83	68.62	12.44	101.76	53.17	94.67	53.17 to 78.63	1,059,147	726,738
_____ALL_____											
	59	73.40	73.00	71.87	13.57	101.57	53.17	107.05	67.08 to 76.33	1,259,382	905,126

Chase County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	4,170	4,060	4,060	4,060	3,940	3,940	3,940	3,924	4,076
Dundy	1	3,015	1,450	1,450	3,167	3,146	2,530	3,127	1,809	3,109
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	3,123
Hitchcock	1	3,190	3,040	3,040	3,040	2,940	2,940	2,835	2,835	3,150
Perkins	1	5,219	4,433	4,433	5,057	4,989	4,536	4,881	4,862	5,081

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	1,350
Dundy	1	n/a	1,450	n/a	1,100	1,100	n/a	900	900	1,265
Hayes	1	n/a	1,145	1,030	1,030	1,000	1,000	950	950	1,105
Hitchcock	1	1,305	1,305	1,220	1,220	1,140	1,140	1,010	1,010	1,269
Perkins	1	n/a	1,365	1,365	1,280	1,280	n/a	1,200	1,200	1,321

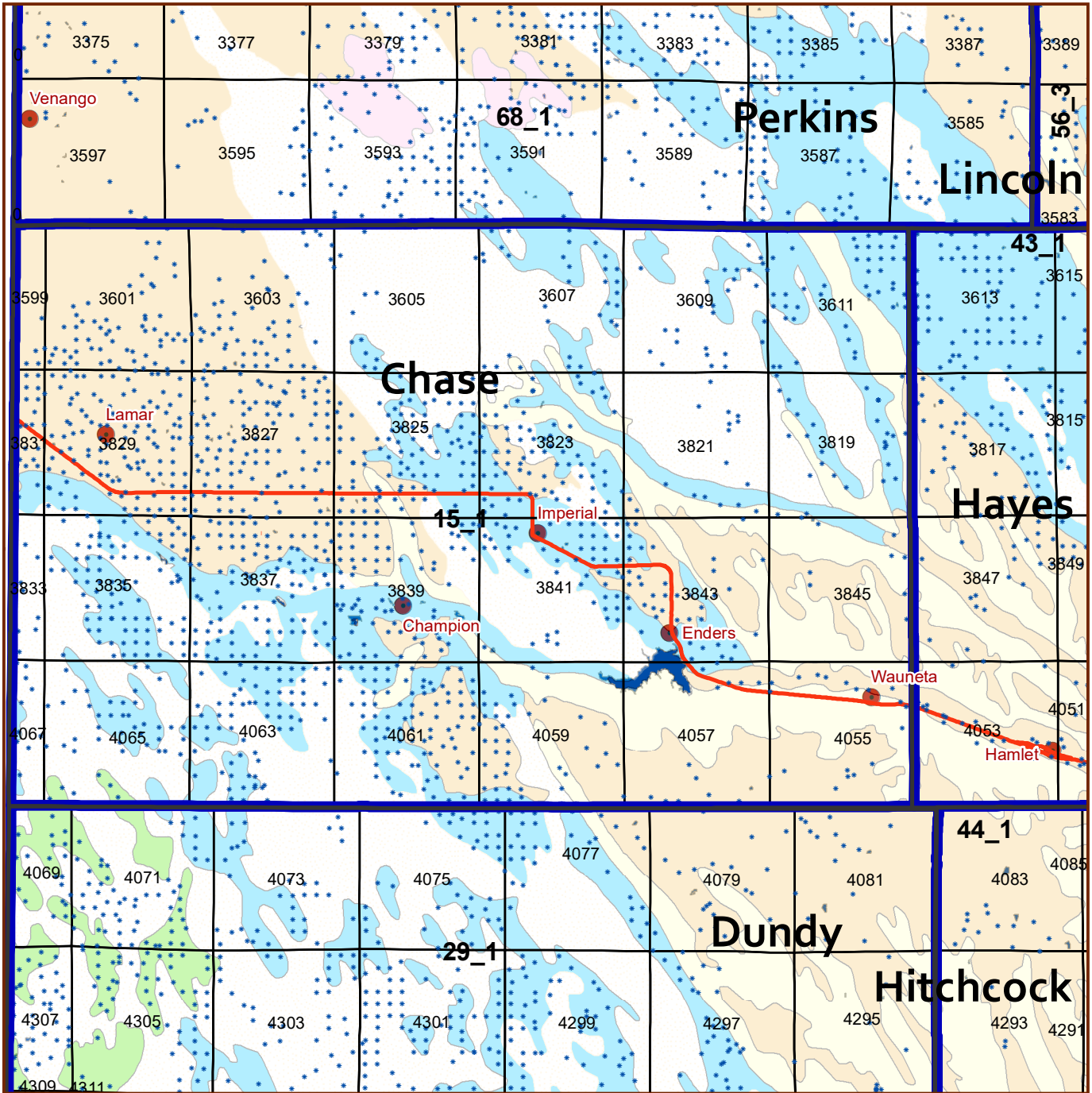
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	795	n/a	1,016	804	630	675	661	663	674
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Hayes	1	585	585	n/a	585	585	585	585	585	585
Hitchcock	1	600	600	600	600	n/a	600	600	600	600
Perkins	1	615	n/a	n/a	615	n/a	615	615	615	615

County	Mkt Area	CRP	TIMBER	WASTE
Chase	1	787	n/a	20
Dundy	1	590	n/a	75
Hayes	1	739	n/a	25
Hitchcock	1	1,297	n/a	n/a
Perkins	1	618	n/a	80

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.

CHASE COUNTY



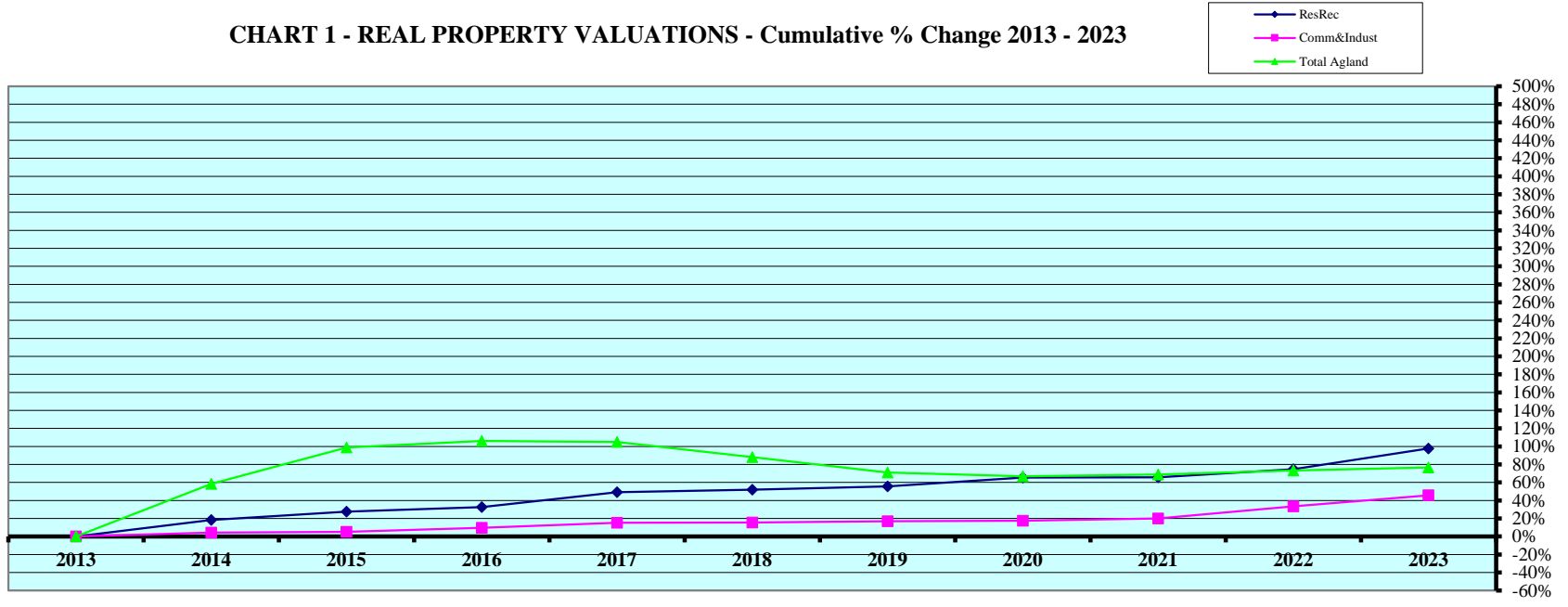
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	110,373,242	-	-	-	68,931,302	-	-	-	559,953,254	-	-	-
2014	130,590,257	20,217,015	18.32%	18.32%	71,909,127	2,977,825	4.32%	4.32%	887,347,091	327,393,837	58.47%	58.47%
2015	140,837,993	10,247,736	7.85%	27.60%	72,524,646	615,519	0.86%	5.21%	1,113,914,369	226,567,278	25.53%	98.93%
2016	146,226,343	5,388,350	3.83%	32.48%	75,590,358	3,065,712	4.23%	9.66%	1,154,093,816	40,179,447	3.61%	106.11%
2017	164,506,632	18,280,289	12.50%	49.05%	79,349,679	3,759,321	4.97%	15.11%	1,146,945,954	-7,147,862	-0.62%	104.83%
2018	167,794,361	3,287,729	2.00%	52.02%	79,613,194	263,515	0.33%	15.50%	1,053,147,662	-93,798,292	-8.18%	88.08%
2019	171,903,055	4,108,694	2.45%	55.75%	80,658,178	1,044,984	1.31%	17.01%	957,791,534	-95,356,128	-9.05%	71.05%
2020	182,566,949	10,663,894	6.20%	65.41%	80,887,002	228,824	0.28%	17.34%	933,430,835	-24,360,699	-2.54%	66.70%
2021	182,883,985	317,036	0.17%	65.70%	82,749,724	1,862,722	2.30%	20.05%	944,475,386	11,044,551	1.18%	68.67%
2022	192,791,039	9,907,054	5.42%	74.67%	91,956,901	9,207,177	11.13%	33.40%	970,254,594	25,779,208	2.73%	73.27%
2023	218,277,449	25,486,410	13.22%	97.76%	100,418,294	8,461,393	9.20%	45.68%	988,804,169	18,549,575	1.91%	76.59%

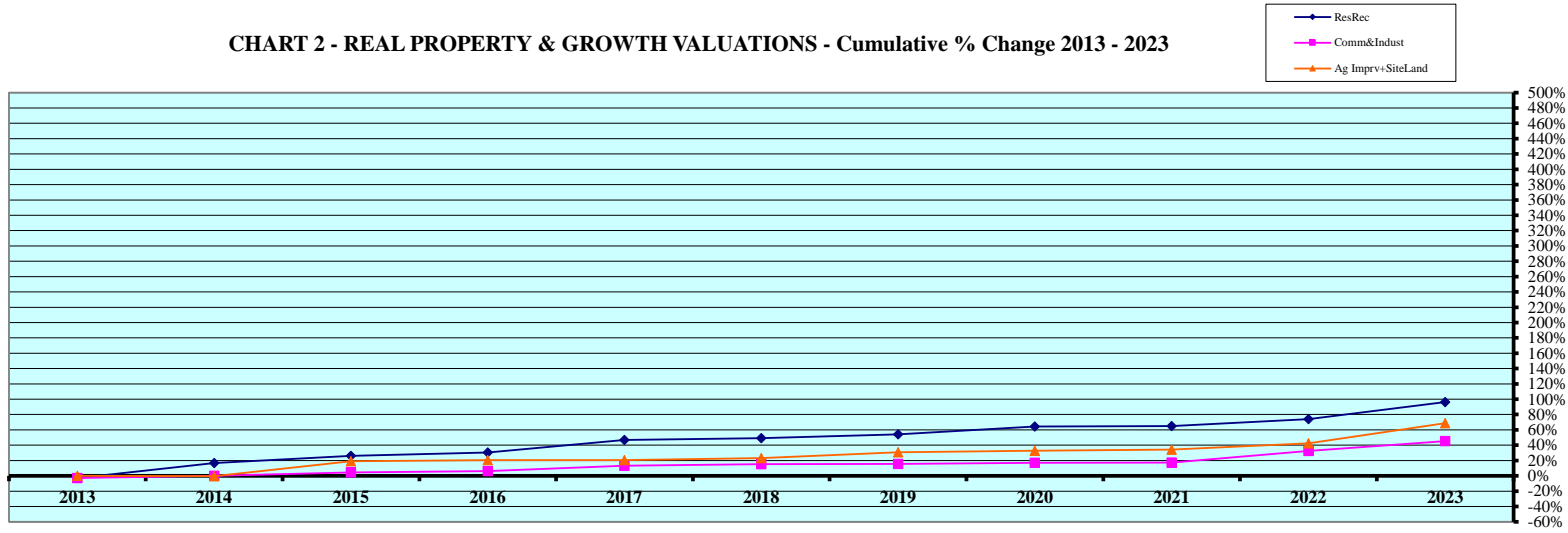
Rate Annual %chg: Residential & Recreational **7.06%** Commercial & Industrial **3.83%** Agricultural Land **5.85%**

Cnty# **15**
County **CHASE**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	110,373,242	3,213,783	2.91%	107,159,459	-	-2.91%	68,931,302	1,928,755	2.80%	67,002,547	-	-2.80%
2014	130,590,257	1,632,434	1.25%	128,957,823	16.84%	16.84%	71,909,127	2,971,128	4.13%	68,937,999	0.01%	0.01%
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	25.95%	72,524,646	532,357	0.73%	71,992,289	0.12%	4.44%
2016	146,226,343	2,088,116	1.43%	144,138,227	2.34%	30.59%	75,590,358	2,361,174	3.12%	73,229,184	0.97%	6.24%
2017	164,506,632	2,499,046	1.52%	162,007,586	10.79%	46.78%	79,349,679	1,253,546	1.58%	78,096,133	3.31%	13.30%
2018	167,794,361	3,124,766	1.86%	164,669,595	0.10%	49.19%	79,613,194	260,046	0.33%	79,353,148	0.00%	15.12%
2019	171,903,055	1,906,020	1.11%	169,997,035	1.31%	54.02%	80,658,178	1,029,315	1.28%	79,628,863	0.02%	15.52%
2020	182,566,949	1,183,489	0.65%	181,383,460	5.51%	64.34%	80,887,002	219,670	0.27%	80,667,332	0.01%	17.03%
2021	182,883,985	773,820	0.42%	182,110,165	-0.25%	64.99%	82,749,724	1,893,779	2.29%	80,855,945	-0.04%	17.30%
2022	192,791,039	842,024	0.44%	191,949,015	4.96%	73.91%	91,956,901	662,815	0.72%	91,294,086	10.33%	32.44%
2023	218,277,449	1,653,035	0.76%	216,624,414	12.36%	96.27%	100,418,294	265,875	0.26%	100,152,419	8.91%	45.29%
Rate Ann%chg	7.06%		Resid & Recreat w/o growth			6.04%	3.83%		C & I w/o growth			2.36%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	32,256,066	28,884,786	61,140,852	2,440,675	3.99%	58,700,177	-	-
2014	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	60,863,164	-0.45%	-0.45%
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	72,762,261	10.90%	19.01%
2016	38,811,306	35,783,542	74,594,848	968,918	1.30%	73,625,930	-0.37%	20.42%
2017	39,137,703	36,660,742	75,798,445	2,034,464	2.68%	73,763,981	-1.11%	20.65%
2018	38,823,832	37,068,391	75,892,223	511,180	0.67%	75,381,043	-0.55%	23.29%
2019	41,812,378	39,161,866	80,974,244	1,089,672	1.35%	79,884,572	5.26%	30.66%
2020	41,037,293	40,973,603	82,010,896	877,227	1.07%	81,133,669	0.20%	32.70%
2021	41,482,399	42,118,154	83,600,553	1,564,632	1.87%	82,035,921	0.03%	34.18%
2022	42,452,578	47,431,451	89,884,029	2,813,798	3.13%	87,070,231	4.15%	42.41%
2023	47,217,060	56,743,252	103,960,312	808,525	0.78%	103,151,787	14.76%	68.71%
Rate Ann%chg	3.88%	6.99%	5.45%	Ag Imprv+Site w/o growth			3.28%	

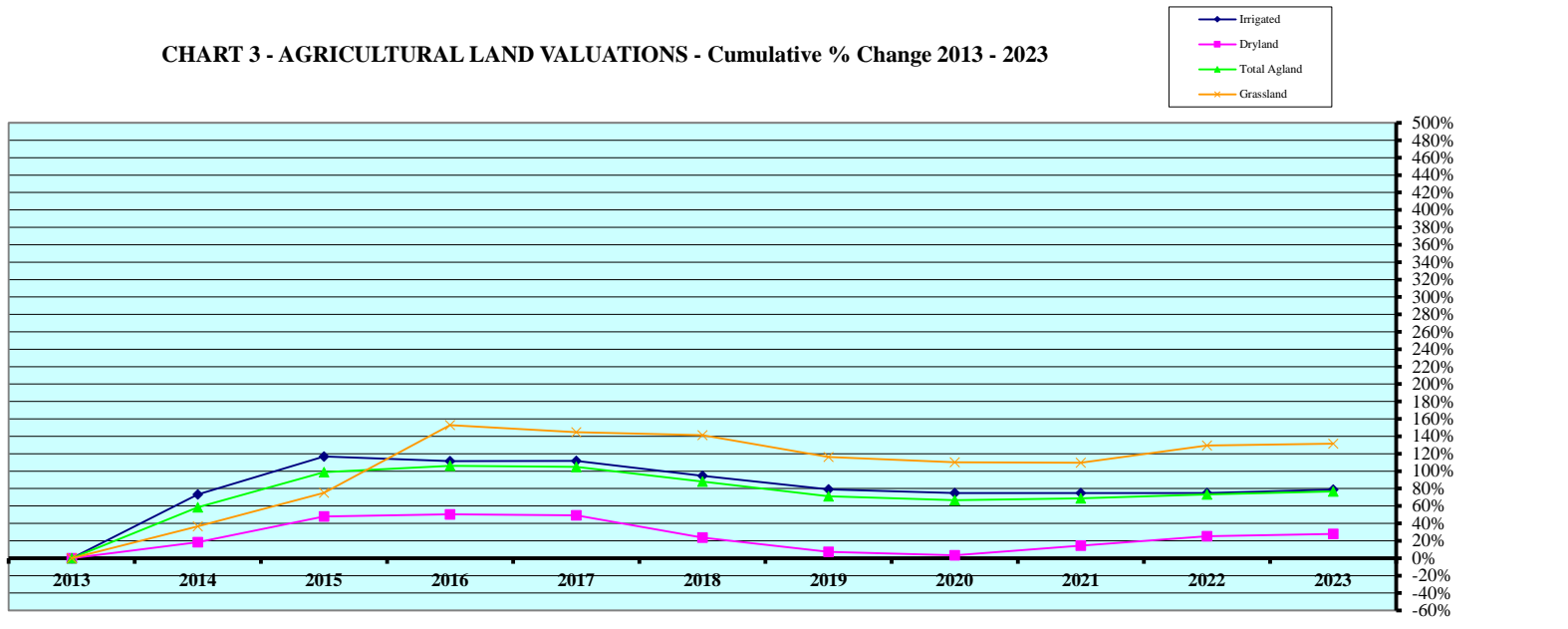
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 15
County CHASE

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	384,833,340	-	-	-	100,596,196	-	-	-	74,486,211	-	-	-
2014	666,469,903	281,636,563	73.18%	73.18%	119,039,542	18,443,346	18.33%	18.33%	101,800,036	27,313,825	36.67%	36.67%
2015	834,531,384	168,061,481	25.22%	116.86%	148,956,123	29,916,581	25.13%	48.07%	130,388,562	28,588,526	28.08%	75.05%
2016	814,388,372	-20,143,012	-2.41%	111.62%	151,339,326	2,383,203	1.60%	50.44%	188,328,903	57,940,341	44.44%	152.84%
2017	814,579,610	191,238	0.02%	111.67%	150,080,349	-1,258,977	-0.83%	49.19%	182,243,064	-6,085,839	-3.23%	144.67%
2018	748,902,447	-65,677,163	-8.06%	94.60%	124,435,498	-25,644,851	-17.09%	23.70%	179,762,310	-2,480,754	-1.36%	141.34%
2019	688,687,727	-60,214,720	-8.04%	78.96%	107,954,381	-16,481,117	-13.24%	7.31%	161,101,209	-18,661,101	-10.38%	116.28%
2020	672,855,179	-15,832,548	-2.30%	74.84%	104,047,002	-3,907,379	-3.62%	3.43%	156,478,913	-4,622,296	-2.87%	110.08%
2021	673,130,341	275,162	0.04%	74.91%	115,062,090	11,015,088	10.59%	14.38%	156,232,840	-246,073	-0.16%	109.75%
2022	673,364,635	234,294	0.03%	74.98%	125,950,387	10,888,297	9.46%	25.20%	170,889,277	14,656,437	9.38%	129.42%
2023	687,774,661	14,410,026	2.14%	78.72%	128,543,325	2,592,938	2.06%	27.78%	172,434,511	1,545,234	0.90%	131.50%

Rate Ann.%chg: Irrigated **5.98%** Dryland **2.48%** Grassland **8.76%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	21,183	-	-	-	16,324	-	-	-	559,953,254	-	-	-
2014	21,222	39	0.18%	0.18%	16,388	64	0.39%	0.39%	887,347,091	327,393,837	58.47%	58.47%
2015	21,063	-159	-0.75%	-0.57%	17,237	849	5.18%	5.59%	1,113,914,369	226,567,278	25.53%	98.93%
2016	19,859	-1,204	-5.72%	-6.25%	17,356	119	0.69%	6.32%	1,154,093,816	40,179,447	3.61%	106.11%
2017	20,516	657	3.31%	-3.15%	22,415	5,059	29.15%	37.31%	1,146,945,954	-7,147,862	-0.62%	104.83%
2018	20,359	-157	-0.77%	-3.89%	27,048	4,633	20.67%	65.69%	1,053,147,662	-93,798,292	-8.18%	88.08%
2019	20,046	-313	-1.54%	-5.37%	28,171	1,123	4.15%	72.57%	957,791,534	-95,356,128	-9.05%	71.05%
2020	19,959	-87	-0.43%	-5.78%	29,782	1,611	5.72%	82.44%	933,430,835	-24,360,699	-2.54%	66.70%
2021	20,029	70	0.35%	-5.45%	30,086	304	1.02%	84.31%	944,475,386	11,044,551	1.18%	68.67%
2022	20,309	280	1.40%	-4.13%	29,986	-100	-0.33%	83.69%	970,254,594	25,779,208	2.73%	73.27%
2023	20,751	442	2.18%	-2.04%	30,921	935	3.12%	89.42%	988,804,169	18,549,575	1.91%	76.59%

Cnty# **15**
County **CHASE**

Rate Ann.%chg: Total Agric Land **5.85%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	385,268,241	195,199	1,974			100,491,968	107,411	936			74,478,396	248,261	300		
2014	666,498,703	195,237	3,414	72.96%	72.96%	119,133,882	107,297	1,110	18.68%	18.68%	101,763,061	248,202	410	36.67%	36.67%
2015	834,934,414	195,161	4,278	25.32%	116.76%	149,267,645	107,426	1,389	25.14%	48.52%	130,218,422	248,034	525	28.05%	75.00%
2016	815,415,005	189,098	4,312	0.79%	118.48%	152,381,467	102,885	1,481	6.59%	58.31%	187,155,298	258,676	724	37.81%	141.17%
2017	814,861,003	188,968	4,312	0.00%	118.48%	150,494,216	101,596	1,481	0.01%	58.33%	181,832,281	259,602	700	-3.19%	133.48%
2018	748,905,946	188,756	3,968	-7.99%	101.02%	124,561,653	101,403	1,228	-17.07%	31.30%	179,665,490	259,776	692	-1.26%	130.54%
2019	688,687,726	188,534	3,653	-7.93%	85.07%	108,035,799	102,077	1,058	-13.84%	13.12%	161,039,323	259,289	621	-10.20%	107.03%
2020	673,065,273	188,729	3,566	-2.37%	80.69%	104,100,527	101,794	1,023	-3.37%	9.31%	156,280,447	259,437	602	-3.01%	100.79%
2021	675,838,255	189,504	3,566	0.00%	80.69%	115,410,029	102,271	1,128	10.35%	20.62%	156,546,312	258,158	606	0.67%	102.13%
2022	676,245,984	189,611	3,566	0.00%	80.70%	126,304,816	102,316	1,234	9.39%	31.94%	170,735,923	257,754	662	9.23%	120.80%
2023	687,774,661	188,891	3,641	2.09%	84.48%	128,543,324	101,994	1,260	2.09%	34.71%	172,399,809	258,897	666	0.53%	121.97%

Rate Annual %chg Average Value/Acre: 6.32% 3.02% 8.30%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	21,183	1,059	20			16,324	816	20			560,276,112	552,746	1,014		
2014	21,163	1,058	20	0.00%	0.00%	16,370	819	20	-0.01%	-0.01%	887,433,179	552,613	1,606	58.43%	58.43%
2015	21,063	1,053	20	0.00%	0.00%	17,237	862	20	0.00%	-0.01%	1,114,458,781	552,536	2,017	25.60%	98.99%
2016	19,708	985	20	-0.01%	-0.01%	17,356	868	20	0.00%	0.00%	1,154,988,834	552,513	2,090	3.64%	106.23%
2017	20,516	1,026	20	0.01%	0.00%	22,164	1,108	20	-0.01%	-0.01%	1,147,230,180	552,301	2,077	-0.63%	104.93%
2018	20,564	1,028	20	0.00%	0.00%	26,836	1,342	20	0.02%	0.00%	1,053,180,489	552,304	1,907	-8.20%	88.13%
2019	20,046	1,002	20	0.00%	0.00%	28,125	1,408	20	-0.13%	-0.13%	957,811,019	552,310	1,734	-9.06%	71.09%
2020	19,959	998	20	0.01%	0.01%	29,795	1,490	20	0.13%	0.01%	933,496,001	552,447	1,690	-2.56%	66.70%
2021	20,309	1,015	20	0.00%	0.00%	30,104	1,505	20	0.00%	0.00%	947,845,009	552,453	1,716	1.54%	69.26%
2022	20,309	1,015	20	0.00%	0.00%	29,973	1,499	20	0.00%	0.00%	973,337,005	552,196	1,763	2.74%	73.90%
2023	20,751	1,037	20	-0.01%	0.00%	30,871	1,544	20	-0.02%	-0.02%	988,769,416	552,364	1,790	1.55%	76.60%

15
CHASE

Rate Annual %chg Average Value/Acre: 5.85%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,893	CHASE	99,023,493	20,672,034	11,658,889	216,939,299	100,418,294	0	1,338,150	988,804,169	47,217,060	56,743,252	1,817,858	1,544,632,498
cnty sectorvalue % of total value:		6.41%	1.34%	0.75%	14.04%	6.50%		0.09%	64.02%	3.06%	3.67%	0.12%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,068	IMPERIAL	11,430,836	10,094,751	1,192,427	132,362,946	64,113,049	0	0	847,258	0	15,882	0	220,057,149
53.12%	%sector of county sector	11.54%	48.83%	10.23%	61.01%	63.85%			0.09%		0.03%		14.25%
	%sector of municipality	5.19%	4.59%	0.54%	60.15%	29.13%			0.39%		0.01%		100.00%
28	LAMAR	9,488	164,010	25,186	1,123,900	175,339	0	0	0	0	0	0	1,497,923
0.72%	%sector of county sector	0.01%	0.79%	0.22%	0.52%	0.17%							0.10%
	%sector of municipality	0.63%	10.95%	1.68%	75.03%	11.71%							100.00%
549	WAUNETA	301,022	989,907	1,205,721	17,891,078	8,004,202	0	0	43,412	2,129	154,788	0	28,592,259
14.10%	%sector of county sector	0.30%	4.79%	10.34%	8.25%	7.97%			0.00%	0.00%	0.27%		1.85%
	%sector of municipality	1.05%	3.46%	4.22%	62.57%	27.99%			0.15%	0.01%	0.54%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
2,646	Total Municipalities	11,741,346	11,248,669	2,423,334	151,377,927	72,292,591	0	0	890,670	2,129	170,670	0	250,147,334
67.96%	%all municip.sectors of cnty	11.86%	54.41%	20.79%	69.78%	71.99%			0.09%	0.00%	0.30%		16.19%

15 CHASE

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,998	Value : 1,536,949,209	Growth 6,700,868
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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	158	1,511,664	2	56,449	13	380,033	173	1,948,146	
02. Res Improve Land	1,227	14,260,143	30	1,280,286	177	8,186,997	1,434	23,727,426	
03. Res Improvements	1,322	160,875,088	31	10,703,460	211	41,500,343	1,564	213,078,891	
04. Res Total	1,480	176,646,895	33	12,040,195	224	50,067,373	1,737	238,754,463	2,202,707
% of Res Total	85.20	73.99	1.90	5.04	12.90	20.97	34.75	15.53	32.87
05. Com UnImp Land	40	1,210,605	1	73,463	4	101,388	45	1,385,456	
06. Com Improve Land	370	6,663,759	5	320,709	29	3,161,374	404	10,145,842	
07. Com Improvements	387	66,421,196	6	2,618,275	34	23,104,592	427	92,144,063	
08. Com Total	427	74,295,560	7	3,012,447	38	26,367,354	472	103,675,361	3,655,852
% of Com Total	90.47	71.66	1.48	2.91	8.05	25.43	9.44	6.75	54.56
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	21,338	1	21,338	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	28	1,427,055	28	1,427,055	
16. Rec Total	0	0	0	0	29	1,448,393	29	1,448,393	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.58	0.09	0.00
Res & Rec Total	1,480	176,646,895	33	12,040,195	253	51,515,766	1,766	240,202,856	2,202,707
% of Res & Rec Total	83.81	73.54	1.87	5.01	14.33	21.45	35.33	15.63	32.87
Com & Ind Total	427	74,295,560	7	3,012,447	38	26,367,354	472	103,675,361	3,655,852
% of Com & Ind Total	90.47	71.66	1.48	2.91	8.05	25.43	9.44	6.75	54.56
17. Taxable Total	1,907	250,942,455	40	15,052,642	291	77,883,120	2,238	343,878,217	5,858,559
% of Taxable Total	85.21	72.97	1.79	4.38	13.00	22.65	44.78	22.37	87.43

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	23,889	5,131,881	0	0	0
19. Commercial	5	205,567	5,626,756	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	7	23,889	5,131,881
19. Commercial	0	0	0	5	205,567	5,626,756
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				12	229,456	10,758,637

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	20	1,592,920	20	1,592,920	0
24. Non-Producing	0	0	0	0	29	15,665	29	15,665	0
25. Total	0	0	0	0	0	0	49	1,608,585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	239	28	63	330

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	161,791	38	12,435,795	2,086	829,221,893	2,128	841,819,479
28. Ag-Improved Land	6	182,186	18	8,562,172	525	252,991,624	549	261,735,982
29. Ag Improvements	6	107,781	18	3,623,893	559	84,175,272	583	87,906,946

30. Ag Total				2,711	1,191,462,407
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	9	10.00	275,000	
33. HomeSite Improvements	1	0.00	2,235	6	0.00	1,207,767	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	8.60	26,500	
36. FarmSite Improv Land	6	14.03	70,150	16	43.39	220,125	
37. FarmSite Improvements	5	0.00	105,546	16	0.00	2,416,126	
38. FarmSite Total							
39. Road & Ditches	0	1.65	0	0	84.29	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	10	10.00	250,000	10	10.00	250,000	
32. HomeSite Improv Land	270	289.00	8,615,000	279	299.00	8,890,000	
33. HomeSite Improvements	301	0.00	38,910,672	308	0.00	40,120,674	209,646
34. HomeSite Total				318	309.00	49,260,674	
35. FarmSite UnImp Land	83	218.78	1,020,984	86	227.38	1,047,484	
36. FarmSite Improv Land	502	2,200.56	10,747,925	524	2,257.98	11,038,200	
37. FarmSite Improvements	527	0.00	45,264,600	548	0.00	47,786,272	632,663
38. FarmSite Total				634	2,485.36	59,871,956	
39. Road & Ditches	0	5,744.80	0	0	5,830.74	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				952	8,625.10	109,132,630	842,309

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	48,520.76	25.70%	202,299,018	26.29%	4,169.33
46. 1A	36,397.50	19.28%	151,777,633	19.72%	4,170.00
47. 2A1	2,501.83	1.33%	10,157,432	1.32%	4,060.00
48. 2A	50,241.41	26.61%	203,980,135	26.50%	4,060.00
49. 3A1	22,980.88	12.17%	90,544,682	11.77%	3,940.00
50. 3A	1,563.43	0.83%	6,159,912	0.80%	3,940.00
51. 4A1	22,314.33	11.82%	87,918,452	11.42%	3,940.00
52. 4A	4,270.92	2.26%	16,760,862	2.18%	3,924.41
53. Total	188,791.06	100.00%	769,598,126	100.00%	4,076.45
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	65,679.26	64.31%	94,578,147	68.61%	1,440.00
56. 2D1	4,582.59	4.49%	5,796,985	4.21%	1,265.00
57. 2D	15,845.35	15.52%	20,044,386	14.54%	1,265.00
58. 3D1	6,727.43	6.59%	7,534,721	5.47%	1,120.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,762.32	2.70%	2,941,881	2.13%	1,065.00
61. 4D	6,525.24	6.39%	6,949,404	5.04%	1,065.00
62. Total	102,122.19	100.00%	137,845,524	100.00%	1,349.81
Grass					
63. 1G1	5,495.32	2.12%	4,371,057	2.50%	795.41
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	628.36	0.24%	638,480	0.37%	1,016.11
66. 2G	936.48	0.36%	753,251	0.43%	804.34
67. 3G1	6.36	0.00%	4,007	0.00%	630.03
68. 3G	155,866.94	60.20%	105,451,025	60.31%	676.55
69. 4G1	89,067.58	34.40%	59,018,987	33.76%	662.63
70. 4G	6,918.85	2.67%	4,597,562	2.63%	664.50
71. Total	258,919.89	100.00%	174,834,369	100.00%	675.25
Irrigated Total					
	188,791.06	34.18%	769,598,126	71.11%	4,076.45
Dry Total					
	102,122.19	18.49%	137,845,524	12.74%	1,349.81
Grass Total					
	258,919.89	46.87%	174,834,369	16.15%	675.25
72. Waste	1,047.21	0.19%	20,947	0.00%	20.00
73. Other	1,540.68	0.28%	30,811	0.00%	20.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	552,421.03	100.00%	1,082,329,777	100.00%	1,959.25

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	37.68	154,152	4,520.28	18,451,362	184,233.10	750,992,612	188,791.06	769,598,126
77. Dry Land	52.91	75,192	867.65	1,138,492	101,201.63	136,631,840	102,122.19	137,845,524
78. Grass	70.61	44,483	1,405.82	885,673	257,443.46	173,904,213	258,919.89	174,834,369
79. Waste	0.00	0	14.38	287	1,032.83	20,660	1,047.21	20,947
80. Other	0.00	0	26.47	528	1,514.21	30,283	1,540.68	30,811
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	161.20	273,827	6,834.60	20,476,342	545,425.23	1,061,579,608	552,421.03	1,082,329,777

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,791.06	34.18%	769,598,126	71.11%	4,076.45
Dry Land	102,122.19	18.49%	137,845,524	12.74%	1,349.81
Grass	258,919.89	46.87%	174,834,369	16.15%	675.25
Waste	1,047.21	0.19%	20,947	0.00%	20.00
Other	1,540.68	0.28%	30,811	0.00%	20.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	552,421.03	100.00%	1,082,329,777	100.00%	1,959.25

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 01-imperial	74	1,236,719	786	12,568,250	874	132,294,179	948	146,099,148	1,229,517
83.2 02-wauneta	43	112,815	319	862,150	320	19,227,723	363	20,202,688	116,712
83.3 03-lamar	21	54,073	22	60,866	22	1,114,347	43	1,229,286	0
83.4 04-champion	12	84,220	65	547,631	71	5,075,071	83	5,706,922	0
83.5 05-enders	8	23,837	34	150,785	36	3,324,527	44	3,499,149	0
83.6 06-rural Res	16	457,820	207	9,495,344	268	53,122,628	284	63,075,792	838,089
83.7 Ag-ag	0	0	1	42,400	1	347,471	1	389,871	18,389
84 Residential Total	174	1,969,484	1,434	23,727,426	1,592	214,505,946	1,766	240,202,856	2,202,707

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 01-imperial	30	1,057,408	296	5,914,802	311	58,638,280	341	65,610,490	1,603,966
85.2 02-wauneta	8	83,258	53	489,469	54	7,012,734	62	7,585,461	0
85.3 03-lamar	1	28,200	2	37,010	2	110,129	3	175,339	0
85.4 04-champion	1	21,701	9	69,848	9	370,684	10	462,233	0
85.5 05-enders	1	21,780	10	178,450	10	696,263	11	896,493	0
85.6 Rc-rural Com	4	173,109	34	3,456,263	41	25,315,973	45	28,945,345	2,051,886
86 Commercial Total	45	1,385,456	404	10,145,842	427	92,144,063	472	103,675,361	3,655,852

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,488.56	2.15%	4,364,061	2.54%	795.12
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	626.76	0.25%	637,024	0.37%	1,016.38
90. 2G	936.48	0.37%	753,251	0.44%	804.34
91. 3G1	6.36	0.00%	4,007	0.00%	630.03
92. 3G	153,822.56	60.28%	103,805,296	60.39%	674.84
93. 4G1	87,448.59	34.27%	57,780,458	33.62%	660.74
94. 4G	6,847.55	2.68%	4,543,017	2.64%	663.45
95. Total	255,176.86	100.00%	171,887,114	100.00%	673.60
CRP					
96. 1C1	6.76	0.18%	6,996	0.24%	1,034.91
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	1.60	0.04%	1,456	0.05%	910.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,044.38	54.62%	1,645,729	55.84%	805.00
102. 4C1	1,618.99	43.25%	1,238,529	42.02%	765.00
103. 4C	71.30	1.90%	54,545	1.85%	765.01
104. Total	3,743.03	100.00%	2,947,255	100.00%	787.40
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
<hr/>					
Grass Total	255,176.86	98.55%	171,887,114	98.31%	673.60
CRP Total	3,743.03	1.45%	2,947,255	1.69%	787.40
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	258,919.89	100.00%	174,834,369	100.00%	675.25

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

15 Chase

	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	216,939,299	238,754,463	21,815,164	10.06%	2,202,707	9.04%
02. Recreational	1,338,150	1,448,393	110,243	8.24%	0	8.24%
03. Ag-Homesite Land, Ag-Res Dwelling	47,217,060	49,260,674	2,043,614	4.33%	209,646	3.88%
04. Total Residential (sum lines 1-3)	265,494,509	289,463,530	23,969,021	9.03%	2,412,353	8.12%
05. Commercial	100,418,294	103,675,361	3,257,067	3.24%	3,655,852	-0.40%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	100,418,294	103,675,361	3,257,067	3.24%	3,655,852	-0.40%
08. Ag-Farmsite Land, Outbuildings	56,743,252	59,871,956	3,128,704	5.51%	632,663	4.40%
09. Minerals	1,817,858	1,608,585	-209,273	-11.51	0	-11.51%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	58,561,110	61,480,541	2,919,431	4.99%	632,663	3.90%
12. Irrigated	687,774,661	769,598,126	81,823,465	11.90%		
13. Dryland	128,543,325	137,845,524	9,302,199	7.24%		
14. Grassland	172,434,511	174,834,369	2,399,858	1.39%		
15. Wasteland	20,751	20,947	196	0.94%		
16. Other Agland	30,921	30,811	-110	-0.36%		
17. Total Agricultural Land	988,804,169	1,082,329,777	93,525,608	9.46%		
18. Total Value of all Real Property (Locally Assessed)	1,413,278,082	1,536,949,209	123,671,127	8.75%	6,700,868	8.28%

2024 Assessment Survey for Chase County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2 Clerk
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$211,690
7.	Adopted budget, or granted budget if different from above:
	\$211,690
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$60,000 Appraiser & Vanguard \$35,000 GIS (whole county)
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500
12.	Amount of last year's assessor's budget not used:
	\$17,920

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The County Assessor's Office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - chase.gworks.com
8.	Who maintains the GIS software and maps?
	The County Assessor's Office
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS and Oblique imagery.
10.	When was the aerial imagery last updated?
	GIS 2022, Oblique imagery was done in 2017 and new imagery will be completed in 2024.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Imperial and Wauneta are zoned.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott is contracted for producing mineral valuations. Lake Mac Assessment was contracted for training services for Imperial residential revaluation for 2024 assessment year.
2.	GIS Services:
	gWorks
3.	Other services:

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No additional other than what was listed above.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified credentials are required for appraisers to work in the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, with input from the county assessor, staff members and Vanguard staff for the residential properties. Operating Minerals--Appraisal service sets values.

2024 Residential Assessment Survey for Chase County

1.	Valuation data collection done by:												
	The Chase County Assessor's Office.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>smaller villages of Wauneta, Enders, Champion and Lamar.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Rural- all rural homes outside of the villages limits.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AB OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.	2	smaller villages of Wauneta, Enders, Champion and Lamar.	3	Rural- all rural homes outside of the villages limits.	AG DW	Agricultural dwellings	AB OB	Agricultural outbuildings
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2	smaller villages of Wauneta, Enders, Champion and Lamar.												
3	Rural- all rural homes outside of the villages limits.												
AG DW	Agricultural dwellings												
AB OB	Agricultural outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach is used. Sales from the local market are used to establish depreciation.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	Previously, when the county had TerraScan, depreciation models were built from market data. As the county converts assessor location data into Vanguard, tables will be provided by the CAMA vendor. Depreciation is developed using local market information.												
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.												
	The same depreciation table will be used for all except Rural Residential as it is still on Terra Scan Tables. An economic depreciation of 5% to Enders, Champion, Lamar, 40% to Wauneta have been applied.												
6.	Describe the methodology used to determine the residential lot values?												
	From the market, a per square foot method has been developed.												
7.	How are rural residential site values developed?												
	Rural residential sites are valued the same as 1st acre sites for farms.												
8.	Are there form 191 applications on file?												
	No												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												

No methodology has been implemented for land under development. Vacant lots are valued based on market studies.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2024	2020	2024	2023
2	2024	2020	2018-2024	2021-2023
3	2020	2014	2024	2020
AG DW	2020	2014	2024	2020
AB OB	2020	2014		2020

In 2023, Imperial was physically inspected, and Imperial Values have been rolled on the Vanguard System. A desk review for Wauneta was done for 2024 assessment year.

2024 Commercial Assessment Survey for Chase County

1.	Valuation data collection done by:													
	Lake Mac Assessment													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<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>All commercial within Chase County</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All commercial within Chase County						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	All commercial within Chase County													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Cost approach is primary but income information has been gathered also													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Lake Mac Assessment													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	For the 2023 assessment year, all sales were reviewed, new map areas were completed, and a land study was completed. Both the local market and CAMA tables were used to create a depreciation table for commercial properties in the county.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	One depreciation table was built for all properties													
6.	Describe the methodology used to determine the commercial lot values.													
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels. Also a land to build ratio will be studied.													
7.	<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="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 30%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2022</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	2022	2023	2022
<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	2022	2023	2022										

2024 Agricultural Assessment Survey for Chase County

1.	Valuation data collection done by:							
	The county assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<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;">01</td> <td>Unique characteristics cannot be identified that would warrant more than one market area within Chase County.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	2022						
	The county reviews parcels annually for certified irrigated acres and FSA maps. Many of the CRP and CREP acres have been identified.							
3.	Describe the process used to determine and monitor market areas.							
	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Property is identified by actual use. Rural residential land is determined when there is no farming activity or not neighboring their active operation. Recreational land is only found around the lake, which is federal (exempt) land. The cabins at the							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes - they are the same value.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Commercial feedlots of over 1,000 head are revalued at the same time as commercial properties with the help of a commercial appraiser. Feed lot site values are used for the smaller feedlots on a ranching operation.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There are 3 WRP parcels that are currently valued at dryland.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							

8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Chase County Assessor

P.O. Box 1299
921 Broadway St.
Imperial, NE 69033
Office: 308-882-7506 Fax: 308-882-7556

Tori K. Mueller, Assessor

Terrie State, Deputy Assessor

Chase County, Nebraska Three-Year Plan of Assessment 2024-2025-2026

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th 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 31st 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 31st 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 (Reissue 2003)

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 (R.S. Supp. 2006)

Current Resources:

Staff/Budget/Training

Current Staff include Assessor, Deputy Assessor (full-time), and Clerk(full-time). A valid Nebraska Assessor's Certificate is required in order to file for or assume the position of County Assessor. Assessor and Deputy Assessor currently hold a Nebraska Assessor's Certificate. The county contracts with an independent appraiser, as needed, for appraisal maintenance.

The proposed budget for the assessor's budget for FY 2023-2024 is \$197,050. The requested portion of the budget for reappraisal work is \$17,000.

The assessor believes continuing education is vital to maintaining proper assessment action. The assessor attends as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials and the Property Assessment Division of the Department of Revenue. The assessor is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2026. So far, the assessor has taken a total of 52.5 hours toward the required 60 hours for recertification over the 4-year period.

Record Maintenance

Chase County is contracted with GWorks for their GIS mapping program and all maintenance to the GIS data. The cadastral maps and aerial maps are no longer updated, due to the fact that all information is available on the GIS system.

Property record cards, both electronically and hard copies, are updated as needed with appraisal information, land use and soil worksheets. Each card contains parcel information such as current owner and address, legal description and situs, photographs, sketches, property classification code, tax district, and school district. The property record cards are filed by legal description.

Chase County uses Vanguard CamaVision Software as our CAMA (computer assisted mass appraisal). The county will continue to use the old CAMA software, TerraScan, for record purposes only till reappraisals are completed in 2025 at which that system will be discontinued and the complete transition with Vanguard will be complete.

The public can access county parcel information records via the Internet at <http://Chase.gworks.com>
The county also maintains a website at <http://chasecounty.nebraska.gov>

Assessment Procedures:

Discover/List/Inventory Property

The assessor's office receives copies of all zoning permits from incorporated and unincorporated jurisdictions and deeds from the register of deeds to aid in property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local NRCS, and NRD offices is also useful in tracking land usage.

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with personal knowledge, the sales are verified with the buyer. Most of the verification is done by personal contact or through a questionnaire mailed out to each the buyer.

Chase County processes an average of two-hundred fifty 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, 1999, are adhered to.

Data Collection

Chase County will implement 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. Vanguard 2020 costing manual is used on Residential and Commercial properties 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. A depreciation study completed in 2023 by the county’s assessor, Lake Mac Assessment (commercial appraiser), and Vanguard staff for residential, rural residential and commercial revaluation was used for the current year market values.

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 2022-2023 by the county’s contracted appraiser, Lake Mac Assessment.

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.

Notices

Change of value notices are sent to the property owner of record no later than June 1st 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.

Level of Value, Quality and Uniformity for assessment year 2022:

<u>Property Class</u>	<u>Ratio (Level of Value)</u>
Residential	98.00
Commercial	100.00
Agricultural	70.00

For more information regarding statistical measures, see 2022 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2022.

Assessment Actions Planned for Assessment Tax Year 2023:

Residential: Imperial Residential Parcels will be reviewed. New measurements and physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

The assessor will continue to monitor and review the residential parcels, including farm sites and outbuildings, within the county to determine if there are changes in the market that would require a change in assessment. 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.

Commercial: Commercial property will be reviewed again in tax year 2029.

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. 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. The county will contract with an independent appraiser for any new commercial properties.

Agricultural: Land imagery will be reviewed in tax year 2025.

The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. 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 use review will be completed using the Chase County GIS page and information from the local NRD, FSA offices. Improved agricultural sales will be monitored through ratio studies.

Assessment Actions Planned for Assessment Tax Year 2024:

Residential: Rural Residential Parcels will be reviewed. New measurements and physical inspections of the condition and all improvements and outbuildings on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

The assessor will continue to monitor and review the residential parcels, including farm sites and outbuildings, within the county to determine if there are changes in the market that would require a change in assessment. 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.

Commercial: Commercial property will be reviewed again in tax year 2029.

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. 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. The county will contract with an independent appraiser for any new commercial properties.

Agricultural: Land imagery will be reviewed in tax year 2025.

The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. 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 use review will be completed using the Chase County GIS page and information from the local NRD, FSA offices. Improved agricultural sales will be monitored through ratio studies.

Assessment Actions Planned for Assessment Tax Year 2025:

Residential: Small Towns; Lamar, Champion, Enders, & Lake Cabins, Residential Parcels will be reviewed. New measurements and physical inspections of the condition and all improvements and outbuildings on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

The assessor will continue to monitor and review the residential parcels, including farm sites and outbuildings, within the county to determine if there are changes in the market that would require a change in assessment. 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.

Commercial: Commercial property will be reviewed again in the tax year 2029.

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. 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. The county will contract with an independent appraiser for any new commercial properties.

Agricultural: Land imagery will be reviewed. Imagery of the land is done by comparing land use and any changes from past years and adjustments will be calculated using the land use calculator on the ArcMap software.

The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. 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 use review will be completed using the Chase County GIS page and information from the local NRD, FSA offices. Improved agricultural sales will be monitored through ratio studies.

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately **40 applications annually**.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; data will be submitted through the Centurion website along with sending the applications to Department of Revenue no later than August 1 annually. This office receives approximately **160 applications annually**.

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

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately **575 personal property schedules annually**.

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.

Board of Educational Land and Funds Report: Compile all valuations for properties and report no later than March 31 annually.

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

Personal Property Abstract to be filed electronically no later than July 20.

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

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.

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 4th year thereafter no later than December 1 annually.

Conclusion:

The Chase 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 Chase 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. However, it is the goal of this office to ultimately complete the majority of the appraisal work by the assessor and office staff, as budgetary concerns exist.

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,

Tori Mueller

Chase County Assessor