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DEPARTMENT OF REVENUE

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

CHERRY 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 Cherry 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 Cherry 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 black ink that reads "Sarah Scott".

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

cc: Jackie Moreland, Cherry 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.

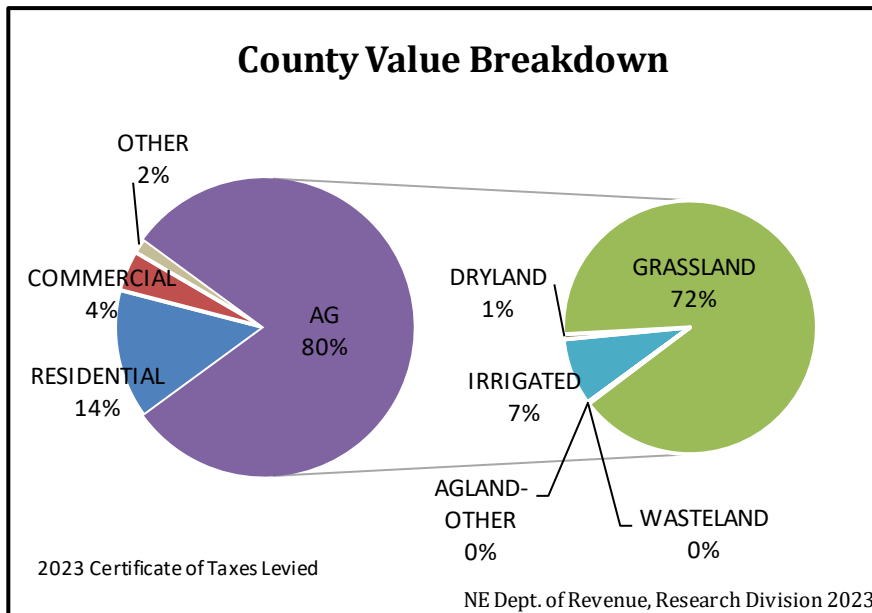
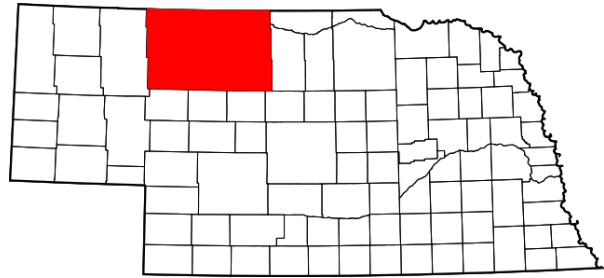
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 5,960 square miles, Cherry County has 5,464 residents, per the Census Bureau Quick Facts for 2024, a slight population increase over the 2023 U.S. Census. Reports indicated that 58% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$114,649 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02). The majority of the commercial properties in Cherry County are located in and around Valentine, the county seat.



According to the latest information available from the U.S. Census Bureau, there was an increase to 223 employer establishments with less total employment of 1,474, an 8% increase.

Agricultural land is the main component of Cherry County's value base. Grassland makes up a majority of the land in the county. Cherry County is included in both the Middle Niobrara and Upper Loup Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Cherry County ranks first in forage-land used for all hay and haylage, grass silage, and green chop. The

| CITY POPULATION CHANGE | | | |
|------------------------|-------|-------|---------------|
| | 2013 | 2023 | <i>Change</i> |
| CODY | 154 | 168 | 9.1% |
| CROOKSTON | 69 | 71 | 2.9% |
| KILGORE | 77 | 63 | -18.2% |
| MERRIMAN | 128 | 87 | -32.0% |
| NENZEL | 20 | 17 | -15.0% |
| VALENTINE | 2,737 | 2,633 | -3.8% |
| WOOD LAKE | 63 | 46 | -27.0% |

county is best suited for the grazing of livestock. In the northern part of the county corn is grown. Other acres scattered across the county serve to raise a supplemental feed source for the cattle on the ranches. In top livestock inventory items, Cherry County ranks first in bison (USDA AgCensus).

2024 Residential Correlation for Cherry County

Assessment Actions

Valentine had a revaluation, all neighborhoods were moved to one appraisal zone and new land model, A30% economic was applied to the H&CH subdivision. Cody had a revaluation with new land model, depreciation schedule and costing update. Nenzel had a 30% increase to improvements. Merriman was merged into Valuation Group 3 and had Cody's land model applied to all neighborhoods. The Valuation Group 5 land model for the first acre was increased to \$20,000.

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 Cherry County, the residential usability ratio for sales verification aligns with the normal range. The sales qualification and verification process involve the county assessor contacts realtors or attorneys involved in residential sale transactions. For cases where responses are not received or additional questions arise, the grantor or grantee may also be contacted. A review of residential sales deemed non-qualified by the county assessor showed valid reasons for disqualification, ensuring that all arm's-length residential sales were appropriately available for current measurement purposes.

The county assessor has established four residential valuation groups, reflecting the unique economic areas within the county. Valentine, the largest community, forms Valuation Group 1. Valuation Group 2 encompasses rural parcels near Valentine. The small villages of Cody, Crookston, Kilgore, Menzel, Merriman and Wood Lake make up Valuation Group 3. The remaining rural residential parcels are categorized under Valuation Group 5.

In terms of land to building ratios, Cherry County has improved the overall land to building ratio, but in Valuation Group 3 it is still lower than what is desired.

For the mandatory six-year review cycle, the rural parcels in Valuation Group 5 will have a revaluation this summer for 2025. Cody in Valuation Group 3 had a complete revaluation with new costing, lot studies and depreciation developed for the 2024 cycle. Valuation Group 1 had a street review with updated quality and conditions, new land models and a new depreciation table applied.

Concerning homestead applications, the county assessor did not adhere to the required submission timeline. As per section 77-3517, the county assessor must forward approved applications for homestead exemptions and disability status certification by August 1 each year. In Cherry County, the final submission was delayed until September 29, 2023. Similarly, the county faced delays in entering personal property into their Computer-Assisted Mass Appraisal (CAMA) system,

2024 Residential Correlation for Cherry County

affecting the accuracy of the current taxable value by the August 20th deadline, as outlined in section 13-509. The Property Assessment Division (Division) has issued an Initial Report on the Statutory Compliance of the Cherry County Assessor's Office and will be working with the county assessor to mitigate non-compliance of statutory deadlines in the future. The Cherry County Assessor has filed a document of changes that will be made to ensure compliance moving forward.

Additionally, the county assessor has identified 5% of enrolled Conservation Reserve Program (CRP) acres.

No special value assessments are currently implemented in Cherry County. The county also has not provided a written valuation methodology to the Property Assessment Division (Division) but has been encouraged to develop one.

Description of Analysis

The residential class is stratified into four valuation groups based on geographic and market conditions.

| Valuation Group | Description |
|------------------------|--|
| 1 | Valentine |
| 2 | Rural Valentine |
| 3 | Cody, Crookston, Kilgore, Merriman, Nenzel and Wood Lake |
| 5 | The remaining rural residential parcels in the county. |

The overall statistical profile of the 131 sales finds two measures of central tendency with the acceptable range. The qualitative statistics find the COD in the acceptable range while the PRD is high. The removal of six low dollar outliers brings all the measures of central tendency and the qualitative statistics into the acceptable range.

Valuation Group 1 has a similar statistical profile with two measures of central tendency and the COD in the acceptable range while the PRD of 107% is above the acceptable range. The smaller sample size of 92 sales is slightly more impacted by the influence of the outliers on the PRD than the overall statistical sample. The Valuation Group 3 statistical profile has a significant low dollar influence resulting in only the median being in the acceptable range. Removal of the low dollar sales improves the mean ratio, while bringing the COD and PRD into the acceptable range. All measures of central tendency and the qualitative statistics are in the acceptable range in Valuation Group 5.

2024 Residential Correlation for Cherry County

Equalization and Quality of Assessment

Based on the statistical analysis and the current assessment practices of the county, residential property in Cherry County is determined to be uniformly valued and in compliance with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 92 | 100.07 | 102.97 | 96.05 | 17.56 | 107.20 |
| 2 | 6 | 98.88 | 96.52 | 92.85 | 10.95 | 103.95 |
| 3 | 20 | 93.31 | 104.79 | 88.39 | 29.56 | 118.55 |
| 5 | 13 | 94.07 | 96.21 | 95.59 | 19.70 | 100.65 |
| ____ALL____ | 131 | 98.52 | 102.28 | 95.15 | 19.40 | 107.49 |

Level of Value

Based on analysis of all available information, the level of value for the residential property in Cherry County is 99%.

2024 Commercial Correlation for Cherry County

Assessment Actions

Cody residential land model was applied to the commercial village neighborhood. Routine maintenance was 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.

Cherry County exhibits a higher-than-average usability rate for commercial sales data. Examination of the nonqualified sales finds sufficient reasons for disqualification. The county assessor contacts the realtor or attorney associated with the transaction for sales verification, with further investigation conducted with the buyer or seller as necessary. Therefore, all arm's-length commercial sales were made available for measurement purposes.

Cherry County utilizes four unique valuation groups for the commercial class, reflecting different geographic and economic characteristics within the county.

The six-year inspection and review cycle for commercial properties is up to date. In 2021, a commercial lot study was performed by a contracted appraisal company, with cost index and depreciation tables also updated to reflect the current market conditions.

Description of Analysis

Four commercial valuation groups have been established by the county assessor for the stratification of sales.

| Valuation Group | Description |
|------------------------|--|
| 1 | Valentine |
| 2 | Rural Valentine |
| 3 | The villages of Cody, Crookston, Kilgore, Nenzel and Wood Lake |
| 5 | Rural and the village of Merriman |

The statistical profile for the 34 total commercial sales in Cherry County produces two measures of central tendency and the COD in the acceptable range while the PRD is outside of the range. The removal of two low dollar outliers improves the PRD but remains slightly higher than the acceptable range. The array of the incremental dollar sales does not display a regressive pattern.

2024 Commercial Correlation for Cherry County

Valuation Group 1 displays a similar statistical pattern with two measures of central tendency in the acceptable range and a high PRD. The removal of two low dollar outliers and one high dollar sale improves all the statistics into the acceptable range except the mean which is only slightly low. Valuation Groups 2 and 3 had insufficient sales for measurement. Occupancy Code 406 with only 8 sales has a high median that is heavily influenced by a high outlier when removed the median is brought into the acceptable range.

Equalization and Quality of Assessment

The current assessment practices and the analysis of the statistical profile demonstrates that commercial property in Cherry County is equalized and valued according to generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 28 | 94.39 | 95.12 | 85.74 | 20.16 | 110.94 |
| 2 | 1 | 140.20 | 140.20 | 140.20 | 00.00 | 100.00 |
| 3 | 5 | 98.90 | 116.30 | 88.98 | 38.46 | 130.70 |
| ____ALL____ | 34 | 95.48 | 99.56 | 87.67 | 23.81 | 113.56 |

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cherry County is 95%.

2024 Agricultural Correlation for Cherry County

Assessment Actions

Grassland increased by 15%, irrigated land by 7% and dryland by 38%. Waste increased by 25% while agricultural intensive use increased to \$1,000 per acre. Farm sites increased to \$1,000 per acre and homesites increased to \$20,000 for the first acre.

Assessment Practice Review

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

The sales qualification and verification process consist of contacting one or more of the realtor, buyer or seller involved in the transaction. The county assessor completes a questionnaire to determine the sale's usability. The county usability rate is in the normal range of the statewide range. Examination of the reasons for disqualification of a sale finds that sufficient justification is provided. All qualified sales have been deemed made available for current measurement purposes.

The last update of land use was in 2021. The cost index and depreciation tables used to price all improvements on agricultural land are of the same date as those for the rural residential valuation group. A physical review of all improvements on agricultural land was completed for the 2024 assessment year.

Intensive use property valuations in Cherry County are based on capacity information from the Department of Environmental Quality. The valuation is 75% of market value. The intensive use properties are designated as other agricultural land.

Wetland Reserve Program (WRP) acres are identified by sales review, interviews and inspection of maps and assessed values are built up to 100% of market value.

Description of Analysis

The statistical profile of the 34 qualified sales demonstrates two of the measures of central tendency in the acceptable range. The COD supports the measures of central tendency. Examination of the sales by 80% Majority Land Use (MLU) reveals that all but 2 of the 28 sales are comprised of grass which is the predominate agricultural class type in the county. All three measures of central tendency are in the acceptable range for the grass classification.

The 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reveals the same level of increase to total agricultural land that would reflect the stated assessment actions.

2024 Agricultural Correlation for Cherry County

Equalization and Quality of Assessment

The same cost and depreciation tables used in the rural residential improvements are used for agricultural improvements and are equalized at an acceptable level of value.

Based on all available information, agricultural land values in Cherry County are determined to be assessed uniformly and according to generally accepted mass appraisal techniques.

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| ____ Dry ____ | | | | | | |
| County | 2 | 71.43 | 71.43 | 71.43 | 00.00 | 100.00 |
| 1 | 2 | 71.43 | 71.43 | 71.43 | 00.00 | 100.00 |
| ____ Grass ____ | | | | | | |
| County | 28 | 73.86 | 74.58 | 70.14 | 12.55 | 106.33 |
| 1 | 28 | 73.86 | 74.58 | 70.14 | 12.55 | 106.33 |
| ____ ALL ____ | 34 | 71.94 | 73.36 | 67.40 | 11.88 | 108.84 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cherry County is 72%.

2024 Opinions of the Property Tax Administrator for Cherry 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 | 99 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 95 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 72 | 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 Cherry County

Residential Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 131 | Median | 98.52 |
| Total Sales Price | \$23,845,752 | Mean | 102.28 |
| Total Adj. Sales Price | \$23,845,752 | Wgt. Mean | 95.15 |
| Total Assessed Value | \$22,690,098 | Average Assessed Value of the Base | \$119,364 |
| Avg. Adj. Sales Price | \$182,029 | Avg. Assessed Value | \$173,207 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 94.07 to 102.66 |
| 95% Wgt. Mean C.I | 91.06 to 99.25 |
| 95% Mean C.I | 96.83 to 107.73 |
| % of Value of the Class of all Real Property Value in the County | 11.52 |
| % of Records Sold in the Study Period | 4.97 |
| % of Value Sold in the Study Period | 7.21 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 149 | 96 | 96.26 |
| 2022 | 129 | 95 | 95.23 |
| 2021 | 113 | 92 | 91.74 |
| 2020 | 126 | 93 | 92.86 |

2024 Commission Summary for Cherry County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 34 | Median | 95.48 |
| Total Sales Price | \$8,813,682 | Mean | 99.56 |
| Total Adj. Sales Price | \$8,813,682 | Wgt. Mean | 87.67 |
| Total Assessed Value | \$7,726,970 | Average Assessed Value of the Base | \$153,959 |
| Avg. Adj. Sales Price | \$259,226 | Avg. Assessed Value | \$227,264 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 87.04 to 102.22 |
| 95% Wgt. Mean C.I | 72.09 to 103.25 |
| 95% Mean C.I | 87.15 to 111.97 |
| % of Value of the Class of all Real Property Value in the County | 3.91 |
| % of Records Sold in the Study Period | 4.90 |
| % of Value Sold in the Study Period | 7.23 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 30 | 97 | 96.54 |
| 2022 | 26 | 97 | 96.88 |
| 2021 | 25 | 100 | 93.88 |
| 2020 | 18 | 100 | 97.18 |

**16 Cherry
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 : 131
 Total Sales Price : 23,845,752
 Total Adj. Sales Price : 23,845,752
 Total Assessed Value : 22,690,098
 Avg. Adj. Sales Price : 182,029
 Avg. Assessed Value : 173,207

MEDIAN : 99
 WGT. MEAN : 95
 MEAN : 102
 COD : 19.40
 PRD : 107.49

COV : 31.14
 STD : 31.85
 Avg. Abs. Dev : 19.11
 MAX Sales Ratio : 327.50
 MIN Sales Ratio : 48.29

95% Median C.I. : 94.07 to 102.66
 95% Wgt. Mean C.I. : 91.06 to 99.25
 95% Mean C.I. : 96.83 to 107.73

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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-21 To 31-DEC-21 | 13 | 110.20 | 113.99 | 107.07 | 12.66 | 106.46 | 83.92 | 177.11 | 99.57 to 121.92 | 127,096 | 136,079 |
| 01-JAN-22 To 31-MAR-22 | 17 | 104.90 | 106.53 | 102.26 | 20.50 | 104.18 | 56.28 | 183.09 | 85.47 to 127.65 | 191,094 | 195,419 |
| 01-APR-22 To 30-JUN-22 | 25 | 98.52 | 108.27 | 91.55 | 23.44 | 118.26 | 59.98 | 327.50 | 91.77 to 107.93 | 162,160 | 148,454 |
| 01-JUL-22 To 30-SEP-22 | 22 | 94.68 | 94.36 | 95.19 | 09.72 | 99.13 | 73.50 | 112.88 | 85.44 to 103.05 | 179,341 | 170,720 |
| 01-OCT-22 To 31-DEC-22 | 11 | 95.00 | 95.42 | 92.05 | 23.13 | 103.66 | 48.29 | 190.48 | 68.28 to 110.99 | 205,900 | 189,529 |
| 01-JAN-23 To 31-MAR-23 | 10 | 105.46 | 107.00 | 89.07 | 21.51 | 120.13 | 72.74 | 180.41 | 75.14 to 137.68 | 273,950 | 244,016 |
| 01-APR-23 To 30-JUN-23 | 19 | 88.57 | 99.35 | 99.26 | 20.71 | 100.09 | 68.60 | 156.43 | 79.98 to 116.63 | 200,132 | 198,649 |
| 01-JUL-23 To 30-SEP-23 | 14 | 86.29 | 94.01 | 85.69 | 17.62 | 109.71 | 66.39 | 181.55 | 81.65 to 103.31 | 152,750 | 130,890 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-21 To 30-SEP-22 | 77 | 100.99 | 104.88 | 97.35 | 17.84 | 107.73 | 56.28 | 327.50 | 96.37 to 104.80 | 167,537 | 163,095 |
| 01-OCT-22 To 30-SEP-23 | 54 | 91.93 | 98.58 | 92.57 | 21.57 | 106.49 | 48.29 | 190.48 | 83.31 to 100.93 | 202,693 | 187,625 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-22 To 31-DEC-22 | 75 | 98.11 | 101.91 | 95.27 | 19.21 | 106.97 | 48.29 | 327.50 | 92.68 to 101.68 | 180,173 | 171,655 |
| <u>ALL</u> | 131 | 98.52 | 102.28 | 95.15 | 19.40 | 107.49 | 48.29 | 327.50 | 94.07 to 102.66 | 182,029 | 173,207 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 92 | 100.07 | 102.97 | 96.05 | 17.56 | 107.20 | 68.28 | 190.48 | 95.25 to 104.13 | 169,725 | 163,016 |
| 2 | 6 | 98.88 | 96.52 | 92.85 | 10.95 | 103.95 | 72.74 | 112.88 | 72.74 to 112.88 | 350,667 | 325,592 |
| 3 | 20 | 93.31 | 104.79 | 88.39 | 29.56 | 118.55 | 48.29 | 327.50 | 85.44 to 99.16 | 81,925 | 72,416 |
| 5 | 13 | 94.07 | 96.21 | 95.59 | 19.70 | 100.65 | 59.98 | 140.85 | 75.01 to 111.86 | 345,273 | 330,060 |
| <u>ALL</u> | 131 | 98.52 | 102.28 | 95.15 | 19.40 | 107.49 | 48.29 | 327.50 | 94.07 to 102.66 | 182,029 | 173,207 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 01 | 130 | 98.32 | 102.26 | 95.09 | 19.54 | 107.54 | 48.29 | 327.50 | 94.07 to 102.20 | 182,264 | 173,318 |
| 06 | 1 | 104.80 | 104.80 | 104.80 | 00.00 | 100.00 | 104.80 | 104.80 | N/A | 151,452 | 158,726 |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 131 | 98.52 | 102.28 | 95.15 | 19.40 | 107.49 | 48.29 | 327.50 | 94.07 to 102.66 | 182,029 | 173,207 |

**16 Cherry
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 : 131
 Total Sales Price : 23,845,752
 Total Adj. Sales Price : 23,845,752
 Total Assessed Value : 22,690,098
 Avg. Adj. Sales Price : 182,029
 Avg. Assessed Value : 173,207

MEDIAN : 99
 WGT. MEAN : 95
 MEAN : 102
 COD : 19.40
 PRD : 107.49

COV : 31.14
 STD : 31.85
 Avg. Abs. Dev : 19.11
 MAX Sales Ratio : 327.50
 MIN Sales Ratio : 48.29

95% Median C.I. : 94.07 to 102.66
 95% Wgt. Mean C.I. : 91.06 to 99.25
 95% Mean C.I. : 96.83 to 107.73

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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 | 181.55 | 181.55 | 181.55 | 00.00 | 100.00 | 181.55 | 181.55 | N/A | 4,000 | 7,262 |
| Less Than 15,000 | 2 | 254.53 | 254.53 | 262.63 | 28.67 | 96.92 | 181.55 | 327.50 | N/A | 4,500 | 11,819 |
| Less Than 30,000 | 5 | 113.48 | 145.42 | 90.15 | 71.29 | 161.31 | 48.29 | 327.50 | N/A | 16,400 | 14,785 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 130 | 98.32 | 101.67 | 95.14 | 18.94 | 106.86 | 48.29 | 327.50 | 94.07 to 102.20 | 183,398 | 174,483 |
| Greater Than 14,999 | 129 | 98.11 | 99.92 | 95.09 | 17.31 | 105.08 | 48.29 | 190.48 | 93.41 to 102.20 | 184,781 | 175,709 |
| Greater Than 29,999 | 126 | 98.32 | 100.57 | 95.17 | 16.82 | 105.67 | 59.98 | 190.48 | 94.07 to 102.20 | 188,601 | 179,493 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | 1 | 181.55 | 181.55 | 181.55 | 00.00 | 100.00 | 181.55 | 181.55 | N/A | 4,000 | 7,262 |
| 5,000 TO 14,999 | 1 | 327.50 | 327.50 | 327.50 | 00.00 | 100.00 | 327.50 | 327.50 | N/A | 5,000 | 16,375 |
| 15,000 TO 29,999 | 3 | 56.28 | 72.68 | 68.89 | 38.61 | 105.50 | 48.29 | 113.48 | N/A | 24,333 | 16,762 |
| 30,000 TO 59,999 | 11 | 116.03 | 122.13 | 118.62 | 21.92 | 102.96 | 79.21 | 183.09 | 85.44 to 180.41 | 45,045 | 53,432 |
| 60,000 TO 99,999 | 21 | 99.16 | 111.84 | 110.85 | 23.97 | 100.89 | 68.60 | 190.48 | 88.53 to 136.97 | 77,324 | 85,713 |
| 100,000 TO 149,999 | 24 | 103.17 | 101.20 | 101.40 | 10.65 | 99.80 | 77.29 | 127.33 | 89.54 to 109.50 | 126,604 | 128,374 |
| 150,000 TO 249,999 | 39 | 98.99 | 96.13 | 95.26 | 12.15 | 100.91 | 68.28 | 151.50 | 85.83 to 103.31 | 180,830 | 172,256 |
| 250,000 TO 499,999 | 26 | 90.35 | 90.17 | 90.31 | 14.78 | 99.84 | 59.98 | 127.65 | 79.76 to 101.68 | 336,869 | 304,229 |
| 500,000 TO 999,999 | 5 | 79.57 | 91.43 | 90.14 | 18.86 | 101.43 | 72.74 | 140.85 | N/A | 559,000 | 503,908 |
| 1,000,000 + | | | | | | | | | | | |
| ALL | 131 | 98.52 | 102.28 | 95.15 | 19.40 | 107.49 | 48.29 | 327.50 | 94.07 to 102.66 | 182,029 | 173,207 |

16 Cherry
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 : 34
 Total Sales Price : 8,813,682
 Total Adj. Sales Price : 8,813,682
 Total Assessed Value : 7,726,970
 Avg. Adj. Sales Price : 259,226
 Avg. Assessed Value : 227,264

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 100
 COD : 23.81
 PRD : 113.56

COV : 37.07
 STD : 36.91
 Avg. Abs. Dev : 22.73
 MAX Sales Ratio : 230.13
 MIN Sales Ratio : 47.65

95% Median C.I. : 87.04 to 102.22
 95% Wgt. Mean C.I. : 72.09 to 103.25
 95% Mean C.I. : 87.15 to 111.97

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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 | 2 | 150.47 | 150.47 | 104.67 | 31.32 | 143.76 | 103.34 | 197.60 | N/A | 35,500 | 37,158 |
| 01-JAN-21 To 31-MAR-21 | 1 | 92.89 | 92.89 | 92.89 | 00.00 | 100.00 | 92.89 | 92.89 | N/A | 279,000 | 259,170 |
| 01-APR-21 To 30-JUN-21 | 3 | 98.28 | 98.95 | 100.41 | 01.99 | 98.55 | 96.34 | 102.22 | N/A | 505,000 | 507,050 |
| 01-JUL-21 To 30-SEP-21 | 3 | 98.90 | 112.67 | 104.68 | 13.92 | 107.63 | 98.90 | 140.20 | N/A | 714,967 | 748,427 |
| 01-OCT-21 To 31-DEC-21 | 5 | 96.73 | 101.25 | 97.53 | 08.07 | 103.81 | 92.54 | 123.27 | N/A | 197,056 | 192,184 |
| 01-JAN-22 To 31-MAR-22 | | | | | | | | | | | |
| 01-APR-22 To 30-JUN-22 | 1 | 59.17 | 59.17 | 59.17 | 00.00 | 100.00 | 59.17 | 59.17 | N/A | 100,000 | 59,171 |
| 01-JUL-22 To 30-SEP-22 | 4 | 87.43 | 96.02 | 86.36 | 29.20 | 111.19 | 70.42 | 138.80 | N/A | 141,500 | 122,203 |
| 01-OCT-22 To 31-DEC-22 | 2 | 77.97 | 77.97 | 54.83 | 32.44 | 142.20 | 52.68 | 103.25 | N/A | 882,500 | 483,897 |
| 01-JAN-23 To 31-MAR-23 | 4 | 84.90 | 84.09 | 77.91 | 21.81 | 107.93 | 47.65 | 118.91 | N/A | 186,250 | 145,110 |
| 01-APR-23 To 30-JUN-23 | 3 | 75.57 | 118.89 | 84.10 | 79.03 | 141.37 | 50.98 | 230.13 | N/A | 58,333 | 49,058 |
| 01-JUL-23 To 30-SEP-23 | 6 | 93.55 | 92.99 | 90.43 | 13.02 | 102.83 | 62.46 | 126.72 | 62.46 to 126.72 | 77,917 | 70,457 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 9 | 98.90 | 114.30 | 102.24 | 17.63 | 111.80 | 92.89 | 197.60 | 96.34 to 140.20 | 445,544 | 455,546 |
| 01-OCT-21 To 30-SEP-22 | 10 | 94.71 | 94.95 | 91.38 | 18.88 | 103.91 | 59.17 | 138.80 | 70.42 to 123.27 | 165,128 | 150,890 |
| 01-OCT-22 To 30-SEP-23 | 15 | 87.04 | 93.79 | 67.19 | 30.76 | 139.59 | 47.65 | 230.13 | 62.46 to 103.25 | 210,167 | 141,210 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 12 | 98.59 | 102.83 | 101.27 | 08.03 | 101.54 | 92.54 | 140.20 | 92.89 to 102.22 | 410,349 | 415,543 |
| 01-JAN-22 To 31-DEC-22 | 7 | 70.56 | 85.60 | 62.35 | 33.22 | 137.29 | 52.68 | 138.80 | 52.68 to 138.80 | 347,286 | 216,539 |
| <u>ALL</u> | 34 | 95.48 | 99.56 | 87.67 | 23.81 | 113.56 | 47.65 | 230.13 | 87.04 to 102.22 | 259,226 | 227,264 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 28 | 94.39 | 95.12 | 85.74 | 20.16 | 110.94 | 47.65 | 230.13 | 86.31 to 101.03 | 296,971 | 254,633 |
| 2 | 1 | 140.20 | 140.20 | 140.20 | 00.00 | 100.00 | 140.20 | 140.20 | N/A | 300,000 | 420,614 |
| 3 | 5 | 98.90 | 116.30 | 88.98 | 38.46 | 130.70 | 59.17 | 197.60 | N/A | 39,700 | 35,327 |
| <u>ALL</u> | 34 | 95.48 | 99.56 | 87.67 | 23.81 | 113.56 | 47.65 | 230.13 | 87.04 to 102.22 | 259,226 | 227,264 |

**16 Cherry
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 : 34
 Total Sales Price : 8,813,682
 Total Adj. Sales Price : 8,813,682
 Total Assessed Value : 7,726,970
 Avg. Adj. Sales Price : 259,226
 Avg. Assessed Value : 227,264

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 100
 COD : 23.81
 PRD : 113.56

COV : 37.07
 STD : 36.91
 Avg. Abs. Dev : 22.73
 MAX Sales Ratio : 230.13
 MIN Sales Ratio : 47.65

95% Median C.I. : 87.04 to 102.22
 95% Wgt. Mean C.I. : 72.09 to 103.25
 95% Mean C.I. : 87.15 to 111.97

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PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| 02 | | | | | | | | | | | |
| 03 | 34 | 95.48 | 99.56 | 87.67 | 23.81 | 113.56 | 47.65 | 230.13 | 87.04 to 102.22 | 259,226 | 227,264 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | <u>34</u> | <u>95.48</u> | <u>99.56</u> | <u>87.67</u> | <u>23.81</u> | <u>113.56</u> | <u>47.65</u> | <u>230.13</u> | <u>87.04 to 102.22</u> | <u>259,226</u> | <u>227,264</u> |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| <u>Low \$ Ranges</u> | | | | | | | | | | | |
| Less Than 5,000 | 1 | 197.60 | 197.60 | 197.60 | 00.00 | 100.00 | 197.60 | 197.60 | N/A | 1,000 | 1,976 |
| Less Than 15,000 | 2 | 142.32 | 142.32 | 100.05 | 38.84 | 142.25 | 87.04 | 197.60 | N/A | 4,250 | 4,252 |
| Less Than 30,000 | 3 | 197.60 | 171.59 | 191.33 | 24.14 | 89.68 | 87.04 | 230.13 | N/A | 9,500 | 18,176 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 33 | 94.61 | 96.59 | 87.66 | 21.46 | 110.19 | 47.65 | 230.13 | 87.04 to 101.03 | 267,051 | 234,091 |
| Greater Than 14,999 | 32 | 95.48 | 96.89 | 87.66 | 21.67 | 110.53 | 47.65 | 230.13 | 86.31 to 102.22 | 275,162 | 241,202 |
| Greater Than 29,999 | 31 | 94.61 | 92.59 | 87.33 | 17.96 | 106.02 | 47.65 | 140.20 | 86.31 to 101.03 | 283,393 | 247,498 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | 1 | 197.60 | 197.60 | 197.60 | 00.00 | 100.00 | 197.60 | 197.60 | N/A | 1,000 | 1,976 |
| 5,000 TO 14,999 | 1 | 87.04 | 87.04 | 87.04 | 00.00 | 100.00 | 87.04 | 87.04 | N/A | 7,500 | 6,528 |
| 15,000 TO 29,999 | 1 | 230.13 | 230.13 | 230.13 | 00.00 | 100.00 | 230.13 | 230.13 | N/A | 20,000 | 46,025 |
| 30,000 TO 59,999 | 5 | 123.27 | 116.12 | 116.34 | 11.96 | 99.81 | 92.92 | 138.80 | N/A | 45,056 | 52,419 |
| 60,000 TO 99,999 | 6 | 89.92 | 85.50 | 85.49 | 17.22 | 100.01 | 50.98 | 103.34 | 50.98 to 103.34 | 73,333 | 62,695 |
| 100,000 TO 149,999 | 8 | 89.43 | 82.37 | 83.34 | 14.25 | 98.84 | 59.17 | 101.03 | 59.17 to 101.03 | 111,875 | 93,237 |
| 150,000 TO 249,999 | 4 | 99.46 | 97.06 | 95.26 | 14.63 | 101.89 | 70.42 | 118.91 | N/A | 194,000 | 184,811 |
| 250,000 TO 499,999 | 3 | 92.89 | 93.58 | 92.33 | 33.21 | 101.35 | 47.65 | 140.20 | N/A | 301,333 | 278,216 |
| 500,000 TO 999,999 | 3 | 98.28 | 99.08 | 99.46 | 01.86 | 99.62 | 96.73 | 102.22 | N/A | 683,333 | 679,641 |
| 1,000,000 TO 1,999,999 | 2 | 75.79 | 75.79 | 76.55 | 30.49 | 99.01 | 52.68 | 98.90 | N/A | 1,747,450 | 1,337,733 |
| 2,000,000 TO 4,999,999 | | | | | | | | | | | |
| 5,000,000 TO 9,999,999 | | | | | | | | | | | |
| 10,000,000 + | | | | | | | | | | | |
| <u>ALL</u> | <u>34</u> | <u>95.48</u> | <u>99.56</u> | <u>87.67</u> | <u>23.81</u> | <u>113.56</u> | <u>47.65</u> | <u>230.13</u> | <u>87.04 to 102.22</u> | <u>259,226</u> | <u>227,264</u> |

16 Cherry
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 : 34
 Total Sales Price : 8,813,682
 Total Adj. Sales Price : 8,813,682
 Total Assessed Value : 7,726,970
 Avg. Adj. Sales Price : 259,226
 Avg. Assessed Value : 227,264

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 100
 COD : 23.81
 PRD : 113.56

COV : 37.07
 STD : 36.91
 Avg. Abs. Dev : 22.73
 MAX Sales Ratio : 230.13
 MIN Sales Ratio : 47.65

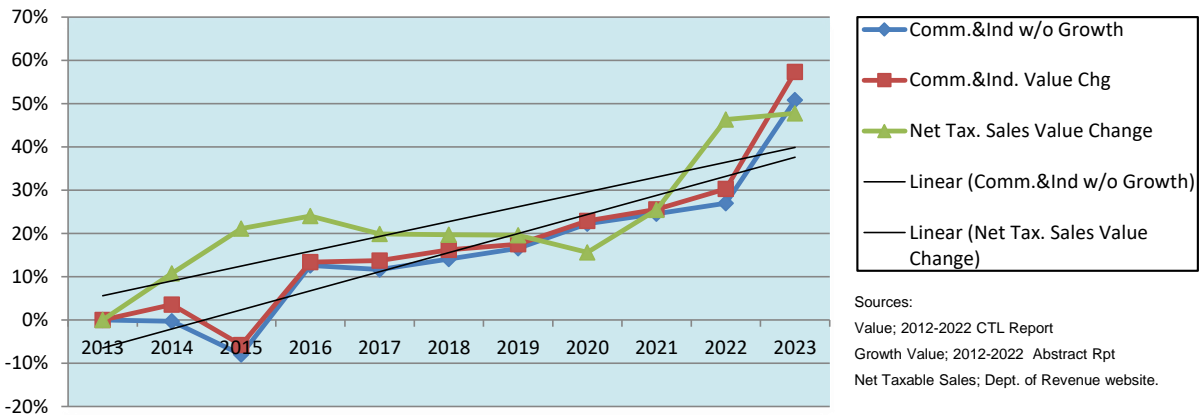
95% Median C.I. : 87.04 to 102.22
 95% Wgt. Mean C.I. : 72.09 to 103.25
 95% Mean C.I. : 87.15 to 111.97

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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 |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 343 | 1 | 98.90 | 98.90 | 98.90 | 00.00 | 100.00 | 98.90 | 98.90 | N/A | 1,804,900 | 1,785,110 |
| 344 | 4 | 93.37 | 89.42 | 66.87 | 25.54 | 133.72 | 47.65 | 123.27 | N/A | 128,821 | 86,144 |
| 350 | 2 | 116.49 | 116.49 | 109.05 | 19.16 | 106.82 | 94.17 | 138.80 | N/A | 75,000 | 81,786 |
| 352 | 1 | 52.68 | 52.68 | 52.68 | 00.00 | 100.00 | 52.68 | 52.68 | N/A | 1,690,000 | 890,356 |
| 353 | 5 | 92.92 | 91.33 | 92.50 | 05.93 | 98.74 | 75.57 | 101.03 | N/A | 110,000 | 101,752 |
| 384 | 1 | 92.69 | 92.69 | 92.69 | 00.00 | 100.00 | 92.69 | 92.69 | N/A | 100,000 | 92,690 |
| 406 | 8 | 108.91 | 123.93 | 93.25 | 40.78 | 132.90 | 62.46 | 230.13 | 62.46 to 230.13 | 99,625 | 92,903 |
| 418 | 1 | 104.30 | 104.30 | 104.30 | 00.00 | 100.00 | 104.30 | 104.30 | N/A | 165,000 | 172,094 |
| 442 | 1 | 59.17 | 59.17 | 59.17 | 00.00 | 100.00 | 59.17 | 59.17 | N/A | 100,000 | 59,171 |
| 444 | 1 | 96.34 | 96.34 | 96.34 | 00.00 | 100.00 | 96.34 | 96.34 | N/A | 65,000 | 62,621 |
| 470 | 1 | 87.04 | 87.04 | 87.04 | 00.00 | 100.00 | 87.04 | 87.04 | N/A | 7,500 | 6,528 |
| 471 | 3 | 103.34 | 98.17 | 120.94 | 28.78 | 81.17 | 50.98 | 140.20 | N/A | 145,000 | 175,363 |
| 528 | 2 | 81.73 | 81.73 | 86.79 | 13.67 | 94.17 | 70.56 | 92.89 | N/A | 192,000 | 166,628 |
| 531 | 1 | 98.28 | 98.28 | 98.28 | 00.00 | 100.00 | 98.28 | 98.28 | N/A | 600,000 | 589,654 |
| 543 | 2 | 99.48 | 99.48 | 99.95 | 02.76 | 99.53 | 96.73 | 102.22 | N/A | 725,000 | 724,634 |
| <u>ALL</u> | <u>34</u> | 95.48 | 99.56 | 87.67 | 23.81 | 113.56 | 47.65 | 230.13 | 87.04 to 102.22 | 259,226 | 227,264 |

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 | \$ 63,193,528 | \$ 2,276,698 | 3.60% | \$ 60,916,830 | | \$ 59,134,792 | |
| 2013 | \$ 65,418,696 | \$ 2,412,010 | 3.69% | \$ 63,006,686 | -0.30% | \$ 65,498,248 | 10.76% |
| 2014 | \$ 59,534,324 | \$ 1,400,860 | 2.35% | \$ 58,133,464 | -11.14% | \$ 71,610,401 | 9.33% |
| 2015 | \$ 71,641,461 | \$ 484,969 | 0.68% | \$ 71,156,492 | 19.52% | \$ 73,322,291 | 2.39% |
| 2016 | \$ 71,864,809 | \$ 1,297,784 | 1.81% | \$ 70,567,025 | -1.50% | \$ 70,878,203 | -3.33% |
| 2017 | \$ 73,453,950 | \$ 1,352,167 | 1.84% | \$ 72,101,783 | 0.33% | \$ 70,773,086 | -0.15% |
| 2018 | \$ 74,247,195 | \$ 591,478 | 0.80% | \$ 73,655,717 | 0.27% | \$ 70,702,008 | -0.10% |
| 2019 | \$ 77,673,391 | \$ 437,452 | 0.56% | \$ 77,235,939 | 4.03% | \$ 68,388,375 | -3.27% |
| 2020 | \$ 79,350,744 | \$ 643,292 | 0.81% | \$ 78,707,452 | 1.33% | \$ 74,173,795 | 8.46% |
| 2021 | \$ 82,345,533 | \$ 2,084,586 | 2.53% | \$ 80,260,947 | 1.15% | \$ 86,531,214 | 16.66% |
| 2022 | \$ 99,417,893 | \$ 4,123,066 | 4.15% | \$ 95,294,827 | 15.73% | \$ 87,379,992 | 0.98% |
| 2023 | \$ 101,436,490 | \$ 2,132,080 | 2.10% | \$ 99,304,410 | -0.11% | \$ 90,074,984 | 3.08% |
| Ann %chg | 4.48% | | | Average | 2.66% | 3.24% | 4.07% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2012 | - | - | - |
| 2013 | -0.30% | 3.52% | 10.76% |
| 2014 | -8.01% | -5.79% | 21.10% |
| 2015 | 12.60% | 13.37% | 23.99% |
| 2016 | 11.67% | 13.72% | 19.86% |
| 2017 | 14.10% | 16.24% | 19.68% |
| 2018 | 16.56% | 17.49% | 19.56% |
| 2019 | 22.22% | 22.91% | 15.65% |
| 2020 | 24.55% | 25.57% | 25.43% |
| 2021 | 27.01% | 30.31% | 46.33% |
| 2022 | 50.80% | 57.32% | 47.76% |
| 2023 | 57.14% | 60.52% | 52.32% |

| | |
|---------------|--------|
| County Number | 16 |
| County Name | Cherry |

16 Cherry
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 : 34
 Total Sales Price : 58,956,717
 Total Adj. Sales Price : 58,956,717
 Total Assessed Value : 39,735,652
 Avg. Adj. Sales Price : 1,734,021
 Avg. Assessed Value : 1,168,696

MEDIAN : 72
 WGT. MEAN : 67
 MEAN : 73
 COD : 11.88
 PRD : 108.84

COV : 14.98
 STD : 10.99
 Avg. Abs. Dev : 08.55
 MAX Sales Ratio : 98.70
 MIN Sales Ratio : 53.63

95% Median C.I. : 67.50 to 79.93
 95% Wgt. Mean C.I. : 61.53 to 73.26
 95% Mean C.I. : 69.67 to 77.05

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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 | | | | | | | | | | | |
| 01-APR-21 To 30-JUN-21 | 6 | 87.66 | 89.04 | 84.16 | 07.72 | 105.80 | 80.61 | 98.70 | 80.61 to 98.70 | 1,345,019 | 1,131,956 |
| 01-JUL-21 To 30-SEP-21 | 3 | 75.18 | 76.88 | 75.23 | 04.68 | 102.19 | 72.45 | 83.01 | N/A | 696,175 | 523,699 |
| 01-OCT-21 To 31-DEC-21 | 2 | 79.40 | 79.40 | 81.25 | 06.47 | 97.72 | 74.26 | 84.54 | N/A | 181,324 | 147,334 |
| 01-JAN-22 To 31-MAR-22 | 2 | 76.08 | 76.08 | 81.15 | 11.86 | 93.75 | 67.06 | 85.09 | N/A | 1,601,828 | 1,299,885 |
| 01-APR-22 To 30-JUN-22 | 1 | 79.93 | 79.93 | 79.93 | 00.00 | 100.00 | 79.93 | 79.93 | N/A | 840,000 | 671,372 |
| 01-JUL-22 To 30-SEP-22 | 1 | 54.98 | 54.98 | 54.98 | 00.00 | 100.00 | 54.98 | 54.98 | N/A | 700,000 | 384,850 |
| 01-OCT-22 To 31-DEC-22 | 2 | 63.13 | 63.13 | 54.55 | 15.05 | 115.73 | 53.63 | 72.63 | N/A | 5,140,002 | 2,804,010 |
| 01-JAN-23 To 31-MAR-23 | 8 | 66.95 | 67.97 | 64.59 | 08.80 | 105.23 | 60.17 | 82.44 | 60.17 to 82.44 | 1,558,028 | 1,006,329 |
| 01-APR-23 To 30-JUN-23 | 7 | 68.27 | 67.96 | 65.59 | 06.24 | 103.61 | 60.73 | 75.31 | 60.73 to 75.31 | 2,897,935 | 1,900,800 |
| 01-JUL-23 To 30-SEP-23 | 2 | 68.86 | 68.86 | 69.17 | 01.98 | 99.55 | 67.50 | 70.22 | N/A | 331,000 | 228,953 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 9 | 83.08 | 84.99 | 82.32 | 07.93 | 103.24 | 72.45 | 98.70 | 75.18 to 96.54 | 1,128,737 | 929,204 |
| 01-OCT-21 To 30-SEP-22 | 6 | 77.10 | 74.31 | 77.37 | 11.52 | 96.04 | 54.98 | 85.09 | 54.98 to 85.09 | 851,050 | 658,443 |
| 01-OCT-22 To 30-SEP-23 | 19 | 68.27 | 67.55 | 62.76 | 07.60 | 107.63 | 53.63 | 82.44 | 63.15 to 71.43 | 2,299,567 | 1,443,271 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 11 | 83.08 | 83.97 | 82.29 | 07.62 | 102.04 | 72.45 | 98.70 | 74.26 to 96.54 | 956,480 | 787,046 |
| 01-JAN-22 To 31-DEC-22 | 6 | 69.85 | 68.89 | 61.66 | 14.79 | 111.73 | 53.63 | 85.09 | 53.63 to 85.09 | 2,503,943 | 1,544,002 |
| <u>ALL</u> | 34 | 71.94 | 73.36 | 67.40 | 11.88 | 108.84 | 53.63 | 98.70 | 67.50 to 79.93 | 1,734,021 | 1,168,696 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| 1 | 34 | 71.94 | 73.36 | 67.40 | 11.88 | 108.84 | 53.63 | 98.70 | 67.50 to 79.93 | 1,734,021 | 1,168,696 |
| <u>ALL</u> | 34 | 71.94 | 73.36 | 67.40 | 11.88 | 108.84 | 53.63 | 98.70 | 67.50 to 79.93 | 1,734,021 | 1,168,696 |

16 Cherry
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 : 34
 Total Sales Price : 58,956,717
 Total Adj. Sales Price : 58,956,717
 Total Assessed Value : 39,735,652
 Avg. Adj. Sales Price : 1,734,021
 Avg. Assessed Value : 1,168,696

MEDIAN : 72
 WGT. MEAN : 67
 MEAN : 73
 COD : 11.88
 PRD : 108.84

COV : 14.98
 STD : 10.99
 Avg. Abs. Dev : 08.55
 MAX Sales Ratio : 98.70
 MIN Sales Ratio : 53.63

95% Median C.I. : 67.50 to 79.93
 95% Wgt. Mean C.I. : 61.53 to 73.26
 95% Mean C.I. : 69.67 to 77.05

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95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| <u> Dry </u> | | | | | | | | | | | |
| County | 2 | 71.43 | 71.43 | 71.43 | 00.00 | 100.00 | 71.43 | 71.43 | N/A | 109,200 | 78,000 |
| 1 | 2 | 71.43 | 71.43 | 71.43 | 00.00 | 100.00 | 71.43 | 71.43 | N/A | 109,200 | 78,000 |
| <u> Grass </u> | | | | | | | | | | | |
| County | 25 | 74.26 | 75.20 | 71.89 | 12.25 | 104.60 | 54.98 | 98.70 | 68.27 to 82.44 | 1,338,682 | 962,425 |
| 1 | 25 | 74.26 | 75.20 | 71.89 | 12.25 | 104.60 | 54.98 | 98.70 | 68.27 to 82.44 | 1,338,682 | 962,425 |
| <u> ALL </u> | 34 | 71.94 | 73.36 | 67.40 | 11.88 | 108.84 | 53.63 | 98.70 | 67.50 to 79.93 | 1,734,021 | 1,168,696 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| <u> Dry </u> | | | | | | | | | | | |
| County | 2 | 71.43 | 71.43 | 71.43 | 00.00 | 100.00 | 71.43 | 71.43 | N/A | 109,200 | 78,000 |
| 1 | 2 | 71.43 | 71.43 | 71.43 | 00.00 | 100.00 | 71.43 | 71.43 | N/A | 109,200 | 78,000 |
| <u> Grass </u> | | | | | | | | | | | |
| County | 28 | 73.86 | 74.58 | 70.14 | 12.55 | 106.33 | 54.98 | 98.70 | 67.50 to 82.44 | 1,697,305 | 1,190,538 |
| 1 | 28 | 73.86 | 74.58 | 70.14 | 12.55 | 106.33 | 54.98 | 98.70 | 67.50 to 82.44 | 1,697,305 | 1,190,538 |
| <u> ALL </u> | 34 | 71.94 | 73.36 | 67.40 | 11.88 | 108.84 | 53.63 | 98.70 | 67.50 to 79.93 | 1,734,021 | 1,168,696 |

Cherry County 2024 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Cherry | 1 | 2,999 | n/a | n/a | 2,978 | 3,000 | 3,000 | 2,987 | 3,000 | 2,989 |
| Blaine | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Brown | 1 | 3,600 | 3,400 | 3,400 | 3,400 | 2,355 | 3,140 | 3,140 | 3,030 | 3,311 |
| Grant | 1 | n/a | n/a | n/a | 1,700 | 1,700 | 1,700 | 1,700 | 1,700 | 1,700 |
| Hooker | 1 | n/a | n/a | n/a | 1,915 | 1,915 | 1,915 | 1,915 | 1,915 | 1,915 |
| Keya Paha | 1 | 3,095 | 3,090 | 3,090 | 3,090 | 3,065 | 3,065 | 3,010 | 3,010 | 3,073 |
| Sheridan | 1 | 2,135 | 2,076 | 2,076 | 2,006 | 1,980 | 1,980 | 1,958 | 1,899 | 2,049 |
| Thomas | 1 | 2,250 | n/a | n/a | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Cherry | 1 | n/a | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Blaine | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Brown | 1 | n/a | 1,090 | 1,090 | 1,090 | 995 | 810 | 810 | 810 | 1,003 |
| Grant | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Hooker | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Keya Paha | 1 | 1,150 | 1,150 | 1,145 | 1,145 | 1,135 | 1,135 | 1,130 | 1,130 | 1,142 |
| Sheridan | 1 | n/a | 661 | 645 | 645 | 630 | 609 | 594 | 590 | 633 |
| Thomas | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

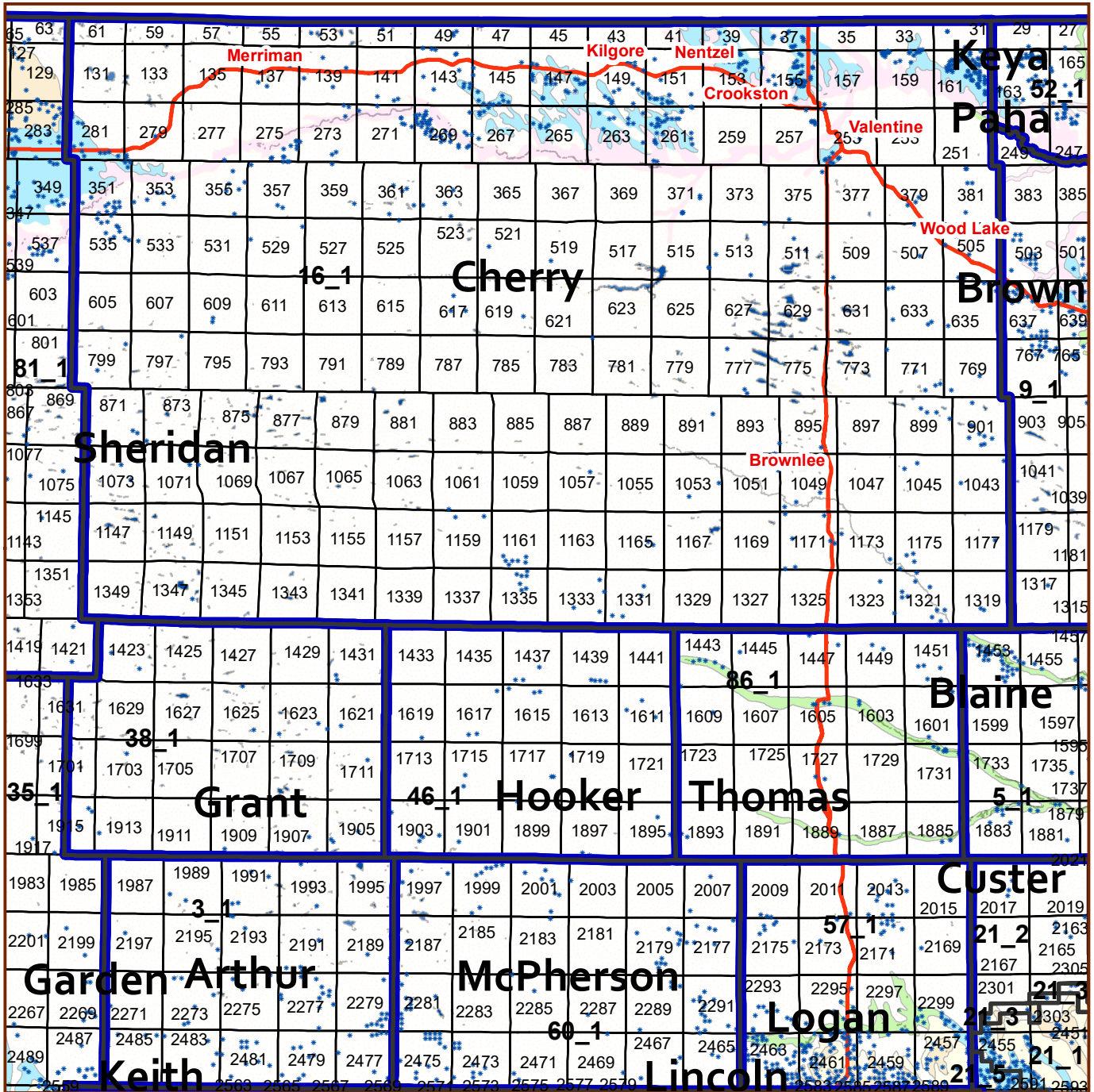
| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|-----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Cherry | 1 | 694 | 680 | 680 | 680 | 680 | 549 | 525 | 525 | 565 |
| Blaine | 1 | n/a | n/a | n/a | 620 | n/a | n/a | 590 | 590 | 601 |
| Brown | 1 | 905 | 905 | 770 | 770 | 715 | 715 | 685 | 685 | 740 |
| Grant | 1 | 585 | 585 | 585 | 585 | 585 | 585 | n/a | 575 | 585 |
| Hooker | 1 | 610 | 610 | 610 | 610 | 610 | 610 | 610 | 610 | 610 |
| Keya Paha | 1 | 930 | 930 | 930 | 930 | 925 | 925 | 920 | 907 | 925 |
| Sheridan | 1 | 589 | 589 | 584 | 584 | 559 | 559 | 553 | 534 | 558 |
| Thomas | 1 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|-----------|----------|-------|--------|-------|
| Cherry | 1 | 1,000 | n/a | 100 |
| Blaine | 1 | | n/a | n/a |
| Brown | 1 | 738 | 672 | 75 |
| Grant | 1 | | n/a | 10 |
| Hooker | 1 | | n/a | 9 |
| Keya Paha | 1 | | n/a | 79 |
| Sheridan | 1 | | 440 | 75 |
| Thomas | 1 | | n/a | 150 |

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.

CHERRY COUNTY



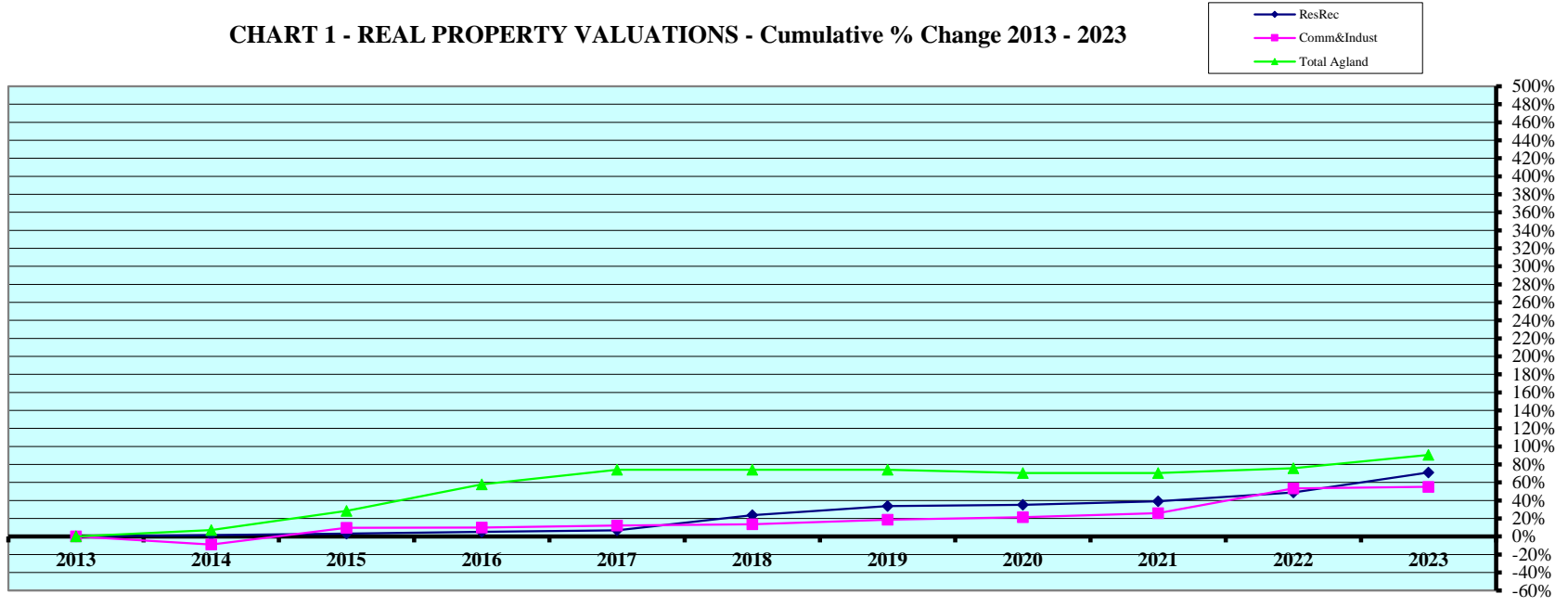
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 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 | 147,742,868 | - | - | - | 65,418,696 | - | - | - | 971,587,346 | - | - | - |
| 2014 | 150,063,977 | 2,321,109 | 1.57% | 1.57% | 59,534,324 | -5,884,372 | -8.99% | -8.99% | 1,039,548,926 | 67,961,580 | 6.99% | 6.99% |
| 2015 | 152,513,265 | 2,449,288 | 1.63% | 3.23% | 71,641,461 | 12,107,137 | 20.34% | 9.51% | 1,248,627,499 | 209,078,573 | 20.11% | 28.51% |
| 2016 | 155,426,698 | 2,913,433 | 1.91% | 5.20% | 71,864,809 | 223,348 | 0.31% | 9.85% | 1,532,752,277 | 284,124,778 | 22.75% | 57.76% |
| 2017 | 157,831,856 | 2,405,158 | 1.55% | 6.83% | 73,453,950 | 1,589,141 | 2.21% | 12.28% | 1,692,506,684 | 159,754,407 | 10.42% | 74.20% |
| 2018 | 182,828,906 | 24,997,050 | 15.84% | 23.75% | 74,247,195 | 793,245 | 1.08% | 13.50% | 1,691,346,572 | -1,160,112 | -0.07% | 74.08% |
| 2019 | 197,640,744 | 14,811,838 | 8.10% | 33.77% | 77,673,391 | 3,426,196 | 4.61% | 18.73% | 1,691,230,431 | -116,141 | -0.01% | 74.07% |
| 2020 | 199,519,091 | 1,878,347 | 0.95% | 35.04% | 79,350,744 | 1,677,353 | 2.16% | 21.30% | 1,656,238,814 | -34,991,617 | -2.07% | 70.47% |
| 2021 | 205,463,090 | 5,943,999 | 2.98% | 39.07% | 82,345,533 | 2,994,789 | 3.77% | 25.87% | 1,656,453,405 | 214,591 | 0.01% | 70.49% |
| 2022 | 219,895,655 | 14,432,565 | 7.02% | 48.84% | 100,333,389 | 17,987,856 | 21.84% | 53.37% | 1,709,098,305 | 52,644,900 | 3.18% | 75.91% |
| 2023 | 252,747,450 | 32,851,795 | 14.94% | 71.07% | 101,515,473 | 1,182,084 | 1.18% | 55.18% | 1,851,760,506 | 142,662,201 | 8.35% | 90.59% |

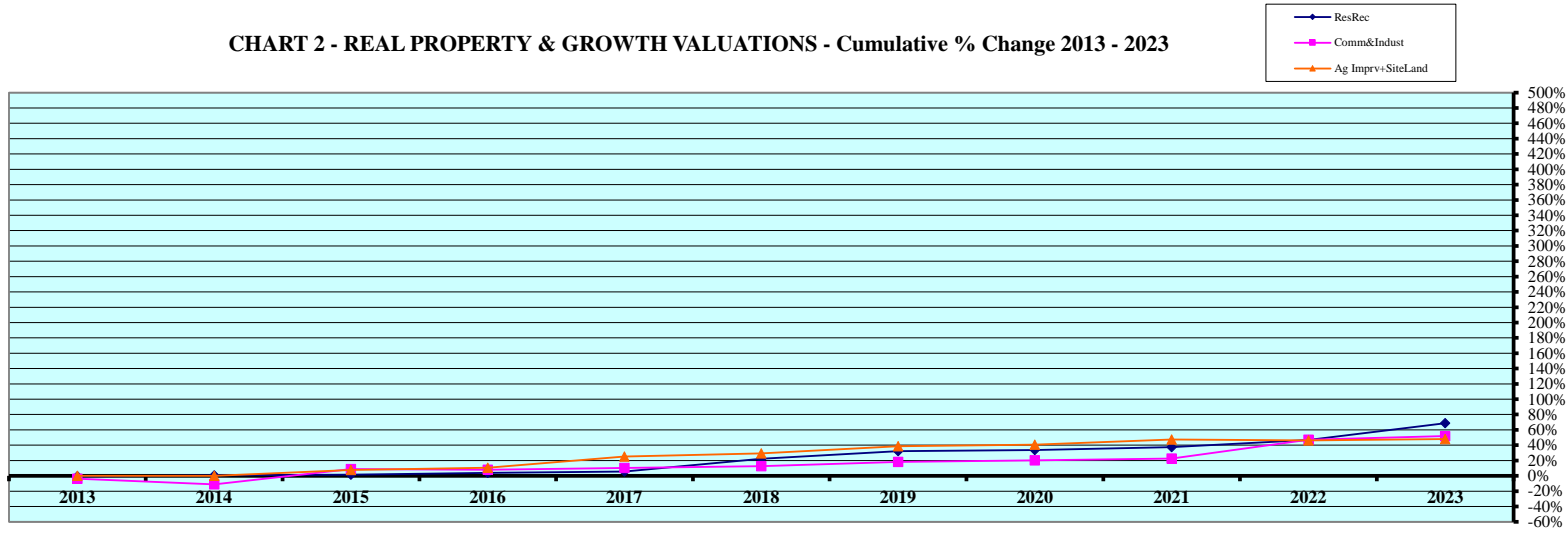
Rate Annual %chg: Residential & Recreational **5.52%** Commercial & Industrial **4.49%** Agricultural Land **6.66%**

Cnty# **16**
County **CHERRY**

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 | 147,742,868 | 969,061 | 0.66% | 146,773,807 | - | -0.66% | 65,418,696 | 2,412,010 | 3.69% | 63,006,686 | - | -3.69% |
| 2014 | 150,063,977 | 1,556,695 | 1.04% | 148,507,282 | 0.52% | 0.52% | 59,534,324 | 1,400,860 | 2.35% | 58,133,464 | -11.14% | -11.14% |
| 2015 | 152,513,265 | 2,572,357 | 1.69% | 149,940,908 | -0.08% | 1.49% | 71,641,461 | 484,969 | 0.68% | 71,156,492 | 19.52% | 8.77% |
| 2016 | 155,426,698 | 2,127,835 | 1.37% | 153,298,863 | 0.52% | 3.76% | 71,864,809 | 1,297,784 | 1.81% | 70,567,025 | -1.50% | 7.87% |
| 2017 | 157,831,856 | 1,844,613 | 1.17% | 155,987,243 | 0.36% | 5.58% | 73,453,950 | 1,352,167 | 1.84% | 72,101,783 | 0.33% | 10.22% |
| 2018 | 182,828,906 | 2,192,276 | 1.20% | 180,636,630 | 14.45% | 22.26% | 74,247,195 | 591,478 | 0.80% | 73,655,717 | 0.27% | 12.59% |
| 2019 | 197,640,744 | 2,510,216 | 1.27% | 195,130,528 | 6.73% | 32.07% | 77,673,391 | 437,452 | 0.56% | 77,235,939 | 4.03% | 18.06% |
| 2020 | 199,519,091 | 2,142,695 | 1.07% | 197,376,396 | -0.13% | 33.59% | 79,350,744 | 643,292 | 0.81% | 78,707,452 | 1.33% | 20.31% |
| 2021 | 205,463,090 | 2,199,991 | 1.07% | 203,263,099 | 1.88% | 37.58% | 82,345,533 | 2,084,586 | 2.53% | 80,260,947 | 1.15% | 22.69% |
| 2022 | 219,895,655 | 3,035,992 | 1.38% | 216,859,663 | 5.55% | 46.78% | 100,333,389 | 4,123,066 | 4.11% | 96,210,323 | 16.84% | 47.07% |
| 2023 | 252,747,450 | 3,555,439 | 1.41% | 249,192,011 | 13.32% | 68.67% | 101,515,473 | 2,132,080 | 2.10% | 99,383,393 | -0.95% | 51.92% |
| Rate Ann%chg | 5.52% | | | Resid & Recreat w/o growth 4.31% | | | 4.49% | | | C & I w/o growth 2.99% | | |

| 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 | 52,023,702 | 22,564,477 | 74,588,179 | 594,208 | 0.80% | 73,993,971 | - | - |
| 2014 | 53,676,500 | 26,463,220 | 80,139,720 | 5,555,696 | 6.93% | 74,584,024 | -0.01% | -0.01% |
| 2015 | 54,690,496 | 27,307,978 | 81,998,474 | 1,802,793 | 2.20% | 80,195,681 | 0.07% | 7.52% |
| 2016 | 56,526,157 | 30,637,545 | 87,163,702 | 4,697,960 | 5.39% | 82,465,742 | 0.57% | 10.56% |
| 2017 | 64,185,365 | 32,415,245 | 96,600,610 | 3,138,259 | 3.25% | 93,462,351 | 7.23% | 25.30% |
| 2018 | 65,405,692 | 34,374,063 | 99,779,755 | 3,256,868 | 3.26% | 96,522,887 | -0.08% | 29.41% |
| 2019 | 69,795,891 | 35,364,428 | 105,160,319 | 1,736,347 | 1.65% | 103,423,972 | 3.65% | 38.66% |
| 2020 | 71,621,975 | 35,784,670 | 107,406,645 | 2,401,107 | 2.24% | 105,005,538 | -0.15% | 40.78% |
| 2021 | 75,609,322 | 35,750,269 | 111,359,591 | 1,488,328 | 1.34% | 109,871,263 | 2.29% | 47.30% |
| 2022 | 74,156,794 | 36,908,739 | 111,065,533 | 1,993,581 | 1.79% | 109,071,952 | -2.05% | 46.23% |
| 2023 | 74,360,537 | 38,391,773 | 112,752,310 | 2,351,475 | 2.09% | 110,400,835 | -0.60% | 48.01% |
| Rate Ann%chg | 3.64% | 5.46% | 4.22% | Ag Imprv+Site w/o growth | | | 1.09% | |

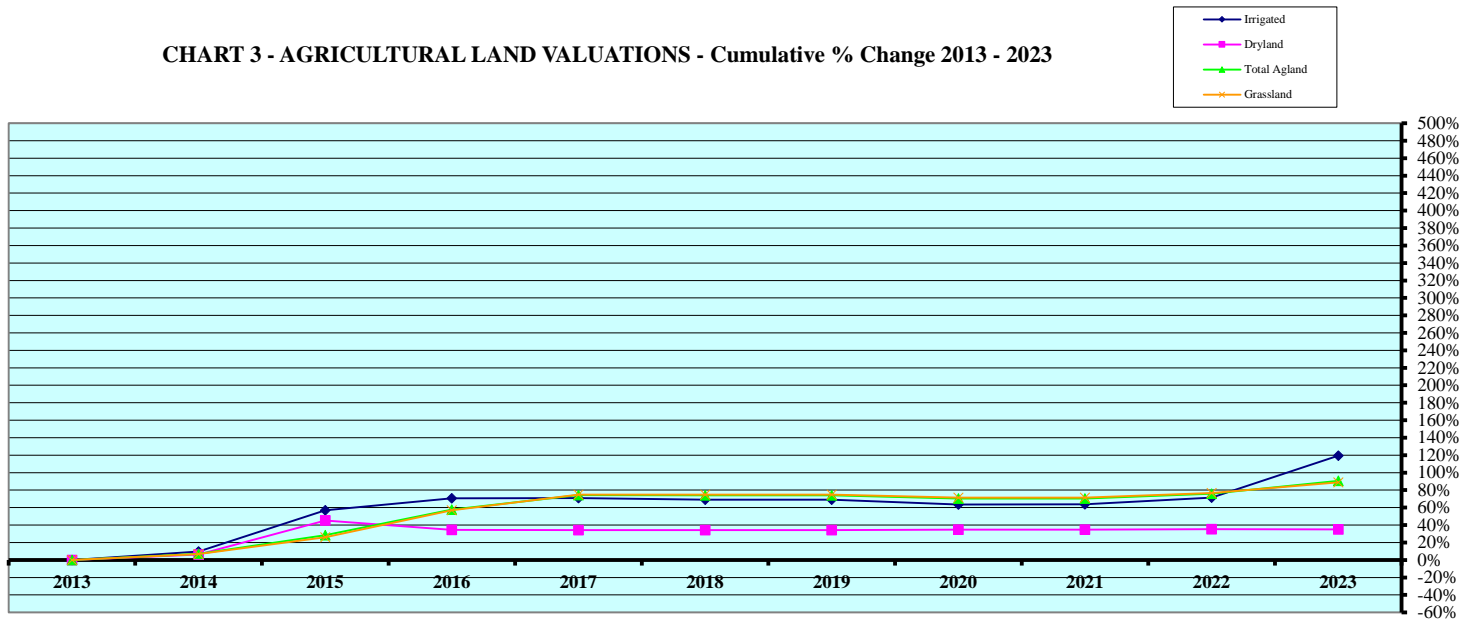
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 16
County CHERRY

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 | 72,106,310 | - | - | - | 9,049,307 | - | - | - | 887,861,578 | - | - | - |
| 2014 | 79,135,535 | 7,029,225 | 9.75% | 9.75% | 9,619,114 | 569,807 | 6.30% | 6.30% | 948,224,326 | 60,362,748 | 6.80% | 6.80% |
| 2015 | 113,204,323 | 34,068,788 | 43.05% | 57.00% | 13,140,222 | 3,521,108 | 36.61% | 45.21% | 1,119,198,393 | 170,974,067 | 18.03% | 26.06% |
| 2016 | 123,062,551 | 9,858,228 | 8.71% | 70.67% | 12,164,264 | -975,958 | -7.43% | 34.42% | 1,393,669,717 | 274,471,324 | 24.52% | 56.97% |
| 2017 | 123,216,481 | 153,930 | 0.13% | 70.88% | 12,139,396 | -24,868 | -0.20% | 34.15% | 1,553,253,850 | 159,584,133 | 11.45% | 74.94% |
| 2018 | 121,897,711 | -1,318,770 | -1.07% | 69.05% | 12,139,345 | -51 | 0.00% | 34.15% | 1,553,412,559 | 158,709 | 0.01% | 74.96% |
| 2019 | 121,811,611 | -86,100 | -0.07% | 68.93% | 12,139,345 | 0 | 0.00% | 34.15% | 1,553,374,343 | -38,216 | 0.00% | 74.96% |
| 2020 | 117,814,875 | -3,996,736 | -3.28% | 63.39% | 12,185,745 | 46,400 | 0.38% | 34.66% | 1,522,114,080 | -31,260,263 | -2.01% | 71.44% |
| 2021 | 118,174,776 | 359,901 | 0.31% | 63.89% | 12,185,745 | 0 | 0.00% | 34.66% | 1,521,968,995 | -145,085 | -0.01% | 71.42% |
| 2022 | 123,629,821 | 5,455,045 | 4.62% | 71.45% | 12,244,035 | 58,290 | 0.48% | 35.30% | 1,569,086,241 | 47,117,246 | 3.10% | 76.73% |
| 2023 | 158,204,376 | 34,574,555 | 27.97% | 119.40% | 12,228,085 | -15,950 | -0.13% | 35.13% | 1,676,913,696 | 107,827,455 | 6.87% | 88.87% |

Rate Ann.%chg: Irrigated **8.17%** Dryland **3.06%** Grassland **6.57%**

| 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 | 2,570,151 | - | - | - | 0 | - | - | - | 971,587,346 | - | - | - |
| 2014 | 2,569,951 | -200 | -0.01% | -0.01% | 0 | 0 | - | - | 1,039,548,926 | 67,961,580 | 6.99% | 6.99% |
| 2015 | 3,084,561 | 514,610 | 20.02% | 20.01% | 0 | 0 | - | - | 1,248,627,499 | 209,078,573 | 20.11% | 28.51% |
| 2016 | 3,855,745 | 771,184 | 25.00% | 50.02% | 0 | 0 | - | - | 1,532,752,277 | 284,124,778 | 22.75% | 57.76% |
| 2017 | 3,896,957 | 41,212 | 1.07% | 51.62% | 0 | 0 | - | - | 1,692,506,684 | 159,754,407 | 10.42% | 74.20% |
| 2018 | 3,896,957 | 0 | 0.00% | 51.62% | 0 | 0 | - | - | 1,691,346,572 | -1,160,112 | -0.07% | 74.08% |
| 2019 | 3,905,132 | 8,175 | 0.21% | 51.94% | 0 | 0 | - | - | 1,691,230,431 | -116,141 | -0.01% | 74.07% |
| 2020 | 3,921,289 | 16,157 | 0.41% | 52.57% | 202,825 | 202,825 | - | - | 1,656,238,814 | -34,991,617 | -2.07% | 70.47% |
| 2021 | 3,921,064 | -225 | -0.01% | 52.56% | 202,825 | 0 | 0.00% | - | 1,656,453,405 | 214,591 | 0.01% | 70.49% |
| 2022 | 3,928,227 | 7,163 | 0.18% | 52.84% | 209,981 | 7,156 | 3.53% | - | 1,709,098,305 | 52,644,900 | 3.18% | 75.91% |
| 2023 | 4,190,051 | 261,824 | 6.67% | 63.03% | 224,298 | 14,317 | 6.82% | - | 1,851,760,506 | 142,662,201 | 8.35% | 90.59% |

Cnty# **16**
County **CHERRY**

Rate Ann.%chg: Total Agric Land **6.66%**

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 | 72,253,109 | 50,839 | 1,421 | | | 9,093,408 | 19,362 | 470 | | | 888,119,849 | 3,462,086 | 257 | | |
| 2014 | 79,192,880 | 51,874 | 1,527 | 7.42% | 7.42% | 9,637,114 | 19,031 | 506 | 7.82% | 7.82% | 948,323,283 | 3,460,849 | 274 | 6.82% | 6.82% |
| 2015 | 113,514,073 | 53,169 | 2,135 | 39.85% | 50.22% | 13,168,922 | 18,671 | 705 | 39.28% | 50.18% | 1,119,118,685 | 3,459,262 | 324 | 18.06% | 26.11% |
| 2016 | 123,074,051 | 57,562 | 2,138 | 0.15% | 50.44% | 12,164,264 | 16,778 | 725 | 2.79% | 54.37% | 1,393,641,998 | 3,456,601 | 403 | 24.63% | 57.17% |
| 2017 | 123,216,481 | 57,631 | 2,138 | 0.00% | 50.44% | 12,139,396 | 16,744 | 725 | 0.00% | 54.37% | 1,553,247,294 | 3,455,885 | 449 | 11.48% | 75.21% |
| 2018 | 122,227,411 | 57,154 | 2,139 | 0.02% | 50.47% | 12,139,396 | 16,744 | 725 | 0.00% | 54.37% | 1,553,350,514 | 3,456,137 | 449 | 0.00% | 75.20% |
| 2019 | 121,811,611 | 56,956 | 2,139 | 0.01% | 50.48% | 12,139,345 | 16,744 | 725 | 0.00% | 54.37% | 1,553,405,228 | 3,456,270 | 449 | 0.00% | 75.20% |
| 2020 | 118,045,875 | 56,907 | 2,074 | -3.01% | 45.96% | 12,105,995 | 16,698 | 725 | 0.00% | 54.37% | 1,537,699,405 | 3,456,187 | 445 | -1.01% | 73.44% |
| 2021 | 118,174,776 | 56,798 | 2,081 | 0.30% | 46.40% | 12,185,745 | 16,808 | 725 | 0.00% | 54.37% | 1,521,986,698 | 3,455,433 | 440 | -1.00% | 71.70% |
| 2022 | 123,722,639 | 56,778 | 2,179 | 4.73% | 53.32% | 12,236,495 | 16,878 | 725 | 0.00% | 54.37% | 1,569,152,808 | 3,454,644 | 454 | 3.12% | 77.06% |
| 2023 | 158,697,176 | 56,866 | 2,791 | 28.07% | 96.36% | 12,228,085 | 16,866 | 725 | 0.00% | 54.37% | 1,676,817,155 | 3,454,397 | 485 | 6.87% | 89.23% |

Rate Annual %chg Average Value/Acre: 6.98% 4.44% 6.59%

| 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 | 2,576,131 | 52,816 | 49 | | | 0 | 0 | | | | 972,042,497 | 3,585,103 | 271 | | |
| 2014 | 2,570,301 | 52,700 | 49 | -0.01% | -0.01% | 0 | 0 | | | | 1,039,723,578 | 3,584,453 | 290 | 6.98% | 6.98% |
| 2015 | 3,083,927 | 52,693 | 59 | 20.00% | 19.99% | 0 | 0 | | | | 1,248,885,607 | 3,583,794 | 348 | 20.14% | 28.53% |
| 2016 | 3,855,745 | 52,743 | 73 | 24.91% | 49.88% | 0 | 0 | | | | 1,532,736,058 | 3,583,684 | 428 | 22.73% | 57.74% |
| 2017 | 3,896,957 | 53,315 | 73 | -0.02% | 49.86% | 0 | 0 | | | | 1,692,500,128 | 3,583,575 | 472 | 10.43% | 74.19% |
| 2018 | 3,896,957 | 53,315 | 73 | 0.00% | 49.86% | 0 | 0 | | | | 1,691,614,278 | 3,583,350 | 472 | -0.05% | 74.11% |
| 2019 | 3,896,957 | 53,315 | 73 | 0.00% | 49.86% | 0 | 0 | | | | 1,691,253,141 | 3,583,285 | 472 | -0.02% | 74.08% |
| 2020 | 3,878,820 | 53,180 | 73 | -0.21% | 49.54% | 202,825 | 477 | 425 | | | 1,671,932,920 | 3,583,448 | 467 | -1.15% | 72.08% |
| 2021 | 3,921,289 | 53,746 | 73 | 0.03% | 49.58% | 202,825 | 477 | 425 | 0.00% | | 1,656,471,333 | 3,583,262 | 462 | -0.92% | 70.50% |
| 2022 | 3,921,064 | 53,743 | 73 | 0.00% | 49.58% | 209,981 | 477 | 440 | 3.53% | | 1,709,242,987 | 3,582,520 | 477 | 3.21% | 75.97% |
| 2023 | 4,190,051 | 53,838 | 78 | 6.67% | 59.56% | 224,298 | 477 | 470 | 6.82% | | 1,852,156,765 | 3,582,445 | 517 | 8.36% | 90.68% |

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CHERRY

Rate Annual %chg Average Value/Acre: 6.67%

(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 |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|-------------|------------|------------|---------------|------------|------------|----------|---------------|
| 5,455 | CHERRY | 69,414,837 | 13,708,120 | 3,099,895 | 245,422,076 | 101,515,473 | 0 | 7,325,374 | 1,851,760,506 | 74,360,537 | 38,391,773 | 6,405 | 2,405,004,996 |
| cnty sectorvalue % of total value: | | 2.89% | 0.57% | 0.13% | 10.20% | 4.22% | | 0.30% | 77.00% | 3.09% | 1.60% | 0.00% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 168 | CODY | 117,683 | 419,899 | 65,359 | 7,745,298 | 981,622 | 0 | 0 | 0 | 0 | 0 | 0 | 9,329,861 |
| 3.08% | %sector of county sector | 0.17% | 3.06% | 2.11% | 3.16% | 0.97% | | | | | | | 0.39% |
| | %sector of municipality | 1.26% | 4.50% | 0.70% | 83.02% | 10.52% | | | | | | | 100.00% |
| 71 | CROOKSTON | 492,931 | 433,569 | 67,486 | 1,623,075 | 1,316,241 | 0 | 0 | 0 | 0 | 0 | 0 | 3,933,302 |
| 1.30% | %sector of county sector | 0.71% | 3.16% | 2.18% | 0.66% | 1.30% | | | | | | | 0.16% |
| | %sector of municipality | 12.53% | 11.02% | 1.72% | 41.26% | 33.46% | | | | | | | 100.00% |
| 63 | KILGORE | 282,692 | 583,797 | 90,870 | 2,676,538 | 791,831 | 0 | 0 | 0 | 0 | 0 | 0 | 4,425,728 |
| 1.15% | %sector of county sector | 0.41% | 4.26% | 2.93% | 1.09% | 0.78% | | | | | | | 0.18% |
| | %sector of municipality | 6.39% | 13.19% | 2.05% | 60.48% | 17.89% | | | | | | | 100.00% |
| 87 | MERRIMAN | 22,103 | 265,519 | 41,329 | 2,672,018 | 606,192 | 0 | 0 | 73,475 | 0 | 0 | 0 | 3,680,636 |
| 1.59% | %sector of county sector | 0.03% | 1.94% | 1.33% | 1.09% | 0.60% | | | 0.00% | 0.60% | | | 0.15% |
| | %sector of municipality | 0.60% | 7.21% | 1.12% | 72.60% | 16.47% | | | 2.00% | | | | 100.00% |
| 17 | NENZEL | 30,662 | 120 | 27 | 570,118 | 49,639 | 0 | 0 | 0 | 0 | 0 | 0 | 650,566 |
| 0.31% | %sector of county sector | 0.04% | 0.00% | 0.00% | 0.23% | 0.05% | | | | | | | 0.03% |
| | %sector of municipality | 4.71% | 0.02% | 0.00% | 87.63% | 7.63% | | | | | | | 100.00% |
| 2,633 | VALENTINE | 11,256,612 | 1,539,297 | 89,718 | 147,482,364 | 68,541,900 | 0 | 0 | 35,560 | 0 | 0 | 0 | 228,945,451 |
| 48.27% | %sector of county sector | 16.22% | 11.23% | 2.89% | 60.09% | 67.52% | | | 0.00% | | | | 9.52% |
| | %sector of municipality | 4.92% | 0.67% | 0.04% | 64.42% | 29.94% | | | 0.02% | | | | 100.00% |
| 46 | WOOD LAKE | 75,678 | 283,745 | 37,022 | 2,245,688 | 195,737 | 0 | 0 | 0 | 0 | 0 | 0 | 2,837,870 |
| 0.84% | %sector of county sector | 0.11% | 2.07% | 1.19% | 0.92% | 0.19% | | | | | | | 0.12% |
| | %sector of municipality | 2.67% | 10.00% | 1.30% | 79.13% | 6.90% | | | | | | | 100.00% |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 3,086 | Total Municipalities | 12,278,362 | 3,525,947 | 391,811 | 165,015,105 | 72,483,164 | 0 | 0 | 109,035 | 0 | 0 | 0 | 253,803,421 |
| 56.56% | %all municip.sectors of cnty | 17.69% | 25.72% | 12.64% | 67.24% | 71.40% | | | 0.01% | | | | 10.55% |

16 CHERRY

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

| | | | | |
|--|-------------------------|------------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 14,892 | Value : 2,730,378,855 | Growth 6,729,872 | 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 | 489 | 3,899,526 | 95 | 5,282,528 | 152 | 13,099,384 | 736 | 22,281,438 | |
| 02. Res Improve Land | 1,468 | 21,507,707 | 139 | 12,865,566 | 185 | 13,862,631 | 1,792 | 48,235,904 | |
| 03. Res Improvements | 1,514 | 170,506,198 | 139 | 30,468,015 | 202 | 33,523,969 | 1,855 | 234,498,182 | |
| 04. Res Total | 2,003 | 195,913,431 | 234 | 48,616,109 | 354 | 60,485,984 | 2,591 | 305,015,524 | 1,150,570 |
| % of Res Total | 77.31 | 64.23 | 9.03 | 15.94 | 13.66 | 19.83 | 17.40 | 11.17 | 17.10 |
| 05. Com UnImp Land | 170 | 1,801,168 | 33 | 720,672 | 17 | 3,366,426 | 220 | 5,888,266 | |
| 06. Com Improve Land | 394 | 6,599,790 | 26 | 697,534 | 40 | 3,157,219 | 460 | 10,454,543 | |
| 07. Com Improvements | 402 | 68,426,786 | 27 | 5,275,650 | 45 | 16,802,242 | 474 | 90,504,678 | |
| 08. Com Total | 572 | 76,827,744 | 60 | 6,693,856 | 62 | 23,325,887 | 694 | 106,847,487 | 4,191,980 |
| % of Com Total | 82.42 | 71.90 | 8.65 | 6.26 | 8.93 | 21.83 | 4.66 | 3.91 | 62.29 |
| 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 | 14 | 864,423 | 14 | 864,423 | |
| 14. Rec Improve Land | 0 | 0 | 1 | 331,731 | 30 | 3,685,814 | 31 | 4,017,545 | |
| 15. Rec Improvements | 0 | 0 | 1 | 135,101 | 30 | 4,611,723 | 31 | 4,746,824 | |
| 16. Rec Total | 0 | 0 | 1 | 466,832 | 44 | 9,161,960 | 45 | 9,628,792 | 158,337 |
| % of Rec Total | 0.00 | 0.00 | 2.22 | 4.85 | 97.78 | 95.15 | 0.30 | 0.35 | 2.35 |
| Res & Rec Total | 2,003 | 195,913,431 | 235 | 49,082,941 | 398 | 69,647,944 | 2,636 | 314,644,316 | 1,308,907 |
| % of Res & Rec Total | 75.99 | 62.27 | 8.92 | 15.60 | 15.10 | 22.14 | 17.70 | 11.52 | 19.45 |
| Com & Ind Total | 572 | 76,827,744 | 60 | 6,693,856 | 62 | 23,325,887 | 694 | 106,847,487 | 4,191,980 |
| % of Com & Ind Total | 82.42 | 71.90 | 8.65 | 6.26 | 8.93 | 21.83 | 4.66 | 3.91 | 62.29 |
| 17. Taxable Total | 2,575 | 272,741,175 | 295 | 55,776,797 | 460 | 92,973,831 | 3,330 | 421,491,803 | 5,500,887 |
| % of Taxable Total | 77.33 | 64.71 | 8.86 | 13.23 | 13.81 | 22.06 | 22.36 | 15.44 | 81.74 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| 19. Commercial | 2 | 105,178 | 2,460,680 | 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 | 0 | 0 | 0 |
| 19. Commercial | 0 | 0 | 0 | 2 | 105,178 | 2,460,680 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 2 | 105,178 | 2,460,680 |

Schedule III : Mineral Interest Records

| Mineral Interest | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 6 | 6,405 | 6 | 6,405 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 6 | 6,405 | 6 | 6,405 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 274 | 43 | 551 | 868 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-----------|---------|---------------|---------|---------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 40 | 1,850,632 | 10,367 | 1,896,252,706 | 10,407 | 1,898,103,338 |
| 28. Ag-Improved Land | 0 | 0 | 8 | 647,664 | 1,058 | 269,587,894 | 1,066 | 270,235,558 |
| 29. Ag Improvements | 0 | 0 | 9 | 551,324 | 1,140 | 139,990,427 | 1,149 | 140,541,751 |

| | | | | | |
|--------------|--|--|--|--------|---------------|
| 30. Ag Total | | | | 11,556 | 2,308,880,647 |
|--------------|--|--|--|--------|---------------|

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 | 7 | 7.00 | 140,000 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 8 | 0.00 | 462,679 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 1 | 1.00 | 1,000 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 4 | 15.00 | 15,000 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 6 | 0.00 | 88,645 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 16 | 95.26 | 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 | 91 | 91.00 | 1,815,000 | 91 | 91.00 | 1,815,000 | |
| 32. HomeSite Improv Land | 772 | 770.22 | 15,404,400 | 779 | 777.22 | 15,544,400 | |
| 33. HomeSite Improvements | 852 | 0.00 | 102,347,112 | 860 | 0.00 | 102,809,791 | 953,880 |
| 34. HomeSite Total | | | | 951 | 868.22 | 120,169,191 | |
| 35. FarmSite UnImp Land | 34 | 86.28 | 86,280 | 35 | 87.28 | 87,280 | |
| 36. FarmSite Improv Land | 630 | 2,293.41 | 2,292,910 | 634 | 2,308.41 | 2,307,910 | |
| 37. FarmSite Improvements | 998 | 0.00 | 37,643,315 | 1,004 | 0.00 | 37,731,960 | 275,105 |
| 38. FarmSite Total | | | | 1,039 | 2,395.69 | 40,127,150 | |
| 39. Road & Ditches | 1,681 | 10,352.57 | 0 | 1,697 | 10,447.83 | 0 | |
| 40. Other- Non Ag Use | 19 | 891.56 | 646,325 | 19 | 891.56 | 646,325 | |
| 41. Total Section VI | | | | 1,990 | 14,603.30 | 160,942,666 | 1,228,985 |

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 | 26 | 4,048.72 | 1,751,068 | 26 | 4,048.72 | 1,751,068 |

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 | 453.82 | 0.78% | 1,361,460 | 0.79% | 3,000.00 |
| 46. 1A | 7,024.18 | 12.12% | 21,068,040 | 12.16% | 2,999.36 |
| 47. 2A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 48. 2A | 17,552.47 | 30.28% | 52,279,668 | 30.17% | 2,978.48 |
| 49. 3A1 | 4,218.29 | 7.28% | 12,654,879 | 7.30% | 3,000.00 |
| 50. 3A | 3,051.60 | 5.26% | 9,154,800 | 5.28% | 3,000.00 |
| 51. 4A1 | 17,880.96 | 30.84% | 53,407,470 | 30.82% | 2,986.83 |
| 52. 4A | 7,791.42 | 13.44% | 23,374,260 | 13.49% | 3,000.00 |
| 53. Total | 57,972.74 | 100.00% | 173,300,577 | 100.00% | 2,989.35 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 4,313.67 | 26.29% | 4,313,670 | 26.29% | 1,000.00 |
| 56. 2D1 | 40.00 | 0.24% | 40,000 | 0.24% | 1,000.00 |
| 57. 2D | 6,705.62 | 40.87% | 6,705,620 | 40.87% | 1,000.00 |
| 58. 3D1 | 1,141.28 | 6.96% | 1,141,280 | 6.96% | 1,000.00 |
| 59. 3D | 125.00 | 0.76% | 125,000 | 0.76% | 1,000.00 |
| 60. 4D1 | 1,113.03 | 6.78% | 1,113,030 | 6.78% | 1,000.00 |
| 61. 4D | 2,966.69 | 18.08% | 2,966,690 | 18.08% | 1,000.00 |
| 62. Total | 16,405.29 | 100.00% | 16,405,290 | 100.00% | 1,000.00 |
| Grass | | | | | |
| 63. 1G1 | 248,407.37 | 7.19% | 172,412,710 | 8.83% | 694.07 |
| 64. 1G | 1,627.01 | 0.05% | 1,106,367 | 0.06% | 680.00 |
| 65. 2G1 | 91,910.32 | 2.66% | 62,494,692 | 3.20% | 679.95 |
| 66. 2G | 62,169.57 | 1.80% | 42,272,076 | 2.17% | 679.95 |
| 67. 3G1 | 24,437.77 | 0.71% | 16,661,423 | 0.85% | 681.79 |
| 68. 3G | 2,916,734.15 | 84.46% | 1,600,708,044 | 81.98% | 548.80 |
| 69. 4G1 | 82,201.51 | 2.38% | 43,155,829 | 2.21% | 525.00 |
| 70. 4G | 26,044.30 | 0.75% | 13,673,272 | 0.70% | 525.00 |
| 71. Total | 3,453,532.00 | 100.00% | 1,952,484,413 | 100.00% | 565.36 |
| Irrigated Total | | | | | |
| | 57,972.74 | 1.62% | 173,300,577 | 8.07% | 2,989.35 |
| Dry Total | | | | | |
| | 16,405.29 | 0.46% | 16,405,290 | 0.76% | 1,000.00 |
| Grass Total | | | | | |
| | 3,453,532.00 | 96.41% | 1,952,484,413 | 90.90% | 565.36 |
| 72. Waste | 53,838.28 | 1.50% | 5,374,778 | 0.25% | 99.83 |
| 73. Other | 497.23 | 0.01% | 372,923 | 0.02% | 750.00 |
| 74. Exempt | 7,306.40 | 0.20% | 4,017,463 | 0.19% | 549.86 |
| 75. Market Area Total | 3,582,245.54 | 100.00% | 2,147,937,981 | 100.00% | 599.61 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|-----------------|------------------|---------------------|----------------------|---------------------|----------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 12.86 | 38,580 | 57,959.88 | 173,261,997 | 57,972.74 | 173,300,577 |
| 77. Dry Land | 0.00 | 0 | 269.25 | 269,250 | 16,136.04 | 16,136,040 | 16,405.29 | 16,405,290 |
| 78. Grass | 0.00 | 0 | 3,769.65 | 2,034,266 | 3,449,762.35 | 1,950,450,147 | 3,453,532.00 | 1,952,484,413 |
| 79. Waste | 0.00 | 0 | 2.00 | 200 | 53,836.28 | 5,374,578 | 53,838.28 | 5,374,778 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 497.23 | 372,923 | 497.23 | 372,923 |
| 81. Exempt | 0.00 | 0 | 395.69 | 203,778 | 6,910.71 | 3,813,685 | 7,306.40 | 4,017,463 |
| 82. Total | 0.00 | 0 | 4,053.76 | 2,342,296 | 3,578,191.78 | 2,145,595,685 | 3,582,245.54 | 2,147,937,981 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|---------------------|----------------|----------------------|----------------|-------------------------|
| Irrigated | 57,972.74 | 1.62% | 173,300,577 | 8.07% | 2,989.35 |
| Dry Land | 16,405.29 | 0.46% | 16,405,290 | 0.76% | 1,000.00 |
| Grass | 3,453,532.00 | 96.41% | 1,952,484,413 | 90.90% | 565.36 |
| Waste | 53,838.28 | 1.50% | 5,374,778 | 0.25% | 99.83 |
| Other | 497.23 | 0.01% | 372,923 | 0.02% | 750.00 |
| Exempt | 7,306.40 | 0.20% | 4,017,463 | 0.19% | 549.86 |
| Total | 3,582,245.54 | 100.00% | 2,147,937,981 | 100.00% | 599.61 |

Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 83.1 N/a Or Error | 2 | 258 | 0 | 0 | 1 | 20,287 | 3 | 20,545 | 0 |
| 83.2 Cody | 50 | 417,845 | 101 | 366,667 | 101 | 8,134,830 | 151 | 8,919,342 | 28,300 |
| 83.3 Crookston | 65 | 144,727 | 45 | 131,749 | 53 | 1,528,384 | 118 | 1,804,860 | 0 |
| 83.4 Kilgore | 55 | 241,908 | 50 | 191,292 | 51 | 2,472,473 | 106 | 2,905,673 | 0 |
| 83.5 Merriman | 79 | 157,291 | 84 | 162,608 | 87 | 2,519,740 | 166 | 2,839,639 | 0 |
| 83.6 Nenzel | 8 | 67,128 | 9 | 130,896 | 9 | 686,647 | 17 | 884,671 | 0 |
| 83.7 Rural | 156 | 13,406,452 | 215 | 17,553,641 | 231 | 37,812,545 | 387 | 68,772,638 | 1,280,607 |
| 83.8 Rural V | 102 | 5,834,478 | 140 | 13,192,101 | 140 | 30,905,976 | 242 | 49,932,555 | 0 |
| 83.9 Valentine | 142 | 2,606,413 | 1,123 | 20,406,687 | 1,154 | 153,044,830 | 1,296 | 176,057,930 | 0 |
| 83.10 Wood Lake | 91 | 269,361 | 56 | 117,808 | 59 | 2,119,294 | 150 | 2,506,463 | 0 |
| 84 Residential Total | 750 | 23,145,861 | 1,823 | 52,253,449 | 1,886 | 239,245,006 | 2,636 | 314,644,316 | 1,308,907 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line# I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|----------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Cody | 11 | 51,249 | 28 | 46,152 | 30 | 1,014,770 | 41 | 1,112,171 | 0 |
| 85.2 | Crookston | 9 | 12,206 | 8 | 23,401 | 8 | 1,303,630 | 17 | 1,339,237 | 0 |
| 85.3 | Kilgore | 10 | 22,831 | 14 | 30,410 | 14 | 777,555 | 24 | 830,796 | 0 |
| 85.4 | Merriman | 13 | 22,718 | 21 | 67,515 | 22 | 575,790 | 35 | 666,023 | 0 |
| 85.5 | Nenzel | 1 | 1,620 | 3 | 4,770 | 3 | 46,965 | 4 | 53,355 | 0 |
| 85.6 | Rural | 17 | 3,366,426 | 39 | 3,155,184 | 44 | 16,760,377 | 61 | 23,281,987 | 1,227,000 |
| 85.7 | Rural V | 33 | 720,672 | 26 | 697,534 | 27 | 5,275,650 | 60 | 6,693,856 | 0 |
| 85.8 | Valentine | 119 | 1,682,683 | 314 | 6,415,677 | 318 | 64,562,491 | 437 | 72,660,851 | 2,964,980 |
| 85.9 | Wood Lake | 7 | 7,861 | 7 | 13,900 | 8 | 187,450 | 15 | 209,211 | 0 |
| 86 | Commercial Total | 220 | 5,888,266 | 460 | 10,454,543 | 474 | 90,504,678 | 694 | 106,847,487 | 4,191,980 |

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 | 248,336.57 | 7.19% | 172,341,910 | 8.83% | 693.99 |
| 88. 1G | 1,627.01 | 0.05% | 1,106,367 | 0.06% | 680.00 |
| 89. 2G1 | 91,906.32 | 2.66% | 62,490,692 | 3.20% | 679.94 |
| 90. 2G | 62,169.57 | 1.80% | 42,272,076 | 2.17% | 679.95 |
| 91. 3G1 | 24,295.77 | 0.70% | 16,519,423 | 0.85% | 679.93 |
| 92. 3G | 2,916,231.65 | 84.46% | 1,600,205,544 | 81.99% | 548.72 |
| 93. 4G1 | 82,201.51 | 2.38% | 43,155,829 | 2.21% | 525.00 |
| 94. 4G | 26,044.30 | 0.75% | 13,673,272 | 0.70% | 525.00 |
| 95. Total | 3,452,812.70 | 100.00% | 1,951,765,113 | 100.00% | 565.27 |
| CRP | | | | | |
| 96. 1C1 | 70.80 | 9.84% | 70,800 | 9.84% | 1,000.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 4.00 | 0.56% | 4,000 | 0.56% | 1,000.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 142.00 | 19.74% | 142,000 | 19.74% | 1,000.00 |
| 101. 3C | 502.50 | 69.86% | 502,500 | 69.86% | 1,000.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 719.30 | 100.00% | 719,300 | 100.00% | 1,000.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 3,452,812.70 | 99.98% | 1,951,765,113 | 99.96% | 565.27 |
| CRP Total | 719.30 | 0.02% | 719,300 | 0.04% | 1,000.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 3,453,532.00 | 100.00% | 1,952,484,413 | 100.00% | 565.36 |

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

16 Cherry

| | 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 | 245,422,076 | 305,015,524 | 59,593,448 | 24.28% | 1,150,570 | 23.81% |
| 02. Recreational | 7,325,374 | 9,628,792 | 2,303,418 | 31.44% | 158,337 | 29.28% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 74,360,537 | 120,169,191 | 45,808,654 | 61.60% | 953,880 | 60.32% |
| 04. Total Residential (sum lines 1-3) | 327,107,987 | 434,813,507 | 107,705,520 | 32.93% | 2,262,787 | 32.23% |
| 05. Commercial | 101,515,473 | 106,847,487 | 5,332,014 | 5.25% | 4,191,980 | 1.12% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 101,515,473 | 106,847,487 | 5,332,014 | 5.25% | 4,191,980 | 1.12% |
| 08. Ag-Farmsite Land, Outbuildings | 37,886,404 | 40,127,150 | 2,240,746 | 5.91% | 275,105 | 5.19% |
| 09. Minerals | 6,405 | 6,405 | 0 | 0.00 | 0 | 0.00% |
| 10. Non Ag Use Land | 505,369 | 646,325 | 140,956 | 27.89% | | |
| 11. Total Non-Agland (sum lines 8-10) | 38,398,178 | 40,779,880 | 2,381,702 | 6.20% | 275,105 | 5.49% |
| 12. Irrigated | 158,204,376 | 173,300,577 | 15,096,201 | 9.54% | | |
| 13. Dryland | 12,228,085 | 16,405,290 | 4,177,205 | 34.16% | | |
| 14. Grassland | 1,676,913,696 | 1,952,484,413 | 275,570,717 | 16.43% | | |
| 15. Wasteland | 4,190,051 | 5,374,778 | 1,184,727 | 28.27% | | |
| 16. Other Agland | 224,298 | 372,923 | 148,625 | 66.26% | | |
| 17. Total Agricultural Land | 1,851,760,506 | 2,147,937,981 | 296,177,475 | 15.99% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 2,318,782,144 | 2,730,378,855 | 411,596,711 | 17.75% | 6,729,872 | 17.46% |

2024 Assessment Survey for Cherry County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | One |
| 2. | Appraiser(s) on staff: |
| | None |
| 3. | Other full-time employees: |
| | One clerk and one field appraisal staff |
| 4. | Other part-time employees: |
| | None |
| 5. | Number of shared employees: |
| | None |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$199,558 assessor's budget & \$136,248 appraisal budget. |
| 7. | Adopted budget, or granted budget if different from above: |
| | Same |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | N/A |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | \$136,248 |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$19,398 for MIPS; \$27,748 for Beacon |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$8,685 (Travel \$4,965, Training \$3720) |
| 12. | Amount of last year's assessor's budget not used: |
| | \$8,111 from the general budget and \$26,851 from the appraisal budget. |

B. Computer, Automation Information and GIS

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

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? |
| | The City of Valentine is the only zoned municipality. |
| 4. | When was zoning implemented? |
| | 2000 |

D. Contracted Services

| | |
|-----------|----------------------------|
| 1. | Appraisal Services: |
| | Lake Mac Appraisal |
| 2. | GIS Services: |
| | Schneider Geospatial |
| 3. | Other services: |
| | MIPS |

E. Appraisal /Listing Services

| | |
|-----------|---|
| 1. | List any outside appraisal or listing services employed by the county for the current assessment year |
| | Lake Mac Appraisal, MIPS |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Lake Mac Appraisal is under contract. |
| 3. | What appraisal certifications or qualifications does the County require? |
| | <ul style="list-style-type: none"> 1) Ability to promote positive public relations. 2) Experience in ad valorem tax appraisal. 3) Familiarity with NDR/PAD statutes and regulations. 4) Familiarity and appreciation of the area. |
| 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. |

2024 Residential Assessment Survey for Cherry County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | |
|------------------------|---|------------------------|--|---|--|---|--|---|--|---|--|---|---|-------|--|-------|--|
| | The Assessor's Office; MIPS Appraisal, Lake Mac Appraisal | | | | | | | | | | | | | | | | |
| 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>City of Valentine—Full services, elementary, middle, high school. Population approximately 2800.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Rural V—Area outside of Valentine City limits but within one mile jurisdiction. Approximately 100 residents. Rely on City of Valentine for services and schools.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Villages—All county villages except Merriman. Approximately 400 people, Cody, Crookston, Kilgore, Nenzel, Wood Lake, and Cody (being the prominent village with its own school system). All villages differ in distances from Valentine.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Merriman Village—60 miles west of Valentine with a population of approximately 118. No school or grocery store and very few operating businesses. Current analysis by TVI indicates separate depreciation schedule is warranted.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural—The remaining “4500” class countywide, after Rural V. Rural is designated by neighborhoods that differ in location and aesthetic value.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings throughout Cherry County.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings throughout Cherry County</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | City of Valentine—Full services, elementary, middle, high school. Population approximately 2800. | 2 | Rural V—Area outside of Valentine City limits but within one mile jurisdiction. Approximately 100 residents. Rely on City of Valentine for services and schools. | 3 | Villages—All county villages except Merriman. Approximately 400 people, Cody, Crookston, Kilgore, Nenzel, Wood Lake, and Cody (being the prominent village with its own school system). All villages differ in distances from Valentine. | 4 | Merriman Village—60 miles west of Valentine with a population of approximately 118. No school or grocery store and very few operating businesses. Current analysis by TVI indicates separate depreciation schedule is warranted. | 5 | Rural—The remaining “4500” class countywide, after Rural V. Rural is designated by neighborhoods that differ in location and aesthetic value. | AG DW | Agricultural dwellings throughout Cherry County. | AG OB | Agricultural outbuildings throughout Cherry County |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | |
| 1 | City of Valentine—Full services, elementary, middle, high school. Population approximately 2800. | | | | | | | | | | | | | | | | |
| 2 | Rural V—Area outside of Valentine City limits but within one mile jurisdiction. Approximately 100 residents. Rely on City of Valentine for services and schools. | | | | | | | | | | | | | | | | |
| 3 | Villages—All county villages except Merriman. Approximately 400 people, Cody, Crookston, Kilgore, Nenzel, Wood Lake, and Cody (being the prominent village with its own school system). All villages differ in distances from Valentine. | | | | | | | | | | | | | | | | |
| 4 | Merriman Village—60 miles west of Valentine with a population of approximately 118. No school or grocery store and very few operating businesses. Current analysis by TVI indicates separate depreciation schedule is warranted. | | | | | | | | | | | | | | | | |
| 5 | Rural—The remaining “4500” class countywide, after Rural V. Rural is designated by neighborhoods that differ in location and aesthetic value. | | | | | | | | | | | | | | | | |
| AG DW | Agricultural dwellings throughout Cherry County. | | | | | | | | | | | | | | | | |
| AG OB | Agricultural outbuildings throughout Cherry County | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | |
| | Primarily the cost and sales approaches (with a limited use of comparable sales) are used to estimate the market value. | | | | | | | | | | | | | | | | |
| 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? | | | | | | | | | | | | | | | | |
| | Our contracted appraisal companies will be responsible for developing appropriate depreciation tables and training our office to do so as well. | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | |
| | Each valuation group has its own table. | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | |
| | Vacant lot sales in similar neighborhoods are reviewed and a cost per square foot is derived from the market. If there are not significant sales, a building to land ratio is used. | | | | | | | | | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

Neighborhoods were established using similar locations and aesthetic qualities. Vacant land sales were reviewed, and values were established according to the market.

8. Are there form 191 applications on file?

Only one.

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

The previously contracted appraisal firm, Tax Valuation, Inc. performed a discounted cash flow that is still being utilized.

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 | 2022 | 2022 | 2022 | 2022 |
| 2 | 2022 | 2022 | 2022 | 2022 |
| 3 | 2019 | 2017 | 2018 | 2018 |
| 4 | 2022 | 2022 | 2022 | 2022 |
| 5 | 2019 | 2017 | 2018 | 2018 |
| AG DW | 2019 | 2017 | 2017 | 2017 |
| AG OB | 2019 | 2017 | 2017 | 2017 |

Although the rural residential valuation group (5) and improvements on agricultural do not have an updated cost index, a percentage increase may be applied, since without a physical inspection the data rollover from Terra Scan has errors in outbuildings (there is a mismatch of data without an actual physical inspection).

2024 Commercial Assessment Survey for Cherry County

| 1. | Valuation data collection done by: | | | | | | | | | | | |
|------------------------|---|--|------------------------|--|---|--|---|--|---|---|---|--|
| | Central Plains Appraisal for appraisal maintenance. Pick-up work by office staff, Lake Mac Appraisal and MIPS. | | | | | | | | | | | |
| 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>City of Valentine-Full services, elementary, middle, high school. Population approximately 2800. The only group with significant sales to measure.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Rural V- area outside of Valentine City limits, but within one mile jurisdiction. Approximately 100 residents. Rely on City of Valentine for services and schools. Very little commercial influence.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Villages-all county villages except Merriman. Approximately 400 people, Cody, Crookston, Kilgore, Nenzel, Wood Lake, and Cody (being the prominent village with its own school system). All villages differ in distances from Valentine. Very little commercial activity, if any, with the exception of Cody Village.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural-Valuation grouping outside of Valentine and the above villages. Also includes Merriman Village. Very little commercial activity.</td> </tr> </tbody> </table> | | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | City of Valentine-Full services, elementary, middle, high school. Population approximately 2800. The only group with significant sales to measure. | 2 | Rural V- area outside of Valentine City limits, but within one mile jurisdiction. Approximately 100 residents. Rely on City of Valentine for services and schools. Very little commercial influence. | 3 | Villages-all county villages except Merriman. Approximately 400 people, Cody, Crookston, Kilgore, Nenzel, Wood Lake, and Cody (being the prominent village with its own school system). All villages differ in distances from Valentine. Very little commercial activity, if any, with the exception of Cody Village. | 5 | Rural-Valuation grouping outside of Valentine and the above villages. Also includes Merriman Village. Very little commercial activity. |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | |
| 1 | City of Valentine-Full services, elementary, middle, high school. Population approximately 2800. The only group with significant sales to measure. | | | | | | | | | | | |
| 2 | Rural V- area outside of Valentine City limits, but within one mile jurisdiction. Approximately 100 residents. Rely on City of Valentine for services and schools. Very little commercial influence. | | | | | | | | | | | |
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| 5 | Rural-Valuation grouping outside of Valentine and the above villages. Also includes Merriman Village. Very little commercial activity. | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | |
| | Central Plains did develop an income approach limited to motels, mini-storage and assisted living. However the cost approach was ultimately used for all commercial. | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | |
| | Any unique commercial properties would be valued by the contracted appraisal service. | | | | | | | | | | | |
| 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? | | | | | | | | | | | |
| | The contracted appraisal service developed depreciation tables based on market analysis and built tables in the CAMA system. | | | | | | | | | | | |
| 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. | | | | | | | | | | | |
| | Two commercial tables were developed—one for Valentine and one for Small Towns/Villages commercial. | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | |
| | There were few vacant lots, so a building to land ratio was determined to establish lot values and serve as an equalization factor. | | | | | | | | | | | |
| | | | | | | | | | | | | |

| | | | | | |
|----|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 7. | <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 | 2021 | 2021 | 2021 | 2021 |
| | 2 | 2021 | 2021 | 2021 | 2021 |
| | 3 | 2021 | 2021 | 2021 | 2021 |
| | 5 | 2021 | 2021 | 2021 | 2021 |
| | | | | | |

2024 Agricultural Assessment Survey for Cherry County

| 1. | Valuation data collection done by: | | | | | | | |
|--------------------|--|--------------------------------|--------------------|--|--------------------------------|---|--|------|
| | The Assessor's Office, unless there is a unique property--then the contracted appraisal service would be utilized. | | | | | | | |
| 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There is currently only one market area.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | There is currently only one market area. | 2021 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | |
| 1 | There is currently only one market area. | 2021 | | | | | | |
| | Land use is continually being reviewed with aid of Beacon, NRD certifications, and Google Earth. The county is current with its soil conversions. Improvements are also continually monitored with aid of Beacon and Google Earth. Any changes are physically inspected. Identification of intensive use is also examined. | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | |
| | The process currently in place is to review sales to determine if there are locational differences for the irrigated, dry and grass classifications that would warrant an additional market area(s). | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | |
| | Agricultural land has the ability to conform to statutes 77-1359 and 77-1363 and based upon the standard agricultural practices of Cherry County. If it does not, it falls into the residential or recreational category. Primary use aids in making the decision. For residential or recreational site amenities such as canyons, rivers, views, or lack of these bear differences in the market. Groupings of similar properties with similar amenities in similar areas form neighborhoods, not unlike other residential properties. It is the review of the market in in these neighborhoods that form the basis for valuing these properties. | | | | | | | |
| 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, and there are three areas for site values (1) Merritt Dam, Sportsman's Club, Golf course area; (2) area five miles east of Valentine; (3) the remainder of the county. | | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | | |
| | Feeding operations have been identified (with the aid of DEQ information for larger ones) and after determining acreages, applied an identification as AGOTH in the CAMA system. Since there are no intensive use sales, the land is valued the same as the adjoining agricultural land at 75% of market value. | | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | |
| | The process includes sales review consisting of interviews, inspection of maps, and possibly questionnaires. Current assessed values are built up to 100% of market value. | | | | | | | |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. | | | | | | | |
| | | | | | | | | |

| | |
|------------|---|
| | <p>Yes. Two particular soil types: 4861 and 4889 were subclassed into “3GF” due to the market reflecting water issues with these soils. The subclassing was in response to the information gathered concerning the water issues, which consisted of gWorks maps, taxpayer information, and market. These could be temporary subclasses if dry conditions continue and market data changes.</p> <p>These conditions will be inspected this year during on-site review contracted w/Lake Mac Appraisal.</p> |
| | <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? |
| | None. |
| 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 |

**Assessor's Office 3 Year Plan
7-25-2023 BOE**

2023

- Agricultural
 - Bid review of ag improvements and finalize plan of implementation
 - Start physical review of improvements
 - Continue use studies (grass, irrigated, total acres etc.)
 - Pickup Work – New Construction/Torn Down Etc.
- Commercial
 - Pickup Work – New Construction/Torn Down Etc.
- Residential
 - Bid villages and rural residential
 - Start review
 - Clean up coding in MIPS (location, subdivision)
 - Pickup Work – New Construction/Torn Down Etc.

*Training of staff including Assessor workshop, budget allowing send Daniel to appraisal course

*Start County Manual development – assisted by MIPS and/or appraisal training

2024

- Agricultural
 - Continue physical review and complete data collection for 2025 revalue
 - Pickup Work – New Construction/Torn Down Etc.
- Commercial
 - Review specific occupancies (Golf courses, possibly others)
 - Pickup Work – New Construction/Torn Down Etc.
- Residential
 - Continue review as part of 6-year cycle and complete collection of data for 2025 revalue
 - Rural Residential, Cody, Crookston, Kilgore, Nenzel, Wood Lake
 - Pickup Work – New Construction/Torn Down Etc.

*Continued training of staff – workshop and other courses

2025

- Agricultural
 - Pickup Work – New Construction/Torn Down Etc.
- Commercial
 - Review specific occupancies as part of 6-year cycle
 - Pickup Work – New Construction/Torn Down Etc.
- Residential
 - Implement new 6-year cycle breaking apart areas of Valentine
 - Pickup Work – New Construction/Torn Down Etc.

*Continued training of staff – workshop and other courses