

NEBRASKA

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DEPARTMENT OF REVENUE

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

FURNAS 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 Furnas 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 Furnas 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: Sherry Thooft, Furnas 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.

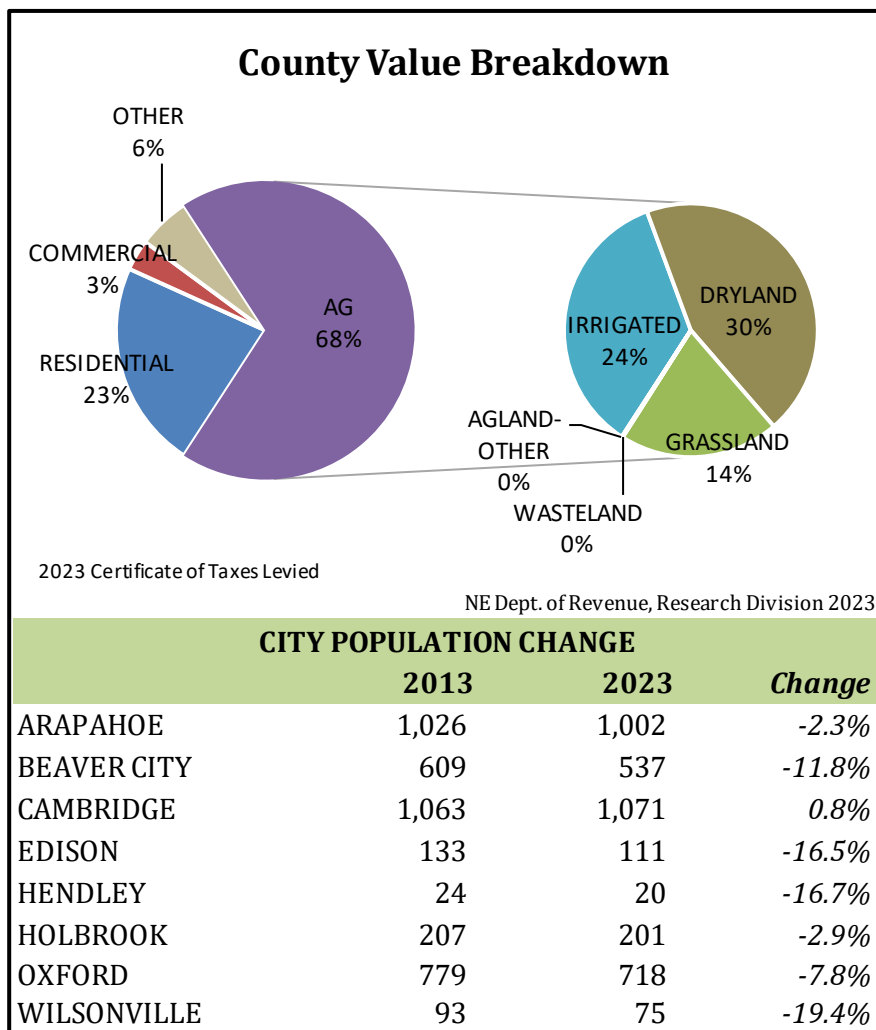
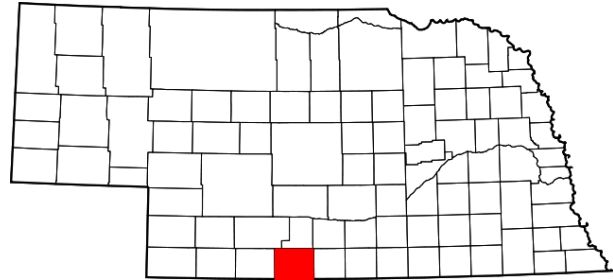
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 719 square miles, Furnas County has 4,575 residents, per the Census Bureau Quick Facts for 2024, a 1% population decline from the 2023 U.S. Census. Reports indicate that 78% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$96,347 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According to information from the U.S. Census Bureau, there are 155 employer establishments with total employment of 1,205, for a 3% employment increase from 2019.

Agricultural land is the single largest contributor to the county’s valuation base by an overwhelming majority. A mix of dry and irrigated land makes up a majority of the land in the county. Furnas is included in the Lower Republican Natural Resources District (NRD).

The ethanol plant located in Cambridge also contributes to the local agricultural economy.

2024 Residential Correlation for Furnas County

Assessment Actions

The County Assessor physically reviewed precincts 4-23, 4-24 and 4-25 which included Cambridge, Arapahoe, Holbrook, and rural residential parcels within the township. Edison homes increased 25%. Pick up 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.

Sales usability rates for Furnas County are below the state average. Sales qualifications and coding training was provided, and future qualification rates are expected to improve. A review of the sales roster determined that sales qualifications are made without bias. A sales questionnaire is sent to buyers on sales with consideration but the assessor reports that there is not a great response.

Furnas County has four valuation groups. Three valuation groups represent combinations of the towns/villages based on population. The rural parcels make-up the fourth valuation group. There are sufficient numbers of sales to support these valuation groups.

Vacant lot studies were completed in 2023, costing tables are dated 2022 and depreciation tables are dated 2023. The Furnas County Assessor is in compliance with the six-year inspection and review cycle as evidenced by inspection dates from 2018 to 2023. There is a written methodology on file.

Description of Analysis

The residential class is analyzed utilizing four valuation groups.

Valuation Group	Description
1	Arapahoe and Cambridge
2	Beaver City and Oxford
4	Edison, Hendley, Holbrook, Wilsonville
5	Rural Residential

The statistical sample consists of 139 qualified sales dispersed through all four valuation groups. Two measures of central tendency are within the acceptable range while the mean is high. Both the COD and PRD are high. The medians in all valuation groups are within the acceptable range. The sales price substratum is showing regressivity, however the quality and condition data need to

2024 Residential Correlation for Furnas County

be equalized throughout the residential class. The Property Assessment Division (Division) will work with the county assessor to improve this for future assessment cycles.

A review of the sold parcels compared to the change in the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

A review of the statistics, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are considered equalized. The quality of assessment of the residential property in Furnas County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	80	94.86	101.78	93.32	27.07	109.07
2	32	95.08	101.54	88.75	30.04	114.41
4	13	96.98	109.04	78.54	38.96	138.83
5	14	96.26	127.95	94.94	53.49	134.77
____ALL____	139	95.06	105.04	92.21	31.65	113.91

Level of Value

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

2024 Commercial Correlation for Furnas County

Assessment Actions

Central Plains Valuation LLC completed a revaluation for all commercial parcels which included physical review, updated land values and depreciation tables.

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.

Sales usability in Furnas County is below the state average usability rate. A review of the sales roster determines there is no bias in sales qualifications. There is only one valuation group for the commercial class in Furnas County with few sales and little commercial activity this is adequate.

Furnas County is in compliance with the six-year inspection and review cycle, Central Plains Valuation LLC was hired to do a commercial revaluation including inspections, lot study, and updated depreciation tables. Costing tables are dated 2022.

Description of Analysis

There is only one valuation group in the commercial class with 12 qualified sales for analysis. The median is the only measure of central tendency within the acceptable range while the mean and the weighted mean are high. The COD and PRD are both high also. A single extreme outlier has a significant impact on the qualitative statistics, its removal reduces the COD to 3%. A COD of 3% does not point to appraisal uniformity in a small rural sample, however, with only 11 remaining sales, the sample is too small to be reliable and the COD is likely the product of a reappraisal on a small sample. The Property Assessment Division will monitor the class for value equity going forward.

A review of the sold parcels compared to the change in the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the commercial class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

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

2024 Commercial Correlation for Furnas County

Level of Value

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

2024 Agricultural Correlation for Furnas County

Assessment Actions

The county assessor physically reviewed three rural precincts. Dryland increased 22% and grassland increased 18%. Pick up 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.

Sales usability for the agricultural class in Furnas County is below the state average. Training on sales qualification and coding was provided and the sales usability rate is expected to improve. A review of the sales roster determines there was no bias in the sales qualification.

There is only one market area in Furnas County. The county assessor reviews three or four precincts every year with dates ranging from 2018 to 2023. In these reviews land use as well as agricultural dwellings and outbuildings are reviewed. Costing tables are dated 2022 and depreciation tables are dated 2021. Intensive use has been identified and is valued at \$1,125 per acre. Conservation Reserve Program (CRP) acres are being identified as information is received. CRP land is valued the same as grassland, this is an inconsistent relationship to market value that the county assessor should examine. There are special value applications on file, but there is not a recognized non-agricultural influence in the market.

Description of Analysis

The statistical sample for the agricultural class includes 36 qualified sales. Two measures of central tendency are within the acceptable range while the mean is high. The COD is high but is reflective of the change in the market over the three-year study period.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to the agricultural class.

Equalization and Quality of Assessment

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

2024 Agricultural Correlation for Furnas County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	79.30	74.78	73.74	07.62	101.41
1	3	79.30	74.78	73.74	07.62	101.41
<u>Dry</u>						
County	11	69.26	71.01	67.58	22.08	105.08
1	11	69.26	71.01	67.58	22.08	105.08
<u>Grass</u>						
County	5	68.89	66.06	62.43	21.67	105.81
1	5	68.89	66.06	62.43	21.67	105.81
<u>ALL</u>						
	36	71.96	78.92	73.05	30.45	108.04

Level of Value

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

2024 Opinions of the Property Tax Administrator for Furnas 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Furnas County

Residential Real Property - Current

Number of Sales	139	Median	95.06
Total Sales Price	\$16,292,005	Mean	105.04
Total Adj. Sales Price	\$16,292,005	Wgt. Mean	92.21
Total Assessed Value	\$15,023,485	Average Assessed Value of the Base	\$71,927
Avg. Adj. Sales Price	\$117,209	Avg. Assessed Value	\$108,083

Confidence Interval - Current

95% Median C.I	90.59 to 99.34
95% Wgt. Mean C.I	86.09 to 98.34
95% Mean C.I	96.58 to 113.50
% of Value of the Class of all Real Property Value in the County	17.10
% of Records Sold in the Study Period	4.97
% of Value Sold in the Study Period	7.47

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	136	98	97.87
2022	130	96	96.11
2021	129	98	98.28
2020	141	93	92.96

2024 Commission Summary for Furnas County

Commercial Real Property - Current

Number of Sales	12	Median	97.90
Total Sales Price	\$807,000	Mean	145.29
Total Adj. Sales Price	\$807,000	Wgt. Mean	114.73
Total Assessed Value	\$925,835	Average Assessed Value of the Base	\$135,798
Avg. Adj. Sales Price	\$67,250	Avg. Assessed Value	\$77,153

Confidence Interval - Current

95% Median C.I	95.40 to 104.46
95% Wgt. Mean C.I	72.58 to 156.87
95% Mean C.I	42.25 to 248.33
% of Value of the Class of all Real Property Value in the County	5.13
% of Records Sold in the Study Period	2.70
% of Value Sold in the Study Period	1.54

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	11	100	94.51
2022	13	100	93.32
2021	14	100	99.34
2020	7	100	81.50

33 Furnas
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 : 139
 Total Sales Price : 16,292,005
 Total Adj. Sales Price : 16,292,005
 Total Assessed Value : 15,023,485
 Avg. Adj. Sales Price : 117,209
 Avg. Assessed Value : 108,083

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 105
 COD : 31.65
 PRD : 113.91

COV : 48.42
 STD : 50.86
 Avg. Abs. Dev : 30.09
 MAX Sales Ratio : 450.70
 MIN Sales Ratio : 37.88

95% Median C.I. : 90.59 to 99.34
 95% Wgt. Mean C.I. : 86.09 to 98.34
 95% Mean C.I. : 96.58 to 113.50

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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	12	108.71	116.93	113.97	19.31	102.60	85.87	172.91	98.18 to 135.99	83,683	95,375
01-JAN-22 To 31-MAR-22	19	102.60	106.39	97.74	20.86	108.85	73.02	156.67	86.37 to 130.96	118,686	116,005
01-APR-22 To 30-JUN-22	19	96.93	100.36	93.77	20.07	107.03	54.52	172.17	79.20 to 104.72	115,763	108,550
01-JUL-22 To 30-SEP-22	17	84.47	90.45	87.93	24.87	102.87	44.29	172.76	68.84 to 115.42	161,124	141,669
01-OCT-22 To 31-DEC-22	18	96.43	103.42	85.53	34.99	120.92	56.47	274.62	68.25 to 123.63	111,610	95,459
01-JAN-23 To 31-MAR-23	13	93.27	98.75	96.29	21.91	102.55	59.41	155.66	79.57 to 120.13	122,531	117,980
01-APR-23 To 30-JUN-23	20	92.51	94.13	87.37	25.88	107.74	55.19	177.92	60.85 to 103.79	118,050	103,141
01-JUL-23 To 30-SEP-23	21	95.06	128.73	88.64	67.66	145.23	37.88	450.70	65.17 to 145.19	101,490	89,965
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	67	97.46	102.52	95.38	22.34	107.49	44.29	172.91	90.59 to 102.75	122,356	116,708
01-OCT-22 To 30-SEP-23	72	93.60	107.38	89.00	40.22	120.65	37.88	450.70	82.46 to 98.76	112,419	100,057
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	73	94.66	100.38	91.20	25.87	110.07	44.29	274.62	86.37 to 99.58	126,063	114,975
<u>ALL</u>	139	95.06	105.04	92.21	31.65	113.91	37.88	450.70	90.59 to 99.34	117,209	108,083

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	80	94.86	101.78	93.32	27.07	109.07	38.07	290.95	87.55 to 104.28	124,996	116,652
2	32	95.08	101.54	88.75	30.04	114.41	44.29	274.62	75.68 to 102.75	92,485	82,085
4	13	96.98	109.04	78.54	38.96	138.83	37.88	290.29	68.25 to 124.49	46,638	36,628
5	14	96.26	127.95	94.94	53.49	134.77	71.34	450.70	72.09 to 144.79	194,750	184,892
<u>ALL</u>	139	95.06	105.04	92.21	31.65	113.91	37.88	450.70	90.59 to 99.34	117,209	108,083

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	139	95.06	105.04	92.21	31.65	113.91	37.88	450.70	90.59 to 99.34	117,209	108,083
06											
07											
<u>ALL</u>	139	95.06	105.04	92.21	31.65	113.91	37.88	450.70	90.59 to 99.34	117,209	108,083

**33 Furnas
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 : 139
 Total Sales Price : 16,292,005
 Total Adj. Sales Price : 16,292,005
 Total Assessed Value : 15,023,485
 Avg. Adj. Sales Price : 117,209
 Avg. Assessed Value : 108,083

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 105
 COD : 31.65
 PRD : 113.91

COV : 48.42
 STD : 50.86
 Avg. Abs. Dev : 30.09
 MAX Sales Ratio : 450.70
 MIN Sales Ratio : 37.88

95% Median C.I. : 90.59 to 99.34
 95% Wgt. Mean C.I. : 86.09 to 98.34
 95% Mean C.I. : 96.58 to 113.50

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	274.62	274.62	274.62	00.00	100.00	274.62	274.62	N/A	1,300	3,570
Less Than 15,000	5	274.62	212.91	202.94	27.13	104.91	93.27	290.95	N/A	8,220	16,682
Less Than 30,000	17	126.64	152.06	137.81	41.17	110.34	80.75	290.95	96.98 to 177.92	17,815	24,552
Ranges Excl. Low \$											
Greater Than 4,999	138	94.86	103.81	92.20	30.57	112.59	37.88	450.70	90.04 to 99.34	118,049	108,840
Greater Than 14,999	134	94.47	101.01	91.93	28.35	109.88	37.88	450.70	88.84 to 98.55	121,275	111,493
Greater Than 29,999	122	93.66	98.49	91.35	27.72	107.82	37.88	450.70	86.84 to 97.46	131,059	119,722
Incremental Ranges											
0 TO 4,999	1	274.62	274.62	274.62	00.00	100.00	274.62	274.62	N/A	1,300	3,570
5,000 TO 14,999	4	202.86	197.48	200.60	45.91	98.44	93.27	290.95	N/A	9,950	19,960
15,000 TO 29,999	12	117.86	126.71	127.59	25.87	99.31	80.75	177.92	96.98 to 171.21	21,813	27,831
30,000 TO 59,999	24	116.82	128.76	123.25	36.38	104.47	54.52	450.70	92.27 to 136.75	45,468	56,038
60,000 TO 99,999	29	97.25	98.93	97.97	22.99	100.98	56.63	156.67	82.46 to 115.66	80,203	78,575
100,000 TO 149,999	27	87.42	88.57	87.85	22.32	100.82	44.29	172.76	70.18 to 97.46	124,970	109,789
150,000 TO 249,999	33	87.44	87.82	87.97	22.83	99.83	37.88	132.00	74.56 to 96.93	191,555	168,513
250,000 TO 499,999	9	77.74	85.20	85.43	24.90	99.73	38.07	120.13	71.34 to 108.97	319,611	273,031
500,000 TO 999,999											
1,000,000 +											
ALL	139	95.06	105.04	92.21	31.65	113.91	37.88	450.70	90.59 to 99.34	117,209	108,083

33 Furnas
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 : 12
Total Sales Price : 807,000
Total Adj. Sales Price : 807,000
Total Assessed Value : 925,835
Avg. Adj. Sales Price : 67,250
Avg. Assessed Value : 77,153

MEDIAN : 98
WGT. MEAN : 115
MEAN : 145
COD : 50.94
PRD : 126.64

COV : 111.62
STD : 162.17
Avg. Abs. Dev : 49.87
MAX Sales Ratio : 660.06
MIN Sales Ratio : 93.05

95% Median C.I. : 95.40 to 104.46
95% Wgt. Mean C.I. : 72.58 to 156.87
95% Mean C.I. : 42.25 to 248.33

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	4	98.00	99.97	100.25	04.24	99.72	94.94	108.93	N/A	33,875	33,959
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	2	99.10	99.10	99.16	00.24	99.94	98.86	99.33	N/A	65,750	65,195
01-JUL-22 To 30-SEP-22	1	95.40	95.40	95.40	00.00	100.00	95.40	95.40	N/A	35,000	33,390
01-OCT-22 To 31-DEC-22	3	95.47	95.15	94.41	01.36	100.78	93.05	96.94	N/A	133,333	125,880
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	104.46	104.46	104.46	00.00	100.00	104.46	104.46	N/A	80,000	83,565
01-JUL-23 To 30-SEP-23	1	660.06	660.06	660.06	00.00	100.00	660.06	660.06	N/A	25,000	165,015
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	4	98.00	99.97	100.25	04.24	99.72	94.94	108.93	N/A	33,875	33,959
01-OCT-21 To 30-SEP-22	3	98.86	97.86	98.37	01.33	99.48	95.40	99.33	N/A	55,500	54,593
01-OCT-22 To 30-SEP-23	5	96.94	210.00	124.00	118.84	169.35	93.05	660.06	N/A	101,000	125,244
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	4	98.00	99.97	100.25	04.24	99.72	94.94	108.93	N/A	33,875	33,959
01-JAN-22 To 31-DEC-22	6	96.21	96.51	95.57	01.94	100.98	93.05	99.33	93.05 to 99.33	94,417	90,237
<u>ALL</u>	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153
<u>ALL</u>	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153
04											
<u>ALL</u>	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153

**33 Furnas
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 : 12
 Total Sales Price : 807,000
 Total Adj. Sales Price : 807,000
 Total Assessed Value : 925,835
 Avg. Adj. Sales Price : 67,250
 Avg. Assessed Value : 77,153

MEDIAN : 98
 WGT. MEAN : 115
 MEAN : 145
 COD : 50.94
 PRD : 126.64

COV : 111.62
 STD : 162.17
 Avg. Abs. Dev : 49.87
 MAX Sales Ratio : 660.06
 MIN Sales Ratio : 93.05

95% Median C.I. : 95.40 to 104.46
 95% Wgt. Mean C.I. : 72.58 to 156.87
 95% Mean C.I. : 42.25 to 248.33

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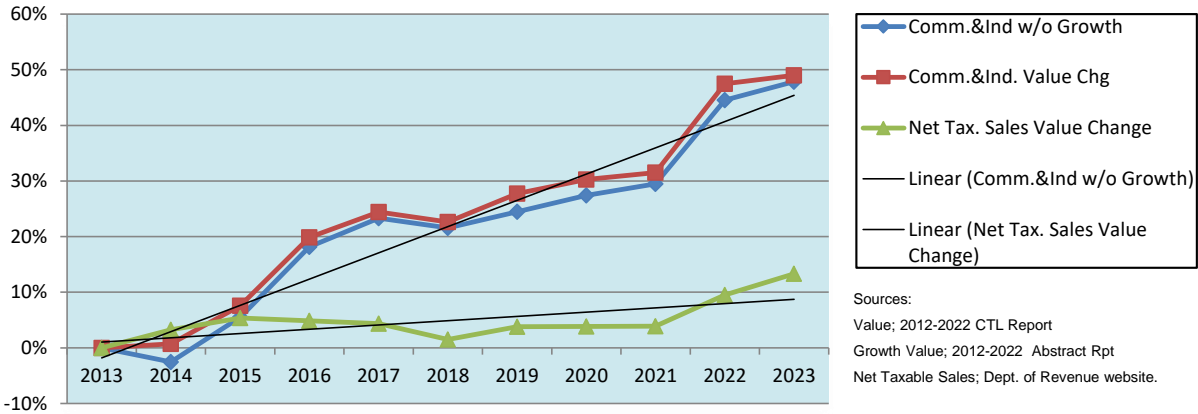
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	377.50	377.50	423.50	74.85	89.14	94.94	660.06	N/A	21,500	91,053
Ranges Excl. Low \$											
Greater Than 4,999	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153
Greater Than 14,999	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153
Greater Than 29,999	10	97.90	98.84	97.35	03.41	101.53	93.05	108.93	95.40 to 104.46	76,400	74,373
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	377.50	377.50	423.50	74.85	89.14	94.94	660.06	N/A	21,500	91,053
30,000 TO 59,999	5	98.86	99.84	99.54	03.27	100.30	95.40	108.93	N/A	40,300	40,115
60,000 TO 99,999	3	99.33	100.24	100.45	02.53	99.79	96.94	104.46	N/A	75,833	76,175
100,000 TO 149,999	1	95.47	95.47	95.47	00.00	100.00	95.47	95.47	N/A	120,000	114,565
150,000 TO 249,999	1	93.05	93.05	93.05	00.00	100.00	93.05	93.05	N/A	215,000	200,065
250,000 TO 499,999											
500,000 TO 999,999											
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	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	3	98.86	98.38	98.42	00.81	99.96	96.94	99.33	N/A	65,500	64,467
351	1	660.06	660.06	660.06	00.00	100.00	660.06	660.06	N/A	25,000	165,015
353	3	99.32	101.24	98.65	04.52	102.63	95.47	108.93	N/A	62,500	61,657
386	1	93.05	93.05	93.05	00.00	100.00	93.05	93.05	N/A	215,000	200,065
434	1	94.94	94.94	94.94	00.00	100.00	94.94	94.94	N/A	18,000	17,090
528	2	99.93	99.93	101.70	04.53	98.26	95.40	104.46	N/A	57,500	58,478
582	1	96.68	96.68	96.68	00.00	100.00	96.68	96.68	N/A	50,000	48,340
ALL	12	97.90	145.29	114.73	50.94	126.64	93.05	660.06	95.40 to 104.46	67,250	77,153

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	\$ 21,954,900	\$ 57,300	0.26%	\$ 21,897,600		\$ 33,258,738	
2013	\$ 22,115,810	\$ 715,980	3.24%	\$ 21,399,830	-2.53%	\$ 34,338,980	3.25%
2014	\$ 23,617,480	\$ 453,100	1.92%	\$ 23,164,380	4.74%	\$ 35,051,886	2.08%
2015	\$ 26,317,140	\$ 371,950	1.41%	\$ 25,945,190	9.86%	\$ 34,874,263	-0.51%
2016	\$ 27,318,550	\$ 245,415	0.90%	\$ 27,073,135	2.87%	\$ 34,713,136	-0.46%
2017	\$ 26,920,309	\$ 232,985	0.87%	\$ 26,687,324	-2.31%	\$ 33,754,780	-2.76%
2018	\$ 28,044,150	\$ 721,440	2.57%	\$ 27,322,710	1.49%	\$ 34,522,022	2.27%
2019	\$ 28,601,160	\$ 628,570	2.20%	\$ 27,972,590	-0.26%	\$ 34,532,605	0.03%
2020	\$ 28,868,885	\$ 439,825	1.52%	\$ 28,429,060	-0.60%	\$ 34,561,502	0.08%
2021	\$ 32,382,955	\$ 646,415	2.00%	\$ 31,736,540	9.93%	\$ 36,415,990	5.37%
2022	\$ 32,711,540	\$ 248,455	0.76%	\$ 32,463,085	0.25%	\$ 37,686,387	3.49%
2023	\$ 35,052,685	\$ 10,355	0.03%	\$ 35,042,330	7.13%	\$ 37,015,712	-1.78%
Ann %chg	4.71%			Average	2.78%	0.75%	1.01%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-2.53%	0.73%	3.25%
2014	5.51%	7.57%	5.39%
2015	18.17%	19.87%	4.86%
2016	23.31%	24.43%	4.37%
2017	21.56%	22.62%	1.49%
2018	24.45%	27.74%	3.80%
2019	27.41%	30.27%	3.83%
2020	29.49%	31.49%	3.92%
2021	44.55%	47.50%	9.49%
2022	47.86%	48.99%	13.31%
2023	59.61%	59.66%	11.30%

County Number	33
County Name	Furnas

33 Furnas
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 : 36
Total Sales Price : 16,655,218
Total Adj. Sales Price : 16,655,218
Total Assessed Value : 12,166,165
Avg. Adj. Sales Price : 462,645
Avg. Assessed Value : 337,949

MEDIAN : 72
WGT. MEAN : 73
MEAN : 79
COD : 30.45
PRD : 108.04

COV : 46.44
STD : 36.65
Avg. Abs. Dev : 21.91
MAX Sales Ratio : 250.66
MIN Sales Ratio : 37.59

95% Median C.I. : 65.81 to 82.36
95% Wgt. Mean C.I. : 60.95 to 85.15
95% Mean C.I. : 66.95 to 90.89

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	2	87.82	87.82	89.88	06.22	97.71	82.36	93.28	N/A	225,000	202,233
01-JAN-21 To 31-MAR-21	2	92.72	92.72	91.87	02.46	100.93	90.44	94.99	N/A	175,000	160,765
01-APR-21 To 30-JUN-21	3	81.05	84.61	80.95	13.89	104.52	69.50	103.27	N/A	460,000	372,392
01-JUL-21 To 30-SEP-21	2	80.96	80.96	81.02	02.05	99.93	79.30	82.61	N/A	437,250	354,273
01-OCT-21 To 31-DEC-21	4	86.33	80.36	79.79	16.81	100.71	50.12	98.64	N/A	604,750	482,546
01-JAN-22 To 31-MAR-22	2	75.43	75.43	76.42	05.87	98.70	71.00	79.85	N/A	424,700	324,558
01-APR-22 To 30-JUN-22	4	60.93	58.90	60.43	12.24	97.47	44.48	69.26	N/A	402,500	243,213
01-JUL-22 To 30-SEP-22	2	83.81	83.81	72.89	17.80	114.98	68.89	98.72	N/A	447,500	326,178
01-OCT-22 To 31-DEC-22	7	49.18	61.88	58.58	35.62	105.63	37.59	133.82	37.59 to 133.82	525,814	308,005
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	4	100.20	130.09	107.27	54.39	121.27	69.31	250.66	N/A	385,875	413,916
01-JUL-23 To 30-SEP-23	4	57.39	58.87	61.40	18.30	95.88	47.77	72.92	N/A	650,780	399,561
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	9	82.61	86.31	83.54	09.38	103.32	69.50	103.27	79.30 to 94.99	339,389	283,524
01-OCT-21 To 30-SEP-22	12	70.13	72.96	72.83	19.76	100.18	44.48	98.72	58.40 to 91.08	481,117	350,375
01-OCT-22 To 30-SEP-23	15	65.81	79.27	69.12	47.41	114.68	37.59	250.66	47.77 to 81.88	521,821	360,663
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	11	82.61	83.87	81.17	12.86	103.33	50.12	103.27	69.50 to 98.64	456,682	370,676
01-JAN-22 To 31-DEC-22	15	63.45	65.82	62.98	26.93	104.51	37.59	133.82	47.49 to 71.00	469,007	295,357
<u>ALL</u>	36	71.96	78.92	73.05	30.45	108.04	37.59	250.66	65.81 to 82.36	462,645	337,949

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	36	71.96	78.92	73.05	30.45	108.04	37.59	250.66	65.81 to 82.36	462,645	337,949
<u>ALL</u>	36	71.96	78.92	73.05	30.45	108.04	37.59	250.66	65.81 to 82.36	462,645	337,949

33 Furnas
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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 Avg. Assessed Value : 337,949

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 WGT. MEAN : 73
 MEAN : 79
 COD : 30.45
 PRD : 108.04

COV : 46.44
 STD : 36.65
 Avg. Abs. Dev : 21.91
 MAX Sales Ratio : 250.66
 MIN Sales Ratio : 37.59

95% Median C.I. : 65.81 to 82.36
 95% Wgt. Mean C.I. : 60.95 to 85.15
 95% Mean C.I. : 66.95 to 90.89

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	81.58	81.58	81.58	00.00	100.00	81.58	81.58	N/A	725,000	591,490
1	1	81.58	81.58	81.58	00.00	100.00	81.58	81.58	N/A	725,000	591,490
Dry											
County	3	69.26	63.15	58.08	10.50	108.73	49.18	71.00	N/A	434,800	252,533
1	3	69.26	63.15	58.08	10.50	108.73	49.18	71.00	N/A	434,800	252,533
Grass											
County	2	73.25	73.25	61.59	34.78	118.93	47.77	98.72	N/A	221,250	136,258
1	2	73.25	73.25	61.59	34.78	118.93	47.77	98.72	N/A	221,250	136,258
ALL	36	71.96	78.92	73.05	30.45	108.04	37.59	250.66	65.81 to 82.36	462,645	337,949

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	79.30	74.78	73.74	07.62	101.41	63.45	81.58	N/A	641,667	473,148
1	3	79.30	74.78	73.74	07.62	101.41	63.45	81.58	N/A	641,667	473,148
Dry											
County	11	69.26	71.01	67.58	22.08	105.08	47.49	118.52	49.18 to 94.99	411,629	278,186
1	11	69.26	71.01	67.58	22.08	105.08	47.49	118.52	49.18 to 94.99	411,629	278,186
Grass											
County	5	68.89	66.06	62.43	21.67	105.81	45.60	98.72	N/A	439,700	274,506
1	5	68.89	66.06	62.43	21.67	105.81	45.60	98.72	N/A	439,700	274,506
ALL	36	71.96	78.92	73.05	30.45	108.04	37.59	250.66	65.81 to 82.36	462,645	337,949

Furnas County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Furnas	1	4,075	3,300	3,300	3,105	n/a	2,280	2,185	2,185	3,661
Frontier	1	3,649	3,573	3,573	3,603	3,555	3,555	3,500	3,443	3,623
Gosper	4	4,985	4,234	4,234	3,561	n/a	n/a	3,044	2,848	4,227
Harlan	2	5,554	4,736	4,736	3,224	n/a	2,963	3,169	3,169	4,832
Harlan	3	4,157	3,593	3,593	2,426	n/a	n/a	2,941	2,928	3,958
Phelps	2	5,450	5,100	5,100	4,850	4,746	4,599	4,500	4,050	5,108
Red Willow	1	3,330	3,149	3,149	3,090	2,960	1,953	2,523	2,500	3,245

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Furnas	1	2,330	2,330	1,600	1,600	1,600	n/a	1,460	1,460	2,045
Frontier	1	1,400	1,400	1,350	1,350	1,300	n/a	1,250	1,250	1,377
Gosper	4	n/a	1,831	1,707	1,601	n/a	1,236	1,214	1,214	1,693
Harlan	2	3,720	2,794	2,346	1,820	1,752	1,897	2,063	2,064	2,597
Harlan	3	2,794	2,794	2,374	1,820	n/a	n/a	2,063	2,064	2,601
Phelps	2	n/a	2,412	2,199	1,950	1,685	1,529	1,375	1,274	2,004
Red Willow	1	1,495	1,495	1,440	1,440	1,330	1,330	1,245	1,245	1,461

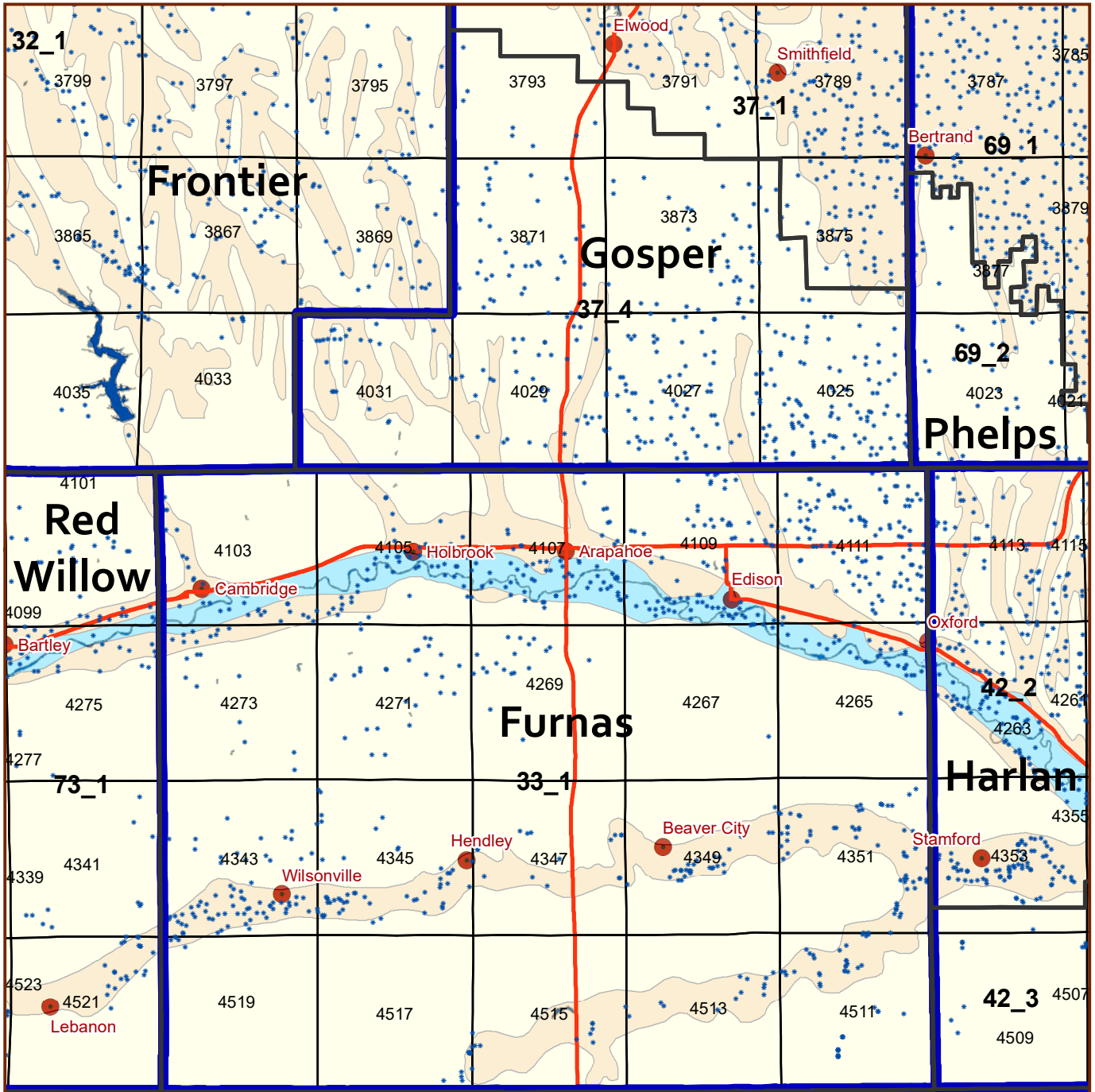
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Furnas	1	974	975	975	975	975	n/a	975	n/a	975
Frontier	1	730	730	730	n/a	730	730	730	730	730
Gosper	4	974	975	974	1,136	1,340	n/a	975	1,340	975
Harlan	2	1,220	1,220	1,220	1,220	1,220	1,220	n/a	1,220	1,220
Harlan	3	1,220	1,220	1,220	1,220	1,220	1,220	n/a	n/a	1,220
Phelps	2	1,400	1,350	1,300	1,250	n/a	1,153	1,100	1,050	1,245
Red Willow	1	1,162	1,077	849	839	835	843	847	961	885

County	Mkt Area	CRP	TIMBER	WASTE
Furnas	1	975	975	75
Frontier	1	1,305	n/a	n/a
Gosper	4	1,406	n/a	100
Harlan	2		n/a	100
Harlan	3		n/a	100
Phelps	2		1,000	35
Red Willow	1	1,444	835	100

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.

FURNAS COUNTY



Legend

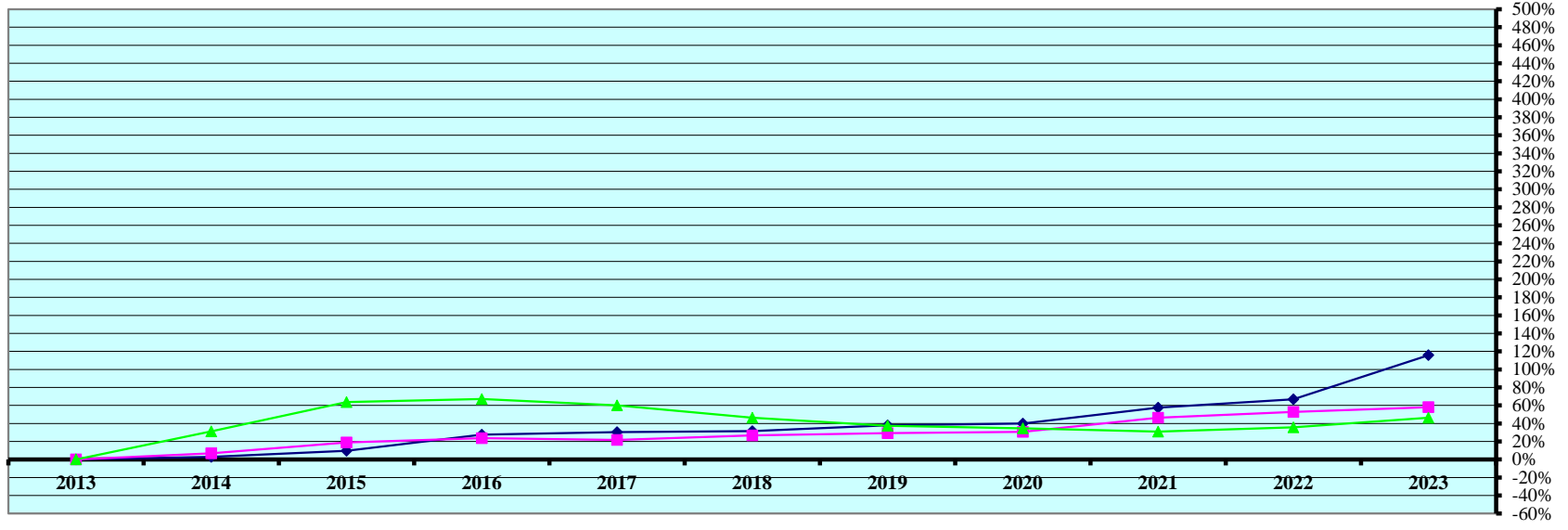
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**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

ResRec
Comm&Indust
Total Agland



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	89,166,205	-	-	-	22,115,810	-	-	-	486,898,725	-	-	-
2014	91,644,075	2,477,870	2.78%	2.78%	23,617,480	1,501,670	6.79%	6.79%	638,914,810	152,016,085	31.22%	31.22%
2015	97,800,675	6,156,600	6.72%	9.68%	26,317,140	2,699,660	11.43%	19.00%	797,544,170	158,629,360	24.83%	63.80%
2016	113,645,565	15,844,890	16.20%	27.45%	27,318,550	1,001,410	3.81%	23.52%	813,859,550	16,315,380	2.05%	67.15%
2017	116,316,040	2,670,475	2.35%	30.45%	26,920,309	-398,241	-1.46%	21.72%	779,580,400	-34,279,150	-4.21%	60.11%
2018	117,150,025	833,985	0.72%	31.38%	28,044,150	1,123,841	4.17%	26.81%	712,966,505	-66,613,895	-8.54%	46.43%
2019	122,906,592	5,756,567	4.91%	37.84%	28,601,160	557,010	1.99%	29.32%	669,248,270	-43,718,235	-6.13%	37.45%
2020	124,769,950	1,863,358	1.52%	39.93%	28,868,885	267,725	0.94%	30.54%	655,204,585	-14,043,685	-2.10%	34.57%
2021	140,419,150	15,649,200	12.54%	57.48%	32,382,955	3,514,070	12.17%	46.42%	637,775,460	-17,429,125	-2.66%	30.99%
2022	148,782,535	8,363,385	5.96%	66.86%	33,781,755	1,398,800	4.32%	52.75%	660,610,350	22,834,890	3.58%	35.68%
2023	192,421,040	43,638,505	29.33%	115.80%	34,946,640	1,164,885	3.45%	58.02%	713,017,655	52,407,305	7.93%	46.44%

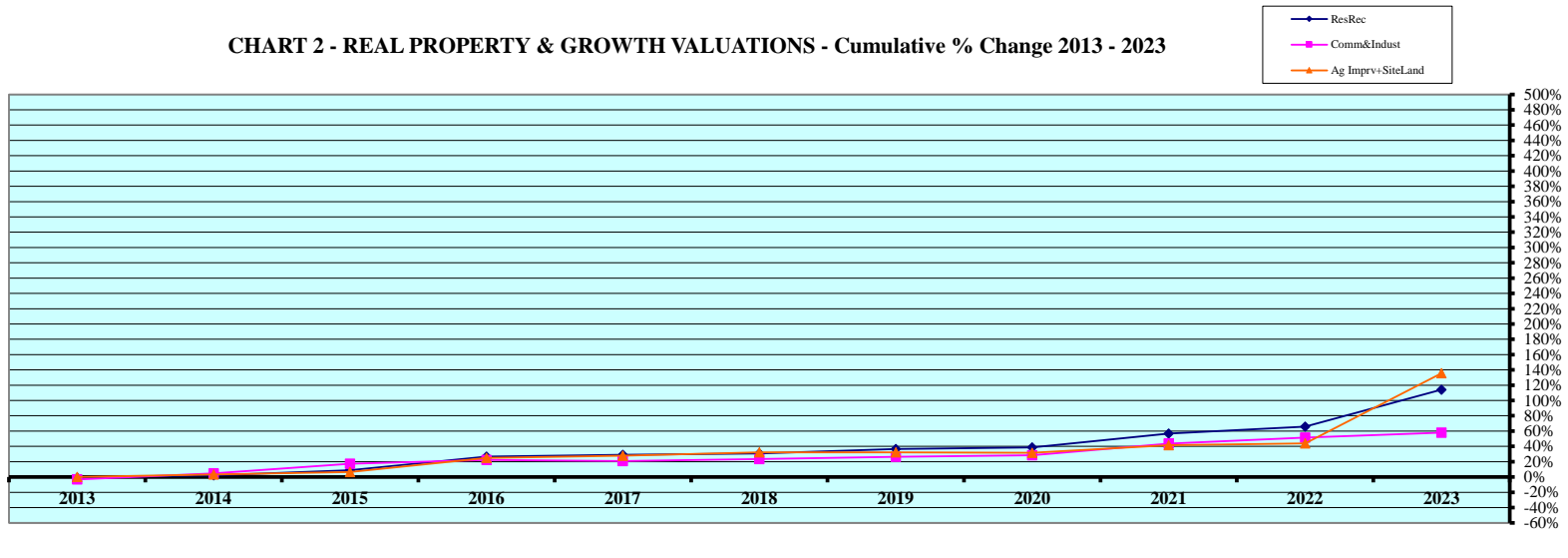
Rate Annual %chg: Residential & Recreational **8.00%** Commercial & Industrial **4.68%** Agricultural Land **3.89%**

Cnty# **33**
County **FURNAS**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2013 - 2023 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

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	89,166,205	750,360	0.84%	88,415,845	-	-0.84%	22,115,810	715,980	3.24%	21,399,830	-	-3.24%
2014	91,644,075	596,735	0.65%	91,047,340	2.11%	2.11%	23,617,480	453,100	1.92%	23,164,380	4.74%	4.74%
2015	97,800,675	895,440	0.92%	96,905,235	5.74%	8.68%	26,317,140	371,950	1.41%	25,945,190	9.86%	17.32%
2016	113,645,565	824,965	0.73%	112,820,600	15.36%	26.53%	27,318,550	245,415	0.90%	27,073,135	2.87%	22.42%
2017	116,316,040	1,293,975	1.11%	115,022,065	1.21%	29.00%	26,920,309	232,985	0.87%	26,687,324	-2.31%	20.67%
2018	117,150,025	508,660	0.43%	116,641,365	0.28%	30.81%	28,044,150	721,440	2.57%	27,322,710	1.49%	23.54%
2019	122,906,592	1,082,710	0.88%	121,823,882	3.99%	36.63%	28,601,160	628,570	2.20%	27,972,590	-0.26%	26.48%
2020	124,769,950	1,138,280	0.91%	123,631,670	0.59%	38.65%	28,868,885	439,825	1.52%	28,429,060	-0.60%	28.55%
2021	140,419,150	548,865	0.39%	139,870,285	12.10%	56.86%	32,382,955	646,415	2.00%	31,736,540	9.93%	43.50%
2022	148,782,535	1,032,665	0.69%	147,749,870	5.22%	65.70%	33,781,755	248,455	0.74%	33,533,300	3.55%	51.63%
2023	192,421,040	1,431,622	0.74%	190,989,418	28.37%	114.19%	34,946,640	10,355	0.03%	34,936,285	3.42%	57.97%
Rate Ann%chg	8.00%					7.50%	4.68%					3.27%
	Resid & Recreat w/o growth						C & I w/o growth					

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	21,314,555	22,149,815	43,464,370	1,266,765	2.91%	42,197,605	-	-
2014	21,268,865	24,502,590	45,771,455	893,895	1.95%	44,877,560	3.25%	3.25%
2015	21,424,205	25,715,500	47,139,705	883,895	1.88%	46,255,810	1.06%	6.42%
2016	25,685,750	29,314,455	55,000,205	686,275	1.25%	54,313,930	15.22%	24.96%
2017	25,941,685	30,119,535	56,061,220	516,085	0.92%	55,545,135	0.99%	27.79%
2018	25,968,850	31,531,840	57,500,690	60,495	0.11%	57,440,195	2.46%	32.15%
2019	26,254,195	31,517,850	57,772,045	268,890	0.47%	57,503,155	0.00%	32.30%
2020	25,915,785	31,466,090	57,381,875	141,945	0.25%	57,239,930	-0.92%	31.69%
2021	29,428,515	33,167,620	62,596,135	1,046,620	1.67%	61,549,885	7.26%	41.61%
2022	28,818,820	34,471,620	63,290,440	738,520	1.17%	62,551,920	-0.07%	43.92%
2023	43,359,510	59,362,315	102,721,825	319,135	0.31%	102,402,690	61.80%	135.60%
Rate Ann%chg	7.36%	10.36%	8.98%	Ag Imprv+Site w/o growth			9.11%	

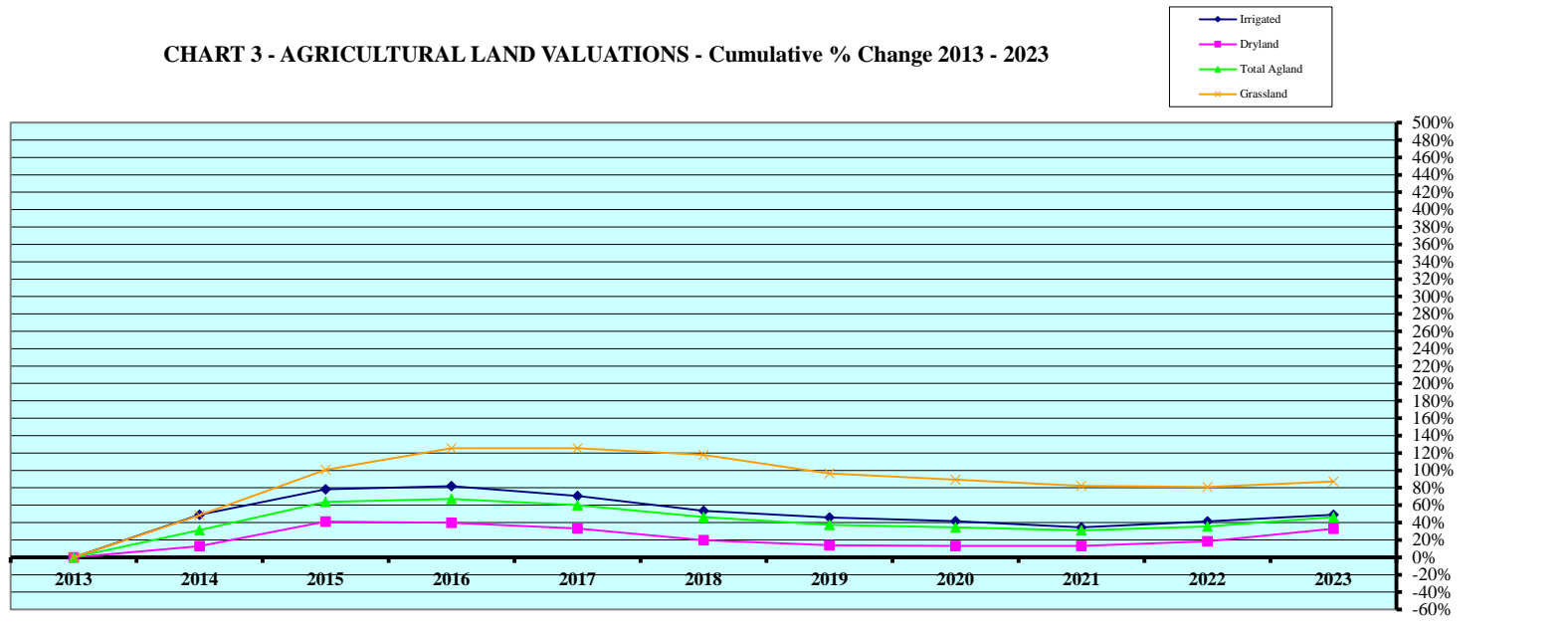
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 33
County FURNAS

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	168,503,245	-	-	-	237,684,270	-	-	-	77,593,815	-	-	-
2014	251,274,320	82,771,075	49.12%	49.12%	267,993,285	30,309,015	12.75%	12.75%	115,134,210	37,540,395	48.38%	48.38%
2015	300,548,940	49,274,620	19.61%	78.36%	335,424,800	67,431,515	25.16%	41.12%	155,676,645	40,542,435	35.21%	100.63%
2016	306,501,810	5,952,870	1.98%	81.90%	331,959,680	-3,465,120	-1.03%	39.66%	174,892,130	19,215,485	12.34%	125.39%
2017	287,455,530	-19,046,280	-6.21%	70.59%	316,640,090	-15,319,590	-4.61%	33.22%	174,979,075	86,945	0.05%	125.51%
2018	258,693,595	-28,761,935	-10.01%	53.52%	284,835,440	-31,804,650	-10.04%	19.84%	168,932,080	-6,046,995	-3.46%	117.71%
2019	245,791,130	-12,902,465	-4.99%	45.87%	270,599,025	-14,236,415	-5.00%	13.85%	152,354,100	-16,577,980	-9.81%	96.35%
2020	238,574,200	-7,216,930	-2.94%	41.58%	268,703,110	-1,895,915	-0.70%	13.05%	146,940,625	-5,413,475	-3.55%	89.37%
2021	226,686,975	-11,887,225	-4.98%	34.53%	268,764,375	61,265	0.02%	13.08%	141,334,385	-5,606,240	-3.82%	82.15%
2022	237,972,490	11,285,515	4.98%	41.23%	281,186,180	12,421,805	4.62%	18.30%	140,462,030	-872,355	-0.62%	81.02%
2023	251,018,495	13,046,005	5.48%	48.97%	315,793,140	34,606,960	12.31%	32.86%	145,208,045	4,746,015	3.38%	87.14%

Rate Ann.%chg: Irrigated **4.07%** Dryland **2.88%** Grassland **6.47%**

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	487,595	-	-	-	2,629,800	-	-	-	486,898,725	-	-	-
2014	489,510	1,915	0.39%	0.39%	4,023,485	1,393,685	53.00%	53.00%	638,914,810	152,016,085	31.22%	31.22%
2015	500,580	11,070	2.26%	2.66%	5,393,205	1,369,720	34.04%	105.08%	797,544,170	158,629,360	24.83%	63.80%
2016	499,380	-1,200	-0.24%	2.42%	6,550	-5,386,655	-99.88%	-99.75%	813,859,550	16,315,380	2.05%	67.15%
2017	499,155	-225	-0.05%	2.37%	6,550	0	0.00%	-99.75%	779,580,400	-34,279,150	-4.21%	60.11%
2018	499,165	10	0.00%	2.37%	6,225	-325	-4.96%	-99.76%	712,966,505	-66,613,895	-8.54%	46.43%
2019	498,415	-750	-0.15%	2.22%	5,600	-625	-10.04%	-99.79%	669,248,270	-43,718,235	-6.13%	37.45%
2020	499,445	1,030	0.21%	2.43%	487,205	481,605	8600.09%	-81.47%	655,204,585	-14,043,685	-2.10%	34.57%
2021	500,420	975	0.20%	2.63%	489,305	2,100	0.43%	-81.39%	637,775,460	-17,429,125	-2.66%	30.99%
2022	500,345	-75	-0.01%	2.61%	489,305	0	0.00%	-81.39%	660,610,350	22,834,890	3.58%	35.68%
2023	508,545	8,200	1.64%	4.30%	489,430	125	0.03%	-81.39%	713,017,655	52,407,305	7.93%	46.44%

Cnty# **33**
County **FURNAS**

Rate Ann.%chg: Total Agric Land **3.89%**

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	168,596,625	68,575	2,459			237,611,530	188,605	1,260			77,610,280	170,849	454		
2014	254,245,185	68,325	3,721	51.35%	51.35%	266,903,900	189,376	1,409	11.87%	11.87%	115,139,810	170,291	676	48.84%	48.84%
2015	299,563,015	67,113	4,464	19.95%	81.55%	335,731,315	190,539	1,762	25.02%	39.86%	155,797,045	170,270	915	35.33%	101.43%
2016	306,622,710	68,809	4,456	-0.17%	81.25%	331,992,330	188,221	1,764	0.10%	40.01%	174,739,395	176,833	988	8.00%	117.53%
2017	287,144,000	67,783	4,236	-4.94%	72.30%	317,175,485	189,257	1,676	-4.99%	33.02%	174,537,800	176,717	988	-0.05%	117.42%
2018	258,783,085	67,881	3,812	-10.01%	55.06%	284,871,845	188,928	1,508	-10.03%	19.68%	168,838,775	176,923	954	-3.38%	110.08%
2019	245,789,130	67,889	3,620	-5.03%	47.26%	270,594,785	188,846	1,433	-4.97%	13.74%	152,357,955	176,972	861	-9.79%	89.52%
2020	238,574,200	68,185	3,499	-3.36%	42.32%	268,703,105	188,401	1,426	-0.46%	13.21%	147,312,950	176,812	833	-3.22%	83.41%
2021	226,694,995	68,226	3,323	-5.04%	35.15%	268,763,470	188,444	1,426	0.00%	13.21%	141,335,730	176,677	800	-3.98%	76.10%
2022	238,717,290	68,427	3,489	4.99%	41.90%	282,080,600	188,624	1,495	4.85%	18.70%	141,017,680	176,279	800	0.00%	76.10%
2023	250,971,695	68,555	3,661	4.94%	48.90%	315,666,085	188,393	1,676	12.04%	33.00%	145,339,480	176,176	825	3.13%	81.61%

Rate Annual %chg Average Value/Acre: 4.06%

2.89%

6.15%

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	487,595	6,501	75			2,627,250	6,179	425			486,933,280	440,710	1,105		
2014	489,360	6,525	75	0.00%	0.00%	4,014,410	6,174	650	52.92%	52.92%	640,792,665	440,691	1,454	31.60%	31.60%
2015	489,105	6,521	75	0.00%	0.00%	5,447,765	6,189	880	35.38%	107.03%	797,028,245	440,631	1,809	24.40%	63.71%
2016	497,355	6,631	75	0.00%	0.00%	6,550	5	1,310	48.82%	208.10%	813,858,340	440,499	1,848	2.14%	67.22%
2017	499,155	6,655	75	0.00%	0.00%	6,550	5	1,310	0.00%	208.10%	779,362,990	440,418	1,770	-4.22%	60.16%
2018	499,110	6,655	75	0.00%	0.00%	6,225	5	1,245	-4.96%	192.81%	712,999,040	440,392	1,619	-8.51%	46.53%
2019	498,415	6,645	75	0.00%	0.00%	5,600	5	1,120	-10.04%	163.41%	669,245,885	440,358	1,520	-6.13%	37.55%
2020	499,445	6,659	75	0.00%	0.00%	487,205	434	1,122	0.14%	163.79%	655,576,905	440,492	1,488	-2.07%	34.70%
2021	500,495	6,673	75	0.00%	0.00%	489,305	436	1,121	-0.03%	163.72%	637,783,995	440,456	1,448	-2.71%	31.06%
2022	500,345	6,671	75	0.00%	0.00%	489,305	436	1,121	0.00%	163.72%	662,805,220	440,438	1,505	3.93%	36.20%
2023	499,745	6,663	75	0.00%	0.00%	489,430	436	1,122	0.03%	163.78%	712,966,435	440,224	1,620	7.62%	46.58%

33
FURNAS

Rate Annual %chg Average Value/Acre: 3.90%

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

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,636	FURNAS	49,253,840	17,238,791	30,380,851	192,421,040	31,596,595	3,350,045	0	713,017,655	43,359,510	59,362,315	415,230	1,140,395,872
cnty sectorvalue % of total value:		4.32%	1.51%	2.66%	16.87%	2.77%	0.29%		62.52%	3.80%	5.21%	0.04%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,002	ARAPAHOE	548,206	2,481,165	837,475	47,041,195	8,839,270	0	0	25,440	0	0	0	59,772,751
21.61%	%sector of county sector	1.11%	14.39%	2.76%	24.45%	27.98%			0.00%				5.24%
	%sector of municipality	0.92%	4.15%	1.40%	78.70%	14.79%			0.04%				100.00%
537	BEAVER CITY	86,700	771,300	114,936	16,401,960	2,177,925	1,617,725	0	0	0	0	0	21,170,546
11.58%	%sector of county sector	0.18%	4.47%	0.38%	8.52%	6.89%	48.29%						1.86%
	%sector of municipality	0.41%	3.64%	0.54%	77.48%	10.29%	7.64%						100.00%
1,071	CAMBRIDGE	2,852,516	2,051,319	1,504,546	47,940,795	6,061,595	154,175	0	0	0	0	0	60,564,946
23.10%	%sector of county sector	5.79%	11.90%	4.95%	24.91%	19.18%	4.60%						5.31%
	%sector of municipality	4.71%	3.39%	2.48%	79.16%	10.01%	0.25%						100.00%
111	EDISON	4,141,599	735,269	924,623	2,536,430	6,691,720	0	0	99,805	0	19,085	0	15,148,531
2.39%	%sector of county sector	8.41%	4.27%	3.04%	1.32%	21.18%			0.01%		0.03%		1.33%
	%sector of municipality	27.34%	4.85%	6.10%	16.74%	44.17%			0.66%		0.13%		100.00%
20	HENDLEY	139	64,505	13,772	542,225	43,170	0	0	21,075	0	146,390	0	831,276
0.43%	%sector of county sector	0.00%	0.37%	0.05%	0.28%	0.14%			0.00%		0.25%		0.07%
	%sector of municipality	0.02%	7.76%	1.66%	65.23%	5.19%			2.54%		17.61%		100.00%
201	HOLBROOK	47,634	368,166	479,764	4,678,270	816,660	0	0	0	0	0	0	6,390,494
4.34%	%sector of county sector	0.10%	2.14%	1.58%	2.43%	2.58%							0.56%
	%sector of municipality	0.75%	5.76%	7.51%	73.21%	12.78%							100.00%
718	OXFORD	378,320	710,085	1,404,948	18,160,140	3,013,960	0	0	0	0	0	0	23,667,453
15.49%	%sector of county sector	0.77%	4.12%	4.62%	9.44%	9.54%							2.08%
	%sector of municipality	1.60%	3.00%	5.94%	76.73%	12.73%							100.00%
75	WILSONVILLE	136,888	199,253	41,101	2,076,960	72,505	0	0	11,460	0	0	0	2,538,167
1.62%	%sector of county sector	0.28%	1.16%	0.14%	1.08%	0.23%			0.00%				0.22%
	%sector of municipality	5.39%	7.85%	1.62%	81.83%	2.86%			0.45%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,736	Total Municipalities	8,192,003	7,381,063	5,321,165	139,377,981	27,716,807	1,771,901	0	157,780	0	165,475	0	190,084,172
80.58%	%all municip.sectors of cnty	16.63%	42.82%	17.51%	72.43%	87.72%	52.89%		0.02%		0.28%		16.67%

Total Real Property Sum Lines 17, 25, & 30	Records : 6,386	Value : 1,176,288,419	Growth 2,859,930	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	388	1,215,560	48	731,285	210	4,194,830	646	6,141,675	
02. Res Improve Land	1,881	5,959,780	51	1,484,675	199	6,710,585	2,131	14,155,040	
03. Res Improvements	1,872	139,490,395	56	11,098,530	222	30,222,515	2,150	180,811,440	
04. Res Total	2,260	146,665,735	104	13,314,490	432	41,127,930	2,796	201,108,155	2,026,225
% of Res Total	80.83	72.93	3.72	6.62	15.45	20.45	43.78	17.10	70.85
05. Com UnImp Land	85	409,330	6	34,085	7	26,090	98	469,505	
06. Com Improve Land	306	1,939,465	9	88,165	12	623,090	327	2,650,720	
07. Com Improvements	307	40,162,024	11	1,668,070	17	2,430,100	335	44,260,194	
08. Com Total	392	42,510,819	17	1,790,320	24	3,079,280	433	47,380,419	68,830
% of Com Total	90.53	89.72	3.93	3.78	5.54	6.50	6.78	4.03	2.41
09. Ind UnImp Land	4	8,870	0	0	3	122,505	7	131,375	
10. Ind Improve Land	2	294,880	1	9,450	1	303,000	4	607,330	
11. Ind Improvements	2	11,228,090	1	847,265	1	100,000	4	12,175,355	
12. Ind Total	6	11,531,840	1	856,715	4	525,505	11	12,914,060	0
% of Ind Total	54.55	89.30	9.09	6.63	36.36	4.07	0.17	1.10	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	2,260	146,665,735	104	13,314,490	432	41,127,930	2,796	201,108,155	2,026,225
% of Res & Rec Total	80.83	72.93	3.72	6.62	15.45	20.45	43.78	17.10	70.85
Com & Ind Total	398	54,042,659	18	2,647,035	28	3,604,785	444	60,294,479	68,830
% of Com & Ind Total	89.64	89.63	4.05	4.39	6.31	5.98	6.95	5.13	2.41
17. Taxable Total	2,658	200,708,394	122	15,961,525	460	44,732,715	3,240	261,402,634	2,095,055
% of Taxable Total	82.04	76.78	3.77	6.11	14.20	17.11	50.74	22.22	73.26

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	20	336,805	6,671,090	0	0	0
19. Commercial	13	640,225	10,399,935	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	20	336,805	6,671,090
19. Commercial	0	0	0	13	640,225	10,399,935
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				33	977,030	17,071,025

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	10	377,320	10	377,320	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	377,320	10	377,320	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	288	4	339	631

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	179,540	1	57,465	2,539	655,452,085	2,552	655,689,090
28. Ag-Improved Land	2	48,955	2	158,025	561	180,938,125	565	181,145,105
29. Ag Improvements	2	140,475	2	1,217,345	580	76,316,450	584	77,674,270

30. Ag Total					3,136	914,508,465
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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	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	563,205	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.00	25,000	2	5.00	62,500	
37. FarmSite Improvements	2	0.00	140,475	2	0.00	654,140	
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	29	29.00	1,015,000	29	29.00	1,015,000	
32. HomeSite Improv Land	291	294.30	10,240,500	292	295.30	10,250,500	
33. HomeSite Improvements	298	0.00	32,056,735	299	0.00	32,619,940	476,015
34. HomeSite Total				328	324.30	43,885,440	
35. FarmSite UnImp Land	33	73.64	753,870	33	73.64	753,870	
36. FarmSite Improv Land	495	1,340.92	14,877,985	499	1,347.92	14,965,485	
37. FarmSite Improvements	571	0.00	44,259,715	575	0.00	45,054,330	288,860
38. FarmSite Total				608	1,421.56	60,773,685	
39. Road & Ditches	2,353	7,480.50	0	2,353	7,480.50	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				936	9,226.36	104,659,125	764,875

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	23,303.41	33.81%	94,961,480	37.62%	4,075.00
46. 1A	24,328.35	35.29%	99,138,075	39.28%	4,075.00
47. 2A1	6,166.20	8.95%	20,348,455	8.06%	3,300.00
48. 2A	5,291.10	7.68%	16,428,870	6.51%	3,105.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	23.00	0.03%	52,440	0.02%	2,280.00
51. 4A1	4,311.45	6.25%	9,420,530	3.73%	2,185.00
52. 4A	5,510.49	7.99%	12,040,425	4.77%	2,185.00
53. Total	68,934.00	100.00%	252,390,275	100.00%	3,661.33
Dry					
54. 1D1	818.29	0.43%	1,906,610	0.50%	2,329.99
55. 1D	121,035.09	64.33%	282,011,745	73.29%	2,330.00
56. 2D1	8,662.89	4.60%	13,860,625	3.60%	1,600.00
57. 2D	18,764.74	9.97%	30,023,585	7.80%	1,600.00
58. 3D1	1,569.98	0.83%	2,511,970	0.65%	1,600.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	24,097.16	12.81%	35,181,860	9.14%	1,460.00
61. 4D	13,212.04	7.02%	19,289,585	5.01%	1,460.00
62. Total	188,160.19	100.00%	384,785,980	100.00%	2,044.99
Grass					
63. 1G1	13,810.46	7.84%	13,458,425	7.84%	974.51
64. 1G	33,067.06	18.78%	32,240,440	18.78%	975.00
65. 2G1	106,892.00	60.71%	104,219,750	60.71%	975.00
66. 2G	16,470.08	9.35%	16,058,355	9.35%	975.00
67. 3G1	3,760.47	2.14%	3,666,460	2.14%	975.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,083.00	1.18%	2,030,930	1.18%	975.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	176,083.07	100.00%	171,674,360	100.00%	974.96
Irrigated Total					
Irrigated Total	68,934.00	15.65%	252,390,275	31.17%	3,661.33
Dry Total					
Dry Total	188,160.19	42.73%	384,785,980	47.51%	2,044.99
Grass Total					
Grass Total	176,083.07	39.98%	171,674,360	21.20%	974.96
72. Waste	6,780.44	1.54%	508,545	0.06%	75.00
73. Other	436.38	0.10%	490,180	0.06%	1,123.29
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	440,394.08	100.00%	809,849,340	100.00%	1,838.92

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	16.29	62,515	15.87	64,670	68,901.84	252,263,090	68,934.00	252,390,275
77. Dry Land	63.04	140,045	38.00	78,320	188,059.15	384,567,615	188,160.19	384,785,980
78. Grass	0.96	935	0.00	0	176,082.11	171,673,425	176,083.07	171,674,360
79. Waste	0.00	0	0.00	0	6,780.44	508,545	6,780.44	508,545
80. Other	0.00	0	0.00	0	436.38	490,180	436.38	490,180
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	80.29	203,495	53.87	142,990	440,259.92	809,502,855	440,394.08	809,849,340

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,934.00	15.65%	252,390,275	31.17%	3,661.33
Dry Land	188,160.19	42.73%	384,785,980	47.51%	2,044.99
Grass	176,083.07	39.98%	171,674,360	21.20%	974.96
Waste	6,780.44	1.54%	508,545	0.06%	75.00
Other	436.38	0.10%	490,180	0.06%	1,123.29
Exempt	0.00	0.00%	0	0.00%	0.00
Total	440,394.08	100.00%	809,849,340	100.00%	1,838.92

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	2	49,940	1	35,000	1	140,325	3	225,265	0
83.2 Arapahoe	68	479,440	453	2,362,390	451	45,498,815	519	48,340,645	27,005
83.3 Beaver City	81	165,880	315	520,840	317	15,800,340	398	16,487,060	89,210
83.4 Cambridge	66	411,100	487	2,506,440	474	49,511,290	540	52,428,830	979,080
83.5 Edison	25	10,250	90	66,615	91	3,000,415	116	3,077,280	0
83.6 Hendley	26	25,780	28	23,920	28	605,325	54	655,025	0
83.7 Holbrook	31	13,880	131	74,450	131	5,298,855	162	5,387,185	25,965
83.8 Oxford	42	66,020	284	343,455	286	17,803,275	328	18,212,750	73,635
83.9 Rural Residential	255	4,849,445	249	8,160,260	277	41,180,720	532	54,190,425	831,330
83.10 Suburban	1	26,730	0	0	0	0	1	26,730	0
83.11 Wilsonville	49	43,210	93	61,670	94	1,972,080	143	2,076,960	0
84 Residential Total	646	6,141,675	2,131	14,155,040	2,150	180,811,440	2,796	201,108,155	2,026,225

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	N/a Or Error	0	0	1	730	1	10,475	1	11,205	0
85.2	Arapahoe	1	9,740	5	30,990	5	2,328,000	6	2,368,730	0
85.3	Arapahoe Commercial	21	209,110	87	719,385	87	7,950,005	108	8,878,500	0
85.4	Beaver City	0	0	2	3,470	2	108,665	2	112,135	0
85.5	Beaver City Commercial	13	26,835	42	83,860	45	4,363,745	58	4,474,440	2,630
85.6	Cambridge	1	20,890	5	80,480	2	372,970	3	474,340	0
85.7	Cambridge Commercial	12	115,975	57	1,133,060	50	15,070,194	62	16,319,229	0
85.8	Edison Commercial	2	1,980	17	69,450	19	15,216,290	21	15,287,720	0
85.9	Hendley Commercial	9	5,710	4	2,400	5	47,405	14	55,515	0
85.10	Holbrook Commercial	11	7,020	21	18,865	22	2,897,835	33	2,923,720	0
85.11	Oxford	0	0	2	1,845	3	201,555	3	203,400	0
85.12	Oxford Commercial	6	9,960	54	83,090	56	3,156,110	62	3,249,160	0
85.13	Rural Commercial	14	171,760	15	974,160	21	3,017,295	35	4,163,215	66,200
85.14	Rural Residential	0	0	0	0	2	30,290	2	30,290	0
85.15	Suburban Commercial	1	7,820	5	31,390	5	1,518,855	6	1,558,065	0
85.16	Wilsonville	1	2,800	0	0	1	5,335	2	8,135	0
85.17	Wilsonville Commercial	13	11,280	14	24,875	13	140,525	26	176,680	0
86	Commercial Total	105	600,880	331	3,258,050	339	56,435,549	444	60,294,479	68,830

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	10,093.46	5.97%	9,834,325	5.97%	974.33
88. 1G	30,622.90	18.12%	29,857,380	18.12%	975.00
89. 2G1	106,511.64	63.02%	103,848,895	63.02%	975.00
90. 2G	15,949.88	9.44%	15,551,155	9.44%	975.00
91. 3G1	3,756.47	2.22%	3,662,560	2.22%	975.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,083.00	1.23%	2,030,930	1.23%	975.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	169,017.35	100.00%	164,785,245	100.00%	974.96
CRP					
96. 1C1	20.00	1.92%	19,500	1.92%	975.00
97. 1C	505.94	48.60%	493,290	48.60%	975.00
98. 2C1	311.97	29.97%	304,175	29.97%	975.01
99. 2C	203.10	19.51%	198,025	19.51%	975.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,041.01	100.00%	1,014,990	100.00%	975.01
Timber					
105. 1T1	3,697.00	61.36%	3,604,600	61.36%	975.01
106. 1T	1,938.22	32.17%	1,889,770	32.17%	975.00
107. 2T1	68.39	1.14%	66,680	1.14%	975.00
108. 2T	317.10	5.26%	309,175	5.26%	975.01
109. 3T1	4.00	0.07%	3,900	0.07%	975.00
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	6,024.71	100.00%	5,874,125	100.00%	975.01
<hr/>					
Grass Total	169,017.35	95.99%	164,785,245	95.99%	974.96
CRP Total	1,041.01	0.59%	1,014,990	0.59%	975.01
Timber Total	6,024.71	3.42%	5,874,125	3.42%	975.01
<hr/>					
114. Market Area Total	176,083.07	100.00%	171,674,360	100.00%	974.96

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

33 Furnas

	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	192,421,040	201,108,155	8,687,115	4.51%	2,026,225	3.46%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	43,359,510	43,885,440	525,930	1.21%	476,015	0.12%
04. Total Residential (sum lines 1-3)	235,780,550	244,993,595	9,213,045	3.91%	2,502,240	2.85%
05. Commercial	31,596,595	47,380,419	15,783,824	49.95%	68,830	49.74%
06. Industrial	3,350,045	12,914,060	9,564,015	285.49%	0	285.49%
07. Total Commercial (sum lines 5-6)	34,946,640	60,294,479	25,347,839	72.53%	68,830	72.34%
08. Ag-Farmsite Land, Outbuildings	59,362,315	60,773,685	1,411,370	2.38%	288,860	1.89%
09. Minerals	415,230	377,320	-37,910	-9.13	0	-9.13%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	59,777,545	61,151,005	1,373,460	2.30%	288,860	1.81%
12. Irrigated	251,018,495	252,390,275	1,371,780	0.55%		
13. Dryland	315,793,140	384,785,980	68,992,840	21.85%		
14. Grassland	145,208,045	171,674,360	26,466,315	18.23%		
15. Wasteland	508,545	508,545	0	0.00%		
16. Other Agland	489,430	490,180	750	0.15%		
17. Total Agricultural Land	713,017,655	809,849,340	96,831,685	13.58%		
18. Total Value of all Real Property (Locally Assessed)	1,043,522,390	1,176,288,419	132,766,029	12.72%	2,859,930	12.45%

2024 Assessment Survey for Furnas County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1--shared with Treasurer's office
6.	Assessor's requested budget for current fiscal year:
	\$177,532.96
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	The budget for the CAMA system and GIS is maintained in the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,100
12.	Amount of last year's assessor's budget not used:
	\$2,647.05

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	the Assessor's office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	furnas.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?
	mostly GIS,
10.	When was the aerial imagery last updated?
	GIS 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?
	Arapahoe, Beaver City, Cambridge, and Oxford are zoned.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests. Central Plains Valuation LLC has been contracted to review all Commercial properties in 2023 for 2024 Assessment Year.
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
	Central Plains Valuations LLC and Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2024 Residential Assessment Survey for Furnas County

1.	Valuation data collection done by:														
	The assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
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AG DW	Agricultural dwellings														
AG OB	Agricultural outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used to determine market value in the residential class.														
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?														
	Yes, depreciation tables are developed using local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	The assessor has valued urban residential property by the square foot. (Previously, some areas were valued by front foot or by the acre.) Rural residential property is valued by the acre. The assessor conducted a vacant lot study and lot value sizes have been entered into the CAMA.														

7.	How are rural residential site values developed?																																							
	Rural residential site values are based on sales of improved parcels.																																							
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?																																							
	N/A																																							
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	The county assessor reviews 3-4 precincts yearly. The county reviews all residential, commercial, and agricultural parcels including towns when they are within that precinct. For assessment year 2024, rural precincts 423, 424 & 425 were reviewed.																																							

2024 Commercial Assessment Survey for Furnas County

1.	Valuation data collection done by:													
	The assessor and staff does pick up work and Central Plains did revaluation and review work													
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>There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.						
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1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Only the cost approach is used, except for the Section 42 housing which is valued using the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	The county contracted with the Central Plains Valuation LLC to conduct an appraisal of the Cambridge Ethanol Plant as well as a new truck stop being constructed in Cambridge. All other commercial property is valued using the cost approach.													
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?													
	Yes, Central Plains Valuation created the depreciation tables using a local market study.													
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.													
	N/A													
6.	Describe the methodology used to determine the commercial lot values.													
	All commercial lot values were established using the square foot method.													
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1	2023	2022	2023	2023										
	All Commercial properties will be reviewed in 2023 by contract appraiser, Central Plains Valuation LLC for the 2024 Assessment Year.													

2024 Agricultural Assessment Survey for Furnas County

1.	Valuation data collection done by:							
	The assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.</td> <td style="text-align: center;">2018-2023</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2018-2023
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2018-2023						
	The county assessor reviews the land use physically when they are reviewing the precincts that are scheduled for that year; land use is also periodically reviewed using GIS.							
3.	Describe the process used to determine and monitor market areas.							
	The Assessor reviews sales to determine market areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The assessor reviews parcels through both physical inspection and GIS, observing the number of acres and primary use of the land. The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, farm home sites and rural residential home sites are valued the same.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Improvements are based on the cost approach and land is valued at 75% of market at \$1,125.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	EQIP, CREP, CRP, canal							
	<u>If your county has special value applications, please answer the following</u>							
8a.	How many parcels have a special valuation application on file?							
	204							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

	Assessor reviewed sales along the river for several years.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Recreational--no longer influencing sales
8d.	Where is the influenced area located within the county?
	Along the Republican River
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Through sales analysis

2023 Plan of Assessment for Furnas County
Assessment Years 2024, 2025 and 2026
Date: October 05, 2023

Plan of Assessment Requirements:

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 and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department 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 “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

- 1) 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; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 (R.S.Supp 2004).

General Description of Real Property in Furnas County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	10	.15	.03
Residential	2804	43.94	18.56
Commercial	431	6.75	3.03
Industrial	10	.15	.32
Recreational	0	0	0
Agricultural	3126	48.98	78.04
Special Value	0	0	0

Agricultural land – 440,223.79 taxable acres. 15.57% irrigated, 42.79% dry, 40.01% grassland (including timber), 1.61% waste.

For more information see 2023 Reports and Opinions, Abstract and Assessor Survey.

Current Resources

A. Assessor’s Office staff includes:
Sherry Thooft, Assessor
JayCe Minarik, Full-Time Office Clerk
Julie Sisson, Part-Time Office Clerk

The Assessor holds the Assessor’s Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel, checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor’s records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification.

B Cadastral Maps and aerial photos are both 42 years old. For 2021, the Assessor’s office is using GWorks and we continue to work on this to correct any errors found.

C Property Record Cards contain CAMA pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the MIPS PC based system for both the Administration usage and the CAMA pricing for the 2023 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS but no longer use for review.

E Furnas County is on line with parcel and tax information with Nebraska Assessors Online. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is nearing completion, and this is even more beneficial to those needing our property information.

Current Assessment Procedures for Real Property

- A Both Assessor and Staff handle transfers each month.
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division’s sales file using MIPS electronic transfer. Reports and sales studies are developed from this information
- D. Approaches to Value
 - 1) Market Approach: Sales comparison,
 - 2) Cost Approach: Marshall Swift manual - Commercial July 2023, Residential June 2023.
 - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

Level of value, Quality, and Uniformity of assessment year 2023

Property Class	Median	Cod*	PRD*
Residential	98	27.33	107.55
Commercial	100	----	-----
Agricultural Land	73	15.50	104.30

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2023 Reports and Opinion

Assessment actions planned for Assessment year 2026

2026 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update any land use changes, using review of four rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of all improvements in four rural precincts (3-22, 3-23, 3-24, 3-25) and take digital pictures of improvements as needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings.

Assessment actions Planned for Assessment year 2024

2024 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2024.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2024
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.
5. Proposed complete reappraisal of all commercial properties.

Agricultural

1. Complete pickup work by March 1, 2024
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land using review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Cambridge, Holbrook, Arapahoe, and rural improvements in 3 precincts (4-25, 4-24, 4-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2025

2025 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2025.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2025
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2025
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, using review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Edison, Oxford, rural improvements in 4-22, 4-21, 3-21. New pictures are taken when needed. Ag land use will be reviewed in the areas of the County where improvements are scheduled for review.
3. Review all property protests with the Commissioner
4. Attend Board of Equalization hearings

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

1. Record Maintenance, Mapping/GWorks updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 466 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 230 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information
13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Sherry Thooft Date: October 05, 2023

Sherry Thooft
Furnas County Assessor
PO Box 368
Beaver City NE 68926
PH. 308-268-3145
Email: assessor@furnascounty.ne.gov

2024 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.