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DEPARTMENT OF REVENUE

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

CUMING COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE

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 Cuming 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 Cuming County.

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

For the Tax Commissioner

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

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

cc: Cherie Kreikemeier, Cuming County Assessor

Property Assessment Division
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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.

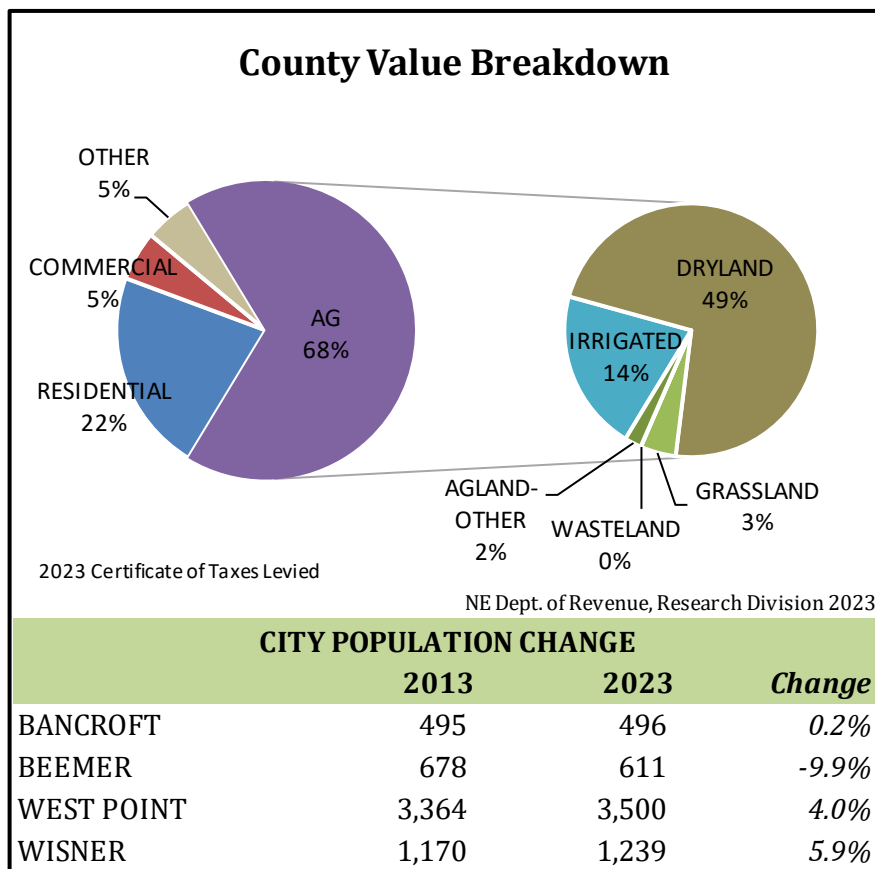
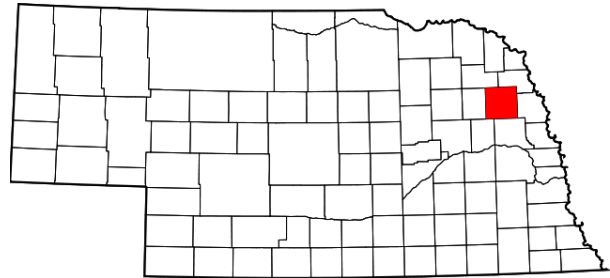
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 571 square miles, Cuming County has 8,929 residents, per the Census Bureau Quick Facts for 2024, a slight population decline from the 2023 U.S. Census. Reports indicate that 71% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$164,530 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cuming County are located in and around West Point, the county seat. According to the latest information available from the U.S. Census Bureau, there are the same number of employer establishments, 338, with less total employment of 2,784. This represents a 2% increase from 2019.

Agricultural land accounts for the majority of the valuation base in the county with dryland making up the majority of the land in the county.

Cuming County is included in the Lower Elkhorn Natural Resources District (NRD).

When compared against the top crops of the other counties in Nebraska, Cuming County ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming County ranks first in cattle and calves (USDA AgCensus).

2024 Residential Correlation for Cuming County

Assessment Actions

The county assessor updated the residential class with 2023 costing and depreciation tables. The City of West Point was inspected and reviewed. Economic adjustments were made to all valuation groups and as a result the overall residential class increased approximately 8%. Routine maintenance and pick-up work were also 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.

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. The county assessor and staff use a verification questionnaire which is completed by phone, mail or in person. The county assessor qualified a portion of sales above the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for measurement purposes.

The lot study was last completed in 2023 for all valuation groups. The costing and depreciation tables for all valuation groups was updated to 2023.

There are six valuation groups. Valuation Group 1 is the largest city in the county and the county seat. Valuation Group 25 is the second largest town within the county, Valuation Group 5 and Valuation Group 10 are smaller communities with limited services. Valuation Group 20 are the rural parcels and Valuation Group 30 are lake front and golf course developments.

The six-year inspection and review process included West Point. The inspection and review included new photos of the dwelling and noting any characteristic changes to the parcel. Prior to the inspection verification sheets are sent to the property owners asking questions about the improvements. The county assessors plan is to complete Valuation Group 5 and 25 in 2024. Valuation Group 5 is a year out of compliance but was clarified that the county assessor will combine the two groups in 2024 to ensure compliance going forward.

The county assessor has a written valuation methodology in a three-ring binder in the office which is detailed in outlining the assessment practices.

2024 Residential Correlation for Cuming County

Description of Analysis

The residential parcels are analyzed utilizing six valuation groups that mirror the county assessor locations in the county.

Valuation Group	Description
1	West Point
5	Bancroft
10	Beemer
20	Rural
25	Wisner
30	Lake Front and Golf Course Developments

A review of the residential statistical profile indicates that the measures of central tendency are all within the acceptable range. The overall COD and PRD are in the IAAO recommended range as well. A closer look at Valuation Group 5 indicates that the COD and PRD are higher than acceptable. When reviewing the sales, it appears that the pattern of the sales is regressive, however, the sample is small. The analysis of Valuation Group 25 also has a PRD above the acceptable range; however, the PRD is greatly influenced by one sale over one million dollars. If excluded from the analysis all measures of central tendency and the COD and PRD would come in the recommend range. PRD. A substat of Valuation Groups 5 and 25 can be found in the appendix of this report.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales along with all other information, and the assessment practices suggest the assessments within the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the residential class of property in Cuming County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	98	94.71	99.66	96.06	16.26	103.75
5	12	93.19	98.58	85.86	22.32	114.81
10	24	94.40	91.95	91.17	13.10	100.86
20	30	93.18	94.11	94.01	13.78	100.11
25	37	93.90	96.45	87.99	18.60	109.61
30	7	92.31	92.90	91.48	11.57	101.55
____ ALL ____	208	93.92	97.11	93.35	16.22	104.03

2024 Residential Correlation for Cuming County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Cuming County is 94%.

2024 Commercial Correlation for Cuming County

Assessment Actions

The assessment actions for 2024 included updating the costing manual to 2023. The City of West Point was completed with the inspection and review. Routine maintenance and pick-up work were completed.

Assessment Practice Review

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

The sales qualification and verification processes are reviewed to determine if all arm's length transactions are used. The county assessor qualified an equal number of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the commercial class.

The lot values were all analyzed in 2023 and 2024 except for Valuation Group 10. The cost tables are now using the 2023 costing for all valuation groups.

There are five valuation groups assigned by the county assessor. Valuation Group 1 is the largest community in the county, and is the county seat, and regional market hub for the area. Valuation Group 20 is the rural parcels, Valuation Group 5, 10, and 25 are small communities that are differentiated because of location, highway influences, and local amenities.

The six-year inspection and review process included West Point. The inspection and review included new photos of the dwelling and noting any characteristic changes to the parcel. Prior to the inspection verification sheets are sent to the property owners asking questions about the improvements. The county assessors plan is to complete Valuation Group 5 and 25 in 2024. Valuation Group 5 is a year out of compliance but was clarified that the county will combine the two groups in 2024.

The county assessor has a written valuation methodology in a three-ring binder in the office which is detailed in outlining the assessment practices.

2024 Commercial Correlation for Cuming County

Description of Analysis

The commercial parcels are analyzed utilizing five valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	West Point
5	Bancroft
10	Beemer
20	Rural
25	Wisner

Review of the statistical sample shows 44 qualified sales representing all valuation groups. The measures of central tendency are all within the acceptable range. The COD and PRD are also in the IAAO recommended range. Valuation Group 1 has the largest representation of sales and displays measures of central tendency and the qualitative statistics in the acceptable range.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales along with all other information, and the assessment practices suggest the assessments within the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the commercial class of property in Cuming County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	25	95.61	91.58	94.12	21.51	97.30
5	5	92.27	99.84	89.30	24.69	111.80
10	5	92.87	83.19	96.55	35.30	86.16
20	1	111.64	111.64	111.64	00.00	100.00
25	8	92.96	93.31	85.04	32.57	109.72
____ALL____	44	94.24	92.34	93.64	25.48	98.61

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cuming County is 94%.

2024 Agricultural Correlation for Cuming County

Assessment Actions

The county assessor and appraiser updated the cost manual to 2023 adjusting market area values based on a detailed market analysis. The market analysis was completed for the agricultural land which resulted in each market area being adjusted. Market Area 1 irrigated land increased approximately 12%, dryland increased approximately 13% and grassland approximately 11%. Market Area 2 irrigated land increased approximately 3%, dryland approximately 3% and grassland approximately 11%. Market Area 3 irrigated land increased approximately 4%, dryland approximately 5% and grassland approximately 11%. Market Area 4 irrigated land increased approximately 10%, dryland approximately 11% and grassland approximately 11%. The result of all adjustments was approximately a 10% increase to all agricultural land.

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 processes are reviewed to determine if all arm's length transactions are used. The county assessor qualified a similar portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the agricultural class.

Agricultural dwellings and improvements are valued using the same practices as the rural residential homes. The costing date and depreciation tables are 2023.

Four market areas are currently identified for the agricultural class. Market Area 1 is described as Geo codes 1513, 1515, and 1537, bordered by Thurston County on the north and Burt County on the east. It then transitions to the southwest with the village of Beemer included. The area is defined as a transition between Market Areas 2 and 3. Market Area 2 is known as the area west of West Point and south of Beemer which serves as a transition between Market Areas 1 and 4. Market Area 3 is the northwest corner of the county with sandier soils. Market Area 4 consists of the Southeast portion of the county near West Point, bordered on the south by Dodge County and on the east by Burt County with some sandy areas.

The agricultural class is current with the six-year inspection and review. The county has completed four townships each year since 2020 and follows statutory requirements.

The county identifies a majority of the Conservation Reserve Program (CRP) acres. Intensive use is defined as parcels having feedlots, hog facilities and chicken facilities located on the parcel.

The special value is an area bordering the City of West Point on the east and south side of West Point. The area was defined by the city many years ago. This area is all located in Market Area 4 of the county. There are 35 applications for parcels surrounding West Point. A market analysis

2024 Agricultural Correlation for Cuming County

is conducted each year and the values are adjusted to represent 75% of the uninfluenced market. The county assessor has a written special valuation methodology on file and has assigned special value to parcels in the county.

Description of Analysis

The statistical analysis, including 72 qualified sale, places all measures of central tendency within the acceptable range. The COD is low and supportive of the overall median. Review of the 80% Majority Land Use (MLU) by market area indicates that the overall irrigated land is below the acceptable range. Each market area is represented with a small sample, the overall irrigated median is not useful for measurement. All dryland is within the acceptable range, as is grassland, however there are only two sales representing this class.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

The Lyons-Decatur School District (11-0020) lies partially in Cuming County and has a school bond subject to a reduced valuation under LB2. There were no qualified sales in the school district for Cuming County; review of the parcel data provided by the county confirms that the county reduced valuations for purposes of the school bond requirement.

The Bancroft Rosalie School District (20-0020) lies partially in Cuming County and has a school bond subject to a reduced valuation under LB2. There were eight qualified sales in the school district for Cuming County, with a median of 53%, the small sample is not statistically reliable, all evidence suggests that the county assessor reduced values as required. A statistical profile of each of these school districts can be found in the appendix of this report.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural property in Cuming County complies with generally accepted mass appraisal techniques.

2024 Agricultural Correlation for Cuming County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	8	67.91	70.11	69.78	13.28	100.47
1	1	91.10	91.10	91.10	00.00	100.00
2	2	60.48	60.48	60.48	06.40	100.00
3	2	75.73	75.73	78.14	11.28	96.92
4	3	68.63	65.79	66.07	07.91	99.58
<u>Dry</u>						
County	52	72.32	73.66	71.50	17.01	103.02
1	17	72.13	72.99	73.42	15.38	99.41
2	11	70.34	72.73	71.94	09.00	101.10
3	11	68.63	71.23	69.50	14.56	102.49
4	13	74.49	77.36	69.42	26.97	111.44
<u>Grass</u>						
County	2	74.25	74.25	74.85	12.07	99.20
1	1	83.20	83.20	83.20	00.00	100.00
4	1	65.29	65.29	65.29	00.00	100.00
<u>ALL</u>	72	72.52	74.18	73.25	16.15	101.27

Level of Value

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

Special Valuation Level of Value

A review of agricultural land values in Cuming County in areas that have non-agricultural influences indicates that the assessed values used are like the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 73%.

Level of Value of School Bond Valuation – LB 2

A review of agricultural land value in Cuming County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Cuming County is 50%.

Special Valuation Level of Value of School Bond Valuation – LB 2

A review of agricultural land values in Cuming County in areas that that are subject to a reduced school bond valuation and that also have non-agricultural influences indicates that the assessed values used are like the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of school bond valuation in Cuming County is 50%.

2024 Opinions of the Property Tax Administrator for Cuming 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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 Cuming County

Residential Real Property - Current

Number of Sales	208	Median	93.92
Total Sales Price	\$42,458,726	Mean	97.11
Total Adj. Sales Price	\$42,458,726	Wgt. Mean	93.35
Total Assessed Value	\$39,636,675	Average Assessed Value of the Base	\$147,560
Avg. Adj. Sales Price	\$204,128	Avg. Assessed Value	\$190,561

Confidence Interval - Current

95% Median C.I	92.75 to 95.64
95% Wgt. Mean C.I	90.72 to 95.99
95% Mean C.I	94.06 to 100.16
% of Value of the Class of all Real Property Value in the County	16.68
% of Records Sold in the Study Period	5.76
% of Value Sold in the Study Period	7.44

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	233	95	94.80
2022	211	97	97.15
2021	191	95	94.72
2020	169	95	95.27

2024 Commission Summary for Cuming County

Commercial Real Property - Current

Number of Sales	44	Median	94.24
Total Sales Price	\$7,632,166	Mean	92.34
Total Adj. Sales Price	\$7,632,166	Wgt. Mean	93.64
Total Assessed Value	\$7,147,065	Average Assessed Value of the Base	\$235,666
Avg. Adj. Sales Price	\$173,458	Avg. Assessed Value	\$162,433

Confidence Interval - Current

95% Median C.I	80.79 to 111.64
95% Wgt. Mean C.I	85.88 to 101.40
95% Mean C.I	83.71 to 100.97
% of Value of the Class of all Real Property Value in the County	5.32
% of Records Sold in the Study Period	6.10
% of Value Sold in the Study Period	4.21

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	40	96	95.84
2022	30	96	95.90
2021	30	94	93.52
2020	29	96	95.89

**20 Cuming
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 : 208
 Total Sales Price : 42,458,726
 Total Adj. Sales Price : 42,458,726
 Total Assessed Value : 39,636,675
 Avg. Adj. Sales Price : 204,128
 Avg. Assessed Value : 190,561

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 97
 COD : 16.22
 PRD : 104.03

COV : 23.09
 STD : 22.42
 Avg. Abs. Dev : 15.23
 MAX Sales Ratio : 218.17
 MIN Sales Ratio : 56.97

95% Median C.I. : 92.75 to 95.64
 95% Wgt. Mean C.I. : 90.72 to 95.99
 95% Mean C.I. : 94.06 to 100.16

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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	22	97.35	97.98	97.91	09.02	100.07	69.44	114.37	93.13 to 106.99	199,077	194,908	
01-JAN-22 To 31-MAR-22	23	100.12	108.86	101.45	19.63	107.30	74.71	196.19	93.02 to 111.90	191,082	193,852	
01-APR-22 To 30-JUN-22	25	92.75	97.13	91.90	20.39	105.69	57.18	218.17	82.87 to 96.29	190,284	174,873	
01-JUL-22 To 30-SEP-22	27	89.07	92.52	90.24	14.62	102.53	67.47	133.19	81.15 to 97.27	195,389	176,324	
01-OCT-22 To 31-DEC-22	24	96.57	97.35	95.62	21.04	101.81	60.94	181.37	79.78 to 107.63	145,854	139,470	
01-JAN-23 To 31-MAR-23	24	100.45	101.25	95.83	13.98	105.66	65.18	135.60	92.31 to 109.03	203,808	195,302	
01-APR-23 To 30-JUN-23	25	92.34	93.03	90.69	11.04	102.58	63.09	121.34	86.67 to 101.71	233,514	211,784	
01-JUL-23 To 30-SEP-23	38	92.95	92.65	89.46	15.29	103.57	56.97	141.66	83.53 to 100.22	247,942	221,801	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	97	94.59	98.82	95.07	16.58	103.94	57.18	218.17	92.26 to 98.78	193,888	184,321	
01-OCT-22 To 30-SEP-23	111	93.42	95.61	91.99	15.86	103.94	56.97	181.37	90.60 to 99.84	213,077	196,014	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	99	93.62	98.65	94.48	19.53	104.41	57.18	218.17	89.37 to 98.78	181,091	171,095	
<u>ALL</u>	208	93.92	97.11	93.35	16.22	104.03	56.97	218.17	92.75 to 95.64	204,128	190,561	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	98	94.71	99.66	96.06	16.26	103.75	56.97	218.17	92.74 to 100.12	194,620	186,953	
5	12	93.19	98.58	85.86	22.32	114.81	65.18	141.66	74.71 to 133.19	129,429	111,131	
10	24	94.40	91.95	91.17	13.10	100.86	60.94	119.84	79.78 to 101.34	135,037	123,108	
20	30	93.18	94.11	94.01	13.78	100.11	63.09	134.47	85.13 to 101.83	302,522	284,392	
25	37	93.90	96.45	87.99	18.60	109.61	57.18	181.37	83.53 to 101.05	162,603	143,074	
30	7	92.31	92.90	91.48	11.57	101.55	73.85	110.59	73.85 to 110.59	500,000	457,378	
<u>ALL</u>	208	93.92	97.11	93.35	16.22	104.03	56.97	218.17	92.75 to 95.64	204,128	190,561	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	208	93.92	97.11	93.35	16.22	104.03	56.97	218.17	92.75 to 95.64	204,128	190,561	
06												
07												
<u>ALL</u>	208	93.92	97.11	93.35	16.22	104.03	56.97	218.17	92.75 to 95.64	204,128	190,561	

**20 Cuming
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 : 208
 Total Sales Price : 42,458,726
 Total Adj. Sales Price : 42,458,726
 Total Assessed Value : 39,636,675
 Avg. Adj. Sales Price : 204,128
 Avg. Assessed Value : 190,561

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 97
 COD : 16.22
 PRD : 104.03

COV : 23.09
 STD : 22.42
 Avg. Abs. Dev : 15.23
 MAX Sales Ratio : 218.17
 MIN Sales Ratio : 56.97

95% Median C.I. : 92.75 to 95.64
 95% Wgt. Mean C.I. : 90.72 to 95.99
 95% Mean C.I. : 94.06 to 100.16

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	95.14	95.14	95.14	00.00	100.00	95.14	95.14	N/A	14,000	13,320
Less Than 30,000	5	100.68	110.29	112.03	23.04	98.45	72.24	172.93	N/A	22,400	25,094
Ranges Excl. Low \$											
Greater Than 4,999	208	93.92	97.11	93.35	16.22	104.03	56.97	218.17	92.75 to 95.64	204,128	190,561
Greater Than 14,999	207	93.90	97.12	93.35	16.29	104.04	56.97	218.17	92.74 to 95.66	205,047	191,417
Greater Than 29,999	203	93.67	96.78	93.30	16.00	103.73	56.97	218.17	92.74 to 95.43	208,605	194,636
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	95.14	95.14	95.14	00.00	100.00	95.14	95.14	N/A	14,000	13,320
15,000 TO 29,999	4	105.58	114.08	114.44	26.16	99.69	72.24	172.93	N/A	24,500	28,038
30,000 TO 59,999	15	133.87	124.83	121.01	26.91	103.16	57.18	218.17	92.19 to 156.90	41,600	50,342
60,000 TO 99,999	26	99.98	105.66	103.59	17.41	102.00	66.48	181.37	92.82 to 114.75	82,497	85,456
100,000 TO 149,999	42	92.50	93.57	92.85	14.63	100.78	56.97	136.39	86.95 to 100.31	126,898	117,822
150,000 TO 249,999	64	92.83	91.94	91.93	12.73	100.01	67.47	134.47	85.74 to 95.10	190,907	175,493
250,000 TO 499,999	46	93.40	93.17	93.51	11.23	99.64	63.09	128.05	88.88 to 99.26	330,219	308,777
500,000 TO 999,999	9	93.67	95.80	94.58	10.05	101.29	78.43	111.90	82.11 to 110.59	637,778	603,214
1,000,000 +	1	65.59	65.59	65.59	00.00	100.00	65.59	65.59	N/A	1,100,000	721,465
ALL	208	93.92	97.11	93.35	16.22	104.03	56.97	218.17	92.75 to 95.64	204,128	190,561

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	93	COV :	27.44	95% Median C.I. :	74.71 to 133.19
Total Sales Price :	1,555,150	Wgt. Mean :	86	STD :	27.05	95% Wgt. Mean C.I. :	69.53 to 102.20
Total Adj. Sales Price :	1,553,150	Mean :	99	Avg. Abs. Dev :	20.80	95% Mean C.I. :	81.39 to 115.77
Total Assessed Value :	1,333,570						
Avg. Adj. Sales Price :	129,429	COD :	22.32	MAX Sales Ratio :	141.66		
Avg. Assessed Value :	111,131	PRD :	114.81	MIN Sales Ratio :	65.18		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	2	82.04	82.04	83.18	08.93	98.63	74.71	89.37	N/A	138,500	115,200
04/01/2022 To 06/30/2022	1	77.60	77.60	77.60		100.00	77.60	77.60	N/A	149,000	115,630
07/01/2022 To 09/30/2022	3	107.14	102.60	91.18	20.45	112.52	67.47	133.19	N/A	98,833	90,117
10/01/2022 To 12/31/2022	2	97.36	97.36	94.85	03.41	102.65	94.04	100.68	N/A	102,500	97,225
01/01/2023 To 03/31/2023	1	65.18	65.18	65.18		100.00	65.18	65.18	N/A	410,000	267,240
04/01/2023 To 06/30/2023	1	92.34	92.34	92.34		100.00	92.34	92.34	N/A	99,850	92,205
07/01/2023 To 09/30/2023	2	140.60	140.60	141.01	00.76	99.71	139.53	141.66	N/A	57,900	81,648
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023	6	83.49	91.58	85.31	21.94	107.35	67.47	133.19	67.47 to 133.19	120,417	102,730
10/01/2022 To 09/30/2023	6	97.36	105.57	86.34	22.31	122.27	65.18	141.66	65.18 to 141.66	138,442	119,532
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022											
01/01/2022 To 12/31/2022	8	91.71	93.03	87.42	17.16	106.42	67.47	133.19	67.47 to 133.19	115,938	101,354

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	12	93.19	98.58	85.86	22.32	114.81	65.18	141.66	74.71 to 133.19	129,429	111,131

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	93	COV :	27.44	95% Median C.I. :	74.71 to 133.19
Total Sales Price :	1,555,150	Wgt. Mean :	86	STD :	27.05	95% Wgt. Mean C.I. :	69.53 to 102.20
Total Adj. Sales Price :	1,553,150	Mean :	99	Avg. Abs.Dev :	20.80	95% Mean C.I. :	81.39 to 115.77
Total Assessed Value :	1,333,570						
Avg. Adj. Sales Price :	129,429	COD :	22.32	MAX Sales Ratio :	141.66		
Avg. Assessed Value :	111,131	PRD :	114.81	MIN Sales Ratio :	65.18		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	12	93.19	98.58	85.86	22.32	114.81	65.18	141.66	74.71 to 133.19	129,429	111,131
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	100.68	100.68	100.68		100.00	100.68	100.68	N/A	25,000	25,170
__Ranges Excl. Low \$__											
Greater Than 4,999	12	93.19	98.58	85.86	22.32	114.81	65.18	141.66	74.71 to 133.19	129,429	111,131
Greater Than 15,000	12	93.19	98.58	85.86	22.32	114.81	65.18	141.66	74.71 to 133.19	129,429	111,131
Greater Than 30,000	11	92.34	98.38	85.62	23.75	114.90	65.18	141.66	67.47 to 139.53	138,923	118,945
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	100.68	100.68	100.68		100.00	100.68	100.68	N/A	25,000	25,170
30,000 TO 59,999	1	139.53	139.53	139.53		100.00	139.53	139.53	N/A	35,000	48,835
60,000 TO 99,999	4	120.17	118.58	116.37	15.68	101.90	92.34	141.66	N/A	79,288	92,266
100,000 TO 149,999	2	76.16	76.16	76.33	01.90	99.78	74.71	77.60	N/A	133,000	101,520
150,000 TO 249,999	3	89.37	83.63	84.04	09.91	99.51	67.47	94.04	N/A	166,667	140,073
250,000 TO 499,999	1	65.18	65.18	65.18		100.00	65.18	65.18	N/A	410,000	267,240
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	37	Median :	94	COV :	24.57	95% Median C.I. :	83.53 to 101.05
Total Sales Price :	6,016,300	Wgt. Mean :	88	STD :	23.70	95% Wgt. Mean C.I. :	78.57 to 97.41
Total Adj. Sales Price :	6,016,300	Mean :	96	Avg. Abs. Dev :	17.47	95% Mean C.I. :	88.81 to 104.09
Total Assessed Value :	5,293,735						
Avg. Adj. Sales Price :	162,603	COD :	18.60	MAX Sales Ratio :	181.37		
Avg. Assessed Value :	143,074	PRD :	109.61	MIN Sales Ratio :	57.18		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	2	91.08	91.08	85.05	23.76	107.09	69.44	112.72	N/A	90,150	76,670
01/01/2022 To 03/31/2022	2	87.06	87.06	85.78	07.87	101.49	80.21	93.90	N/A	190,500	163,408
04/01/2022 To 06/30/2022	6	91.88	89.51	91.89	21.92	97.41	57.18	116.67	57.18 to 116.67	151,250	138,989
07/01/2022 To 09/30/2022	9	85.74	88.90	88.52	13.45	100.43	72.87	117.35	74.83 to 104.25	144,111	127,569
10/01/2022 To 12/31/2022	5	99.10	112.49	102.19	29.79	110.08	74.47	181.37	N/A	104,800	107,093
01/01/2023 To 03/31/2023	7	109.03	112.17	106.03	12.21	105.79	90.60	135.60	90.60 to 135.60	73,786	78,238
04/01/2023 To 06/30/2023	2	94.48	94.48	93.33	08.27	101.23	86.67	102.28	N/A	187,500	174,995
07/01/2023 To 09/30/2023	4	86.34	84.62	76.21	11.65	111.04	65.59	100.22	N/A	458,750	349,601
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	19	85.74	89.13	89.02	17.28	100.12	57.18	117.35	74.83 to 104.25	145,568	129,590
10/01/2022 To 09/30/2023	18	100.03	104.17	87.11	18.35	119.58	65.59	181.37	86.67 to 114.75	180,583	157,307
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	22	88.79	94.26	91.47	20.44	103.05	57.18	181.37	76.45 to 104.25	141,341	129,288

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
25	37	93.90	96.45	87.99	18.60	109.61	57.18	181.37	83.53 to 101.05	162,603	143,074

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	37	Median :	94	COV :	24.57	95% Median C.I. :	83.53 to 101.05
Total Sales Price :	6,016,300	Wgt. Mean :	88	STD :	23.70	95% Wgt. Mean C.I. :	78.57 to 97.41
Total Adj. Sales Price :	6,016,300	Mean :	96	Avg. Abs. Dev :	17.47	95% Mean C.I. :	88.81 to 104.09
Total Assessed Value :	5,293,735						
Avg. Adj. Sales Price :	162,603	COD :	18.60	MAX Sales Ratio :	181.37		
Avg. Assessed Value :	143,074	PRD :	109.61	MIN Sales Ratio :	57.18		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	37	93.90	96.45	87.99	18.60	109.61	57.18	181.37	83.53 to 101.05	162,603	143,074
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	37	93.90	96.45	87.99	18.60	109.61	57.18	181.37	83.53 to 101.05	162,603	143,074
Greater Than 15,000	37	93.90	96.45	87.99	18.60	109.61	57.18	181.37	83.53 to 101.05	162,603	143,074
Greater Than 30,000	37	93.90	96.45	87.99	18.60	109.61	57.18	181.37	83.53 to 101.05	162,603	143,074
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	117.69	107.04	106.95	23.73	100.08	57.18	135.60	N/A	37,500	40,106
60,000 TO 99,999	9	109.03	109.96	107.59	18.88	102.20	74.83	181.37	81.15 to 124.11	82,444	88,703
100,000 TO 149,999	9	90.60	90.94	91.23	12.69	99.68	69.44	116.67	76.45 to 104.25	128,644	117,359
150,000 TO 249,999	11	86.67	91.32	89.83	14.03	101.66	68.06	117.35	74.47 to 111.40	184,227	165,486
250,000 TO 499,999	3	89.14	87.41	87.73	10.23	99.64	72.87	100.22	N/A	280,000	245,648
500,000 TO 999,999											
1,000,000 +	1	65.59	65.59	65.59		100.00	65.59	65.59	N/A	1,100,000	721,465

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	25	Total	Increase	0%

What IF

**20 Cuming
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 : 44
 Total Sales Price : 7,632,166
 Total Adj. Sales Price : 7,632,166
 Total Assessed Value : 7,147,065
 Avg. Adj. Sales Price : 173,458
 Avg. Assessed Value : 162,433

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 92
 COD : 25.48
 PRD : 98.61

COV : 31.62
 STD : 29.20
 Avg. Abs. Dev : 24.01
 MAX Sales Ratio : 141.12
 MIN Sales Ratio : 35.30

95% Median C.I. : 80.79 to 111.64
 95% Wgt. Mean C.I. : 85.88 to 101.40
 95% Mean C.I. : 83.71 to 100.97

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	1	141.12	141.12	141.12	00.00	100.00	141.12	141.12	N/A	160,000	225,785
01-JAN-21 To 31-MAR-21	3	92.87	95.47	99.70	11.47	95.76	80.79	112.75	N/A	175,000	174,475
01-APR-21 To 30-JUN-21	2	98.38	98.38	97.85	02.82	100.54	95.61	101.15	N/A	898,750	879,395
01-JUL-21 To 30-SEP-21	3	114.04	92.49	108.10	21.87	85.56	44.30	119.12	N/A	299,167	323,405
01-OCT-21 To 31-DEC-21	4	112.67	107.44	98.67	14.50	108.89	74.93	129.48	N/A	104,000	102,621
01-JAN-22 To 31-MAR-22	7	67.86	80.85	94.45	37.33	85.60	35.30	124.36	35.30 to 124.36	89,071	84,127
01-APR-22 To 30-JUN-22	4	97.30	98.35	93.15	26.75	105.58	64.38	134.41	N/A	130,000	121,096
01-JUL-22 To 30-SEP-22	6	94.31	98.88	98.63	12.12	100.25	82.35	120.72	82.35 to 120.72	101,500	100,110
01-OCT-22 To 31-DEC-22	7	107.25	87.56	74.21	30.64	117.99	35.44	139.70	35.44 to 139.70	116,016	86,101
01-JAN-23 To 31-MAR-23	2	55.30	55.30	57.54	16.15	96.11	46.37	64.22	N/A	200,401	115,310
01-APR-23 To 30-JUN-23	2	72.77	72.77	65.45	27.07	111.18	53.07	92.47	N/A	132,875	86,968
01-JUL-23 To 30-SEP-23	3	92.45	103.21	95.40	14.36	108.19	88.67	128.50	N/A	201,667	192,390
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	9	101.15	100.19	102.91	19.05	97.36	44.30	141.12	80.79 to 119.12	375,556	386,468
01-OCT-21 To 30-SEP-22	21	96.35	94.40	96.12	23.02	98.21	35.30	134.41	74.93 to 114.34	103,262	99,258
01-OCT-22 To 30-SEP-23	14	90.56	84.19	76.04	31.43	110.72	35.44	139.70	48.79 to 118.29	148,833	113,174
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	12	104.21	99.20	100.74	16.88	98.47	44.30	129.48	80.79 to 118.06	303,000	305,243
01-JAN-22 To 31-DEC-22	24	94.31	90.23	88.77	27.37	101.64	35.30	139.70	66.29 to 113.85	106,859	94,860
<u>ALL</u>	44	94.24	92.34	93.64	25.48	98.61	35.30	141.12	80.79 to 111.64	173,458	162,433

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	25	95.61	91.58	94.12	21.51	97.30	35.44	141.12	80.79 to 107.27	244,082	229,735
5	5	92.27	99.84	89.30	24.69	111.80	58.80	139.70	N/A	30,200	26,969
10	5	92.87	83.19	96.55	35.30	86.16	35.30	124.36	N/A	127,500	123,107
20	1	111.64	111.64	111.64	00.00	100.00	111.64	111.64	N/A	85,000	94,895
25	8	92.96	93.31	85.04	32.57	109.72	53.59	129.48	53.59 to 129.48	82,077	69,801
<u>ALL</u>	44	94.24	92.34	93.64	25.48	98.61	35.30	141.12	80.79 to 111.64	173,458	162,433

**20 Cuming
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 : 44
 Total Sales Price : 7,632,166
 Total Adj. Sales Price : 7,632,166
 Total Assessed Value : 7,147,065
 Avg. Adj. Sales Price : 173,458
 Avg. Assessed Value : 162,433

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 92
 COD : 25.48
 PRD : 98.61

COV : 31.62
 STD : 29.20
 Avg. Abs. Dev : 24.01
 MAX Sales Ratio : 141.12
 MIN Sales Ratio : 35.30

95% Median C.I. : 80.79 to 111.64
 95% Wgt. Mean C.I. : 85.88 to 101.40
 95% Mean C.I. : 83.71 to 100.97

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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	2	104.55	104.55	103.91	07.84	100.62	96.35	112.75	N/A	255,000	264,970
03	42	92.67	91.75	92.91	26.55	98.75	35.30	141.12	80.79 to 109.87	169,575	157,551
04											
<u>ALL</u>	<u>44</u>	<u>94.24</u>	<u>92.34</u>	<u>93.64</u>	<u>25.48</u>	<u>98.61</u>	<u>35.30</u>	<u>141.12</u>	<u>80.79 to 111.64</u>	<u>173,458</u>	<u>162,433</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											
Less Than 15,000	2	115.99	115.99	114.86	20.45	100.98	92.27	139.70	N/A	10,500	12,060
Less Than 30,000	4	125.10	120.54	121.63	11.23	99.10	92.27	139.70	N/A	16,750	20,373
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	44	94.24	92.34	93.64	25.48	98.61	35.30	141.12	80.79 to 111.64	173,458	162,433
Greater Than 14,999	42	94.24	91.21	93.59	25.49	97.46	35.30	141.12	80.79 to 109.87	181,218	169,594
Greater Than 29,999	40	92.67	89.52	93.40	25.48	95.85	35.30	141.12	80.25 to 107.27	189,129	176,639
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	115.99	115.99	114.86	20.45	100.98	92.27	139.70	N/A	10,500	12,060
15,000 TO 29,999	2	125.10	125.10	124.72	03.50	100.30	120.72	129.48	N/A	23,000	28,685
30,000 TO 59,999	3	58.80	69.48	71.54	44.81	97.12	35.30	114.34	N/A	45,000	32,192
60,000 TO 99,999	14	85.04	86.28	87.21	27.32	98.93	35.44	128.50	64.38 to 118.06	77,605	67,679
100,000 TO 149,999	4	116.49	117.28	116.73	08.15	100.47	101.73	134.41	N/A	123,750	144,455
150,000 TO 249,999	12	90.77	87.59	87.25	29.39	100.39	46.37	141.12	53.07 to 112.75	182,533	159,267
250,000 TO 499,999	4	86.35	83.32	84.16	12.83	99.00	64.22	96.35	N/A	291,451	245,274
500,000 TO 999,999	2	107.60	107.60	107.45	05.99	100.14	101.15	114.04	N/A	710,825	763,790
1,000,000 TO 1,999,999	1	95.61	95.61	95.61	00.00	100.00	95.61	95.61	N/A	1,070,850	1,023,805
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>44</u>	<u>94.24</u>	<u>92.34</u>	<u>93.64</u>	<u>25.48</u>	<u>98.61</u>	<u>35.30</u>	<u>141.12</u>	<u>80.79 to 111.64</u>	<u>173,458</u>	<u>162,433</u>

**20 Cuming
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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 Avg. Abs. Dev : 24.01
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 MIN Sales Ratio : 35.30

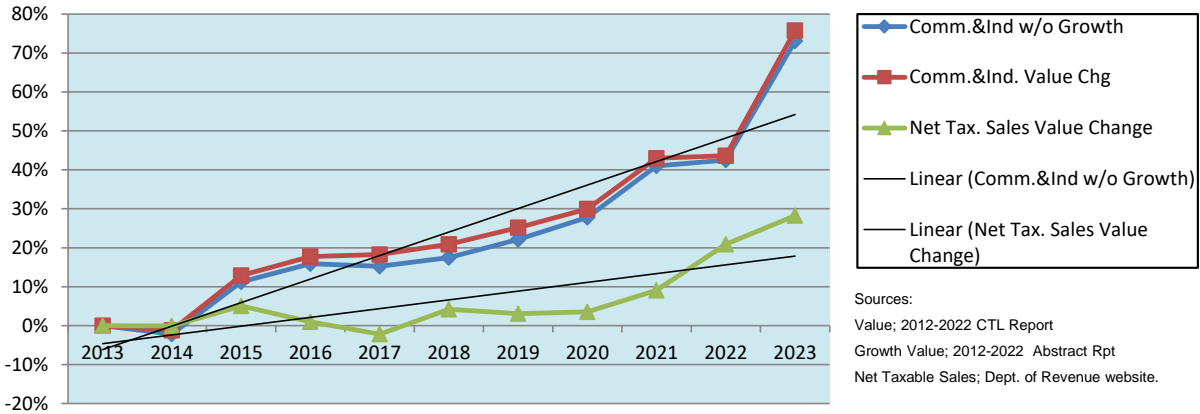
95% Median C.I. : 80.79 to 111.64
 95% Wgt. Mean C.I. : 85.88 to 101.40
 95% Mean C.I. : 83.71 to 100.97

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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
104	1	139.70	139.70	139.70	00.00	100.00	139.70	139.70	N/A	10,000	13,970
344	6	73.27	86.53	88.67	36.81	97.59	53.59	141.12	53.59 to 141.12	146,524	129,928
350	1	88.67	88.67	88.67	00.00	100.00	88.67	88.67	N/A	195,000	172,900
352	4	94.03	94.24	96.71	04.41	97.45	87.73	101.15	N/A	550,625	532,534
353	5	120.72	110.70	103.49	13.78	106.97	82.35	129.48	N/A	57,000	58,989
384	1	101.73	101.73	101.73	00.00	100.00	101.73	101.73	N/A	120,000	122,075
386	2	87.93	87.93	76.22	26.96	115.36	64.22	111.64	N/A	167,901	127,983
406	1	35.44	35.44	35.44	00.00	100.00	35.44	35.44	N/A	70,000	24,805
419	1	124.36	124.36	124.36	00.00	100.00	124.36	124.36	N/A	190,000	236,290
435	1	113.85	113.85	113.85	00.00	100.00	113.85	113.85	N/A	147,500	167,925
442	2	105.17	105.17	115.25	12.27	91.25	92.27	118.06	N/A	50,500	58,200
458	1	118.29	118.29	118.29	00.00	100.00	118.29	118.29	N/A	83,970	99,330
460	1	107.25	107.25	107.25	00.00	100.00	107.25	107.25	N/A	160,000	171,595
470	7	67.86	68.19	71.53	33.17	95.33	35.30	109.87	35.30 to 109.87	102,143	73,064
471	1	53.07	53.07	53.07	00.00	100.00	53.07	53.07	N/A	182,250	96,720
472	2	91.10	91.10	90.83	17.75	100.30	74.93	107.27	N/A	152,500	138,523
477	1	64.38	64.38	64.38	00.00	100.00	64.38	64.38	N/A	60,000	38,625
494	1	114.04	114.04	114.04	00.00	100.00	114.04	114.04	N/A	695,000	792,595
511	1	134.41	134.41	134.41	00.00	100.00	134.41	134.41	N/A	110,000	147,855
549	2	104.55	104.55	103.91	07.84	100.62	96.35	112.75	N/A	255,000	264,970
554	1	48.79	48.79	48.79	00.00	100.00	48.79	48.79	N/A	225,000	109,770
557	1	114.34	114.34	114.34	00.00	100.00	114.34	114.34	N/A	50,000	57,170
<u>ALL</u>	<u>44</u>	<u>94.24</u>	<u>92.34</u>	<u>93.64</u>	<u>25.48</u>	<u>98.61</u>	<u>35.30</u>	<u>141.12</u>	<u>80.79 to 111.64</u>	<u>173,458</u>	<u>162,433</u>

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	\$ 76,715,335	\$ 2,150,755	2.80%	\$ 74,564,580		\$ 72,913,469	
2013	\$ 75,807,860	\$ 748,610	0.99%	\$ 75,059,250	-2.16%	\$ 72,831,982	-0.11%
2014	\$ 86,586,125	\$ 1,255,500	1.45%	\$ 85,330,625	12.56%	\$ 76,607,905	5.18%
2015	\$ 90,340,505	\$ 1,409,905	1.56%	\$ 88,930,600	2.71%	\$ 73,630,753	-3.89%
2016	\$ 90,701,400	\$ 2,311,325	2.55%	\$ 88,390,075	-2.16%	\$ 71,309,697	-3.15%
2017	\$ 92,759,740	\$ 2,640,455	2.85%	\$ 90,119,285	-0.64%	\$ 75,947,878	6.50%
2018	\$ 96,025,975	\$ 2,300,368	2.40%	\$ 93,725,607	1.04%	\$ 75,140,189	-1.06%
2019	\$ 99,712,790	\$ 1,664,960	1.67%	\$ 98,047,830	2.11%	\$ 75,492,467	0.47%
2020	\$ 109,713,955	\$ 1,532,280	1.40%	\$ 108,181,675	8.49%	\$ 79,533,857	5.35%
2021	\$ 110,172,235	\$ 855,687	0.78%	\$ 109,316,548	-0.36%	\$ 88,124,261	10.80%
2022	\$ 134,850,370	\$ 2,068,360	1.53%	\$ 132,782,010	20.52%	\$ 93,493,607	6.09%
2023	\$ 157,954,805	\$ 2,019,620	1.28%	\$ 155,935,185	15.64%	\$ 90,961,763	-2.71%
Ann %chg	7.62%			Average	5.25%	2.25%	2.13%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-2.16%	-1.18%	-0.11%
2014	11.23%	12.87%	5.07%
2015	15.92%	17.76%	0.98%
2016	15.22%	18.23%	-2.20%
2017	17.47%	20.91%	4.16%
2018	22.17%	25.17%	3.05%
2019	27.81%	29.98%	3.54%
2020	41.02%	43.01%	9.08%
2021	42.50%	43.61%	20.86%
2022	73.08%	75.78%	28.23%
2023	103.26%	105.90%	24.75%

County Number	20
County Name	Cuming

20 Cuming
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 : 72
 Total Sales Price : 71,729,680
 Total Adj. Sales Price : 71,729,680
 Total Assessed Value : 52,542,230
 Avg. Adj. Sales Price : 996,246
 Avg. Assessed Value : 729,753

MEDIAN : 73
 WGT. MEAN : 73
 MEAN : 74
 COD : 16.15
 PRD : 101.27

COV : 25.11
 STD : 18.63
 Avg. Abs. Dev : 11.71
 MAX Sales Ratio : 177.48
 MIN Sales Ratio : 42.10

95% Median C.I. : 68.63 to 74.58
 95% Wgt. Mean C.I. : 68.54 to 77.96
 95% Mean C.I. : 69.88 to 78.48

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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	6	74.67	76.82	80.58	16.34	95.33	61.05	94.88	61.05 to 94.88	632,871	509,945
01-JAN-21 To 31-MAR-21	12	82.49	83.38	82.72	16.69	100.80	56.61	129.66	64.34 to 93.92	938,118	776,049
01-APR-21 To 30-JUN-21	2	76.80	76.80	77.49	02.89	99.11	74.58	79.02	N/A	715,666	554,588
01-JUL-21 To 30-SEP-21	2	69.70	69.70	64.70	13.52	107.73	60.28	79.12	N/A	1,280,000	828,138
01-OCT-21 To 31-DEC-21	14	72.89	75.15	75.30	07.15	99.80	65.90	86.50	69.71 to 84.27	969,565	730,079
01-JAN-22 To 31-MAR-22	8	74.41	78.34	85.09	10.78	92.07	66.17	100.19	66.17 to 100.19	1,122,651	955,236
01-APR-22 To 30-JUN-22	4	72.62	95.92	78.01	40.18	122.96	60.97	177.48	N/A	763,130	595,341
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	9	63.75	65.68	67.82	11.33	96.84	51.40	83.03	56.86 to 72.63	1,250,377	848,032
01-JAN-23 To 31-MAR-23	5	65.49	69.49	67.36	14.02	103.16	54.18	85.25	N/A	924,414	622,703
01-APR-23 To 30-JUN-23	6	57.46	58.41	56.41	19.65	103.55	42.10	78.28	42.10 to 78.28	1,157,356	652,808
01-JUL-23 To 30-SEP-23	4	58.30	58.78	58.68	06.95	100.17	53.37	65.17	N/A	1,064,120	624,376
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	22	78.93	79.75	79.48	15.06	100.34	56.61	129.66	65.29 to 90.07	865,726	688,078
01-OCT-21 To 30-SEP-22	26	73.42	79.33	79.06	13.50	100.34	60.97	177.48	70.87 to 79.65	984,909	778,629
01-OCT-22 To 30-SEP-23	24	63.47	63.51	63.38	14.01	100.21	42.10	85.25	56.22 to 71.90	1,128,170	715,007
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	30	75.04	78.19	77.37	12.58	101.06	56.61	129.66	71.59 to 83.20	960,755	743,305
01-JAN-22 To 31-DEC-22	21	72.51	76.26	75.82	17.69	100.58	51.40	177.48	63.75 to 74.49	1,108,910	840,740
<u>ALL</u>	72	72.52	74.18	73.25	16.15	101.27	42.10	177.48	68.63 to 74.58	996,246	729,753

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	21	73.25	74.77	74.07	14.87	100.95	54.18	129.66	63.75 to 83.03	1,230,153	911,176
2	17	72.51	73.29	72.04	10.61	101.74	56.61	95.26	65.17 to 85.25	717,967	517,199
3	14	73.69	73.95	78.60	15.38	94.08	51.40	100.19	61.05 to 84.27	1,079,710	848,638
4	20	71.70	74.49	68.56	22.62	108.65	42.10	177.48	60.28 to 78.68	928,754	636,711
<u>ALL</u>	72	72.52	74.18	73.25	16.15	101.27	42.10	177.48	68.63 to 74.58	996,246	729,753

20 Cuming
AGRICULTURAL LAND

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	3	72.52	77.42	74.08	10.33	104.51	68.63	91.10	N/A	956,018	708,230
1	1	91.10	91.10	91.10	00.00	100.00	91.10	91.10	N/A	522,855	476,325
4	2	70.58	70.58	70.29	02.76	100.41	68.63	72.52	N/A	1,172,600	824,183
_____Dry_____											
County	38	72.05	71.52	70.57	14.57	101.35	42.10	129.66	65.17 to 74.49	980,984	692,314
1	13	73.25	74.14	74.66	15.18	99.30	54.18	129.66	60.49 to 78.28	1,186,632	885,968
2	8	70.03	71.92	70.99	08.27	101.31	63.75	95.26	63.75 to 95.26	645,188	458,008
3	7	78.75	72.65	69.86	09.02	103.99	58.69	81.81	58.69 to 81.81	979,310	684,141
4	10	68.39	66.98	64.44	21.49	103.94	42.10	94.88	43.02 to 90.07	983,450	633,728
_____Grass_____											
County	1	65.29	65.29	65.29	00.00	100.00	65.29	65.29	N/A	304,603	198,870
4	1	65.29	65.29	65.29	00.00	100.00	65.29	65.29	N/A	304,603	198,870
_____ALL_____	72	72.52	74.18	73.25	16.15	101.27	42.10	177.48	68.63 to 74.58	996,246	729,753

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	67.91	70.11	69.78	13.28	100.47	56.22	91.10	56.22 to 91.10	995,994	695,038
1	1	91.10	91.10	91.10	00.00	100.00	91.10	91.10	N/A	522,855	476,325
2	2	60.48	60.48	60.48	06.40	100.00	56.61	64.34	N/A	933,625	564,615
3	2	75.73	75.73	78.14	11.28	96.92	67.19	84.27	N/A	1,115,325	871,553
4	3	68.63	65.79	66.07	07.91	99.58	56.22	72.52	N/A	1,115,733	737,213
_____Dry_____											
County	52	72.32	73.66	71.50	17.01	103.02	42.10	177.48	65.90 to 74.49	936,845	669,824
1	17	72.13	72.99	73.42	15.38	99.41	54.18	129.66	60.49 to 78.28	1,186,178	870,922
2	11	70.34	72.73	71.94	09.00	101.10	63.75	95.26	65.17 to 86.49	713,441	513,280
3	11	68.63	71.23	69.50	14.56	102.49	51.40	93.92	58.69 to 81.81	821,231	570,784
4	13	74.49	77.36	69.42	26.97	111.44	42.10	177.48	53.37 to 90.07	897,653	623,112
_____Grass_____											
County	2	74.25	74.25	74.85	12.07	99.20	65.29	83.20	N/A	326,702	244,543
1	1	83.20	83.20	83.20	00.00	100.00	83.20	83.20	N/A	348,800	290,215
4	1	65.29	65.29	65.29	00.00	100.00	65.29	65.29	N/A	304,603	198,870
_____ALL_____	72	72.52	74.18	73.25	16.15	101.27	42.10	177.48	68.63 to 74.58	996,246	729,753

Cuming County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	n/a	7,452	7,452	7,926	5,209	n/a	6,878	5,867	7,408
Thurston	1	6,300	6,100	6,100	6,100	5,850	5,850	5,000	5,000	5,833
Thurston	2	6,800	6,300	6,300	6,300	6,100	n/a	5,400	5,300	6,133
Burt	1	6,150	5,125	5,125	4,814	n/a	4,300	3,860	3,250	5,229
Cuming	2	n/a	7,554	7,554	8,002	5,660	n/a	6,948	5,875	7,537
Colfax	1	6,404	6,304	6,304	6,051	5,740	5,526	5,100	4,818	5,970
Dodge	1	7,073	7,146	6,878	6,914	5,540	6,938	5,475	5,426	6,859
Stanton	1	5,769	6,385	6,385	5,555	4,819	5,704	5,021	4,852	5,624
Cuming	3	7,516	7,149	7,149	7,185	5,525	6,665	6,424	5,302	6,700
Stanton	1	5,769	6,385	6,385	5,555	4,819	5,704	5,021	4,852	5,624
Thurston	1	6,300	6,100	6,100	6,100	5,850	5,850	5,000	5,000	5,833
Wayne	1	8,750	8,550	8,550	8,265	8,000	7,700	7,085	6,750	7,658
Cuming	4	7,929	7,610	7,610	7,954	5,351	n/a	6,896	5,591	7,352
Burt	2	6,300	5,925	5,925	5,690	n/a	5,375	4,350	3,475	5,781
Dodge	1	7,073	7,146	6,878	6,914	5,540	6,938	5,475	5,426	6,859

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	7,275	7,279	6,832	4,160	5,857	6,265	5,215	5,208	6,648
Thurston	1	5,950	5,950	5,500	5,500	5,200	5,200	4,000	3,900	5,204
Thurston	2	6,747	6,750	5,949	5,950	5,800	5,798	5,250	5,250	5,797
Burt	1	6,500	6,225	6,050	n/a	5,700	5,600	5,500	5,450	5,813
Cuming	2	7,374	7,374	6,919	n/a	6,345	6,345	5,280	5,280	6,713
Colfax	1	7,434	7,317	7,007	6,878	6,399	6,329	5,846	5,382	6,651
Dodge	1	5,328	5,494	5,180	-	4,825	5,092	4,854	5,093	5,220
Stanton	1	6,392	6,394	6,393	4,463	3,267	5,411	5,043	5,116	5,621
Cuming	3	6,930	6,929	6,511	6,332	4,239	5,965	4,965	4,783	6,282
Stanton	1	6,392	6,394	6,393	4,463	3,267	5,411	5,043	5,116	5,621
Thurston	1	5,950	5,950	5,500	5,500	5,200	5,200	4,000	3,900	5,204
Wayne	1	7,700	7,650	7,600	7,575	7,400	7,000	6,360	6,000	7,178
Cuming	4	7,490	7,485	7,028	6,919	4,196	6,444	5,326	5,068	6,936
Burt	2	6,600	6,300	5,900	n/a	4,519	5,550	4,175	3,874	5,745
Dodge	1	5,328	5,494	5,180	-	4,825	5,092	4,854	5,093	5,220

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	3,282	3,263	2,766	2,868	n/a	n/a	n/a	n/a	3,164
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	1,872
Thurston	2	2,050	2,050	1,850	1,750	1,575	n/a	n/a	n/a	1,973
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	n/a	1,500	2,089
Cuming	2	3,360	3,241	2,741	2,986	n/a	n/a	n/a	n/a	3,162
Colfax	1	2,129	2,128	1,928	1,928	n/a	1,821	n/a	1,714	2,081
Dodge	1	2,534	2,520	2,459	2,450	n/a	n/a	n/a	2,220	2,509
Stanton	1	2,244	2,372	1,860	2,325	1,605	n/a	n/a	1,878	2,085
Cuming	3	3,301	2,937	2,487	2,645	n/a	n/a	n/a	n/a	2,897
Stanton	1	2,244	2,372	1,860	2,325	1,605	n/a	n/a	1,878	2,085
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	1,872
Wayne	1	2,850	2,720	2,525	2,375	2,140	n/a	n/a	n/a	2,699
Cuming	4	3,169	3,159	2,486	2,766	n/a	n/a	n/a	n/a	2,992
Burt	2	2,850	2,350	2,100	2,080	n/a	n/a	n/a	1,770	2,475
Dodge	1	2,534	2,520	2,459	2,450	n/a	n/a	n/a	2,220	2,509

County	Mkt Area	CRP	TIMBER	WASTE
Cuming	1	5,888	1,422	130
Thurston	1		500	85
Thurston	2		525	85
Burt	1	3,863	n/a	254
Cuming	2	5,923	1,438	129
Colfax	1	4,389	1,680	150
Dodge	1	3,210	n/a	293
Stanton	1	3,412	285	151
Cuming	3	4,815	1,392	259
Stanton	1	3,412	285	151
Thurston	1		500	85
Wayne	1	4,786	1,271	100
Cuming	4	5,664	1,400	311
Burt	2	3,596	n/a	273
Dodge	1	3,210	n/a	293

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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	8	Median :	53	COV :	24.09	95% Median C.I. :	42.71 to 86.87
Total Sales Price :	9,045,513	Wgt. Mean :	56	STD :	13.61	95% Wgt. Mean C.I. :	21.98 to 90.11
Total Adj. Sales Price :	9,045,513	Mean :	57	Avg.Abs.Dev :	08.91	95% Mean C.I. :	45.12 to 67.88
Total Assessed Value :	5,069,458						
Avg. Adj. Sales Price :	1,130,689	COD :	16.85	MAX Sales Ratio :	86.87		
Avg. Assessed Value :	633,682	PRD :	100.82	MIN Sales Ratio :	42.71		

Printed : 04/01/2024

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	2	64.79	64.79	62.00	34.08	104.50	42.71	86.87	N/A	1,640,608	1,017,127
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	5	50.03	52.27	51.82	06.44	100.87	47.96	57.96	N/A	1,048,288	543,213
01/01/2022 To 03/31/2022	1	61.04	61.04	61.04		100.00	61.04	61.04	N/A	522,855	319,138
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	2	64.79	64.79	62.00	34.08	104.50	42.71	86.87	N/A	1,640,608	1,017,127
10/01/2021 To 09/30/2022	6	52.89	53.74	52.66	08.55	102.05	47.96	61.04	47.96 to 61.04	960,716	505,867
10/01/2022 To 09/30/2023											
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	7	50.03	55.85	55.74	17.21	100.20	42.71	86.87	42.71 to 86.87	1,217,523	678,617
01/01/2022 To 12/31/2022	1	61.04	61.04	61.04		100.00	61.04	61.04	N/A	522,855	319,138
<u>ALL</u>											
10/01/2020 To 09/30/2023	8	52.89	56.50	56.04	16.85	100.82	42.71	86.87	42.71 to 86.87	1,130,689	633,682

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	8	Median :	53	COV :	24.09	95% Median C.I. :	42.71 to 86.87
Total Sales Price :	9,045,513	Wgt. Mean :	56	STD :	13.61	95% Wgt. Mean C.I. :	21.98 to 90.11
Total Adj. Sales Price :	9,045,513	Mean :	57	Avg.Abs.Dev :	08.91	95% Mean C.I. :	45.12 to 67.88
Total Assessed Value :	5,069,458						
Avg. Adj. Sales Price :	1,130,689	COD :	16.85	MAX Sales Ratio :	86.87		
Avg. Assessed Value :	633,682	PRD :	100.82	MIN Sales Ratio :	42.71		

Printed : 04/01/2024

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	8	52.89	56.50	56.04	16.85	100.82	42.71	86.87	42.71 to 86.87	1,130,689	633,682
_____ALL_____											
10/01/2020 To 09/30/2023	8	52.89	56.50	56.04	16.85	100.82	42.71	86.87	42.71 to 86.87	1,130,689	633,682

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110014											
110020											
190059											
190070											
200001											
200020	8	52.89	56.50	56.04	16.85	100.82	42.71	86.87	42.71 to 86.87	1,130,689	633,682
200030											
270046											
270062											
270594											
870001											
_____ALL_____											
10/01/2020 To 09/30/2023	8	52.89	56.50	56.04	16.85	100.82	42.71	86.87	42.71 to 86.87	1,130,689	633,682

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	8	Median :	53	COV :	24.09	95% Median C.I. :	42.71 to 86.87
Total Sales Price :	9,045,513	Wgt. Mean :	56	STD :	13.61	95% Wgt. Mean C.I. :	21.98 to 90.11
Total Adj. Sales Price :	9,045,513	Mean :	57	Avg.Abs.Dev :	08.91	95% Mean C.I. :	45.12 to 67.88
Total Assessed Value :	5,069,458						
Avg. Adj. Sales Price :	1,130,689	COD :	16.85	MAX Sales Ratio :	86.87		
Avg. Assessed Value :	633,682	PRD :	100.82	MIN Sales Ratio :	42.71		

Printed : 04/01/2024

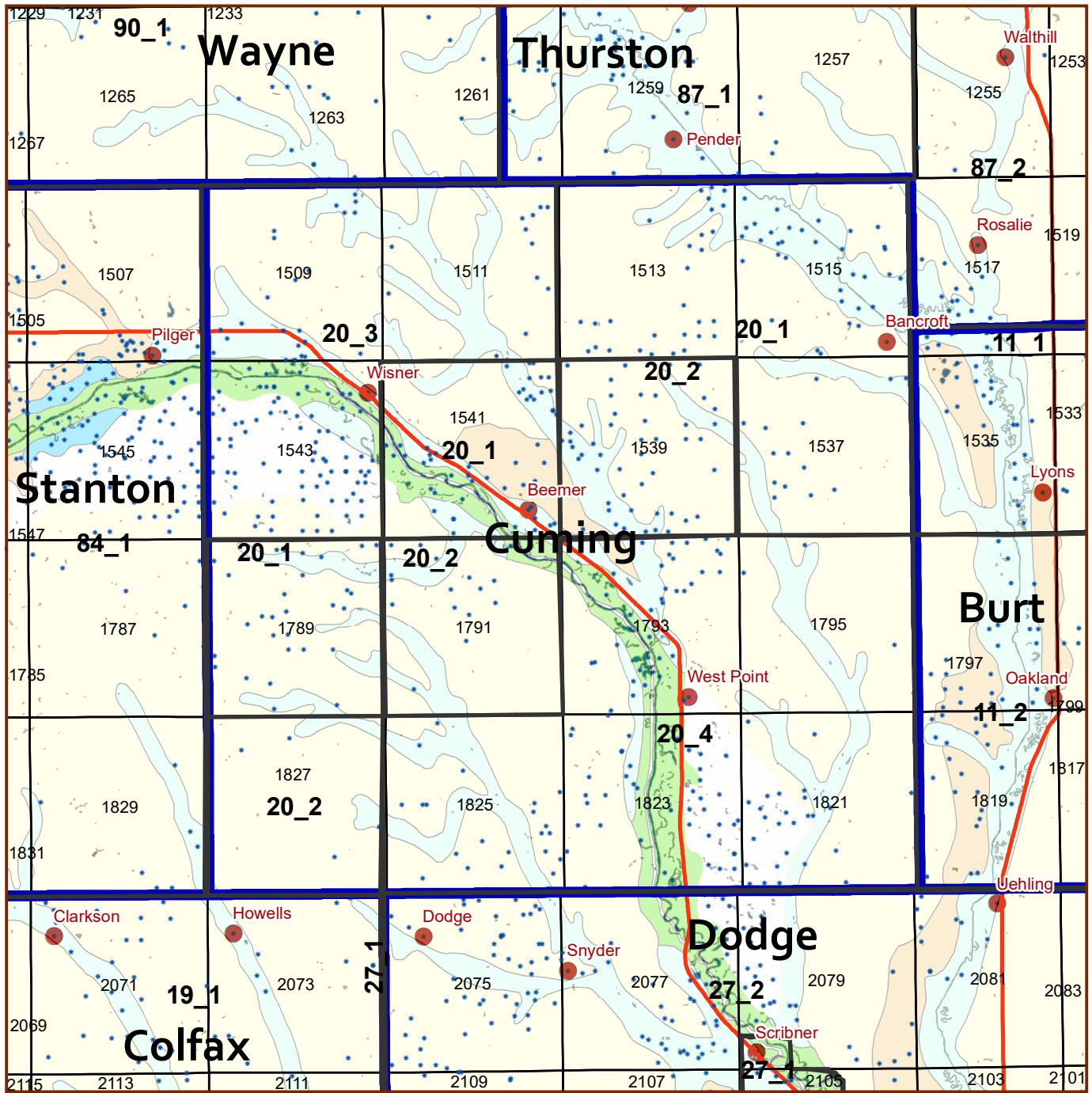
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	1	61.04	61.04	61.04		100.00	61.04	61.04	N/A	522,855	319,138
1	1	61.04	61.04	61.04		100.00	61.04	61.04	N/A	522,855	319,138
<u>_____Dry_____</u>											
County	6	49.85	55.87	55.74	18.23	100.23	42.71	86.87	42.71 to 86.87	1,362,310	759,313
1	6	49.85	55.87	55.74	18.23	100.23	42.71	86.87	42.71 to 86.87	1,362,310	759,313
<u>_____ALL_____</u>											
10/01/2020 To 09/30/2023	8	52.89	56.50	56.04	16.85	100.82	42.71	86.87	42.71 to 86.87	1,130,689	633,682

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	1	61.04	61.04	61.04		100.00	61.04	61.04	N/A	522,855	319,138
1	1	61.04	61.04	61.04		100.00	61.04	61.04	N/A	522,855	319,138
<u>_____Dry_____</u>											
County	6	49.85	55.87	55.74	18.23	100.23	42.71	86.87	42.71 to 86.87	1,362,310	759,313
1	6	49.85	55.87	55.74	18.23	100.23	42.71	86.87	42.71 to 86.87	1,362,310	759,313
<u>_____Grass_____</u>											
County	1	55.75	55.75	55.75		100.00	55.75	55.75	N/A	348,800	194,444
1	1	55.75	55.75	55.75		100.00	55.75	55.75	N/A	348,800	194,444
<u>_____ALL_____</u>											
10/01/2020 To 09/30/2023	8	52.89	56.50	56.04	16.85	100.82	42.71	86.87	42.71 to 86.87	1,130,689	633,682

CUMING COUNTY



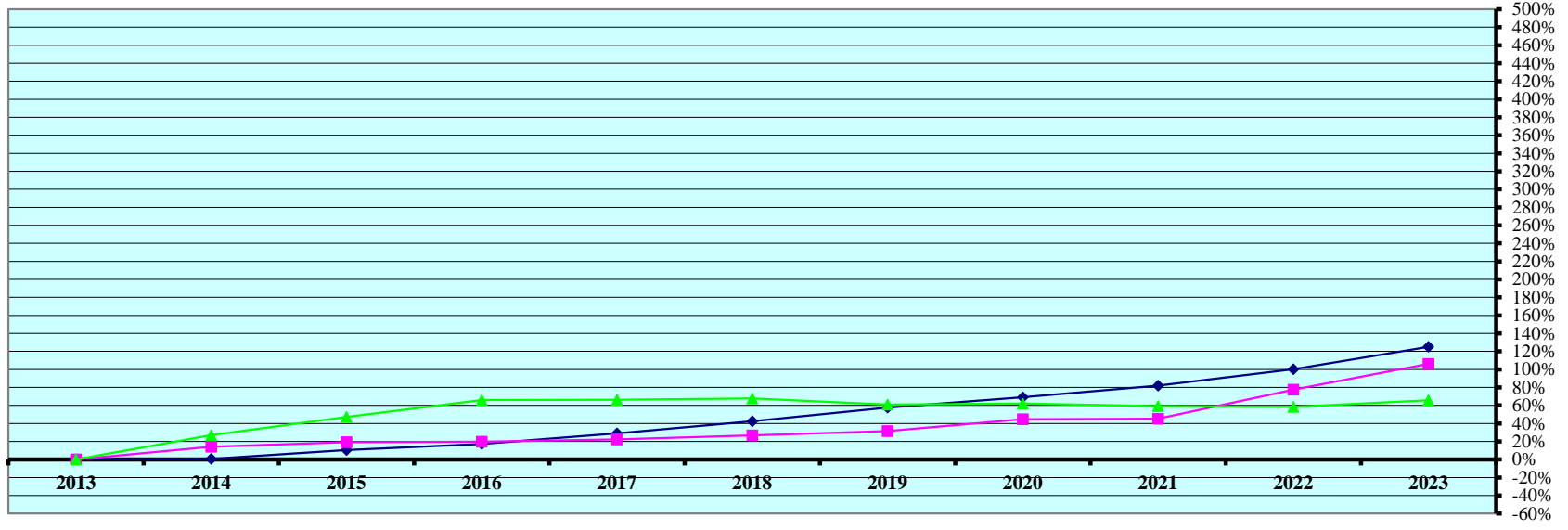
Legend

- 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	217,318,670	-	-	-	75,807,860	-	-	-	1,184,869,090	-	-	-
2014	218,741,650	1,422,980	0.65%	0.65%	86,586,125	10,778,265	14.22%	14.22%	1,506,400,210	321,531,120	27.14%	27.14%
2015	239,936,930	21,195,280	9.69%	10.41%	90,340,505	3,754,380	4.34%	19.17%	1,744,875,475	238,475,265	15.83%	47.26%
2016	254,755,285	14,818,355	6.18%	17.23%	90,701,400	360,895	0.40%	19.65%	1,965,208,125	220,332,650	12.63%	65.86%
2017	280,080,655	25,325,370	9.94%	28.88%	92,759,740	2,058,340	2.27%	22.36%	1,969,405,680	4,197,555	0.21%	66.21%
2018	309,811,300	29,730,645	10.62%	42.56%	96,025,975	3,266,235	3.52%	26.67%	1,987,781,605	18,375,925	0.93%	67.76%
2019	342,571,715	32,760,415	10.57%	57.64%	99,712,790	3,686,815	3.84%	31.53%	1,906,836,150	-80,945,455	-4.07%	60.93%
2020	367,649,733	25,078,018	7.32%	69.18%	109,713,955	10,001,165	10.03%	44.73%	1,918,650,045	11,813,895	0.62%	61.93%
2021	395,643,775	27,994,042	7.61%	82.06%	110,172,235	458,280	0.42%	45.33%	1,887,917,160	-30,732,885	-1.60%	59.34%
2022	434,938,296	39,294,521	9.93%	100.14%	134,605,895	24,433,660	22.18%	77.56%	1,875,714,695	-12,202,465	-0.65%	58.31%
2023	489,095,490	54,157,194	12.45%	125.06%	156,305,585	21,699,690	16.12%	106.19%	1,965,044,920	89,330,225	4.76%	65.84%

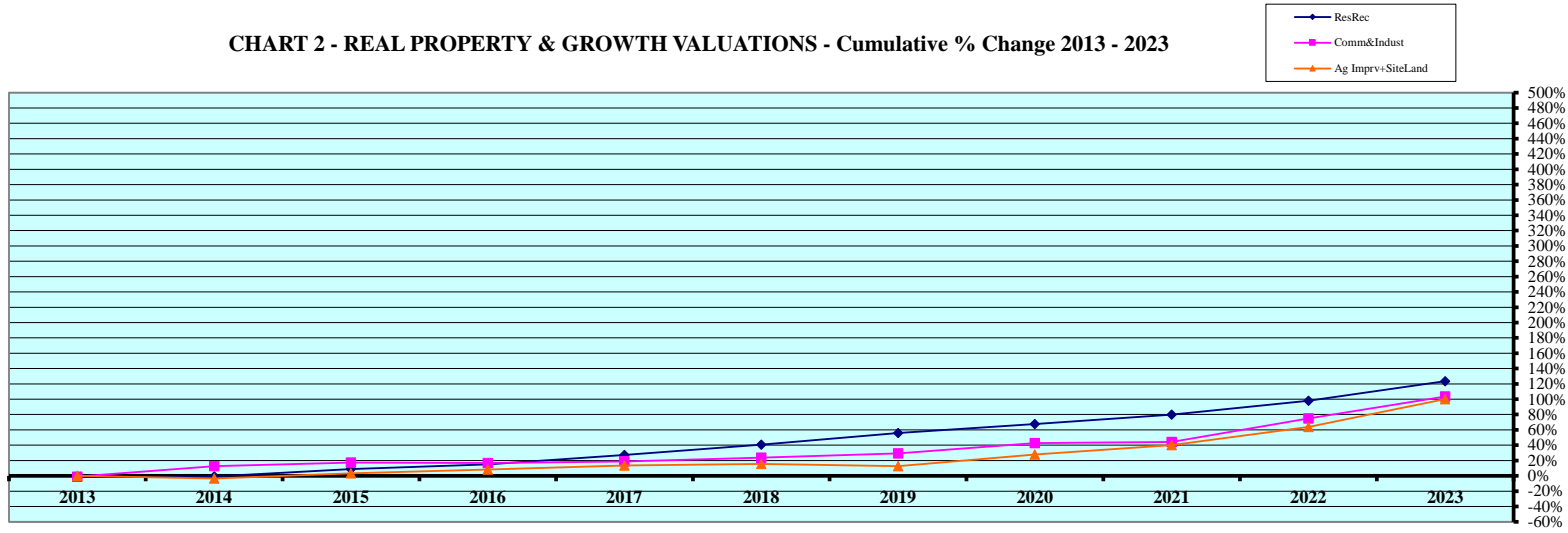
Rate Annual %chg: Residential & Recreational **8.45%** Commercial & Industrial **7.50%** Agricultural Land **5.19%**

Cnty# **20**
County **CUMING**

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	217,318,670	2,880,095	1.33%	214,438,575	-	-1.33%	75,807,860	748,610	0.99%	75,059,250	-	-0.99%
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	-0.93%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	12.56%
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	8.70%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	17.31%
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	15.10%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	16.60%
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	27.10%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	18.88%
2018	309,811,300	4,048,010	1.31%	305,763,290	9.17%	40.70%	96,025,975	2,300,368	2.40%	93,725,607	1.04%	23.64%
2019	342,571,715	3,649,836	1.07%	338,921,879	9.40%	55.96%	99,712,790	1,664,960	1.67%	98,047,830	2.11%	29.34%
2020	367,649,733	3,344,434	0.91%	364,305,299	6.34%	67.64%	109,713,955	1,532,280	1.40%	108,181,675	8.49%	42.71%
2021	395,643,775	4,612,453	1.17%	391,031,322	6.36%	79.93%	110,172,235	855,687	0.78%	109,316,548	-0.36%	44.20%
2022	434,938,296	4,724,330	1.09%	430,213,966	8.74%	97.96%	134,605,895	2,068,360	1.54%	132,537,535	20.30%	74.83%
2023	489,095,490	3,324,795	0.68%	485,770,695	11.69%	123.53%	156,305,585	2,019,620	1.29%	154,285,965	14.62%	103.52%
Rate Ann%chg	8.45%			Resid & Recreat w/o growth		7.14%	7.50%			C & I w/o growth		5.87%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	-	-
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	-3.47%
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	3.26%
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	8.16%
2017	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	168,861,688	0.78%	13.36%
2018	76,494,970	100,049,241	176,544,211	4,286,710	2.43%	172,257,501	-0.54%	15.64%
2019	70,421,990	101,613,860	172,035,850	4,089,233	2.38%	167,946,617	-4.87%	12.75%
2020	77,952,905	120,774,710	198,727,615	8,502,445	4.28%	190,225,170	10.57%	27.70%
2021	92,680,245	119,249,385	211,929,630	3,212,432	1.52%	208,717,198	5.03%	40.12%
2022	112,697,495	139,733,715	252,431,210	8,629,275	3.42%	243,801,935	15.04%	63.67%
2023	152,942,165	154,450,250	307,392,415	9,243,620	3.01%	298,148,795	18.11%	100.15%
Rate Ann%chg	8.23%	6.85%	7.51%	Ag Imprv+Site w/o growth			4.56%	

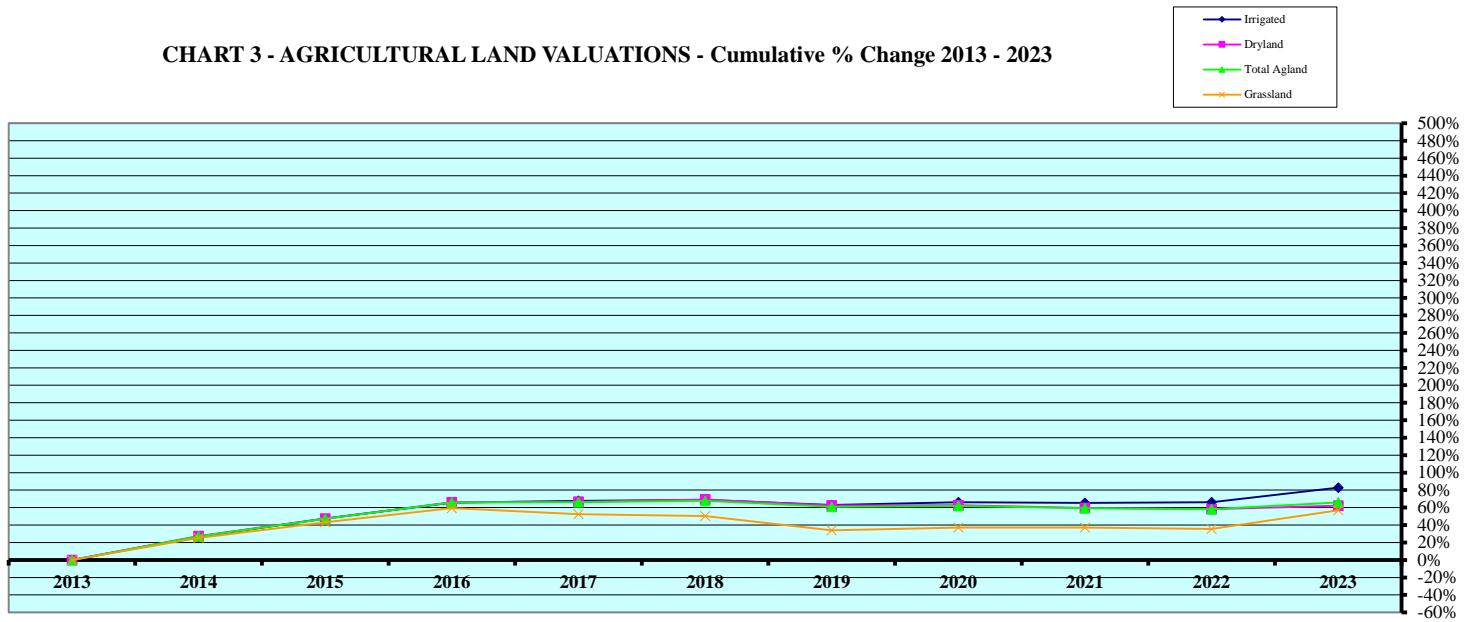
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 20
County CUMING

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	221,626,350	-	-	-	880,822,595	-	-	-	56,633,635	-	-	-
2014	280,662,790	59,036,440	26.64%	26.64%	1,121,166,815	240,344,220	27.29%	27.29%	70,903,360	14,269,725	25.20%	25.20%
2015	326,758,805	46,096,015	16.42%	47.44%	1,298,139,075	176,972,260	15.78%	47.38%	81,094,900	10,191,540	14.37%	43.19%
2016	367,158,455	40,399,650	12.36%	65.67%	1,463,949,045	165,809,970	12.77%	66.20%	90,270,145	9,175,245	11.31%	59.39%
2017	371,733,425	4,574,970	1.25%	67.73%	1,469,003,485	5,054,440	0.35%	66.78%	86,327,020	-3,943,125	-4.37%	52.43%
2018	373,925,095	2,191,670	0.59%	68.72%	1,490,493,685	21,490,200	1.46%	69.22%	85,184,055	-1,142,965	-1.32%	50.41%
2019	361,313,000	-12,612,095	-3.37%	63.03%	1,431,522,155	-58,971,530	-3.96%	62.52%	75,812,265	-9,371,790	-11.00%	33.86%
2020	368,221,415	6,908,415	1.91%	66.15%	1,434,051,495	2,529,340	0.18%	62.81%	77,726,320	1,914,055	2.52%	37.24%
2021	366,587,055	-1,634,360	-0.44%	65.41%	1,406,204,750	-27,846,745	-1.94%	59.65%	77,655,670	-70,650	-0.09%	37.12%
2022	367,991,220	1,404,165	0.38%	66.04%	1,392,765,610	-13,439,140	-0.96%	58.12%	76,785,675	-869,995	-1.12%	35.58%
2023	405,213,300	37,222,080	10.11%	82.84%	1,428,060,115	35,294,505	2.53%	62.13%	88,913,075	12,127,400	15.79%	57.00%

Rate Ann.%chg: Irrigated **6.22%** Dryland **4.95%** Grassland **4.61%**

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	2,340,825	-	-	-	23,445,685	-	-	-	1,184,869,090	-	-	-
2014	675,940	-1,664,885	-71.12%	-71.12%	32,991,305	9,545,620	40.71%	40.71%	1,506,400,210	321,531,120	27.14%	27.14%
2015	835,390	159,450	23.59%	-64.31%	38,047,305	5,056,000	15.33%	62.28%	1,744,875,475	238,475,265	15.83%	47.26%
2016	435,170	-400,220	-47.91%	-81.41%	43,395,310	5,348,005	14.06%	85.09%	1,965,208,125	220,332,650	12.63%	65.86%
2017	548,850	113,680	26.12%	-76.55%	41,792,900	-1,602,410	-3.69%	78.25%	1,969,405,680	4,197,555	0.21%	66.21%
2018	550,185	1,335	0.24%	-76.50%	37,628,585	-4,164,315	-9.96%	60.49%	1,987,781,605	18,375,925	0.93%	67.76%
2019	731,425	181,240	32.94%	-68.75%	37,457,305	-171,280	-0.46%	59.76%	1,906,836,150	-80,945,455	-4.07%	60.93%
2020	748,840	17,415	2.38%	-68.01%	37,901,975	444,670	1.19%	61.66%	1,918,650,045	11,813,895	0.62%	61.93%
2021	736,935	-11,905	-1.59%	-68.52%	36,732,750	-1,169,225	-3.08%	56.67%	1,887,917,160	-30,732,885	-1.60%	59.34%
2022	736,690	-245	-0.03%	-68.53%	37,435,500	702,750	1.91%	59.67%	1,875,714,695	-12,202,465	-0.65%	58.31%
2023	758,370	21,680	2.94%	-67.60%	42,100,060	4,664,560	12.46%	79.56%	1,965,044,920	89,330,225	4.76%	65.84%

Cnty# **20**
County **CUMING**

Rate Ann.%chg: Total Agric Land **5.19%**

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	221,096,955	55,581	3,978			880,999,780	241,249	3,652			56,931,945	37,196	1,531		
2014	280,201,815	56,090	4,996	25.58%	25.58%	1,121,176,220	240,793	4,656	27.50%	27.50%	71,129,090	35,837	1,985	29.68%	29.68%
2015	325,561,860	56,579	5,754	15.18%	44.65%	1,296,117,995	240,134	5,397	15.92%	47.80%	81,634,380	35,488	2,300	15.90%	50.29%
2016	366,612,520	57,056	6,425	11.67%	61.53%	1,465,201,170	240,355	6,096	12.94%	66.93%	90,488,870	35,301	2,563	11.43%	67.48%
2017	371,295,115	57,400	6,469	0.67%	62.61%	1,468,587,715	239,613	6,129	0.54%	67.83%	87,024,505	34,141	2,549	-0.56%	66.54%
2018	373,016,445	57,535	6,483	0.23%	62.98%	1,491,561,895	239,590	6,225	1.57%	70.48%	85,002,675	33,855	2,511	-1.50%	64.04%
2019	362,880,165	58,069	6,249	-3.61%	57.10%	1,435,936,845	238,750	6,014	-3.39%	64.70%	75,726,775	33,930	2,232	-11.11%	45.82%
2020	368,321,175	58,582	6,287	0.61%	58.05%	1,433,810,840	237,758	6,031	0.27%	65.14%	77,573,755	33,738	2,299	3.02%	50.22%
2021	367,989,805	59,186	6,218	-1.11%	56.30%	1,404,993,680	236,980	5,929	-1.69%	62.35%	77,250,270	33,203	2,327	1.19%	52.01%
2022	368,316,060	59,547	6,185	-0.52%	55.49%	1,391,559,220	236,514	5,884	-0.76%	61.11%	76,810,780	33,151	2,317	-0.41%	51.38%
2023	402,026,935	60,435	6,652	7.55%	67.23%	1,430,160,670	235,895	6,063	3.04%	66.02%	89,331,485	32,869	2,718	17.30%	77.57%

Rate Annual %chg Average Value/Acre: 5.28%

5.20%

5.91%

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	2,353,110	4,486	525			22,881,605	5,624	4,069			1,184,263,395	344,137	3,441		
2014	678,550	3,581	189	-63.87%	-63.87%	32,976,315	9,910	3,328	-18.21%	-18.21%	1,506,161,990	346,211	4,350	26.42%	26.42%
2015	833,730	3,667	227	20.00%	-56.65%	37,872,715	9,782	3,872	16.34%	-4.85%	1,742,020,680	345,651	5,040	15.85%	46.45%
2016	861,255	3,567	241	6.19%	-53.96%	43,381,905	9,828	4,414	14.02%	8.49%	1,966,545,720	346,107	5,682	12.74%	65.11%
2017	548,505	3,445	159	-34.06%	-69.64%	42,208,820	9,540	4,425	0.24%	8.75%	1,969,664,660	344,138	5,723	0.73%	66.32%
2018	548,345	3,444	159	0.00%	-69.64%	37,739,510	9,349	4,037	-8.77%	-0.79%	1,987,868,870	343,773	5,782	1.03%	68.03%
2019	694,170	3,485	199	25.11%	-62.02%	37,589,930	9,241	4,068	0.77%	-0.02%	1,912,827,885	343,474	5,569	-3.69%	61.83%
2020	749,035	3,850	195	-2.33%	-62.90%	37,865,390	9,247	4,095	0.67%	0.64%	1,918,320,195	343,176	5,590	0.37%	62.44%
2021	862,935	3,823	226	16.01%	-56.96%	35,822,955	7,704	4,650	13.56%	14.29%	1,886,919,645	340,895	5,535	-0.98%	60.85%
2022	736,640	3,789	194	-13.87%	-62.93%	37,569,050	8,103	4,636	-0.30%	13.95%	1,874,991,750	341,104	5,497	-0.69%	59.73%
2023	758,370	3,749	202	4.07%	-61.43%	42,131,730	8,098	5,203	12.22%	27.88%	1,964,409,190	341,045	5,760	4.79%	67.38%

20
CUMING

Rate Annual %chg Average Value/Acre: 5.29%

(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
9,013	CUMING	146,428,960	12,229,352	2,373,745	479,222,135	134,645,025	21,660,560	9,873,355	1,965,044,920	152,942,165	154,450,250	0	3,078,870,467
cnty sectorvalue % of total value:		4.76%	0.40%	0.08%	15.56%	4.37%	0.70%	0.32%	63.82%	4.97%	5.02%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
496	BANCROFT	1,364,330	529,599	72,965	17,263,630	4,086,785	0	0	0	0	0	0	23,317,309
5.50%	%sector of county sector	0.93%	4.33%	3.07%	3.60%	3.04%							0.76%
	%sector of municipality	5.85%	2.27%	0.31%	74.04%	17.53%							100.00%
611	BEEEMER	1,039,330	536,963	71,034	27,478,655	8,517,545	0	0	0	0	0	0	37,643,527
6.78%	%sector of county sector	0.71%	4.39%	2.99%	5.73%	6.33%							1.22%
	%sector of municipality	2.76%	1.43%	0.19%	73.00%	22.63%							100.00%
3,500	WEST POINT	13,469,875	1,776,658	415,644	224,207,075	86,424,325	11,081,355	0	0	0	0	0	337,374,932
38.83%	%sector of county sector	9.20%	14.53%	17.51%	46.79%	64.19%	51.16%						10.96%
	%sector of municipality	3.99%	0.53%	0.12%	66.46%	25.62%	3.28%						100.00%
1,239	WISNER	4,306,297	1,521,503	241,790	71,074,830	13,649,310	0	0	0	0	0	0	90,793,730
13.75%	%sector of county sector	2.94%	12.44%	10.19%	14.83%	10.14%							2.95%
	%sector of municipality	4.74%	1.68%	0.27%	78.28%	15.03%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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5,847	Total Municipalities	20,179,832	4,364,723	801,433	340,024,194	112,677,967	11,081,356	0	0	0	0	0	489,129,502
64.87%	%all municip.sectors of cnty	13.78%	35.69%	33.76%	70.95%	83.69%	51.16%						15.89%

20 CUMING

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,035	Value : 3,194,836,865	Growth 17,436,965	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	349	6,656,440	66	6,376,950	306	10,445,360	721	23,478,750	
02. Res Improve Land	2,307	39,446,475	77	2,997,895	329	12,998,520	2,713	55,442,890	
03. Res Improvements	2,349	334,977,965	92	25,595,450	361	82,597,560	2,802	443,170,975	
04. Res Total	2,698	381,080,880	158	34,970,295	667	106,041,440	3,523	522,092,615	6,432,830
% of Res Total	76.58	72.99	4.48	6.70	18.93	20.31	38.99	16.34	36.89
05. Com UnImp Land	114	3,414,910	5	126,490	10	1,583,435	129	5,124,835	
06. Com Improve Land	523	13,494,845	18	2,305,485	25	2,088,320	566	17,888,650	
07. Com Improvements	531	107,896,240	19	10,195,290	32	7,354,745	582	125,446,275	
08. Com Total	645	124,805,995	24	12,627,265	42	11,026,500	711	148,459,760	2,338,570
% of Com Total	90.72	84.07	3.38	8.51	5.91	7.43	7.87	4.65	13.41
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	10	884,715	1	788,690	0	0	11	1,673,405	
11. Ind Improvements	9	9,592,890	1	10,188,815	0	0	10	19,781,705	
12. Ind Total	9	10,477,605	1	10,977,505	0	0	10	21,455,110	0
% of Ind Total	90.00	48.84	10.00	51.16	0.00	0.00	0.11	0.67	0.00
13. Rec UnImp Land	0	0	2	29,680	33	2,065,820	35	2,095,500	
14. Rec Improve Land	0	0	2	169,160	25	5,136,830	27	5,305,990	
15. Rec Improvements	0	0	2	34,540	51	3,309,525	53	3,344,065	
16. Rec Total	0	0	4	233,380	84	10,512,175	88	10,745,555	31,630
% of Rec Total	0.00	0.00	4.55	2.17	95.45	97.83	0.97	0.34	0.18
Res & Rec Total	2,698	381,080,880	162	35,203,675	751	116,553,615	3,611	532,838,170	6,464,460
% of Res & Rec Total	74.72	71.52	4.49	6.61	20.80	21.87	39.97	16.68	37.07
Com & Ind Total	654	135,283,600	25	23,604,770	42	11,026,500	721	169,914,870	2,338,570
% of Com & Ind Total	90.71	79.62	3.47	13.89	5.83	6.49	7.98	5.32	13.41
17. Taxable Total	3,352	516,364,480	187	58,808,445	793	127,580,115	4,332	702,753,040	8,803,030
% of Taxable Total	77.38	73.48	4.32	8.37	18.31	18.15	47.95	22.00	50.48

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	3	179,005	4,184,590	0	0	0
20. Industrial	1	5,975	1,519,095	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	3	179,005	4,184,590
20. Industrial	0	0	0	1	5,975	1,519,095
21. Other	0	0	0	0	0	0
22. Total Sch II				4	184,980	5,703,685

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	263	0	21	284

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	4	356,855	3,345	1,607,572,580	3,349	1,607,929,435
28. Ag-Improved Land	0	0	3	943,900	1,262	618,532,030	1,265	619,475,930
29. Ag Improvements	0	0	3	526,145	1,351	264,152,315	1,354	264,678,460

30. Ag Total				4,703	2,492,083,825
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.00	60,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	490,055	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	4.13	43,365	
37. FarmSite Improvements	0	0.00	0	3	0.00	36,090	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	3	2.19	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	16	16.00	480,000	16	16.00	480,000	
32. HomeSite Improv Land	906	921.92	27,357,600	908	923.92	27,417,600	
33. HomeSite Improvements	913	0.00	141,783,155	915	0.00	142,273,210	934,285
34. HomeSite Total				931	939.92	170,170,810	
35. FarmSite UnImp Land	119	169.10	1,775,550	119	169.10	1,775,550	
36. FarmSite Improv Land	1,179	3,094.10	32,488,060	1,182	3,098.23	32,531,425	
37. FarmSite Improvements	1,296	0.00	122,369,160	1,299	0.00	122,405,250	7,699,650
38. FarmSite Total				1,418	3,267.33	156,712,225	
39. Road & Ditches	3,777	7,258.38	0	3,780	7,260.57	0	
40. Other- Non Ag Use	38	1,349.79	1,072,195	38	1,349.79	1,072,195	
41. Total Section VI				2,349	12,817.61	327,955,230	8,633,935

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	204.62	408,030	3	204.62	408,030

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	3,490.32	17.24%	27,759,405	18.50%	7,953.26
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	4,865.07	24.02%	36,254,790	24.17%	7,452.06
48. 2A	5,441.64	26.87%	43,129,865	28.75%	7,925.89
49. 3A1	1.89	0.01%	9,845	0.01%	5,208.99
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,962.06	24.50%	34,127,640	22.75%	6,877.72
52. 4A	1,490.23	7.36%	8,742,460	5.83%	5,866.52
53. Total	20,251.21	100.00%	150,024,005	100.00%	7,408.15
Dry					
54. 1D1	8,445.58	10.97%	61,437,940	12.01%	7,274.57
55. 1D	24,073.72	31.27%	175,238,695	34.24%	7,279.25
56. 2D1	9,371.96	12.17%	64,025,875	12.51%	6,831.64
57. 2D	14.57	0.02%	60,610	0.01%	4,159.92
58. 3D1	97.86	0.13%	573,155	0.11%	5,856.89
59. 3D	26,711.41	34.70%	167,346,345	32.70%	6,264.98
60. 4D1	1,456.17	1.89%	7,593,940	1.48%	5,215.01
61. 4D	6,807.35	8.84%	35,451,795	6.93%	5,207.87
62. Total	76,978.62	100.00%	511,728,355	100.00%	6,647.67
Grass					
63. 1G1	4,025.07	53.23%	12,813,135	53.31%	3,183.33
64. 1G	1,562.07	20.66%	5,430,765	22.60%	3,476.65
65. 2G1	1,250.62	16.54%	3,749,880	15.60%	2,998.42
66. 2G	724.46	9.58%	2,040,425	8.49%	2,816.48
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	7,562.22	100.00%	24,034,205	100.00%	3,178.19
Irrigated Total					
Irrigated Total	20,251.21	18.74%	150,024,005	21.49%	7,408.15
Dry Total					
Dry Total	76,978.62	71.22%	511,728,355	73.29%	6,647.67
Grass Total					
Grass Total	7,562.22	7.00%	24,034,205	3.44%	3,178.19
72. Waste	1,127.18	1.04%	146,935	0.02%	130.36
73. Other	2,160.45	2.00%	12,320,370	1.76%	5,702.69
74. Exempt	29.03	0.03%	176,560	0.03%	6,081.98
75. Market Area Total	108,079.68	100.00%	698,253,870	100.00%	6,460.55

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,690.54	16.43%	13,566,685	17.49%	8,025.06
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	1,484.31	14.43%	11,212,855	14.46%	7,554.25
48. 2A	3,477.99	33.80%	27,829,475	35.88%	8,001.60
49. 3A1	3.13	0.03%	17,715	0.02%	5,659.74
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,339.15	32.45%	23,200,170	29.91%	6,947.93
52. 4A	294.50	2.86%	1,730,305	2.23%	5,875.40
53. Total	10,289.62	100.00%	77,557,205	100.00%	7,537.42
Dry					
54. 1D1	5,043.29	10.48%	37,187,175	11.51%	7,373.59
55. 1D	16,571.38	34.45%	122,198,195	37.84%	7,374.05
56. 2D1	3,429.79	7.13%	23,731,855	7.35%	6,919.33
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	57.64	0.12%	365,730	0.11%	6,345.07
59. 3D	16,915.44	35.16%	107,328,595	33.23%	6,345.01
60. 4D1	580.57	1.21%	3,065,395	0.95%	5,279.97
61. 4D	5,510.38	11.45%	29,094,745	9.01%	5,279.99
62. Total	48,108.49	100.00%	322,971,690	100.00%	6,713.40
Grass					
63. 1G1	2,157.73	38.14%	7,052,310	38.61%	3,268.39
64. 1G	1,634.81	28.89%	5,697,240	31.19%	3,484.96
65. 2G1	1,167.73	20.64%	3,553,975	19.46%	3,043.49
66. 2G	697.80	12.33%	1,959,995	10.73%	2,808.82
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	5,658.07	100.00%	18,263,520	100.00%	3,227.87
Irrigated Total	10,289.62	15.66%	77,557,205	18.24%	7,537.42
Dry Total	48,108.49	73.24%	322,971,690	75.95%	6,713.40
Grass Total	5,658.07	8.61%	18,263,520	4.29%	3,227.87
72. Waste	508.53	0.77%	65,400	0.02%	128.61
73. Other	1,122.72	1.71%	6,409,095	1.51%	5,708.54
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	65,687.43	100.00%	425,266,910	100.00%	6,474.10

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	893.92	6.66%	6,719,725	7.47%	7,517.14
46. 1A	465.97	3.47%	3,502,370	3.89%	7,516.30
47. 2A1	1,972.23	14.69%	14,099,250	15.68%	7,148.89
48. 2A	4,571.83	34.05%	32,849,905	36.52%	7,185.29
49. 3A1	2,446.66	18.22%	13,518,535	15.03%	5,525.30
50. 3A	65.73	0.49%	438,090	0.49%	6,664.99
51. 4A1	2,551.54	19.01%	16,392,345	18.22%	6,424.49
52. 4A	457.64	3.41%	2,426,395	2.70%	5,301.97
53. Total	13,425.52	100.00%	89,946,615	100.00%	6,699.67
Dry					
54. 1D1	2,939.33	7.01%	20,369,565	7.73%	6,930.00
55. 1D	11,645.88	27.78%	80,700,035	30.64%	6,929.49
56. 2D1	5,955.40	14.21%	38,777,505	14.72%	6,511.32
57. 2D	1,130.14	2.70%	7,156,540	2.72%	6,332.44
58. 3D1	1,081.48	2.58%	4,583,880	1.74%	4,238.52
59. 3D	16,886.09	40.28%	100,724,900	38.24%	5,964.96
60. 4D1	754.09	1.80%	3,744,030	1.42%	4,964.96
61. 4D	1,532.22	3.65%	7,329,055	2.78%	4,783.29
62. Total	41,924.63	100.00%	263,385,510	100.00%	6,282.36
Grass					
63. 1G1	2,499.42	40.72%	7,254,985	41.84%	2,902.67
64. 1G	1,231.65	20.07%	3,929,865	22.66%	3,190.73
65. 2G1	1,593.00	25.95%	4,242,125	24.46%	2,662.98
66. 2G	813.77	13.26%	1,914,300	11.04%	2,352.38
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	6,137.84	100.00%	17,341,275	100.00%	2,825.31
Irrigated Total					
Irrigated Total	13,425.52	20.85%	89,946,615	23.45%	6,699.67
Dry Total					
Dry Total	41,924.63	65.11%	263,385,510	68.67%	6,282.36
Grass Total					
Grass Total	6,137.84	9.53%	17,341,275	4.52%	2,825.31
72. Waste	714.16	1.11%	184,825	0.05%	258.80
73. Other	2,190.03	3.40%	12,688,585	3.31%	5,793.80
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	64,392.18	100.00%	383,546,810	100.00%	5,956.42

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,957.37	11.31%	15,773,975	12.39%	8,058.76
46. 1A	223.37	1.29%	1,771,080	1.39%	7,928.91
47. 2A1	2,199.09	12.70%	16,734,050	13.15%	7,609.53
48. 2A	6,843.68	39.54%	54,436,620	42.77%	7,954.29
49. 3A1	1,991.85	11.51%	10,657,900	8.37%	5,350.75
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,831.82	22.14%	26,424,915	20.76%	6,896.18
52. 4A	263.03	1.52%	1,470,530	1.16%	5,590.73
53. Total	17,310.21	100.00%	127,269,070	100.00%	7,352.25
Dry					
54. 1D1	8,097.38	11.83%	60,649,440	12.77%	7,490.01
55. 1D	24,951.60	36.45%	186,758,060	39.34%	7,484.81
56. 2D1	7,668.57	11.20%	53,896,665	11.35%	7,028.25
57. 2D	1,045.93	1.53%	7,236,540	1.52%	6,918.76
58. 3D1	1,274.83	1.86%	5,348,760	1.13%	4,195.67
59. 3D	23,238.29	33.95%	149,744,555	31.54%	6,443.87
60. 4D1	390.06	0.57%	2,077,525	0.44%	5,326.17
61. 4D	1,784.75	2.61%	9,044,765	1.91%	5,067.81
62. Total	68,451.41	100.00%	474,756,310	100.00%	6,935.67
Grass					
63. 1G1	7,137.92	54.09%	22,551,035	57.21%	3,159.33
64. 1G	2,058.29	15.60%	6,672,110	16.93%	3,241.58
65. 2G1	2,338.05	17.72%	5,929,805	15.04%	2,536.22
66. 2G	1,662.42	12.60%	4,267,430	10.83%	2,567.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	13,196.68	100.00%	39,420,380	100.00%	2,987.14
Irrigated Total	17,310.21	16.81%	127,269,070	19.37%	7,352.25
Dry Total	68,451.41	66.47%	474,756,310	72.25%	6,935.67
Grass Total	13,196.68	12.81%	39,420,380	6.00%	2,987.14
72. Waste	1,372.33	1.33%	426,635	0.06%	310.88
73. Other	2,654.14	2.58%	15,188,610	2.31%	5,722.61
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	102,984.77	100.00%	657,061,005	100.00%	6,380.18

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	61,276.56	444,796,895	61,276.56	444,796,895
77. Dry Land	0.00	0	163.41	1,007,140	235,299.74	1,571,834,725	235,463.15	1,572,841,865
78. Grass	0.00	0	71.81	157,200	32,483.00	98,902,180	32,554.81	99,059,380
79. Waste	0.00	0	1.05	130	3,721.15	823,665	3,722.20	823,795
80. Other	0.00	0	6.27	32,920	8,121.07	46,573,740	8,127.34	46,606,660
81. Exempt	0.00	0	0.00	0	29.03	176,560	29.03	176,560
82. Total	0.00	0	242.54	1,197,390	340,901.52	2,162,931,205	341,144.06	2,164,128,595

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	61,276.56	17.96%	444,796,895	20.55%	7,258.84
Dry Land	235,463.15	69.02%	1,572,841,865	72.68%	6,679.78
Grass	32,554.81	9.54%	99,059,380	4.58%	3,042.85
Waste	3,722.20	1.09%	823,795	0.04%	221.32
Other	8,127.34	2.38%	46,606,660	2.15%	5,734.55
Exempt	29.03	0.01%	176,560	0.01%	6,081.98
Total	341,144.06	100.00%	2,164,128,595	100.00%	6,343.74

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	46,600	0	0	0	0	2	46,600	0
83.2 Bancroft	33	228,460	216	2,623,930	217	22,523,300	250	25,375,690	591,990
83.3 Beemer	29	204,710	257	2,565,340	260	27,515,770	289	30,285,820	520,170
83.4 Cotton/hidden/stalp/par	15	390,960	56	2,828,860	56	12,616,140	71	15,835,960	0
83.5 Par Acres	3	66,995	3	60,740	3	1,362,910	6	1,490,645	367,285
83.6 Recreation	29	1,965,025	19	3,377,245	44	2,080,765	73	7,423,035	31,630
83.7 Rural Acreage	345	14,642,710	321	11,219,340	365	79,143,505	710	105,005,555	991,320
83.8 Rural Ag	10	1,799,035	9	1,048,230	13	3,538,640	23	6,385,905	12,405
83.9 Stalp Subdivision	4	11,735	24	2,696,340	24	12,795,025	28	15,503,100	90,580
83.10 West Point	182	4,737,555	1,265	27,654,775	1,300	215,214,560	1,482	247,606,890	3,809,945
83.11 Wisner	104	1,480,465	570	6,674,080	573	69,724,425	677	77,878,970	49,135
84 Residential Total	756	25,574,250	2,740	60,748,880	2,855	446,515,040	3,611	532,838,170	6,464,460

Schedule XII : Commercial 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>	
85.1	Bancroft	13	35,270	59	391,305	60	4,228,190	73	4,654,765	64,460
85.2	Beemer	16	146,745	63	894,915	67	7,180,265	83	8,221,925	41,175
85.3	Rural Acreage	0	0	1	23,580	1	95,045	1	118,625	0
85.4	Rural Commercial/industri	14	1,658,885	43	5,158,915	51	27,643,805	65	34,461,605	22,550
85.5	West Point	50	2,319,435	302	11,547,425	304	92,904,330	354	106,771,190	853,230
85.6	Wisner	36	964,500	109	1,545,915	109	13,176,345	145	15,686,760	1,357,155
86	Commercial Total	129	5,124,835	577	19,562,055	592	145,227,980	721	169,914,870	2,338,570

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	2,826.14	52.99%	9,274,780	54.96%	3,281.78
88. 1G	1,253.34	23.50%	4,090,115	24.24%	3,263.37
89. 2G1	846.08	15.86%	2,340,645	13.87%	2,766.46
90. 2G	408.27	7.65%	1,170,910	6.94%	2,867.98
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	5,333.83	100.00%	16,876,450	100.00%	3,164.04
CRP					
96. 1C1	362.61	40.60%	2,340,845	44.51%	6,455.54
97. 1C	181.41	20.31%	1,139,905	21.68%	6,283.58
98. 2C1	242.61	27.17%	1,177,410	22.39%	4,853.10
99. 2C	106.43	11.92%	600,395	11.42%	5,641.22
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	893.06	100.00%	5,258,555	100.00%	5,888.24
Timber					
105. 1T1	836.32	62.63%	1,197,510	63.05%	1,431.88
106. 1T	127.32	9.53%	200,745	10.57%	1,576.70
107. 2T1	161.93	12.13%	231,825	12.21%	1,431.64
108. 2T	209.76	15.71%	269,120	14.17%	1,282.99
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	1,335.33	100.00%	1,899,200	100.00%	1,422.27
<hr/>					
Grass Total	5,333.83	70.53%	16,876,450	70.22%	3,164.04
CRP Total	893.06	11.81%	5,258,555	21.88%	5,888.24
Timber Total	1,335.33	17.66%	1,899,200	7.90%	1,422.27
<hr/>					
114. Market Area Total	7,562.22	100.00%	24,034,205	100.00%	3,178.19

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,692.05	39.53%	5,685,760	42.01%	3,360.28
88. 1G	1,292.87	30.21%	4,189,810	30.96%	3,240.70
89. 2G1	855.16	19.98%	2,344,155	17.32%	2,741.19
90. 2G	440.02	10.28%	1,313,910	9.71%	2,986.02
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,280.10	100.00%	13,533,635	100.00%	3,161.99
CRP					
96. 1C1	132.91	21.69%	873,570	24.07%	6,572.64
97. 1C	202.69	33.08%	1,276,305	35.17%	6,296.83
98. 2C1	203.47	33.21%	1,058,715	29.17%	5,203.30
99. 2C	73.61	12.01%	420,500	11.59%	5,712.54
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	612.68	100.00%	3,629,090	100.00%	5,923.30
Timber					
105. 1T1	332.77	43.48%	492,980	44.78%	1,481.44
106. 1T	139.25	18.20%	231,125	21.00%	1,659.78
107. 2T1	109.10	14.26%	151,105	13.73%	1,385.01
108. 2T	184.17	24.07%	225,585	20.49%	1,224.87
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	765.29	100.00%	1,100,795	100.00%	1,438.40
<hr/>					
Grass Total	4,280.10	75.65%	13,533,635	74.10%	3,161.99
CRP Total	612.68	10.83%	3,629,090	19.87%	5,923.30
Timber Total	765.29	13.53%	1,100,795	6.03%	1,438.40
<hr/>					
114. Market Area Total	5,658.07	100.00%	18,263,520	100.00%	3,227.87

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,453.35	37.34%	4,796,950	42.55%	3,300.62
88. 1G	720.66	18.52%	2,116,545	18.77%	2,936.95
89. 2G1	1,164.16	29.91%	2,895,185	25.68%	2,486.93
90. 2G	553.98	14.23%	1,465,060	13.00%	2,644.61
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,892.15	100.00%	11,273,740	100.00%	2,896.53
CRP					
96. 1C1	203.47	23.68%	1,264,735	30.56%	6,215.83
97. 1C	329.43	38.33%	1,553,440	37.54%	4,715.54
98. 2C1	290.34	33.78%	1,157,915	27.98%	3,988.13
99. 2C	36.17	4.21%	161,855	3.91%	4,474.84
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	859.41	100.00%	4,137,945	100.00%	4,814.87
Timber					
105. 1T1	842.60	60.78%	1,193,300	61.84%	1,416.21
106. 1T	181.56	13.10%	259,880	13.47%	1,431.37
107. 2T1	138.50	9.99%	189,025	9.80%	1,364.80
108. 2T	223.62	16.13%	287,385	14.89%	1,285.15
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	1,386.28	100.00%	1,929,590	100.00%	1,391.92
<hr/>					
Grass Total	3,892.15	63.41%	11,273,740	65.01%	2,896.53
CRP Total	859.41	14.00%	4,137,945	23.86%	4,814.87
Timber Total	1,386.28	22.59%	1,929,590	11.13%	1,391.92
<hr/>					
114. Market Area Total	6,137.84	100.00%	17,341,275	100.00%	2,825.31

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,888.19	52.06%	15,490,870	55.15%	3,169.04
88. 1G	1,690.62	18.01%	5,341,280	19.01%	3,159.36
89. 2G1	1,848.58	19.69%	4,596,105	16.36%	2,486.29
90. 2G	962.14	10.25%	2,661,680	9.48%	2,766.42
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,389.53	100.00%	28,089,935	100.00%	2,991.62
CRP					
96. 1C1	771.83	54.84%	4,938,440	61.95%	6,398.35
97. 1C	177.01	12.58%	1,021,055	12.81%	5,768.35
98. 2C1	296.71	21.08%	1,067,600	13.39%	3,598.13
99. 2C	161.77	11.49%	944,650	11.85%	5,839.46
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,407.32	100.00%	7,971,745	100.00%	5,664.49
Timber					
105. 1T1	1,477.90	61.58%	2,121,725	63.17%	1,435.64
106. 1T	190.66	7.94%	309,775	9.22%	1,624.75
107. 2T1	192.76	8.03%	266,100	7.92%	1,380.47
108. 2T	538.51	22.44%	661,100	19.68%	1,227.65
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	2,399.83	100.00%	3,358,700	100.00%	1,399.56
<hr/>					
Grass Total	9,389.53	71.15%	28,089,935	71.26%	2,991.62
CRP Total	1,407.32	10.66%	7,971,745	20.22%	5,664.49
Timber Total	2,399.83	18.19%	3,358,700	8.52%	1,399.56
<hr/>					
114. Market Area Total	13,196.68	100.00%	39,420,380	100.00%	2,987.14

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

20 Cuming

	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	479,222,135	522,092,615	42,870,480	8.95%	6,432,830	7.60%
02. Recreational	9,873,355	10,745,555	872,200	8.83%	31,630	8.51%
03. Ag-Homesite Land, Ag-Res Dwelling	152,942,165	170,170,810	17,228,645	11.26%	934,285	10.65%
04. Total Residential (sum lines 1-3)	642,037,655	703,008,980	60,971,325	9.50%	7,398,745	8.34%
05. Commercial	134,645,025	148,459,760	13,814,735	10.26%	2,338,570	8.52%
06. Industrial	21,660,560	21,455,110	-205,450	-0.95%	0	-0.95%
07. Total Commercial (sum lines 5-6)	156,305,585	169,914,870	13,609,285	8.71%	2,338,570	7.21%
08. Ag-Farmsite Land, Outbuildings	153,416,810	156,712,225	3,295,415	2.15%	7,699,650	-2.87%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,033,440	1,072,195	38,755	3.75%		
11. Total Non-Agland (sum lines 8-10)	154,450,250	157,784,420	3,334,170	2.16%	7,699,650	-2.83%
12. Irrigated	405,213,300	444,796,895	39,583,595	9.77%		
13. Dryland	1,428,060,115	1,572,841,865	144,781,750	10.14%		
14. Grassland	88,913,075	99,059,380	10,146,305	11.41%		
15. Wasteland	758,370	823,795	65,425	8.63%		
16. Other Agland	42,100,060	46,606,660	4,506,600	10.70%		
17. Total Agricultural Land	1,965,044,920	2,164,128,595	199,083,675	10.13%		
18. Total Value of all Real Property (Locally Assessed)	2,917,838,410	3,194,836,865	276,998,455	9.49%	17,436,965	8.90%

2024 Assessment Survey for Cuming County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$372,905
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$131,020
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A- Out of General Fund
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$21,124.57

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS (Online filing)
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Office Clerk
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; http://cuming.assessor.gworks.com/#
8.	Who maintains the GIS software and maps?
	gWorks & county Office Clerk updates all map changes
9.	What type of aerial imagery is used in the cyclical review of properties?
	Obliques from gWorks and Google Earth and FSA
10.	When was the aerial imagery last updated?
	gWorks obliques 2018-2019, FSA 2022, and Google Earth 2022-2023

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?
	West Point, Wisner, Beemer, Bancroft
4.	When was zoning implemented?
	gWorks obliques 2018-2019, FSA 2022 and Google Earth 2022-2023

D. Contracted Services

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

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Not at this time. We may consult with different appraisers for general information if needed.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2024 Residential Assessment Survey for Cuming County

1.	Valuation data collection done by:																		
	Appraiser, Assessor and Office Clerk																		
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>West Point - estimated population is 3,473; county seat and largest community in the county; located at intersection of Hwy 32 & Hwy 275.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Bancroft - estimated population of 492, located along Hwy. 51; has public school and convenience store</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Beemer - Estimated population is 631; located along Hwy 275 near center of the county; no high school or grocery.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural- zoning requires 10.01 acres for new construction</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Wisner - Estimated population is 1,244; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwelling</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Point - estimated population is 3,473; county seat and largest community in the county; located at intersection of Hwy 32 & Hwy 275.	5	Bancroft - estimated population of 492, located along Hwy. 51; has public school and convenience store	10	Beemer - Estimated population is 631; located along Hwy 275 near center of the county; no high school or grocery.	20	Rural- zoning requires 10.01 acres for new construction	25	Wisner - Estimated population is 1,244; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.	30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwelling
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AG OB	Agricultural outbuildings																		
AG DW	Agricultural dwelling																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	<p>Cost approach - Using Cama system with Marshall & Swift Pricing.</p> <p>Comparable Sales approach - Using CAMA system to find acceptable comps.</p> <p>Income approach - Gross income multiplier for rental properties.</p>																		
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?																		
	Physical depreciation tables are used from CAMA. The effective age is used to determine individual market values and is developed by using tables of sales. After implementing new costs, the county will make adjustments to economic depreciation for changes in the market.																		
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.																		
	Economic depreciation and effective age tables are developed for each valuation group.																		
6.	Describe the methodology used to determine the residential lot values?																		

	The county determines the values from a sales analysis of all residential lot sales broken down by neighborhood. Size of base lot plus excess acres.																																																	
7.	How are rural residential site values developed?																																																	
	Sales analysis is completed and then it is determined if the cost of the amenities need to be added to the vacant land.																																																	
8.	Are there form 191 applications on file?																																																	
	yes - 3 -4 applications																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	The county utilizes a discounted cash flow to determine values for subdivisions based on the number of sales, anticipated return, current sale prices and the absorption rate.																																																	
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	Bancroft was last inspected in 2019. Beemer inspection date was 2017. The county plans to review Bancroft and Beemer on the same rotation, but want to complete the review of Wisner first.																																																	

2024 Commercial Assessment Survey for Cuming County

1.	Valuation data collection done by:												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	The county utilizes the cost, income and comparable sales approaches to value. The county uses the three approaches to reconcile the fair market value of the property.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	Unique properties are valued using the same methods as other commercial properties in the county. The county also looks for unique property sales from real estate agents, appraisers and the state sales file. These comparable sales are used to determine value by the comp sales approach. The income and cost approach will be used if that information is available as well.												
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 physical depreciation tables are derived from the CAMA tables provided by the vendor from Marshall & Swift based on 50, 30, 20, and 15 year life. The effective age is determined by the appraiser from a combination of the actual age and physical depreciation derived from similar commercial properties that have sold. Economic depreciation is determined from the local market.												
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.												
	No, however the county does develop economic depreciation tables for each group.												
6.	Describe the methodology used to determine the commercial lot values.												
	The methodology used to determine commercial lot values is the same as the process used to determine residential lot values.												

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	2023	2023	2023	2023
	5	2023	2023	2023	2019
	10	2023	2023	2023	2017
	20	2023	2023	2023	2020-2022
	25	2023	2023	2023	2018

2023 for all pricing for the 2024 tax year.

2024 Agricultural Assessment Survey for Cuming County

1.	Valuation data collection done by:																
		Appraiser, Assessor and Office Clerk															
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: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; 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>The northeast GEO codes 1513, 1515, 1537, 1541 and 1789, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.</td> <td style="text-align: center;">2018/2023</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area west and north of West Point and south of Beemer which serves as a transition between market area 1 and 4. Includes GEO codes 1539, 1791 and 1827.</td> <td style="text-align: center;">2018/2023</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Majority is Wisner school district, northwest corner of county, sandier soils. Includes GEO codes 1511, 1509 and 1543.</td> <td style="text-align: center;">2018/2022</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas. Includes GEO codes 1793, 1795, 1821, 1823 and 1825.</td> <td style="text-align: center;">2018/2022</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The northeast GEO codes 1513, 1515, 1537, 1541 and 1789, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.	2018/2023	2	Area west and north of West Point and south of Beemer which serves as a transition between market area 1 and 4. Includes GEO codes 1539, 1791 and 1827.	2018/2023	3	Majority is Wisner school district, northwest corner of county, sandier soils. Includes GEO codes 1511, 1509 and 1543.	2018/2022	4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas. Includes GEO codes 1793, 1795, 1821, 1823 and 1825.	2018/2022
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		Ag improvements and outbuildings date of depreciation and costing tables are 2023 based on Marshall and Swift.															
3.	Describe the process used to determine and monitor market areas.																
		All sales are reviewed with the buyer and seller. All sales data is reviewed to determine if the data is correct (irrigation, crop acres, pasture acres, etc.) and are broken down by land classes. The sales analysis is used to monitor market area trends.															
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
		Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.															
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																
		Farm and urban house sites and site acres are assessed according to the land values in each market area. The difference in the market areas is more significant the last couple of years. The suburban area around West Point is valued higher due to market and proximity to town.															
6.	What separate market analysis has been conducted where intensive use is identified in the county?																
		The county identifies intensive use mainly feedlots. The county conducts a market analysis to confirm the values.															
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																

	The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	35
8b.	What process was used to determine if non-agricultural influences exist in the county?
	There are no non-agricultural influences in the county at this time. The special value area was set by the City of West Point for future growth.
	<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.
	Residential and Commercial development, as well as very limited recreational influence.
8d.	Where is the influenced area located within the county?
	Around the county seat of West Point
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Spreadsheet analysis along with sales verification.

CUMING COUNTY ASSESSOR'S OFFICE

**Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, NE 68788**

(402) 372-6000 ext. #5 Fax (402) 372-6013

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Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 9,013 (2020 Census Bureau). Our 2023 abstract reports 3,575 parcels of Residential property, 87 parcels of Recreational property, 711 parcels as Commercial property, 10 parcels as Industrial property, and 4,634 parcels as Agricultural property. Cuming County also has 283 exempt parcels, 1 TIF parcels, and 2 Nebraska Games & Parks parcels.

Cuming County has approximately 1625 Personal Property Schedules filed each year. We also have approximately 325 -350 Homestead Exemption applications filed each year.

The Assessor's Office has 5 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 2 full time office clerks and 1 part time office clerks who are the all-around helpers and 1 summer seasonal office clerk. In addition to the all-around office work, Jenny Landholm is also the Personal Property clerk and Vicki Meirgerd is the GIS and Homestead Exemption clerk, Hannah Neimeyer (became the Assessor Deputy in September, 2022) works with the appraiser and keeps the records in order. October 17, 2022, Judy Faketty joined the Assessor family full time. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

Education

The Assessor, Deputy and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or webinars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is an early 1970's or so aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

Property Record Cards

The Rural Property Record Cards are kept up as changes of owner ship and/or address changes on a daily basis.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 19 –

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments – Due July 31 to County Board, October 31 to PAD

Certificate of Taxes Levied – Due December 1

Generate Tax Roll – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

Filing Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by June 30th.

Apply 25% penalty if filed on or after July 1st

Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process; we work with the Clerk's office.

Real Property

We are currently using the 2022 pricing for house values in the version 3.0+ MIPS program. In the summer of 2021, we purchased a second surface pro – to take our pictures, they give us the ability to digitally take our property record cards with us during the pickup and review process. The surface pro allows us to attach our pictures to the record card on site and with the second surface pro, we are

also able to update our outbuilding excel spread sheet while on the property. We would like to check into purchasing Pictometry Imagery.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 are currently manually priced using the 2022-2023 (may update every year while market continue to increase) Marshall& Swift pricing manual. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the appropriate properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remasuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire (door hanger) for the property owner to fill out and return to our office or they may call our office with the information. If there continues to be questions, we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work starts in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the property owner to schedule the appointments around their schedules. If the owner doesn't schedule an appointment, we inspect the property as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests. We review the properties in question a second time and spend lots of valuable time on these extra issues. The Assessor reports any tax corrections and over, under and/or omitted property to the County Board of Equalization.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2023-2027 March to March

Rural Residential

During the revaluation process we send out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential included, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the landowner to verify that we have the correct information about their property. The resulting data collected is entered and/or corrected for the homes, outbuildings, and land. The sketches will be checked, and the photos will be attached to the record file. During this process we are also asking the property owner to verify CRP acres. We currently are using the FSA 2022 aerial flight for updates and splits.

We completed the reevaluation of the rural buildings using an Excel spreadsheet that we have developed. Will use the 2022-2023 Marshall & Swift pricing for the 2024 assessment. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered, and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the years 1994, 2000, 2006 and 2012 and 2018. We would like to start a Pictometry system before the next rural inspection starting in 2026-2027. The rural homes continue to require market adjustments. We just completed the process of the Rural 6-year review: The rural reappraisal includes adjusting depreciation for age of outbuildings.

Urban Residential

We updated the Marshall & Swift pricing on all residential properties for the 2024 assessment to help reach the markets values on this fast-growing market.

Beemer's last inspection, and pictures were taken summer of 2017 and reappraisal was implemented for the 2018 tax year. Next inspection and reappraisal are planned for 2025. The Marshal & Swift 2023 pricing will be implemented for the 2024 assessment. Our goal is to review Beemer and Bancroft the same year, this will cause Beemer to be pushed back a year.

Wisner's last inspection and digital pictures in 2018. Next inspection and reappraisal planned for summer 2024. The Marshal & Swift 2023 pricing will be used in the 2024 assessment values. The newer subdivision in Wisner has begun building and will be added to the 2022 and beyond assessment. 2024-2027 will monitor the lots of the new addition of Grand View. Wisner will start development in their new Grand View addition in 2024.

West Point's 6-year review is currently under way, taking photos summer-fall of 2023. There was a major hailstorm in West Point in 2017 – lots of homes are being reroofed, sided, and adding new windows. Will use the 2023 Marshal & Swift pricing for the 2024 assessment.

Bancroft's Next inspection and reappraisal are planned for 2025. Will implement 2023 pricing for the 2024 assessment.

Continue to monitor lots sales in all urban areas.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios. The current markets have been rising significantly in the last few years, therefore we have been updating our Marshal & Swift pricing every year to try and stay current on the pricing.

Commercial Property

West Point's commercial properties were inspected summer -fall of 2023. Sent out information sheets and updated pictures. Will be using the Marshal & Swift 2023 pricing.

Wisner's Next inspection and reappraisal planned 2024.

Beemer's Next inspection and reappraisal planned 2025.

Bancroft's Next inspection and reappraisal planned for 2025.

Rural commercial reappraisal was finished with 2023 assessment. Will begin next 6 year review in 2026 or 2027.

All commercial properties will be assessed with 2023 Marshal & Swift pricing for 2024 assessment.

. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information).

Agricultural Property

Previous GIS aerial flights were in 1994, 2000 and 2006, 2012, 2018. The proposed cost was \$23,000 for the 2018 flight. This cost was divided into two equal payments. We feel this is an important tool for equalization of properties (adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help comply with the 6-year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program) Hope to implement Pictometry to enhance the GIS information. May start looking into other GIS vendors.

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). GIS is used to determine intensive use areas (feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is customary to coming in and being able to see their property lines with the area flight and parcel layer. The GIS has cleared up quite a few difficult situations for several people. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) continue to be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue).

We are in the process of the 6-year land use. This is a slower process as it is done in-between all other office deadlines and projects. 2024 will finish Elkhorn Township and move onto Beemer Township, using the 2022 Ariel flight from the FSA.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e., irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units). To continue to obtain a fair depreciation due to wear and tear we adjusted depreciation for out buildings. We are implementing the 2023 Marshal & Swift pricing for the 2024 assessment of outbuildings and homes.

LCG Conversion-LB372 -Neb. Rev. Statute 77-1363 to require that Land Capability Groups (LCG) be based on Natural Resources Conservation Service (NRCS) data specific to each land use became effective August 2019. With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our sales file. The unique property characteristics that we are monitoring include sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with inaccessible areas. These characteristics are being monitored to determine if any market adjustment is necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible.

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. The land sales 2020 thru 2023 are indicating a rising market for land and acreage sales. This indicates a continual need to monitor the assessed values on an annual basis. There haven't been as much irrigated acres added the last couple of years due to the NRD restrictions, but they are starting to lift some of the restrictions in 2021-2022. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

Assessment Software & Hardware 2022-2026

MIPS are continuing to upgrade their software. They have added the ability to use a surface pro or computer to take pictures on the field and attach them to the record while out in the field. We are hoping this will save time with the pickup work and reappraisals. They are still working on the comparable sale program. We replaced Vicki's (GIS) computer, Jenny's and Hannah's computers in summer of 2019 and Front desk computer in 2021. Everyone is utilizing 2 screens (Hannah used 3 monitors) with their computers. We did replace Scott & Cherie' computers in 2023. It may be time to look into purchasing Pictometry Imagery of the county, to help with 6-year reviews and possibly save some valuable time searching for changes that have been made since last inspection. Would like to start the Pictometry informative process for the County Board winter 2024-2025.

Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would also like to stress that **this is a plan and may need to be changed at any time to address priority issues.**

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time-consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees. Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross-train employees to be able to complete co-workers' duties in case of emergencies. The staff is doing a very good job, and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier
Cuming County Assessor's Office

Date: June 28th, 2023
Updated: October 13th, 2023

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
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February 27, 2024

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Cherie J. Kreikemeier
Cuming County Assessor