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DEPARTMENT OF REVENUE

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

DUNDY COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Dundy 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 Dundy 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: Tish Burrell, Dundy County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

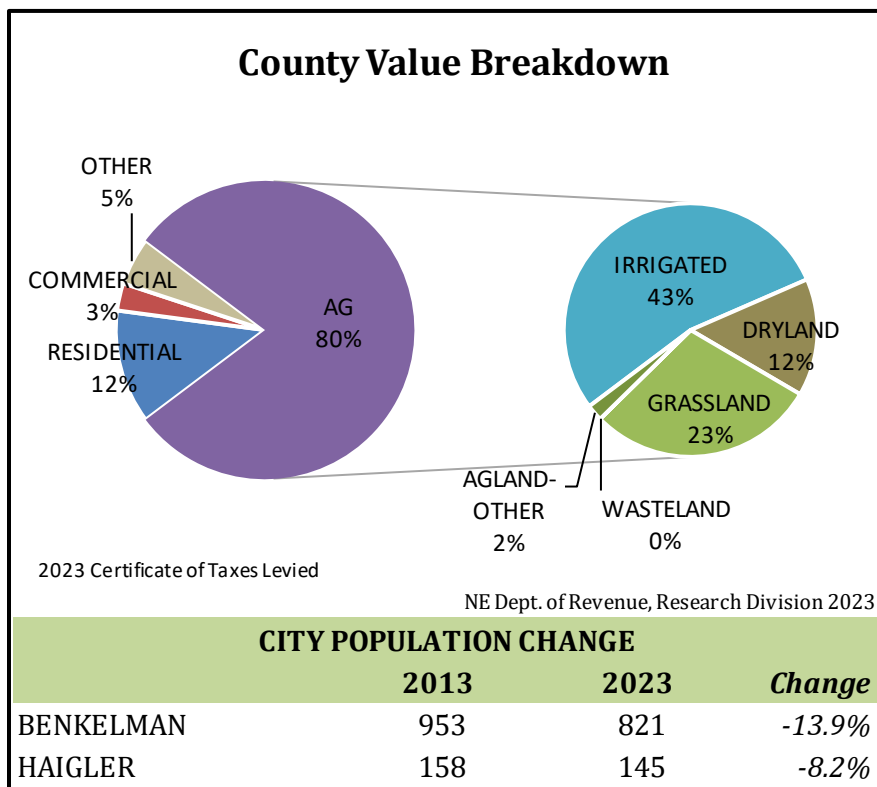
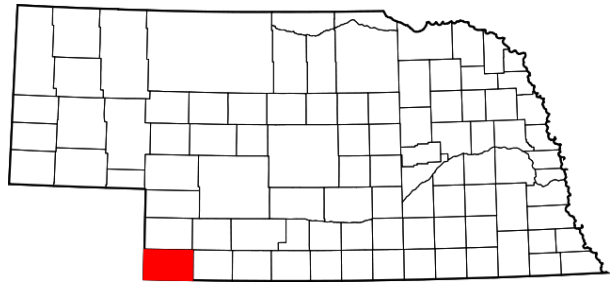
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 920 square miles, Dundy County has 1,590 residents, per the Census Bureau Quick Facts for 2024, reflecting an overall population decline from the 2023 U.S. Census of 4%. Reports indicate that 78% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$96,341 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dundy County are located in and around the county seat of Benkelman. According to the latest information available from the U.S. Census Bureau, there are 58 employer establishments with total employment of 358, a 5% increase since 2019.

Agricultural land is largest contributor to the valuation base of Dundy County. Grassland and irrigated land make up a majority of the land in the county.

Dundy County is included in the Upper Republican Natural Resources District (NRD).

2024 Residential Correlation for Dundy County

Assessment Actions

The county assessor decreased depreciation by 4% to 8% depending on the condition class. Mobile home depreciation was decreased by 2%. The 20% economic depreciation on Haigler parcels was removed. Haigler mobile homes have a 20% economic depreciation. All residential lots in town were increased. Rural sites 1st acre home site was increased from \$20,000 to \$25,000 while acres from two to ten acres were increased from \$2000 to \$4000. Pickup work and routine maintenance 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 residential usability ratio for sales verification is currently below the expected range. The county assessor actively engages with buyers and sellers, and reviews online listings to gather information for qualification and to determine if properties are on the open market. Despite the lower usability ratio, a thorough review of residential sales classified as non-qualified revealed valid reasons for their disqualification, ensuring that only arm's-length residential sales are used for current measurement purposes.

The county has divided residential properties into three valuation groups based on economic differences. The groups consist of Benkelman, the most economically active area and the county seat, Haigler, a small village, and Max and Parks, which are unincorporated areas. This division reflects the diverse economic environments within the county.

Regarding land to building ratios and average land values, Dundy County has improved the overall land to building ratio in relation to surrounding counties and is no longer the lowest in the area. There is still room for improvement in Valuation Groups 1 and 2. The average land home site values are among the lowest among surrounding counties, and the average land farm site values are also among the lowest in the area. Land values should be addressed for the next assessment year.

The county is current with the six-year inspection cycle. Depreciation tables for property valuation have been updated to 2023, except for agricultural outbuildings, which use 2020 tables. Lot value studies have also been updated to 2023.

In Dundy County, there are no special values assigned and a valuation methodology is on file.

2024 Residential Correlation for Dundy County

Description of Analysis

The county assessor stratifies residential sales into three valuation groups in Dundy County.

Valuation Group	Description
1	Benkelman
2	Haigler, Max and Parks
3	Rural Residential

Two of the three measures of central tendency are within the acceptable and the COD is within the IAAO recommended range. The PRD is above the recommended range. With the removal of the two low dollar sales all three measures of central tendency and the COD are within range while the PRD improves but remains slightly above the recommended range. An array of the sales by dollar increments does not show a regressive pattern of assessment. Valuation Group 1 has the majority of the sales and demonstrates the same statistical pattern with two of the three measures of central tendency within range, a similarly high PRD, while the COD is in range. The removal of a single low dollar sale improves the COD and lowers the PRD. The arrayed sales does not demonstrate a regressive pattern.

Valuation Group 2 with fewer sales demonstrates the same pattern. The removal of a single low dollar sale improves the statistical profile showing all the measures of central tendency in range, with the COD and PRD improving to very close to the acceptable range. No regressive pattern was demonstrated in Valuation Group 2. Valuation Group 3 had insufficient sales for meaningful analysis.

The 2024 County Abstract of Assessment, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicate that all residential properties changed in similar manner to the sales. The changes to residential properties coincide with the stated assessment actions.

Equalization and Quality of Assessment

The same appraisal techniques are applied across the county in all valuation groups. Despite insufficient sales in Valuation Group 3 for statistical analysis, Dundy County is considered to be equalized. The quality of assessment of residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	35	98.03	104.84	96.92	20.32	108.17
2	13	95.74	97.20	92.36	17.87	105.24
3	4	77.21	83.43	84.72	12.73	98.48
____ ALL ____	52	96.54	101.28	94.17	19.82	107.55

2024 Residential Correlation for Dundy County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Dundy County is 97%.

2024 Commercial Correlation for Dundy County

Assessment Actions

The county assessor completed routine maintenance and pick-up work for the 2024 assessment year. Rural commercial first acre values were increased from \$15,000 to \$20,000.

Assessment Practice Review

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

The Dundy County Assessor maintains a slightly higher usability rate than the statewide average for its commercial class. The use of only one commercial valuation group is merited, given the limited number of commercial parcels in the county, particularly outside the county seat. This approach ensures that the valuation process is efficient and effective without sacrificing the depth or accuracy of assessments.

The last physical review and reappraisal of the commercial class was conducted in 2021 adhering to the 6-year inspection cycle. With the physical review, depreciation and costing tables, as well as lot values, were updated to reflect current market conditions.

Description of Analysis

The 18 sales have a median within the acceptable range for the commercial statistical sample while the other measures of central tendency are heavily influenced by two very low dollar parcels. The removal of these two parcels improves the mean and the COD into the acceptable range; however, the PRD improves considerably but remains high. The array of the sales by incremental dollar ranges does not display a regressive pattern.

The analysis of the sales by occupancy code finds only occupancy code 406 with more than two sales. The analysis of the eight sales in the occupancy code finds one low dollar sale substantially influencing the measures of central tendency and the COD, all of which improve to within the acceptable range with its removal.

With the greatly improved measures of central tendency and the COD without the influence of the low and high dollar outliers, the statistics support that appraisal uniformity was achieved. The median can be used as the point estimate of the level of values.

A review of the 2024 County Abstract of Assessment for Real Property, Form 45, Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows minimal valuation changes for both sold properties and the general commercial class of property in Dundy County.

2024 Commercial Correlation for Dundy County

Equalization and Quality of Assessment

Review of the statistics and assessment practices demonstrate that they are uniform and equalized. The quality of assessment for the commercial class of real property in Dundy County complies with generally accepted mass appraisal techniques.

Level of Value

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

2024 Agricultural Correlation for Dundy County

Assessment Actions

Market analysis by the county assessor of the agricultural land sales prompted increases to grass, Conservation Resource Program (CRP) acres, accretion, and Wetland Reserve Program (WRP) acres which were increased by slightly more than 6%. Dry land price stratification increased from two to three stratum which had increases of 5% to 13%. Farm sites were increased to \$2000. All farm sites were measured on GIS and put on by actual dimensions instead of all being designated one acre. Feedlots, corrals, waste, gravel pits and recreational land had increases of 10% to 50%.

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.

With no discernable land differences in Dundy County only one market area is used to stratify sales. Agricultural land sales are qualified at a rate within the statewide average. No apparent bias was discerned in the examination of the sales qualification process. All arm's-length sales have been included in the state sales file for measurement of agricultural land property in the county.

The same updated 2024 depreciation tables are being used to value agricultural homes and rural residential homes in the same manner. Rural home sites and farm home sites are valued at the same rate. The county is in adherence to the six-year inspection cycle for all agricultural homes and outbuildings which were physically inspected in 2020. Land use was also reviewed using aerial imagery in 2020.

CRP and WRP acres are valued the same as grassland while Conservation Reserve Enhancement Program (CREP) acres are valued the same as irrigated land.

Description of Analysis

The three-year study period of the agricultural class of land in Dundy County produces two of the measures of central tendency within the acceptable range. Analyzing the sales by 80% Majority Land Use (MLU), all three classes have a median within the acceptable range.

The Average Acre Values table demonstrates that Dundy Counties grass and dry are very comparable to the surrounding counties while the weighted average acre price is the lowest among the surrounding counties but in the range as three of the counties in the comparison.

A comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared to the 2023 Certificate of Taxes Levied (CTL) shows the general agricultural population and the sales changed at a similar rate supporting the assessment actions implemented.

2024 Agricultural Correlation for Dundy County

Equalization and Quality of Assessment

Agricultural land values are equalized at uniform portions of market value and are at comparable levels to surrounding counties. The quality of assessment of the agricultural land in Dundy County complies with generally accepted mass appraisal techniques.

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. Farm home sites and rural residential home sites are valued the same. Agricultural improvements are equalized and assessed at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	11	70.58	74.12	69.64	11.21	106.43
1	11	70.58	74.12	69.64	11.21	106.43
<u>Dry</u>						
County	9	70.89	72.97	69.47	19.51	105.04
1	9	70.89	72.97	69.47	19.51	105.04
<u>Grass</u>						
County	20	70.70	67.75	47.92	24.48	141.38
1	20	70.70	67.75	47.92	24.48	141.38
<u>ALL</u>						
	58	71.32	72.99	59.68	21.61	122.30

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dundy County is 71%.

2024 Opinions of the Property Tax Administrator for Dundy 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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 Dundy County

Residential Real Property - Current

Number of Sales	52	Median	96.54
Total Sales Price	\$6,316,895	Mean	101.28
Total Adj. Sales Price	\$6,316,895	Wgt. Mean	94.17
Total Assessed Value	\$5,948,532	Average Assessed Value of the Base	\$79,845
Avg. Adj. Sales Price	\$121,479	Avg. Assessed Value	\$114,395

Confidence Interval - Current

95% Median C.I	90.03 to 105.83
95% Wgt. Mean C.I	88.96 to 99.38
95% Mean C.I	92.91 to 109.65
% of Value of the Class of all Real Property Value in the County	8.46
% of Records Sold in the Study Period	5.46
% of Value Sold in the Study Period	7.83

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	46	99	98.83
2022	60	98	98.12
2021	54	92	91.89
2020	39	93	92.63

2024 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	18	Median	94.10
Total Sales Price	\$1,283,250	Mean	111.92
Total Adj. Sales Price	\$1,283,250	Wgt. Mean	79.90
Total Assessed Value	\$1,025,298	Average Assessed Value of the Base	\$129,780
Avg. Adj. Sales Price	\$71,292	Avg. Assessed Value	\$56,961

Confidence Interval - Current

95% Median C.I	82.10 to 120.05
95% Wgt. Mean C.I	61.85 to 97.95
95% Mean C.I	79.09 to 144.75
% of Value of the Class of all Real Property Value in the County	2.85
% of Records Sold in the Study Period	9.14
% of Value Sold in the Study Period	4.01

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	15	93	92.69
2022	11	100	92.69
2021	11	100	97.87
2020	7	100	79.55

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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 : 52
 Total Sales Price : 6,316,895
 Total Adj. Sales Price : 6,316,895
 Total Assessed Value : 5,948,532
 Avg. Adj. Sales Price : 121,479
 Avg. Assessed Value : 114,395

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 101
 COD : 19.82
 PRD : 107.55

COV : 30.41
 STD : 30.80
 Avg. Abs. Dev : 19.13
 MAX Sales Ratio : 250.53
 MIN Sales Ratio : 57.05

95% Median C.I. : 90.03 to 105.83
 95% Wgt. Mean C.I. : 88.96 to 99.38
 95% Mean C.I. : 92.91 to 109.65

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	6	108.15	121.06	109.98	17.02	110.07	94.17	193.19	94.17 to 193.19	115,483	127,013
01-JAN-22 To 31-MAR-22	9	117.74	121.19	97.51	26.88	124.28	73.88	250.53	78.48 to 129.23	115,889	113,001
01-APR-22 To 30-JUN-22	3	102.78	94.80	98.78	12.43	95.97	71.63	109.98	N/A	194,167	191,798
01-JUL-22 To 30-SEP-22	7	95.74	96.38	94.12	10.46	102.40	77.80	124.84	77.80 to 124.84	99,999	94,115
01-OCT-22 To 31-DEC-22	4	77.52	82.21	79.53	12.47	103.37	70.58	103.23	N/A	152,375	121,189
01-JAN-23 To 31-MAR-23	6	95.35	98.59	90.87	13.55	108.50	73.32	131.66	73.32 to 131.66	163,167	148,265
01-APR-23 To 30-JUN-23	6	101.37	105.79	98.87	15.30	107.00	80.73	130.74	80.73 to 130.74	59,667	58,990
01-JUL-23 To 30-SEP-23	11	85.82	85.04	89.27	12.34	95.26	57.05	109.98	71.81 to 98.03	122,909	109,724
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	25	105.97	111.04	99.83	21.18	111.23	71.63	250.53	94.17 to 116.70	120,736	120,532
01-OCT-22 To 30-SEP-23	27	90.36	92.24	88.99	15.58	103.65	57.05	131.66	80.19 to 98.03	122,167	108,713
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	23	96.38	103.42	93.22	23.23	110.94	70.58	250.53	80.54 to 109.98	127,608	118,955
<u>ALL</u>	52	96.54	101.28	94.17	19.82	107.55	57.05	250.53	90.03 to 105.83	121,479	114,395

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	35	98.03	104.84	96.92	20.32	108.17	70.58	250.53	90.91 to 107.79	123,311	119,511
2	13	95.74	97.20	92.36	17.87	105.24	57.05	130.74	77.80 to 125.30	70,923	65,502
3	4	77.21	83.43	84.72	12.73	98.48	73.32	105.97	N/A	269,750	228,526
<u>ALL</u>	52	96.54	101.28	94.17	19.82	107.55	57.05	250.53	90.03 to 105.83	121,479	114,395

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	52	96.54	101.28	94.17	19.82	107.55	57.05	250.53	90.03 to 105.83	121,479	114,395
06											
07											
<u>ALL</u>	52	96.54	101.28	94.17	19.82	107.55	57.05	250.53	90.03 to 105.83	121,479	114,395

29 Dundy
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 : 52
 Total Sales Price : 6,316,895
 Total Adj. Sales Price : 6,316,895
 Total Assessed Value : 5,948,532
 Avg. Adj. Sales Price : 121,479
 Avg. Assessed Value : 114,395

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 101
 COD : 19.82
 PRD : 107.55

COV : 30.41
 STD : 30.80
 Avg. Abs. Dev : 19.13
 MAX Sales Ratio : 250.53
 MIN Sales Ratio : 57.05

95% Median C.I. : 90.03 to 105.83
 95% Wgt. Mean C.I. : 88.96 to 99.38
 95% Mean C.I. : 92.91 to 109.65

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	190.64	190.64	179.23	31.42	106.37	130.74	250.53	N/A	21,000	37,638
Ranges Excl. Low \$											
Greater Than 4,999	52	96.54	101.28	94.17	19.82	107.55	57.05	250.53	90.03 to 105.83	121,479	114,395
Greater Than 14,999	52	96.54	101.28	94.17	19.82	107.55	57.05	250.53	90.03 to 105.83	121,479	114,395
Greater Than 29,999	50	96.06	97.71	93.60	16.79	104.39	57.05	193.19	87.98 to 103.28	125,498	117,465
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	190.64	190.64	179.23	31.42	106.37	130.74	250.53	N/A	21,000	37,638
30,000 TO 59,999	9	124.84	121.46	118.67	16.16	102.35	57.05	193.19	95.74 to 129.23	42,444	50,367
60,000 TO 99,999	15	94.17	93.45	93.41	13.28	100.04	70.58	131.66	77.82 to 105.83	74,460	69,556
100,000 TO 149,999	9	96.69	93.54	93.93	10.36	99.58	71.63	108.51	79.70 to 107.85	120,611	113,296
150,000 TO 249,999	11	90.03	90.42	90.24	10.06	100.20	73.88	117.74	78.48 to 102.78	181,364	163,665
250,000 TO 499,999	6	93.08	92.32	91.81	17.53	100.56	73.32	109.98	73.32 to 109.98	282,583	259,439
500,000 TO 999,999											
1,000,000 +											
ALL	52	96.54	101.28	94.17	19.82	107.55	57.05	250.53	90.03 to 105.83	121,479	114,395

29 Dundy
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 : 18
 Total Sales Price : 1,283,250
 Total Adj. Sales Price : 1,283,250
 Total Assessed Value : 1,025,298
 Avg. Adj. Sales Price : 71,292
 Avg. Assessed Value : 56,961

MEDIAN : 94
 WGT. MEAN : 80
 MEAN : 112
 COD : 35.84
 PRD : 140.08

COV : 58.99
 STD : 66.02
 Avg. Abs. Dev : 33.73
 MAX Sales Ratio : 351.70
 MIN Sales Ratio : 44.33

95% Median C.I. : 82.10 to 120.05
 95% Wgt. Mean C.I. : 61.85 to 97.95
 95% Mean C.I. : 79.09 to 144.75

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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	1	114.28	114.28	114.28	00.00	100.00	114.28	114.28	N/A	50,000	57,140
01-JAN-21 To 31-MAR-21	4	94.91	97.99	94.76	10.63	103.41	82.10	120.05	N/A	49,250	46,667
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	3	74.10	85.57	90.54	19.54	94.51	69.58	113.02	N/A	21,083	19,088
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	2	129.84	129.84	111.16	28.77	116.80	92.49	167.18	N/A	40,000	44,465
01-APR-22 To 30-JUN-22	1	91.07	91.07	91.07	00.00	100.00	91.07	91.07	N/A	14,500	13,205
01-JUL-22 To 30-SEP-22	3	94.48	97.57	67.52	23.51	144.51	65.80	132.44	N/A	214,333	144,725
01-OCT-22 To 31-DEC-22	2	236.67	236.67	140.80	48.61	168.09	121.63	351.70	N/A	30,000	42,240
01-JAN-23 To 31-MAR-23	2	67.43	67.43	58.94	34.26	114.40	44.33	90.53	N/A	87,750	51,718
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	8	94.91	95.37	97.04	16.33	98.28	69.58	120.05	69.58 to 120.05	38,781	37,634
01-OCT-21 To 30-SEP-22	6	93.49	107.24	72.72	25.80	147.47	65.80	167.18	65.80 to 167.18	122,917	89,385
01-OCT-22 To 30-SEP-23	4	106.08	152.05	79.79	79.77	190.56	44.33	351.70	N/A	58,875	46,979
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	7	93.71	92.67	93.73	15.76	98.87	69.58	120.05	69.58 to 120.05	37,179	34,848
01-JAN-22 To 31-DEC-22	8	108.06	139.60	77.84	49.64	179.34	65.80	351.70	65.80 to 351.70	99,688	77,599
<u>ALL</u>	18	94.10	111.92	79.90	35.84	140.08	44.33	351.70	82.10 to 120.05	71,292	56,961

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	18	94.10	111.92	79.90	35.84	140.08	44.33	351.70	82.10 to 120.05	71,292	56,961
<u>ALL</u>	18	94.10	111.92	79.90	35.84	140.08	44.33	351.70	82.10 to 120.05	71,292	56,961

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	2	99.12	99.12	66.66	33.62	148.69	65.80	132.44	N/A	311,500	207,641
03	16	94.10	113.52	92.39	35.90	122.87	44.33	351.70	82.10 to 120.05	41,266	38,126
04											
<u>ALL</u>	18	94.10	111.92	79.90	35.84	140.08	44.33	351.70	82.10 to 120.05	71,292	56,961

29 Dundy
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 : 18
Total Sales Price : 1,283,250
Total Adj. Sales Price : 1,283,250
Total Assessed Value : 1,025,298
Avg. Adj. Sales Price : 71,292
Avg. Assessed Value : 56,961

MEDIAN : 94
WGT. MEAN : 80
MEAN : 112
COD : 35.84
PRD : 140.08

COV : 58.99
STD : 66.02
Avg. Abs. Dev : 33.73
MAX Sales Ratio : 351.70
MIN Sales Ratio : 44.33

95% Median C.I. : 82.10 to 120.05
95% Wgt. Mean C.I. : 61.85 to 97.95
95% Mean C.I. : 79.09 to 144.75

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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	5	120.05	153.87	134.01	53.14	114.82	74.10	351.70	N/A	8,700	11,659
Less Than 30,000	9	94.48	132.70	113.72	52.09	116.69	69.58	351.70	74.10 to 167.18	14,194	16,141
Ranges Excl. Low \$											
Greater Than 4,999	18	94.10	111.92	79.90	35.84	140.08	44.33	351.70	82.10 to 120.05	71,292	56,961
Greater Than 14,999	13	93.71	95.79	78.00	21.49	122.81	44.33	167.18	69.58 to 114.28	95,365	74,385
Greater Than 29,999	9	92.49	91.14	76.16	19.49	119.67	44.33	121.63	65.80 to 114.28	128,389	97,781
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	5	120.05	153.87	134.01	53.14	114.82	74.10	351.70	N/A	8,700	11,659
15,000 TO 29,999	4	94.10	106.24	103.24	26.13	102.91	69.58	167.18	N/A	21,063	21,745
30,000 TO 59,999	5	113.02	104.31	105.06	11.20	99.29	82.10	121.63	N/A	45,100	47,384
60,000 TO 99,999	1	92.49	92.49	92.49	00.00	100.00	92.49	92.49	N/A	60,000	55,495
100,000 TO 149,999	2	70.22	70.22	71.74	36.87	97.88	44.33	96.10	N/A	127,500	91,463
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999	1	65.80	65.80	65.80	00.00	100.00	65.80	65.80	N/A	615,000	404,686
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	18	94.10	111.92	79.90	35.84	140.08	44.33	351.70	82.10 to 120.05	71,292	56,961

29 Dundy
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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MEDIAN : 94
 WGT. MEAN : 80
 MEAN : 112
 COD : 35.84
 PRD : 140.08

COV : 58.99
 STD : 66.02
 Avg. Abs. Dev : 33.73
 MAX Sales Ratio : 351.70
 MIN Sales Ratio : 44.33

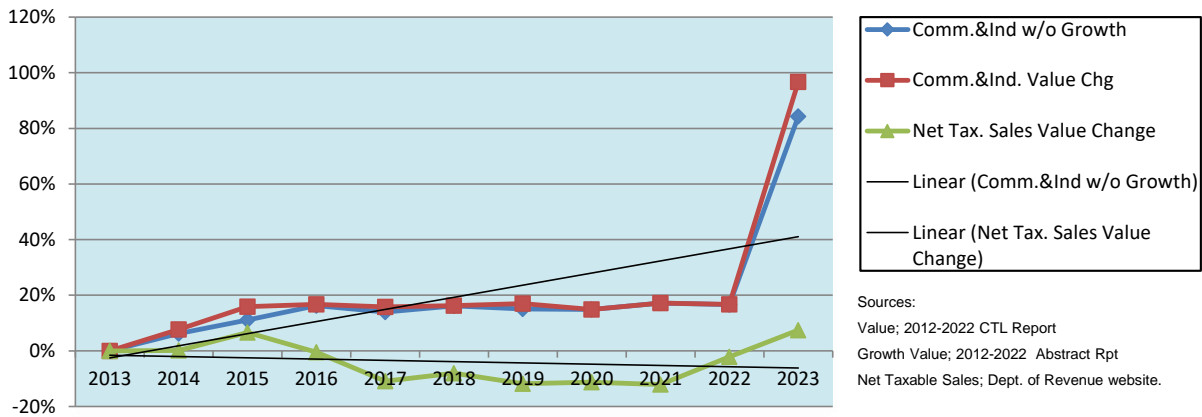
95% Median C.I. : 82.10 to 120.05
 95% Wgt. Mean C.I. : 61.85 to 97.95
 95% Mean C.I. : 79.09 to 144.75

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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
344	1	96.10	96.10	96.10	00.00	100.00	96.10	96.10	N/A	135,000	129,735
349	1	113.02	113.02	113.02	00.00	100.00	113.02	113.02	N/A	30,000	33,905
350	1	90.53	90.53	90.53	00.00	100.00	90.53	90.53	N/A	55,500	50,244
352	1	65.80	65.80	65.80	00.00	100.00	65.80	65.80	N/A	615,000	404,686
353	2	140.73	140.73	129.39	18.79	108.76	114.28	167.18	N/A	35,000	45,288
391	1	82.10	82.10	82.10	00.00	100.00	82.10	82.10	N/A	35,000	28,735
406	8	94.10	128.39	103.79	49.18	123.70	69.58	351.70	69.58 to 351.70	13,469	13,980
470	2	107.06	107.06	106.43	13.61	100.59	92.49	121.63	N/A	57,500	61,195
528	1	44.33	44.33	44.33	00.00	100.00	44.33	44.33	N/A	120,000	53,191
<u>ALL</u>	<u>18</u>	94.10	111.92	79.90	35.84	140.08	44.33	351.70	82.10 to 120.05	71,292	56,961

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	\$ 7,150,312	\$ 1,077,467	15.07%	\$ 6,072,845		\$ 11,621,266	
2013	\$ 7,704,029	\$ 108,672	1.41%	\$ 7,595,357	6.22%	\$ 11,636,115	0.13%
2014	\$ 8,284,947	\$ 339,712	4.10%	\$ 7,945,235	3.13%	\$ 12,388,865	6.47%
2015	\$ 8,345,081	\$ 29,759	0.36%	\$ 8,315,322	0.37%	\$ 11,566,262	-6.64%
2016	\$ 8,277,883	\$ 130,943	1.58%	\$ 8,146,940	-2.37%	\$ 10,359,670	-10.43%
2017	\$ 8,311,975	\$ 4,192	0.05%	\$ 8,307,783	0.36%	\$ 10,685,388	3.14%
2018	\$ 8,363,394	\$ 137,167	1.64%	\$ 8,226,227	-1.03%	\$ 10,246,460	-4.11%
2019	\$ 8,216,549	\$ -	0.00%	\$ 8,216,549	-1.76%	\$ 10,307,856	0.60%
2020	\$ 8,380,297	\$ -	0.00%	\$ 8,380,297	1.99%	\$ 10,212,874	-0.92%
2021	\$ 8,343,626	\$ 5,415	0.06%	\$ 8,338,211	-0.50%	\$ 11,376,156	11.39%
2022	\$ 14,065,162	\$ 888,000	6.31%	\$ 13,177,162	57.93%	\$ 12,488,613	9.78%
2023	\$ 25,257,907	\$ 138,180	0.55%	\$ 25,119,727	78.60%	\$ 12,056,148	-3.46%
Ann %chg	12.61%			Average	12.99%	0.36%	0.54%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	6.22%	7.74%	0.13%
2014	11.12%	15.87%	6.61%
2015	16.29%	16.71%	-0.47%
2016	13.94%	15.77%	-10.86%
2017	16.19%	16.25%	-8.05%
2018	15.05%	16.97%	-11.83%
2019	14.91%	14.91%	-11.30%
2020	17.20%	17.20%	-12.12%
2021	16.61%	16.69%	-2.11%
2022	84.29%	96.71%	7.46%
2023	251.31%	253.24%	3.74%

County Number	29
County Name	Dundy

29 Dundy
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 : 58
Total Sales Price : 64,499,180
Total Adj. Sales Price : 64,499,180
Total Assessed Value : 38,492,554
Avg. Adj. Sales Price : 1,112,055
Avg. Assessed Value : 663,665

MEDIAN : 71
WGT. MEAN : 60
MEAN : 73
COD : 21.61
PRD : 122.30

COV : 28.94
STD : 21.12
Avg. Abs. Dev : 15.41
MAX Sales Ratio : 120.47
MIN Sales Ratio : 22.64

95% Median C.I. : 68.94 to 78.72
95% Wgt. Mean C.I. : 50.90 to 68.45
95% Mean C.I. : 67.55 to 78.43

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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	7	83.89	92.91	79.15	20.35	117.38	65.05	120.47	65.05 to 120.47	459,655	363,828
01-JAN-21 To 31-MAR-21	11	70.89	68.84	67.88	15.86	101.41	27.75	88.92	58.89 to 84.34	784,432	532,507
01-APR-21 To 30-JUN-21	7	69.24	68.54	69.43	14.95	98.72	31.54	84.51	31.54 to 84.51	779,660	541,321
01-JUL-21 To 30-SEP-21	4	93.58	92.86	90.83	09.28	102.23	82.41	101.89	N/A	589,631	535,539
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	3	90.79	84.10	84.69	08.35	99.30	69.39	92.13	N/A	570,167	482,853
01-APR-22 To 30-JUN-22	3	88.52	86.82	83.02	05.50	104.58	78.67	93.27	N/A	295,375	245,216
01-JUL-22 To 30-SEP-22	1	118.84	118.84	118.84	00.00	100.00	118.84	118.84	N/A	87,000	103,390
01-OCT-22 To 31-DEC-22	6	68.29	64.66	52.78	08.93	122.51	42.12	71.98	42.12 to 71.98	4,211,096	2,222,418
01-JAN-23 To 31-MAR-23	7	41.93	48.65	38.78	44.62	125.45	22.64	76.97	22.64 to 76.97	1,501,269	582,182
01-APR-23 To 30-JUN-23	7	64.08	67.35	69.56	13.56	96.82	57.28	88.74	57.28 to 88.74	792,857	551,512
01-JUL-23 To 30-SEP-23	2	71.67	71.67	72.35	19.90	99.06	57.41	85.93	N/A	413,808	299,408
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	29	78.72	77.89	72.91	18.29	106.83	27.75	120.47	68.94 to 84.34	678,017	494,337
01-OCT-21 To 30-SEP-22	7	90.79	90.23	85.24	10.65	105.85	69.39	118.84	69.39 to 118.84	383,375	326,800
01-OCT-22 To 30-SEP-23	22	66.78	61.06	51.88	19.42	117.69	22.64	88.74	57.28 to 70.87	1,916,049	994,054
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	22	74.25	73.11	71.69	17.39	101.98	27.75	101.89	68.54 to 84.34	747,495	535,863
01-JAN-22 To 31-DEC-22	13	71.98	78.43	55.89	18.91	140.33	42.12	118.84	67.17 to 92.13	2,150,015	1,201,700
<u>ALL</u>	58	71.32	72.99	59.68	21.61	122.30	22.64	120.47	68.94 to 78.72	1,112,055	663,665

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	58	71.32	72.99	59.68	21.61	122.30	22.64	120.47	68.94 to 78.72	1,112,055	663,665
<u>ALL</u>	58	71.32	72.99	59.68	21.61	122.30	22.64	120.47	68.94 to 78.72	1,112,055	663,665

29 Dundy
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

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 Avg. Assessed Value : 663,665

MEDIAN : 71
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 COD : 21.61
 PRD : 122.30

COV : 28.94
 STD : 21.12
 Avg. Abs. Dev : 15.41
 MAX Sales Ratio : 120.47
 MIN Sales Ratio : 22.64

95% Median C.I. : 68.94 to 78.72
 95% Wgt. Mean C.I. : 50.90 to 68.45
 95% Mean C.I. : 67.55 to 78.43

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	9	70.89	72.97	69.47	19.51	105.04	57.28	113.28	57.41 to 83.89	273,222	189,800
1	9	70.89	72.97	69.47	19.51	105.04	57.28	113.28	57.41 to 83.89	273,222	189,800
<u> Grass </u>											
County	17	71.98	69.76	49.22	16.80	141.73	27.75	93.27	66.39 to 82.41	1,410,384	694,167
1	17	71.98	69.76	49.22	16.80	141.73	27.75	93.27	66.39 to 82.41	1,410,384	694,167
<u> ALL </u>	58	71.32	72.99	59.68	21.61	122.30	22.64	120.47	68.94 to 78.72	1,112,055	663,665

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Irrigated </u>											
County	11	70.58	74.12	69.64	11.21	106.43	58.89	92.13	65.05 to 88.74	1,952,034	1,359,396
1	11	70.58	74.12	69.64	11.21	106.43	58.89	92.13	65.05 to 88.74	1,952,034	1,359,396
<u> Dry </u>											
County	9	70.89	72.97	69.47	19.51	105.04	57.28	113.28	57.41 to 83.89	273,222	189,800
1	9	70.89	72.97	69.47	19.51	105.04	57.28	113.28	57.41 to 83.89	273,222	189,800
<u> Grass </u>											
County	20	70.70	67.75	47.92	24.48	141.38	22.64	118.84	66.39 to 79.73	1,289,025	617,705
1	20	70.70	67.75	47.92	24.48	141.38	22.64	118.84	66.39 to 79.73	1,289,025	617,705
<u> ALL </u>	58	71.32	72.99	59.68	21.61	122.30	22.64	120.47	68.94 to 78.72	1,112,055	663,665

Dundy County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	3,015	1,450	1,450	3,167	3,146	2,530	3,127	1,809	3,109
Chase	1	4,170	4,060	4,060	4,060	3,940	3,940	3,940	3,924	4,076
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	3,123
Hitchcock	1	3,190	3,040	3,040	3,040	2,940	2,940	2,835	2,835	3,150

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

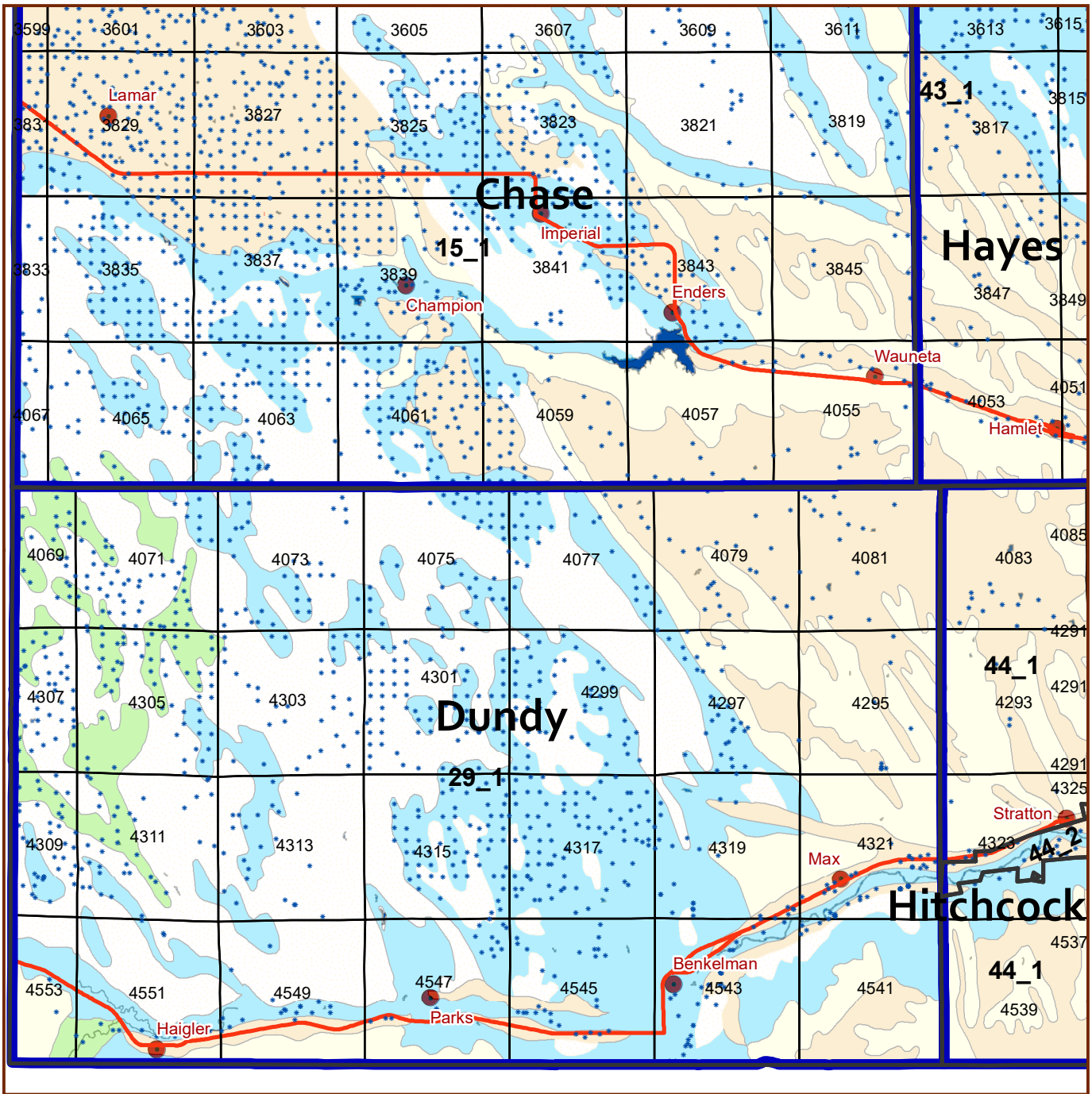
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Chase	1	795	n/a	1,016	804	630	675	661	663	674
Hayes	1	585	585	n/a	585	585	585	585	585	585
Hitchcock	1	600	600	600	600	n/a	600	600	600	600

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

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.

DUNDY COUNTY



Legend

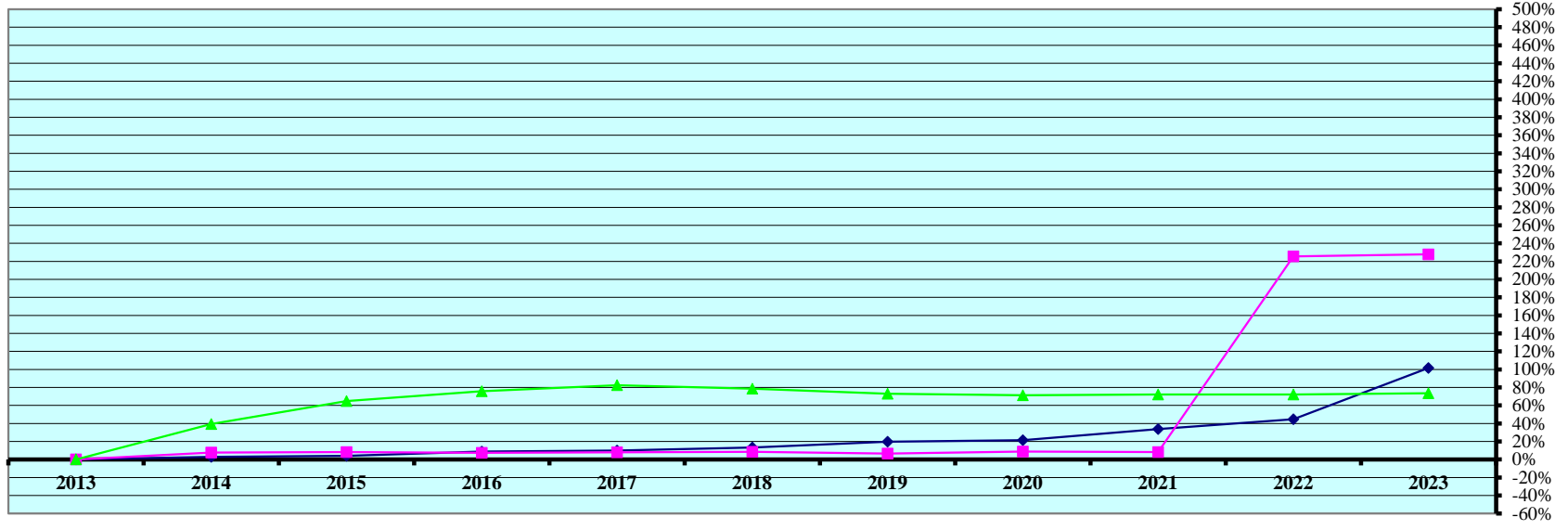
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	31,806,284	-	-	-	7,704,029	-	-	-	389,767,699	-	-	-
2014	32,731,197	924,913	2.91%	2.91%	8,284,947	580,918	7.54%	7.54%	543,560,230	153,792,531	39.46%	39.46%
2015	33,065,405	334,208	1.02%	3.96%	8,345,081	60,134	0.73%	8.32%	642,282,687	98,722,457	18.16%	64.79%
2016	34,617,669	1,552,264	4.69%	8.84%	8,277,883	-67,198	-0.81%	7.45%	684,894,624	42,611,937	6.63%	75.72%
2017	34,981,465	363,796	1.05%	9.98%	8,311,975	34,092	0.41%	7.89%	711,083,026	26,188,402	3.82%	82.44%
2018	35,996,913	1,015,448	2.90%	13.18%	8,363,394	51,419	0.62%	8.56%	696,059,925	-15,023,101	-2.11%	78.58%
2019	38,097,611	2,100,698	5.84%	19.78%	8,216,549	-146,845	-1.76%	6.65%	674,489,574	-21,570,351	-3.10%	73.05%
2020	38,642,794	545,183	1.43%	21.49%	8,380,297	163,748	1.99%	8.78%	668,182,395	-6,307,179	-0.94%	71.43%
2021	42,502,902	3,860,108	9.99%	33.63%	8,343,626	-36,671	-0.44%	8.30%	670,899,900	2,717,505	0.41%	72.13%
2022	46,044,486	3,541,584	8.33%	44.77%	25,068,737	16,725,111	200.45%	225.40%	670,831,362	-68,538	-0.01%	72.11%
2023	64,134,714	18,090,228	39.29%	101.64%	25,257,907	189,170	0.75%	227.85%	676,068,709	5,237,347	0.78%	73.45%

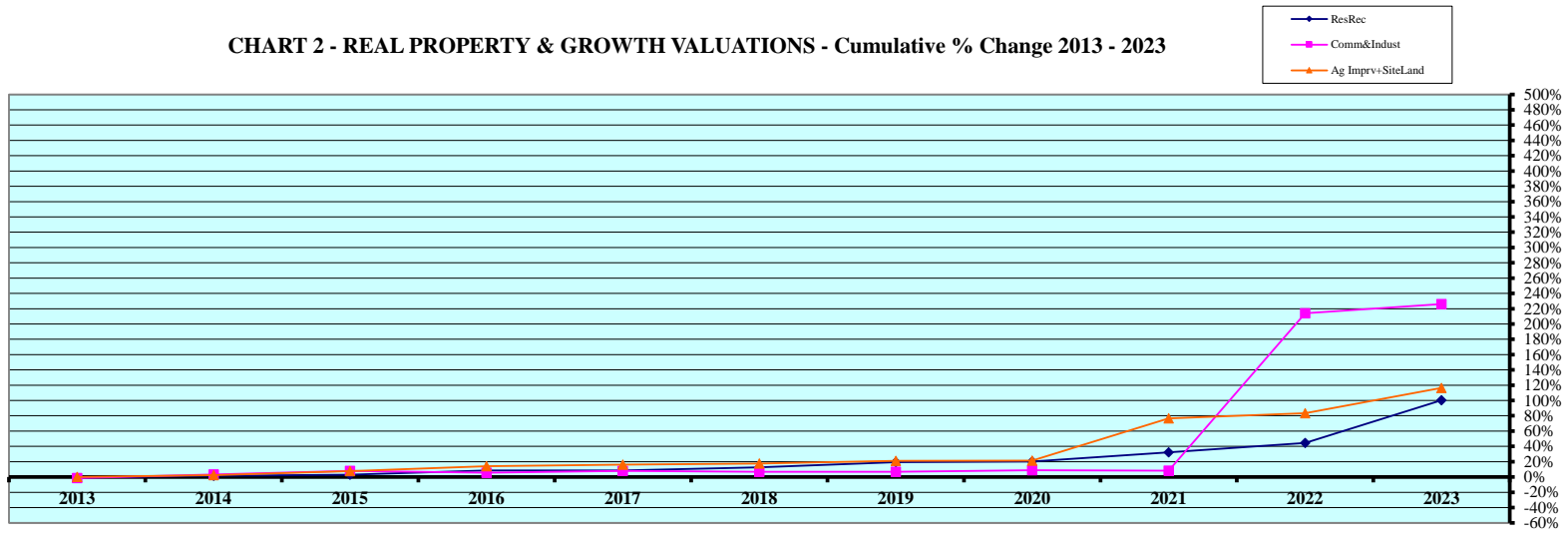
Rate Annual %chg: Residential & Recreational **7.26%** Commercial & Industrial **12.61%** Agricultural Land **5.66%**

Cnty# **29**
County **DUNDY**

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	31,806,284	250,644	0.79%	31,555,640	-	-0.79%	7,704,029	108,672	1.41%	7,595,357	-	-1.41%						
2014	32,731,197	477,486	1.46%	32,253,711	1.41%	1.41%	8,284,947	339,712	4.10%	7,945,235	3.13%	3.13%						
2015	33,065,405	356,919	1.08%	32,708,486	-0.07%	2.84%	8,345,081	29,759	0.36%	8,315,322	0.37%	7.93%						
2016	34,617,669	116,545	0.34%	34,501,124	4.34%	8.47%	8,277,883	130,943	1.58%	8,146,940	-2.37%	5.75%						
2017	34,981,465	450,607	1.29%	34,530,858	-0.25%	8.57%	8,311,975	4,192	0.05%	8,307,783	0.36%	7.84%						
2018	35,996,913	193,520	0.54%	35,803,393	2.35%	12.57%	8,363,394	137,167	1.64%	8,226,227	-1.03%	6.78%						
2019	38,097,611	151,480	0.40%	37,946,131	5.41%	19.30%	8,216,549	0	0.00%	8,216,549	-1.76%	6.65%						
2020	38,642,794	441,210	1.14%	38,201,584	0.27%	20.11%	8,380,297	0	0.00%	8,380,297	1.99%	8.78%						
2021	42,502,902	466,025	1.10%	42,036,877	8.78%	32.17%	8,343,626	5,415	0.06%	8,338,211	-0.50%	8.23%						
2022	46,044,486	99,125	0.22%	45,945,361	8.10%	44.45%	25,068,737	888,000	3.54%	24,180,737	189.81%	213.87%						
2023	64,134,714	412,805	0.64%	63,721,909	38.39%	100.34%	25,257,907	138,180	0.55%	25,119,727	0.20%	226.06%						
Rate Ann%chg	7.26%			Resid & Recreat w/o growth			6.87%			12.61%			C & I w/o growth			19.02%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	16,963,297	12,394,376	29,357,673	1,259,034	4.29%	28,098,639	-	-		
2014	17,625,671	13,053,672	30,679,343	625,475	2.04%	30,053,868	2.37%	2.37%		
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	31,570,888	2.91%	7.54%		
2016	21,458,309	12,847,152	34,305,461	811,246	2.36%	33,494,215	4.62%	14.09%		
2017	21,665,530	13,001,668	34,667,198	614,022	1.77%	34,053,176	-0.74%	15.99%		
2018	22,239,652	12,989,337	35,228,989	728,980	2.07%	34,500,009	-0.48%	17.52%		
2019	22,409,442	13,239,122	35,648,564	138,305	0.39%	35,510,259	0.80%	20.96%		
2020	22,423,599	13,539,831	35,963,430	341,750	0.95%	35,621,680	-0.08%	21.34%		
2021	30,269,445	21,907,070	52,176,515	333,050	0.64%	51,843,465	44.16%	76.59%		
2022	32,433,700	22,562,799	54,996,499	1,143,720	2.08%	53,852,779	3.21%	83.44%		
2023	41,138,295	22,652,912	63,791,207	239,934	0.38%	63,551,273	15.56%	116.47%		
Rate Ann%chg	9.26%		6.22%		8.07%		Ag Imprv+Site w/o growth		7.23%	

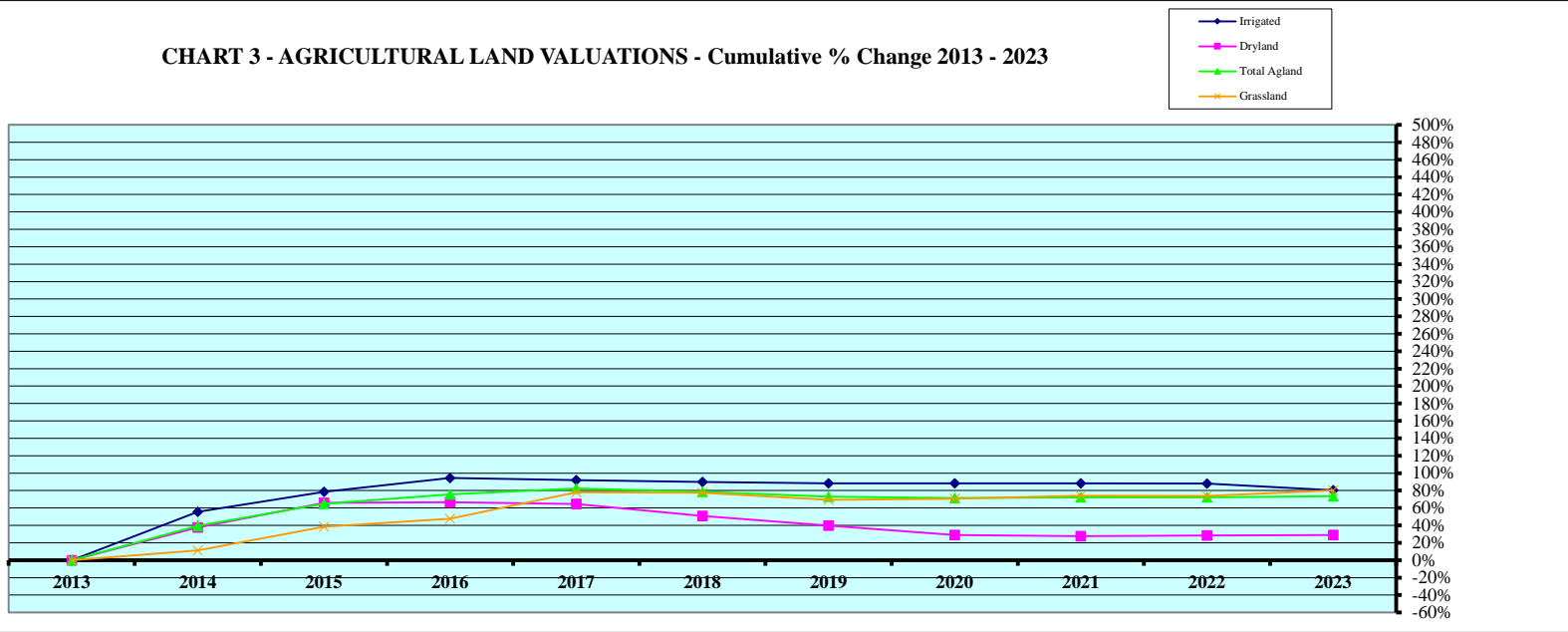
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 29
County DUNDY

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	201,419,315	-	-	-	78,594,182	-	-	-	109,557,886	-	-	-
2014	313,237,978	111,818,663	55.52%	55.52%	108,281,959	29,687,777	37.77%	37.77%	121,787,433	12,229,547	11.16%	11.16%
2015	359,830,001	46,592,023	14.87%	78.65%	130,400,753	22,118,794	20.43%	65.92%	151,770,177	29,982,744	24.62%	38.53%
2016	391,738,922	31,908,921	8.87%	94.49%	130,956,085	555,332	0.43%	66.62%	161,905,477	10,135,300	6.68%	47.78%
2017	386,470,783	-5,268,139	-1.34%	91.87%	129,369,859	-1,586,226	-1.21%	64.60%	194,917,284	33,011,807	20.39%	77.91%
2018	382,646,529	-3,824,254	-0.99%	89.98%	118,630,998	-10,738,861	-8.30%	50.94%	194,457,298	-459,986	-0.24%	77.49%
2019	379,053,166	-3,593,363	-0.94%	88.19%	109,758,076	-8,872,922	-7.48%	39.65%	185,626,084	-8,831,214	-4.54%	69.43%
2020	379,245,603	192,437	0.05%	88.29%	101,271,041	-8,487,035	-7.73%	28.85%	187,049,747	1,423,663	0.77%	70.73%
2021	379,252,930	7,327	0.00%	88.29%	100,237,617	-1,033,424	-1.02%	27.54%	190,773,997	3,724,250	1.99%	74.13%
2022	378,773,666	-479,264	-0.13%	88.05%	101,009,427	771,810	0.77%	28.52%	190,341,141	-432,856	-0.23%	73.74%
2023	363,219,666	-15,554,000	-4.11%	80.33%	101,323,051	313,624	0.31%	28.92%	197,404,825	7,063,684	3.71%	80.18%

Rate Ann.%chg: Irrigated **6.07%** Dryland **2.57%** Grassland **6.06%**

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	0	-	-	-	196,316	-	-	-	389,767,699	-	-	-
2014	0	0	-	-	252,860	56,544	28.80%	28.80%	543,560,230	153,792,531	39.46%	39.46%
2015	0	0	-	-	281,756	28,896	11.43%	43.52%	642,282,687	98,722,457	18.16%	64.79%
2016	0	0	-	-	294,140	12,384	4.40%	49.83%	684,894,624	42,611,937	6.63%	75.72%
2017	0	0	-	-	325,100	30,960	10.53%	65.60%	711,083,026	26,188,402	3.82%	82.44%
2018	0	0	-	-	325,100	0	0.00%	65.60%	696,059,925	-15,023,101	-2.11%	78.58%
2019	0	0	-	-	52,248	-272,852	-83.93%	-73.39%	674,489,574	-21,570,351	-3.10%	73.05%
2020	13,756	13,756	-	-	602,248	550,000	1052.67%	206.77%	668,182,395	-6,307,179	-0.94%	71.43%
2021	15,956	2,200	15.99%	-	619,400	17,152	2.85%	215.51%	670,899,900	2,717,505	0.41%	72.13%
2022	16,088	132	0.83%	-	691,040	71,640	11.57%	252.00%	670,831,362	-68,538	-0.01%	72.11%
2023	16,813	725	4.51%	-	14,104,354	13,413,314	1941.03%	7084.52%	676,068,709	5,237,347	0.78%	73.45%

Cnty# **29**
County **DUNDY**

Rate Ann.%chg: Total Agric Land **5.66%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	201,550,746	126,954	1,588			78,551,720	107,302	732			109,526,080	342,046	320		
2014	313,586,274	121,741	2,576	62.25%	62.25%	108,379,438	107,066	1,012	38.28%	38.28%	121,678,738	347,413	350	9.38%	9.38%
2015	361,243,944	121,217	2,980	15.70%	87.71%	130,401,420	97,195	1,342	32.54%	83.27%	150,347,195	357,790	420	19.98%	31.23%
2016	392,747,097	120,991	3,246	8.92%	104.47%	130,443,833	97,026	1,344	0.21%	83.65%	161,723,276	357,982	452	7.51%	41.08%
2017	387,236,124	119,308	3,246	-0.01%	104.44%	129,369,859	95,877	1,349	0.37%	84.32%	194,037,549	360,823	538	19.04%	67.94%
2018	383,474,744	118,197	3,244	-0.04%	104.36%	118,223,858	95,115	1,243	-7.88%	69.79%	197,925,578	362,673	546	1.48%	70.43%
2019	371,169,735	118,022	3,145	-3.07%	98.09%	109,440,259	95,407	1,147	-7.71%	56.69%	194,190,971	356,081	545	-0.07%	70.31%
2020	379,245,603	120,566	3,146	0.02%	98.13%	101,271,040	92,831	1,091	-4.90%	49.02%	187,049,747	356,285	525	-3.73%	63.96%
2021	379,252,930	121,074	3,132	-0.42%	97.31%	100,260,657	91,709	1,093	0.21%	49.34%	190,764,367	356,569	535	1.90%	67.08%
2022	378,773,664	120,923	3,132	0.00%	97.30%	101,010,067	92,549	1,091	-0.17%	49.09%	190,338,444	355,773	535	0.00%	67.08%
2023	363,968,304	116,254	3,131	-0.05%	97.21%	101,214,705	92,711	1,092	0.03%	49.13%	197,444,647	355,756	555	3.74%	73.32%

Rate Annual %chg Average Value/Acre: 7.03% 4.08% 5.65%

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	0	0				196,316	485	405			389,824,862	576,787	676		
2014	0	0				252,860	521	485	19.91%	19.91%	543,897,310	576,742	943	39.53%	39.53%
2015	0	0				281,756	521	541	11.43%	33.61%	642,274,315	576,723	1,114	18.09%	64.78%
2016	0	0				294,140	521	564	4.40%	39.48%	685,208,346	576,520	1,189	6.72%	75.85%
2017	0	0				325,100	521	624	10.53%	54.16%	710,968,632	576,530	1,233	3.76%	82.46%
2018	0	0				325,100	521	624	0.00%	54.16%	699,949,280	576,507	1,214	-1.55%	79.64%
2019	0	0				326,675	524	623	-0.09%	54.02%	675,127,640	570,034	1,184	-2.45%	75.24%
2020	13,756	275	50			52,248	100	525	-15.76%	29.75%	667,632,394	570,056	1,171	-1.11%	73.29%
2021	15,956	319	50	0.00%		619,400	622	996	89.68%	146.11%	670,913,310	570,293	1,176	0.45%	74.07%
2022	16,088	322	50	0.00%		691,040	722	958	-3.82%	136.71%	670,829,303	570,288	1,176	-0.01%	74.05%
2023	16,088	322	50	0.00%		14,104,354	5,371	2,626	174.19%	549.04%	676,748,098	570,413	1,186	0.86%	75.54%

29
DUNDY

Rate Annual %chg Average Value/Acre: 5.79%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 4,103	Value : 898,317,627	Growth 1,608,770	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	117	731,334	0	0	46	226,243	163	957,577	
02. Res Improve Land	615	4,319,369	0	0	156	4,725,319	771	9,044,688	
03. Res Improvements	616	46,192,110	0	0	167	19,313,145	783	65,505,255	
04. Res Total	733	51,242,813	0	0	213	24,264,707	946	75,507,520	723,245
% of Res Total	77.48	67.86	0.00	0.00	22.52	32.14	23.06	8.41	44.96
05. Com UnImp Land	34	120,843	0	0	19	189,929	53	310,772	
06. Com Improve Land	108	900,151	0	0	27	572,425	135	1,472,576	
07. Com Improvements	112	19,367,690	0	0	32	4,415,575	144	23,783,265	
08. Com Total	146	20,388,684	0	0	51	5,177,929	197	25,566,613	0
% of Com Total	74.11	79.75	0.00	0.00	25.89	20.25	4.80	2.85	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	6	275,282	6	275,282	
15. Rec Improvements	0	0	0	0	6	230,075	6	230,075	
16. Rec Total	0	0	0	0	6	505,357	6	505,357	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.06	0.00
Res & Rec Total	733	51,242,813	0	0	219	24,770,064	952	76,012,877	723,245
% of Res & Rec Total	77.00	67.41	0.00	0.00	23.00	32.59	23.20	8.46	44.96
Com & Ind Total	146	20,388,684	0	0	51	5,177,929	197	25,566,613	0
% of Com & Ind Total	74.11	79.75	0.00	0.00	25.89	20.25	4.80	2.85	0.00
17. Taxable Total	879	71,631,497	0	0	270	29,947,993	1,149	101,579,490	723,245
% of Taxable Total	76.50	70.52	0.00	0.00	23.50	29.48	28.00	11.31	44.96

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	3,824	285,971	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	3,824	285,971
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	3,824	285,971

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	267	20,875,450	267	20,875,450	0
24. Non-Producing	0	0	0	0	191	198,546	191	198,546	0
25. Total	0	0	0	0	458	21,073,996	458	21,073,996	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	90	0	115	205

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,890	496,301,362	1,890	496,301,362
28. Ag-Improved Land	0	0	0	0	574	219,723,259	574	219,723,259
29. Ag Improvements	0	0	0	0	606	59,639,520	606	59,639,520

30. Ag Total				2,496	775,664,141
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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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	15	15.00	375,000	15	15.00	375,000	
32. HomeSite Improv Land	280	312.00	7,310,000	280	312.00	7,310,000	
33. HomeSite Improvements	292	0.00	37,628,605	292	0.00	37,628,605	337,775
34. HomeSite Total				307	327.00	45,313,605	
35. FarmSite UnImp Land	43	106.07	212,140	43	106.07	212,140	
36. FarmSite Improv Land	436	1,899.42	3,798,832	436	1,899.42	3,798,832	
37. FarmSite Improvements	593	0.00	22,010,915	593	0.00	22,010,915	547,750
38. FarmSite Total				636	2,005.49	26,021,887	
39. Road & Ditches	1,233	4,659.26	0	1,233	4,659.26	0	
40. Other- Non Ag Use	20	882.00	139,966	20	882.00	139,966	
41. Total Section VI				943	7,873.75	71,475,458	885,525

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,429.30	6.34%	23,588,036	6.47%	3,175.00
46. 1A	7,243.90	6.18%	21,837,431	5.99%	3,014.60
47. 2A1	112.00	0.10%	162,400	0.04%	1,450.00
48. 2A	16,447.08	14.03%	52,090,463	14.29%	3,167.16
49. 3A1	41,822.28	35.68%	131,582,075	36.11%	3,146.22
50. 3A	2,945.92	2.51%	7,453,219	2.05%	2,530.01
51. 4A1	40,336.58	34.41%	126,152,005	34.62%	3,127.48
52. 4A	869.62	0.74%	1,573,494	0.43%	1,809.40
53. Total	117,206.68	100.00%	364,439,123	100.00%	3,109.37
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51,901.29	55.91%	75,256,880	64.08%	1,450.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	8,048.31	8.67%	8,853,141	7.54%	1,100.00
58. 3D1	18,657.08	20.10%	20,522,788	17.48%	1,100.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,191.60	2.36%	1,972,440	1.68%	900.00
61. 4D	12,036.51	12.97%	10,832,859	9.22%	900.00
62. Total	92,834.79	100.00%	117,438,108	100.00%	1,265.02
Grass					
63. 1G1	6,344.33	1.79%	3,743,155	1.79%	590.00
64. 1G	20.80	0.01%	12,272	0.01%	590.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	4,321.25	1.22%	2,549,538	1.22%	590.00
67. 3G1	24.75	0.01%	14,603	0.01%	590.02
68. 3G	230,258.08	65.12%	135,852,283	65.12%	590.00
69. 4G1	108,424.52	30.67%	63,970,478	30.67%	590.00
70. 4G	4,180.47	1.18%	2,466,478	1.18%	590.00
71. Total	353,574.20	100.00%	208,608,807	100.00%	590.00
Irrigated Total					
Irrigated Total	117,206.68	20.59%	364,439,123	51.75%	3,109.37
Dry Total					
Dry Total	92,834.79	16.31%	117,438,108	16.68%	1,265.02
Grass Total					
Grass Total	353,574.20	62.11%	208,608,807	29.62%	590.00
72. Waste	270.63	0.05%	20,297	0.00%	75.00
73. Other	5,352.42	0.94%	13,682,348	1.94%	2,556.29
74. Exempt	6,885.35	1.21%	4,062,357	0.58%	590.00
75. Market Area Total	569,238.72	100.00%	704,188,683	100.00%	1,237.07

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	117,206.68	364,439,123	117,206.68	364,439,123
77. Dry Land	0.00	0	0.00	0	92,834.79	117,438,108	92,834.79	117,438,108
78. Grass	0.00	0	0.00	0	353,574.20	208,608,807	353,574.20	208,608,807
79. Waste	0.00	0	0.00	0	270.63	20,297	270.63	20,297
80. Other	0.00	0	0.00	0	5,352.42	13,682,348	5,352.42	13,682,348
81. Exempt	0.00	0	0.00	0	6,885.35	4,062,357	6,885.35	4,062,357
82. Total	0.00	0	0.00	0	569,238.72	704,188,683	569,238.72	704,188,683

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	117,206.68	20.59%	364,439,123	51.75%	3,109.37
Dry Land	92,834.79	16.31%	117,438,108	16.68%	1,265.02
Grass	353,574.20	62.11%	208,608,807	29.62%	590.00
Waste	270.63	0.05%	20,297	0.00%	75.00
Other	5,352.42	0.94%	13,682,348	1.94%	2,556.29
Exempt	6,885.35	1.21%	4,062,357	0.58%	590.00
Total	569,238.72	100.00%	704,188,683	100.00%	1,237.07

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	4	38,866	7	324,720	9	935,195	13	1,298,781	0
83.2 Benkelman-com (2505)	0	0	1	9,690	1	2,495	1	12,185	0
83.3 Benkelman-res (1505)	72	569,113	490	3,614,489	490	40,711,910	562	44,895,512	165,945
83.4 Haigler-res (1555)	48	185,841	125	703,331	126	5,477,760	174	6,366,932	70,840
83.5 Max-res (1515)	13	43,467	43	227,049	43	1,542,130	56	1,812,646	22,740
83.6 Parks-res (1510)	18	57,851	21	125,344	21	763,035	39	946,230	0
83.7 Recreational-rural (7585)	0	0	6	275,282	6	230,075	6	505,357	0
83.8 Rural Home Site (1585)	8	62,439	84	4,040,065	93	16,072,730	101	20,175,234	463,720
84 Residential Total	163	957,577	777	9,319,970	789	65,735,330	952	76,012,877	723,245

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	Benkelman-com (2505)	18	81,288	99	962,819	101	19,222,145	119	20,266,252	0
85.2	Haigler-com (2555)	16	39,555	14	55,386	16	628,730	32	723,671	0
85.3	Max-com (2515)	2	1,646	6	18,520	7	120,670	9	140,836	0
85.4	Parks-com (2510)	3	25,350	4	9,654	5	21,020	8	56,024	0
85.5	Parks-res (1510)	1	1,600	0	0	0	0	1	1,600	0
85.6	Rural Home Site (1585)	1	16,400	0	0	0	0	1	16,400	0
85.7	Rural-commercial (2585)	12	144,933	12	426,197	15	3,790,700	27	4,361,830	0
86	Commercial Total	53	310,772	135	1,472,576	144	23,783,265	197	25,566,613	0

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	6,344.33	1.83%	3,743,155	1.83%	590.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	4,297.25	1.24%	2,535,378	1.24%	590.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	225,922.28	65.14%	133,294,161	65.14%	590.00
93. 4G1	106,137.23	30.60%	62,620,977	30.60%	590.00
94. 4G	4,107.87	1.18%	2,423,644	1.18%	590.00
95. Total	346,808.96	100.00%	204,617,315	100.00%	590.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	20.80	0.31%	12,272	0.31%	590.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	24.00	0.35%	14,160	0.35%	590.00
100. 3C1	24.75	0.37%	14,603	0.37%	590.02
101. 3C	4,335.80	64.09%	2,558,122	64.09%	590.00
102. 4C1	2,287.29	33.81%	1,349,501	33.81%	590.00
103. 4C	72.60	1.07%	42,834	1.07%	590.00
104. Total	6,765.24	100.00%	3,991,492	100.00%	590.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	346,808.96	98.09%	204,617,315	98.09%	590.00
CRP Total	6,765.24	1.91%	3,991,492	1.91%	590.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	353,574.20	100.00%	208,608,807	100.00%	590.00

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

29 Dundy

	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	63,691,732	75,507,520	11,815,788	18.55%	723,245	17.42%
02. Recreational	442,982	505,357	62,375	14.08%	0	14.08%
03. Ag-Homesite Land, Ag-Res Dwelling	41,138,295	45,313,605	4,175,310	10.15%	337,775	9.33%
04. Total Residential (sum lines 1-3)	105,273,009	121,326,482	16,053,473	15.25%	1,061,020	14.24%
05. Commercial	25,257,907	25,566,613	308,706	1.22%	0	1.22%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	25,257,907	25,566,613	308,706	1.22%	0	1.22%
08. Ag-Farmsite Land, Outbuildings	22,556,746	26,021,887	3,465,141	15.36%	547,750	12.93%
09. Minerals	21,555,406	21,073,996	-481,410	-2.23	0	-2.23%
10. Non Ag Use Land	96,166	139,966	43,800	45.55%		
11. Total Non-Agland (sum lines 8-10)	44,208,318	47,235,849	3,027,531	6.85%	547,750	5.61%
12. Irrigated	363,219,666	364,439,123	1,219,457	0.34%		
13. Dryland	101,323,051	117,438,108	16,115,057	15.90%		
14. Grassland	197,404,825	208,608,807	11,203,982	5.68%		
15. Wasteland	16,813	20,297	3,484	20.72%		
16. Other Agland	14,104,354	13,682,348	-422,006	-2.99%		
17. Total Agricultural Land	676,068,709	704,188,683	28,119,974	4.16%		
18. Total Value of all Real Property (Locally Assessed)	850,807,943	898,317,627	47,509,684	5.58%	1,608,770	5.39%

2024 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$128,815
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,590 - Operating Minerals Only
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,100 MIPS \$11,000 GIS maintenance/support \$2,000 computer/IT support
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$39158

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS program and online thru MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, dundy.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Benkelman is zoned.
4.	When was zoning implemented?
	2004 - County, Unknown - Benkelman

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Inc. - Operating Minerals Lake Mac Appraisals
2.	GIS Services:
	gWorks
3.	Other services:
	none

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes - Operating Minerals Only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Appraisal service is recognized as national experts in the field.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Operating Minerals: Appraisal service sets values.

2024 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:												
	The county assessor collected the listing data												
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>Benkelman</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Haigler Village, Unincorporated villages of Max & Parks</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential Parcels</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 dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Benkelman	2	Haigler Village, Unincorporated villages of Max & Parks	4	Rural Residential Parcels	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Benkelman												
2	Haigler Village, Unincorporated villages of Max & Parks												
4	Rural Residential Parcels												
AG OB	Agricultural outbuildings												
AG DW	Agricultural dwellings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Cost and Sales Comparison (Little or no rental information for Income.) Approaches are used to estimate the market value of residential property.												
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 assessor uses the local market to derive depreciation models.												
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, the same depreciation table is used. Valuation Group 2 Haigler Mobile Homes is given a 20% economic from the depreciation table.												
6.	Describe the methodology used to determine the residential lot values?												
	Vacant land sales within the village of Benkelman were studied for the 2024 assessment year and land tables were developed.												
7.	How are rural residential site values developed?												
	Rural home site 1st acre and farm home site 1st acre are now the same value, \$25,000. Estimates for well drilling, septic and electricity were obtained to establish this value.												
8.	Are there form 191 applications on file?												
	No												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												

All lots are valued using the square foot method.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2024	2022	2024	2019
2	2024	2022	2024	2019
4	2024	2022	2024	2020
AG OB	2020	2022		2020
AG DW	2024	2022	2024	2020

Residential sales were reviewed, and pickup work was completed.

2024 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:													
	Assessor													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial within Dundy County.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All commercial within Dundy County.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	All commercial within Dundy County.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Cost and Sales Approach													
3a.	Describe the process used to determine the value of unique commercial properties.													
	There are few commercial sales in the county. The cost and sales approach are used to value commercial properties. Bryan Hill, certified appraiser, provided assistance with reviewing unique commercial properties in 2021, as well as helped with creating depreciation tables.													
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?													
	Assessor develops a straight line depreciation model based on a limited number of sales 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 - all commercial properties are treated alike using the same depreciation table													
6.	Describe the methodology used to determine the commercial lot values.													
	Commercial lot values were updated in 2024 based on the recently updated residential lot values. Square foot model is used for downtown. Rural commercial properties are valued similarly to rural residential sites, first acre at \$20,000.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 30%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2021	2021	2021
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2021	2021	2021	2021										
	Land values were increased.													

2024 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:						
	Assessor						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total County</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Total County	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Total County	2020					
3.	Describe the process used to determine and monitor market areas.						
	Sales analysis						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Land use review was conducted in 2020 and physical inspections were done if needed.						
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 home sites and rural residential home sites are valued the same, \$25,000.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Assessor researched available information for intensive use including using feed lot information from another county. Land associated with the feed yard is valued at \$1,375 per acre and agland is valued as such. Corrals are valued at \$1045 an acre. Buildings are costed out and depreciated the same as all other buildings in the county.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	WRP values are calculated based on 100% market value of grass.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	Canal irrigation, CREP, CRP						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						

8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2023 DUNDY COUNTY PLAN OF ASSESSMENT

Assessment Years 2024, 2025, 2026

Date: June 15, 2023

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements: All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344

Office Staff

Dundy County Assessor’s office staff consist of the county assessor. The Assessor presently holds her State of Nebraska Assessor’s certificate and continues to attend the mandatory educational classes to maintain their certificate. All certificate holders must obtain 60 hours of approved continuing education within each four year period.

Software/Mapping

Dundy County Assessor’s office utilizes the CAMA system provided by MIPS. The Marshall & Swift costing manuals are used to estimate the replacement costs of the residential, commercial and agricultural improvements during the reappraisal process. Dundy County has also implemented a GIS mapping program in 2019.

Assessor's Duties and Responsibilities

- ❖ **Record Maintenance, Mapping, & Ownership Changes** - Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year. Record maintenance is performed via on-site parcel reviews, GIS and building permits.

Mapping is kept current electronically via GIS. GIS assists with splits and legal description identification.

- ❖ **Administrative Reports**

- Aircraft Information Report
- County Abstract of Assessment
- Annual Assessed Value Update
- Assessor Survey
- Sales information to PAD; rosters and annual Assessed Value Update w/Abstract and assessment actions
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Educational Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report

- ❖ **Personal Property**

- ❖ **Permissive Exemptions**

- ❖ **Taxable Government Owned Property**

- ❖ **Homestead Exemptions**

- ❖ **Centrally Assessed Properties**

- ❖ **Tax Increment Financing**

- ❖ **Tax Districts and Tax Rates**

- ❖ **Tax Lists/Corrections**

- ❖ **County Board of Equalization (CBOE)**

- ❖ **Tax Equalization and Review Commission (TERC) Appeals**

- ❖ **Tax Equalization and Review Commission (TERC) State wide Equalization**

Assessment Actions Planned for Assessment Year 2024

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1. Properties will be reviewed for quality/condition accuracy and working to bring down the PRD Ratio as TERC is focusing on this more.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Farm sites will be measured and valued by the acre as measured using GIS and physical review when necessary. Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2025

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Farm sites will be measured and valued by the acre as measured using GIS and physical review when necessary. Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2026

- Residential – Physical property inspections will be done for Benkelman, Max, Parks and Haigler. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Respectfully submitted:

_____ June 15, 2023
Tish Burrell
Dundy County Assessor