

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**KEARNEY 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 Kearney 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 Kearney County.

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

For the Tax Commissioner

A handwritten signature in black ink that reads "Sarah Scott".

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

cc: Jennifer Pittner, Kearney County Assessor

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## Introduction

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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.

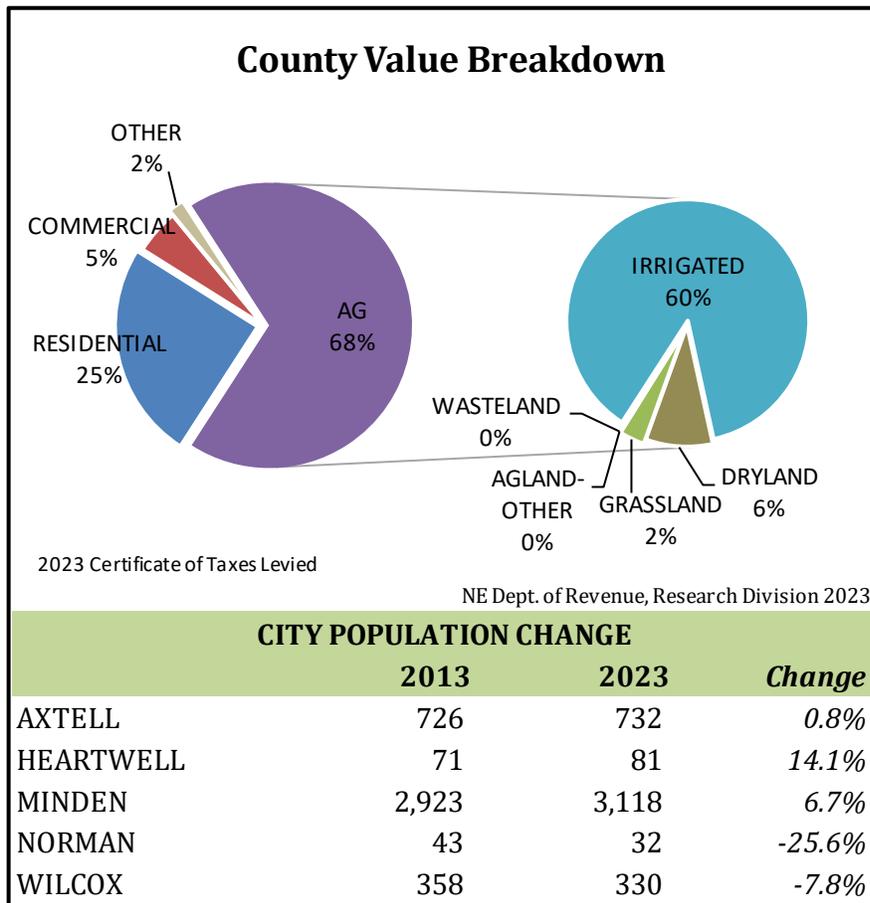
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 516 square miles, Kearney County has 6,690 residents, per the Census Bureau Quick Facts for 2024, a slight increase over the 2023 U.S. Census. Reports indicate that 77% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$170,292 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kearney County are located in and around the county seat of Minden. According to the latest information available from the U.S. Census Bureau, there are still 181 employer establishments but with a 5% decrease in total employment to 1,697.

Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up the majority of the land in the county. Kearney County is included in the Tri Basin Natural Resources District (NRD).

An ethanol plant located in Minden also contributes to the local agricultural economy.

## 2024 Residential Correlation for Kearney County

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### *Assessment Actions*

Several subdivisions were physically reviewed, including Brandt's Subdivision, Summerhaven Lake, El Charman Lake, McConnell's Subdivision, South Kearney Subdivision and Sandy Lane Subdivision. After the review costing, depreciation tables, and land tables were updated. Minden was increased 3%, the Village of Axtell was increased 15% and rural residential homes were raised 20%. The Pick-up work and routine maintenance was also completed.

### *Assessment Practice Review*

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

The sales usability rates for Kearney County are above the state wide average. The county assessor sends sales questionnaires to verify questionable sales. A review of the sales roster shows an adequate reason for disqualification and that all arm's length transactions were made available for measurement.

The Kearney County Assessor has seven valuation groups. Valuation Groups 1, 2 and 4 are the largest communities in the county, Valuation Group 4 represents several small villages, Valuation Group 3 and 6 represent rural subdivisions on golf courses and lakes, and Valuation Group 7 is the rural parcels.

Vacant lot studies are completed as each valuation group is physically reviewed with dates ranging from 2019 to 2023. Costing tables are dated 2019 with the exception of Valuation Group 3 which was updated to 2023. Depreciation tables are updated as the valuation groups are reviewed with dates ranging from 2019 to 2023. The Kearney County Assessor is in compliance with the six-year inspection and review cycle as evidenced by inspection dates from 2019 to 2023. A contract appraisal firm completes the reviews. There is a valuation methodology on file.

### *Description of Analysis*

There are seven valuation groups utilized in the residential class.

## 2024 Residential Correlation for Kearney County

Valuation Group	Description
1	Minden
2	Axtell
3	Brandt, El Charman, McConnell's and Summerhaven
4	Heartwell, Norman and Lowell
5	Wilcox
6	Awarii Dunes and Craneview
7	Rural

The statistical sample consists of 187 qualified sales. Two of the three measures of central tendency are within the acceptable range while the weighted mean is low. The COD and PRD are both within the standard range. All valuation groups with sufficient sales have medians within the acceptable range.

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 Kearney County complies with generally accepted mass appraisal techniques.

VALUATION GROUP							
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	
1	114	92.89	91.68	89.57	13.05	102.36	
2	28	93.96	96.36	96.15	12.59	100.22	
3	17	98.77	96.00	95.18	07.06	100.86	
4	4	100.95	121.71	95.20	40.21	127.85	
5	6	91.86	83.09	78.66	16.37	105.63	
7	18	93.60	95.25	84.97	20.45	112.10	
____ALL____	187	93.32	93.48	90.65	14.06	103.12	

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Kearney County is 93%.

# 2024 Commercial Correlation for Kearney County

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## *Assessment Actions*

Commercial property in the City of Minden was increased 40%. Pick-up work and routine maintenance were also completed.

## *Assessment Practice Review*

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

Sales usability in Kearney County is above the state average usability rate. A review of the sales roster shows that all arm's length transactions are made available for measurement.

The Kearney County Assessor has two valuation groups for the commercial class, Valuation Group 1 is the largest town which has most of the commercial activity and Valuation Group 2 is the rest of the class. Commercial properties were last reviewed in 2020. Costing tables are dated 2019, depreciation tables are dated 2020 and the last lot value study was conducted in 2014 and needs to be updated for the next assessment cycle.

## *Description of Analysis*

Kearney County utilizes two valuation groups in the commercial class.

<b>Valuation Group</b>	<b>Description</b>
1	Minden
2	Remaining Villages and Rural

The statistical sample for the commercial class utilizes 27 qualified sales dispersed evenly between the two valuation groups. In the overall statistics two of the three measures of central tendency are within the acceptable range with the weighted mean being low. The COD and PRD are both high. The sale price substratum does not display a clearly regressive pattern, but rather shows outliers at all price levels.

When looking at the valuation groups they both have medians within the acceptable range; however, Valuation Group 14 contains a significant amount of dispersion. Due to the dispersion in the sample, the median will not be used as an indicator of the level of value.

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class.

## 2024 Commercial Correlation for Kearney County

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### *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 are therefore equalized. The quality of assessment of the commercial property in Kearney County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	13	98.14	100.54	93.27	25.29	107.79
2	14	92.82	94.55	65.69	34.49	143.93
____ALL____	27	93.01	97.44	82.49	30.89	118.12

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Kearney County is determined to be at the statutory level of 100% of market value.

# 2024 Agricultural Correlation for Kearney County

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## *Assessment Actions*

Irrigated land was increased an average of 14% and dryland was increased an average of 25%. The pick-up work and routine maintenance were also completed.

## *Assessment Practice Review*

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

The sales usability rate for the agricultural class is near the state average. A review of the sales roster determines that sales qualifications are made without bias and that all available arm's length transactions are being used. There is only one market area in Kearney County which is mostly irrigated land.

Land use was reviewed in 2020 and agricultural dwellings and outbuildings were reviewed in 2019, the county is in compliance with the six-year inspection and review cycle. Costing and depreciation tables are dated 2019. Intensive use has not been identified in the computer-assisted mass appraisal (CAMA) at this time but is being valued as agricultural land. Conservation Reserve Program (CRP) acres are identified as information becomes available.

## *Description of Analysis*

The statistical sample for the agricultural class consists of 42 qualified sales. Only the median is within the acceptable range; however, the COD supports the median as an indicator of the level of value. The 80% Majority Land Use (MLU) irrigated land and dryland subclasses both have medians within the acceptable range. There are no sales of grassland but review of the grassland values compared to the surrounding counties indicated that Kearney County grassland values are comparable with surrounding counties.

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 Kearney County complies with generally accepted mass appraisal techniques.

## 2024 Agricultural Correlation for Kearney County

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80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	31	69.77	72.04	66.05	18.75	109.07
1	31	69.77	72.04	66.05	18.75	109.07
<u>    Dry    </u>						
County	6	69.95	75.87	72.57	13.81	104.55
1	6	69.95	75.87	72.57	13.81	104.55
<u>    ALL    </u>						
	42	70.02	75.65	66.79	21.68	113.27

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Kearney County is 70%.

## 2024 Opinions of the Property Tax Administrator for Kearney 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
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	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

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## 2024 Commission Summary for Kearney County

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### Residential Real Property - Current

Number of Sales	187	Median	93.32
Total Sales Price	\$38,940,502	Mean	93.48
Total Adj. Sales Price	\$38,940,502	Wgt. Mean	90.65
Total Assessed Value	\$35,299,555	Average Assessed Value of the Base	\$145,057
Avg. Adj. Sales Price	\$208,238	Avg. Assessed Value	\$188,768

### Confidence Interval - Current

95% Median C.I	91.08 to 96.21
95% Wgt. Mean C.I	88.12 to 93.18
95% Mean C.I	90.73 to 96.23
% of Value of the Class of all Real Property Value in the County	21.67
% of Records Sold in the Study Period	5.64
% of Value Sold in the Study Period	7.35

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	236	95	95.43
2022	221	95	95.18
2021	202	94	94.42
2020	208	94	94.29

## 2023 Commission Summary for Kearney County

### Commercial Real Property - Current

Number of Sales	27	Median	93.01
Total Sales Price	\$8,079,297	Mean	97.44
Total Adj. Sales Price	\$8,079,297	Wgt. Mean	82.49
Total Assessed Value	\$6,664,295	Average Assessed Value of the Base	\$308,291
Avg. Adj. Sales Price	\$299,233	Avg. Assessed Value	\$246,826

### Confidence Interval - Current

95% Median C.I	79.80 to 102.71
95% Wgt. Mean C.I	64.55 to 100.42
95% Mean C.I	80.25 to 114.63
% of Value of the Class of all Real Property Value in the County	5.35
% of Records Sold in the Study Period	7.01
% of Value Sold in the Study Period	5.61

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	25	93	93.01
2022	22	96	95.92
2021	25	97	97.04
2020	21	100	92.64

**50 Kearney  
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 : 187  
 Total Sales Price : 38,940,502  
 Total Adj. Sales Price : 38,940,502  
 Total Assessed Value : 35,299,555  
 Avg. Adj. Sales Price : 208,238  
 Avg. Assessed Value : 188,768

MEDIAN : 93  
 WGT. MEAN : 91  
 MEAN : 93  
 COD : 14.06  
 PRD : 103.12

COV : 20.52  
 STD : 19.18  
 Avg. Abs. Dev : 13.12  
 MAX Sales Ratio : 211.83  
 MIN Sales Ratio : 35.96

95% Median C.I. : 91.08 to 96.21  
 95% Wgt. Mean C.I. : 88.12 to 93.18  
 95% Mean C.I. : 90.73 to 96.23

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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	32	98.99	103.36	99.80	11.12	103.57	75.03	149.33	93.32 to 107.76	183,105	182,740	
01-JAN-22 To 31-MAR-22	19	96.41	96.31	96.41	08.88	99.90	75.91	112.38	87.90 to 106.40	179,605	173,165	
01-APR-22 To 30-JUN-22	19	96.21	95.86	94.48	09.76	101.46	57.55	119.02	89.42 to 104.37	231,074	218,308	
01-JUL-22 To 30-SEP-22	24	93.54	89.20	86.11	10.52	103.59	61.26	107.43	81.53 to 98.38	239,448	206,191	
01-OCT-22 To 31-DEC-22	21	97.84	95.85	95.06	07.58	100.83	65.57	114.74	91.78 to 102.87	215,626	204,965	
01-JAN-23 To 31-MAR-23	18	81.03	87.91	85.13	18.98	103.27	59.80	148.16	70.98 to 92.99	214,531	182,636	
01-APR-23 To 30-JUN-23	21	89.35	87.45	87.41	11.94	100.05	60.35	117.44	76.61 to 94.55	225,736	197,326	
01-JUL-23 To 30-SEP-23	33	81.90	89.39	83.26	22.39	107.36	35.96	211.83	76.51 to 89.77	193,980	161,508	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	94	97.07	96.80	93.95	10.57	103.03	57.55	149.33	93.61 to 98.77	206,479	193,981	
01-OCT-22 To 30-SEP-23	93	89.35	90.13	87.37	16.86	103.16	35.96	211.83	82.78 to 92.88	210,016	183,498	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	83	96.09	94.03	92.33	09.36	101.84	57.55	119.02	93.61 to 98.02	217,805	201,094	
<u>ALL</u>	187	93.32	93.48	90.65	14.06	103.12	35.96	211.83	91.08 to 96.21	208,238	188,768	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	114	92.89	91.68	89.57	13.05	102.36	57.55	148.16	89.42 to 95.82	188,569	168,908	
2	28	93.96	96.36	96.15	12.59	100.22	61.26	142.67	89.77 to 104.79	221,811	213,271	
3	17	98.77	96.00	95.18	07.06	100.86	73.33	112.38	87.33 to 102.59	317,047	301,764	
4	4	100.95	121.71	95.20	40.21	127.85	73.09	211.83	N/A	52,263	49,754	
5	6	91.86	83.09	78.66	16.37	105.63	35.96	101.19	35.96 to 101.19	115,942	91,197	
7	18	93.60	95.25	84.97	20.45	112.10	61.34	149.33	77.18 to 109.08	274,356	233,124	
<u>ALL</u>	187	93.32	93.48	90.65	14.06	103.12	35.96	211.83	91.08 to 96.21	208,238	188,768	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	187	93.32	93.48	90.65	14.06	103.12	35.96	211.83	91.08 to 96.21	208,238	188,768	
06												
07												
<u>ALL</u>	187	93.32	93.48	90.65	14.06	103.12	35.96	211.83	91.08 to 96.21	208,238	188,768	

**50 Kearney  
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 : 187  
 Total Sales Price : 38,940,502  
 Total Adj. Sales Price : 38,940,502  
 Total Assessed Value : 35,299,555  
 Avg. Adj. Sales Price : 208,238  
 Avg. Assessed Value : 188,768

MEDIAN : 93  
 WGT. MEAN : 91  
 MEAN : 93  
 COD : 14.06  
 PRD : 103.12

COV : 20.52  
 STD : 19.18  
 Avg. Abs. Dev : 13.12  
 MAX Sales Ratio : 211.83  
 MIN Sales Ratio : 35.96

95% Median C.I. : 91.08 to 96.21  
 95% Wgt. Mean C.I. : 88.12 to 93.18  
 95% Mean C.I. : 90.73 to 96.23

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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	1	211.83	211.83	211.83	00.00	100.00	211.83	211.83	N/A	13,400	28,385
Less Than 30,000	1	211.83	211.83	211.83	00.00	100.00	211.83	211.83	N/A	13,400	28,385
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	187	93.32	93.48	90.65	14.06	103.12	35.96	211.83	91.08 to 96.21	208,238	188,768
Greater Than 14,999	186	93.32	92.85	90.61	13.46	102.47	35.96	149.33	91.08 to 96.09	209,285	189,630
Greater Than 29,999	186	93.32	92.85	90.61	13.46	102.47	35.96	149.33	91.08 to 96.09	209,285	189,630
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	1	211.83	211.83	211.83	00.00	100.00	211.83	211.83	N/A	13,400	28,385
15,000 TO 29,999											
30,000 TO 59,999	8	106.49	112.48	112.40	13.75	100.07	95.90	148.16	95.90 to 148.16	48,938	55,004
60,000 TO 99,999	18	92.82	95.90	95.82	13.33	100.08	73.09	146.30	82.67 to 106.18	83,333	79,849
100,000 TO 149,999	35	97.51	98.30	97.34	12.06	100.99	59.80	142.67	93.61 to 101.19	124,890	121,566
150,000 TO 249,999	69	91.55	90.15	90.03	13.62	100.13	35.96	149.33	86.58 to 95.93	194,178	174,809
250,000 TO 499,999	52	90.52	90.05	90.37	11.71	99.65	57.55	114.74	87.01 to 96.65	327,129	295,620
500,000 TO 999,999	4	69.45	74.93	75.59	16.52	99.13	61.34	99.47	N/A	563,875	426,238
1,000,000 +											
<b>ALL</b>	<b>187</b>	<b>93.32</b>	<b>93.48</b>	<b>90.65</b>	<b>14.06</b>	<b>103.12</b>	<b>35.96</b>	<b>211.83</b>	<b>91.08 to 96.21</b>	<b>208,238</b>	<b>188,768</b>

**50 Kearney**  
**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 : 27  
 Total Sales Price : 8,079,297  
 Total Adj. Sales Price : 8,079,297  
 Total Assessed Value : 6,664,295  
 Avg. Adj. Sales Price : 299,233  
 Avg. Assessed Value : 246,826

MEDIAN : 93  
 WGT. MEAN : 82  
 MEAN : 97  
 COD : 30.89  
 PRD : 118.12

COV : 44.59  
 STD : 43.45  
 Avg. Abs. Dev : 28.73  
 MAX Sales Ratio : 225.41  
 MIN Sales Ratio : 17.52

95% Median C.I. : 79.80 to 102.71  
 95% Wgt. Mean C.I. : 64.55 to 100.42  
 95% Mean C.I. : 80.25 to 114.63

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	97.85	97.85	99.54	04.95	98.30	93.01	102.68	N/A	111,000	110,493
01-APR-21 To 30-JUN-21	1	127.99	127.99	127.99	00.00	100.00	127.99	127.99	N/A	455,000	582,335
01-JUL-21 To 30-SEP-21	2	119.20	119.20	75.98	50.08	156.88	59.51	178.88	N/A	72,500	55,083
01-OCT-21 To 31-DEC-21	2	66.49	66.49	42.36	39.31	156.96	40.35	92.63	N/A	650,000	275,325
01-JAN-22 To 31-MAR-22	2	104.84	104.84	106.79	02.05	98.17	102.69	106.98	N/A	72,750	77,688
01-APR-22 To 30-JUN-22	3	82.39	84.82	87.50	14.32	96.94	68.33	103.73	N/A	316,787	277,195
01-JUL-22 To 30-SEP-22	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	14,845	14,845
01-OCT-22 To 31-DEC-22	3	100.00	80.77	86.51	21.04	93.36	39.60	102.71	N/A	306,931	265,518
01-JAN-23 To 31-MAR-23	3	84.20	92.00	69.87	62.07	131.67	17.52	174.29	N/A	153,567	107,290
01-APR-23 To 30-JUN-23	5	80.39	91.09	83.42	21.84	109.19	66.57	133.30	N/A	323,980	270,249
01-JUL-23 To 30-SEP-23	3	92.61	132.61	93.69	52.41	141.54	79.80	225.41	N/A	615,067	576,228
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	5	102.68	112.41	111.13	30.06	101.15	59.51	178.88	N/A	164,400	182,697
01-OCT-21 To 30-SEP-22	8	96.32	87.14	64.40	16.83	135.31	40.35	106.98	40.35 to 106.98	301,338	194,057
01-OCT-22 To 30-SEP-23	14	88.41	97.97	86.62	38.89	113.10	17.52	225.41	66.57 to 133.30	346,185	299,883
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	7	93.01	99.29	69.00	33.34	143.90	40.35	178.88	40.35 to 178.88	303,143	209,162
01-JAN-22 To 31-DEC-22	9	100.00	89.60	88.52	13.98	101.22	39.60	106.98	68.33 to 103.73	225,722	199,818
<u>ALL</u>	27	93.01	97.44	82.49	30.89	118.12	17.52	225.41	79.80 to 102.71	299,233	246,826

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	13	98.14	100.54	93.27	25.29	107.79	39.60	225.41	79.80 to 106.98	378,544	353,059
2	14	92.82	94.55	65.69	34.49	143.93	17.52	178.88	59.51 to 133.30	225,587	148,180
<u>ALL</u>	27	93.01	97.44	82.49	30.89	118.12	17.52	225.41	79.80 to 102.71	299,233	246,826

**50 Kearney  
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 : 27  
 Total Sales Price : 8,079,297  
 Total Adj. Sales Price : 8,079,297  
 Total Assessed Value : 6,664,295  
 Avg. Adj. Sales Price : 299,233  
 Avg. Assessed Value : 246,826

MEDIAN : 93  
 WGT. MEAN : 82  
 MEAN : 97  
 COD : 30.89  
 PRD : 118.12

COV : 44.59  
 STD : 43.45  
 Avg. Abs. Dev : 28.73  
 MAX Sales Ratio : 225.41  
 MIN Sales Ratio : 17.52

95% Median C.I. : 79.80 to 102.71  
 95% Wgt. Mean C.I. : 64.55 to 100.42  
 95% Mean C.I. : 80.25 to 114.63

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	27	93.01	97.44	82.49	30.89	118.12	17.52	225.41	79.80 to 102.71	299,233	246,826
04											
<u>ALL</u>	27	93.01	97.44	82.49	30.89	118.12	17.52	225.41	79.80 to 102.71	299,233	246,826

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	700	1,220
Less Than 15,000	4	118.00	127.57	112.56	22.23	113.34	100.00	174.29	N/A	8,011	9,018
Less Than 30,000	5	133.30	137.83	138.04	22.58	99.85	100.00	178.88	N/A	10,409	14,369
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	26	92.82	94.48	82.48	28.78	114.55	17.52	225.41	79.80 to 102.69	310,715	256,272
Greater Than 14,999	23	92.61	92.20	82.37	29.88	111.93	17.52	225.41	77.06 to 102.68	349,881	288,184
Greater Than 29,999	22	88.41	88.26	82.13	28.29	107.46	17.52	225.41	68.33 to 102.68	364,875	299,657
<u>Incremental Ranges</u>											
0 TO 4,999	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	700	1,220
5,000 TO 14,999	3	102.69	112.00	111.18	10.81	100.74	100.00	133.30	N/A	10,448	11,617
15,000 TO 29,999	1	178.88	178.88	178.88	00.00	100.00	178.88	178.88	N/A	20,000	35,775
30,000 TO 59,999	2	159.02	159.02	147.49	41.75	107.82	92.63	225.41	N/A	42,600	62,830
60,000 TO 99,999	2	79.79	79.79	79.44	16.57	100.44	66.57	93.01	N/A	73,950	58,748
100,000 TO 149,999	4	79.76	71.00	75.98	40.73	93.45	17.52	106.98	N/A	128,415	97,566
150,000 TO 249,999	4	81.10	76.12	73.38	20.25	103.73	39.60	102.68	N/A	203,750	149,513
250,000 TO 499,999	6	91.17	93.24	95.19	18.33	97.95	68.33	127.99	68.33 to 127.99	391,560	372,713
500,000 TO 999,999	2	91.55	91.55	89.93	12.19	101.80	80.39	102.71	N/A	633,066	569,308
1,000,000 TO 1,999,999	2	66.48	66.48	69.69	39.31	95.39	40.35	92.61	N/A	1,425,000	993,045
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	27	93.01	97.44	82.49	30.89	118.12	17.52	225.41	79.80 to 102.71	299,233	246,826

**50 Kearney  
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 : 27  
 Total Sales Price : 8,079,297  
 Total Adj. Sales Price : 8,079,297  
 Total Assessed Value : 6,664,295  
 Avg. Adj. Sales Price : 299,233  
 Avg. Assessed Value : 246,826

MEDIAN : 93  
 WGT. MEAN : 82  
 MEAN : 97  
 COD : 30.89  
 PRD : 118.12

COV : 44.59  
 STD : 43.45  
 Avg. Abs. Dev : 28.73  
 MAX Sales Ratio : 225.41  
 MIN Sales Ratio : 17.52

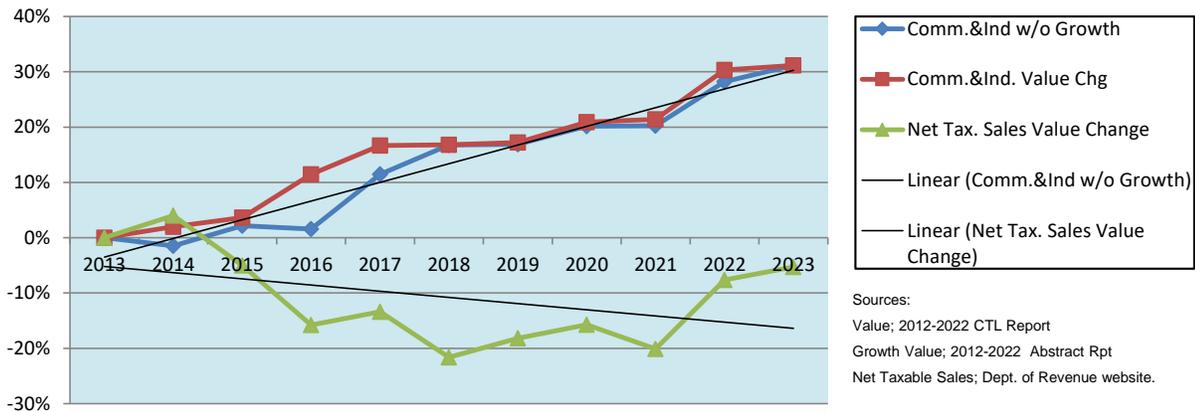
95% Median C.I. : 79.80 to 102.71  
 95% Wgt. Mean C.I. : 64.55 to 100.42  
 95% Mean C.I. : 80.25 to 114.63

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	700	1,220
304	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	149,660	149,660
340	1	80.39	80.39	80.39	00.00	100.00	80.39	80.39	N/A	725,000	582,795
344	3	79.80	74.29	61.35	26.05	121.09	40.35	102.71	N/A	667,044	409,247
352	3	92.61	96.31	96.35	21.48	99.96	68.33	127.99	N/A	785,000	756,357
353	1	66.57	66.57	66.57	00.00	100.00	66.57	66.57	N/A	75,900	50,525
384	1	102.69	102.69	102.69	00.00	100.00	102.69	102.69	N/A	6,500	6,675
386	1	84.20	84.20	84.20	00.00	100.00	84.20	84.20	N/A	360,000	303,135
406	3	98.14	92.98	92.83	09.06	100.16	77.06	103.73	N/A	411,453	381,942
426	1	106.98	106.98	106.98	00.00	100.00	106.98	106.98	N/A	139,000	148,700
434	1	92.63	92.63	92.63	00.00	100.00	92.63	92.63	N/A	50,000	46,315
442	3	39.60	78.67	41.25	135.83	190.72	17.52	178.88	N/A	116,667	48,122
444	1	102.68	102.68	102.68	00.00	100.00	102.68	102.68	N/A	150,000	154,015
470	1	82.39	82.39	82.39	00.00	100.00	82.39	82.39	N/A	225,000	185,375
479	1	133.30	133.30	133.30	00.00	100.00	133.30	133.30	N/A	10,000	13,330
528	2	162.71	162.71	188.21	38.54	86.45	100.00	225.41	N/A	25,023	47,095
554	1	59.51	59.51	59.51	00.00	100.00	59.51	59.51	N/A	125,000	74,390
582	1	93.01	93.01	93.01	00.00	100.00	93.01	93.01	N/A	72,000	66,970
<u>ALL</u>	27	93.01	97.44	82.49	30.89	118.12	17.52	225.41	79.80 to 102.71	299,233	246,826

### 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	\$ 75,952,961	\$ 2,491,495	3.28%	\$ 73,461,466		\$ 36,715,542	
2013	\$ 77,470,721	\$ 2,639,610	3.41%	\$ 74,831,111	-1.48%	\$ 38,181,983	3.99%
2014	\$ 78,710,250	\$ 1,126,720	1.43%	\$ 77,583,530	0.15%	\$ 34,880,458	-8.65%
2015	\$ 84,664,335	\$ 7,531,625	8.90%	\$ 77,132,710	-2.00%	\$ 30,916,973	-11.36%
2016	\$ 88,623,135	\$ 3,950,535	4.46%	\$ 84,672,600	0.01%	\$ 31,799,841	2.86%
2017	\$ 88,726,045	\$ 46,955	0.05%	\$ 88,679,090	0.06%	\$ 28,776,436	-9.51%
2018	\$ 89,042,520	\$ 243,595	0.27%	\$ 88,798,925	0.08%	\$ 30,036,677	4.38%
2019	\$ 91,828,995	\$ 556,720	0.61%	\$ 91,272,275	2.50%	\$ 30,943,811	3.02%
2020	\$ 92,222,665	\$ 902,970	0.98%	\$ 91,319,695	-0.55%	\$ 29,331,363	-5.21%
2021	\$ 98,986,140	\$ 1,591,765	1.61%	\$ 97,394,375	5.61%	\$ 33,920,586	15.65%
2022	\$ 99,610,130	\$ -	0.00%	\$ 99,610,130	0.63%	\$ 34,766,946	2.50%
2023	\$ 100,700,115	\$ 842,710	0.84%	\$ 99,857,405	0.25%	\$ 36,008,061	3.57%
<b>Ann %chg</b>	<b>2.66%</b>			<b>Average</b>	<b>0.48%</b>	-0.58%	<b>0.11%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-1.48%	2.00%	3.99%
2014	2.15%	3.63%	-5.00%
2015	1.55%	11.47%	-15.79%
2016	11.48%	16.68%	-13.39%
2017	16.76%	16.82%	-21.62%
2018	16.91%	17.23%	-18.19%
2019	20.17%	20.90%	-15.72%
2020	20.23%	21.42%	-20.11%
2021	28.23%	30.33%	-7.61%
2022	31.15%	31.15%	-5.31%
2023	31.47%	32.58%	-1.93%

County Number	50
County Name	Kearney

**50 Kearney**  
**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 : 42  
 Total Sales Price : 60,494,404  
 Total Adj. Sales Price : 60,494,404  
 Total Assessed Value : 40,404,755  
 Avg. Adj. Sales Price : 1,440,343  
 Avg. Assessed Value : 962,018

MEDIAN : 70  
 WGT. MEAN : 67  
 MEAN : 76  
 COD : 21.68  
 PRD : 113.27

COV : 31.45  
 STD : 23.79  
 Avg. Abs. Dev : 15.18  
 MAX Sales Ratio : 192.10  
 MIN Sales Ratio : 45.72

95% Median C.I. : 64.42 to 80.19  
 95% Wgt. Mean C.I. : 61.22 to 72.36  
 95% Mean C.I. : 68.46 to 82.84

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	4	85.56	85.64	87.09	10.14	98.34	70.27	101.18	N/A	941,859	820,235	
01-JAN-21 To 31-MAR-21	6	72.64	75.98	73.98	11.15	102.70	64.42	94.53	64.42 to 94.53	1,223,625	905,249	
01-APR-21 To 30-JUN-21	4	87.26	85.82	83.58	14.24	102.68	69.77	98.97	N/A	917,500	766,839	
01-JUL-21 To 30-SEP-21	2	140.39	140.39	130.05	36.83	107.95	88.68	192.10	N/A	225,000	292,603	
01-OCT-21 To 31-DEC-21	5	76.19	72.92	71.43	11.75	102.09	52.15	86.40	N/A	1,735,352	1,239,542	
01-JAN-22 To 31-MAR-22	3	79.92	74.56	67.16	07.36	111.02	63.07	80.70	N/A	1,833,667	1,231,407	
01-APR-22 To 30-JUN-22	4	62.09	68.71	62.60	23.98	109.76	53.07	97.61	N/A	1,221,159	764,433	
01-JUL-22 To 30-SEP-22	1	98.66	98.66	98.66	00.00	100.00	98.66	98.66	N/A	950,000	937,285	
01-OCT-22 To 31-DEC-22	5	59.83	65.42	62.27	12.18	105.06	55.97	86.93	N/A	851,061	529,945	
01-JAN-23 To 31-MAR-23	4	59.03	60.12	54.86	10.84	109.59	52.80	69.63	N/A	4,072,167	2,233,819	
01-APR-23 To 30-JUN-23	3	59.11	56.30	53.73	10.35	104.78	45.72	64.07	N/A	1,152,460	619,205	
01-JUL-23 To 30-SEP-23	1	56.75	56.75	56.75	00.00	100.00	56.75	56.75	N/A	1,251,472	710,200	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	16	84.02	88.91	81.19	19.88	109.51	64.42	192.10	70.27 to 97.52	951,824	772,812	
01-OCT-21 To 30-SEP-22	13	76.19	73.98	69.39	16.29	106.61	52.15	98.66	54.57 to 86.40	1,539,415	1,068,227	
01-OCT-22 To 30-SEP-23	13	59.42	61.02	56.04	10.85	108.89	45.72	86.93	54.65 to 64.93	1,942,525	1,088,678	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	17	77.00	84.97	75.88	21.23	111.98	52.15	192.10	69.67 to 94.53	1,184,618	898,927	
01-JAN-22 To 31-DEC-22	13	64.93	71.10	66.31	19.84	107.22	53.07	98.66	55.97 to 86.93	1,199,303	795,305	
<u>ALL</u>	42	70.02	75.65	66.79	21.68	113.27	45.72	192.10	64.42 to 80.19	1,440,343	962,018	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	42	70.02	75.65	66.79	21.68	113.27	45.72	192.10	64.42 to 80.19	1,440,343	962,018	
<u>ALL</u>	42	70.02	75.65	66.79	21.68	113.27	45.72	192.10	64.42 to 80.19	1,440,343	962,018	

**50 Kearney**  
**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 : 42  
 Total Sales Price : 60,494,404  
 Total Adj. Sales Price : 60,494,404  
 Total Assessed Value : 40,404,755  
 Avg. Adj. Sales Price : 1,440,343  
 Avg. Assessed Value : 962,018

MEDIAN : 70  
 WGT. MEAN : 67  
 MEAN : 76  
 COD : 21.68  
 PRD : 113.27

COV : 31.45  
 STD : 23.79  
 Avg. Abs. Dev : 15.18  
 MAX Sales Ratio : 192.10  
 MIN Sales Ratio : 45.72

95% Median C.I. : 64.42 to 80.19  
 95% Wgt. Mean C.I. : 61.22 to 72.36  
 95% Mean C.I. : 68.46 to 82.84

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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
<b>Irrigated</b>											
County	17	69.60	70.59	64.29	21.87	109.80	45.72	101.18	54.57 to 87.47	1,550,195	996,578
1	17	69.60	70.59	64.29	21.87	109.80	45.72	101.18	54.57 to 87.47	1,550,195	996,578
<b>Dry</b>											
County	6	69.95	75.87	72.57	13.81	104.55	64.07	97.61	64.07 to 97.61	333,214	241,812
1	6	69.95	75.87	72.57	13.81	104.55	64.07	97.61	64.07 to 97.61	333,214	241,812
<b>ALL</b>	42	70.02	75.65	66.79	21.68	113.27	45.72	192.10	64.42 to 80.19	1,440,343	962,018

**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
<b>Irrigated</b>											
County	31	69.77	72.04	66.05	18.75	109.07	45.72	101.18	59.83 to 80.70	1,662,728	1,098,181
1	31	69.77	72.04	66.05	18.75	109.07	45.72	101.18	59.83 to 80.70	1,662,728	1,098,181
<b>Dry</b>											
County	6	69.95	75.87	72.57	13.81	104.55	64.07	97.61	64.07 to 97.61	333,214	241,812
1	6	69.95	75.87	72.57	13.81	104.55	64.07	97.61	64.07 to 97.61	333,214	241,812
<b>ALL</b>	42	70.02	75.65	66.79	21.68	113.27	45.72	192.10	64.42 to 80.19	1,440,343	962,018

## Kearney County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	6,199	6,000	6,000	5,710	4,950	4,400	4,000	3,900	5,795
Adams	4	6,473	6,336	6,336	6,204	5,834	5,944	5,911	5,678	6,385
Buffalo	2	5,825	5,620	5,620	5,485	n/a	5,125	4,765	4,716	5,658
Buffalo	6	5,825	5,620	5,620	5,485	2,415	5,125	4,765	4,765	5,239
Franklin	2	4,739	4,425	4,425	4,491	1,320	4,039	4,178	4,105	4,604
Hall	1	5,820	4,402	4,402	4,394	4,260	4,260	3,925	3,925	5,245
Harlan	1	6,080	5,075	5,075	3,472	n/a	3,231	3,077	3,064	5,580
Phelps	1	6,698	5,450	5,450	4,998	4,750	4,650	4,500	4,056	6,281
Webster	1	5,529	5,466	5,466	5,480	4,909	5,290	5,232	5,146	5,392

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	3,800	3,250	3,250	2,790	2,500	2,500	2,200	3,507
Adams	4	3,637	3,440	3,235	3,018	3,020	3,020	2,816	2,819	3,328
Buffalo	2	n/a	2,445	2,280	2,280	2,120	2,110	1,980	1,980	2,282
Buffalo	6	n/a	2,446	2,280	2,280	2,120	n/a	n/a	1,980	2,076
Franklin	2	2,700	2,670	2,420	2,380	2,150	2,050	1,700	1,700	2,456
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,452
Harlan	1	n/a	3,410	3,043	2,378	n/a	2,369	2,170	2,170	3,187
Phelps	1	2,875	2,875	2,750	2,525	2,425	2,300	2,075	1,775	2,747
Webster	1	2,750	2,750	2,749	2,750	2,750	n/a	2,750	2,750	2,750

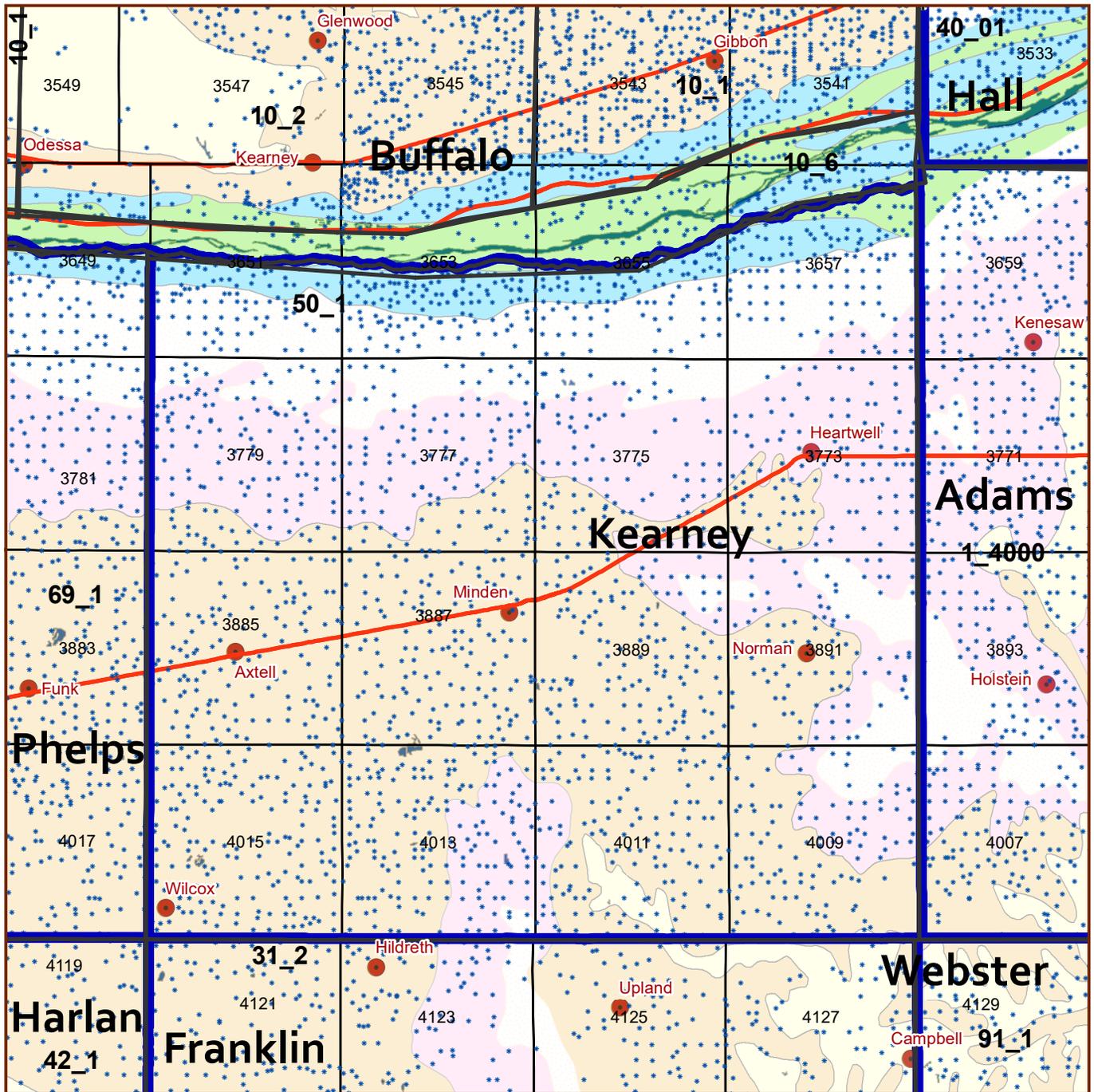
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Adams	4	1,460	1,460	1,425	1,425	1,410	n/a	1,410	1,410	1,436
Buffalo	2	1,499	1,500	1,470	1,445	1,425	1,395	n/a	n/a	1,460
Buffalo	6	1,498	1,500	1,470	n/a	1,425	n/a	n/a	n/a	1,498
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Hall	1	1,455	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,421
Harlan	1	1,220	1,220	1,220	1,220	n/a	n/a	n/a	1,220	1,220
Phelps	1	1,393	1,349	1,300	1,248	1,200	1,151	960	1,050	1,287
Webster	1	1,550	1,550	1,450	1,450	1,450	1,450	1,300	1,300	1,498

County	Mkt Area	CRP	TIMBER	WASTE
Kearney	1	1,300	n/a	150
Adams	4	n/a	n/a	202
Buffalo	2	1,430	534	490
Buffalo	6	1,380	469	508
Franklin	2	1,234	600	150
Hall	1	n/a	n/a	500
Harlan	1	n/a	n/a	100
Phelps	1	1,006	1,000	35
Webster	1	1,802	500	500

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.

# KEARNEY COUNTY



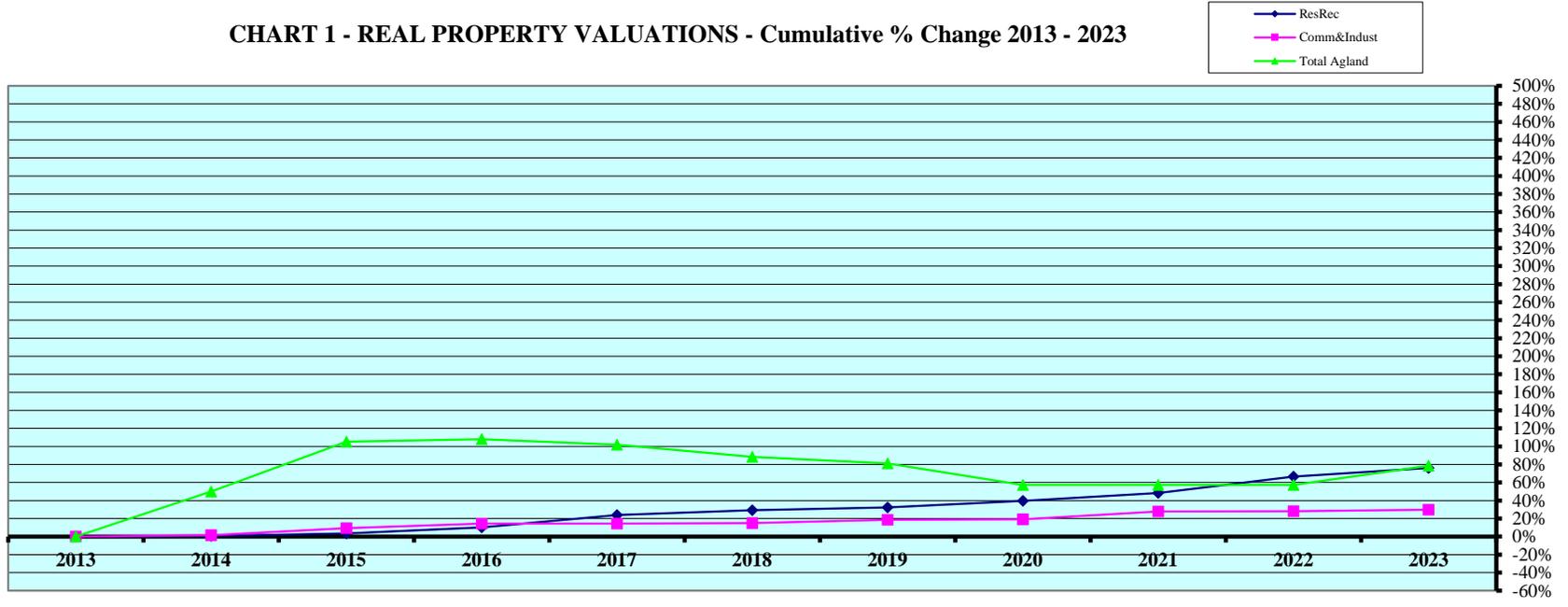
**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	245,166,080	-	-	-	77,470,721	-	-	-	750,896,685	-	-	-
2014	246,805,350	1,639,270	0.67%	0.67%	78,710,250	1,239,529	1.60%	1.60%	1,127,105,295	376,208,610	50.10%	50.10%
2015	253,443,125	6,637,775	2.69%	3.38%	84,664,335	5,954,085	7.56%	9.29%	1,541,950,210	414,844,915	36.81%	105.35%
2016	270,307,465	16,864,340	6.65%	10.25%	88,623,135	3,958,800	4.68%	14.40%	1,561,854,235	19,904,025	1.29%	108.00%
2017	303,665,250	33,357,785	12.34%	23.86%	88,726,045	102,910	0.12%	14.53%	1,516,753,580	-45,100,655	-2.89%	101.99%
2018	317,218,055	13,552,805	4.46%	29.39%	89,042,520	316,475	0.36%	14.94%	1,414,477,935	-102,275,645	-6.74%	88.37%
2019	324,173,800	6,955,745	2.19%	32.23%	91,828,995	2,786,475	3.13%	18.53%	1,360,217,255	-54,260,680	-3.84%	81.15%
2020	342,054,890	17,881,090	5.52%	39.52%	92,222,665	393,670	0.43%	19.04%	1,180,683,130	-179,534,125	-13.20%	57.24%
2021	363,397,945	21,343,055	6.24%	48.23%	98,986,140	6,763,475	7.33%	27.77%	1,180,509,900	-173,230	-0.01%	57.21%
2022	408,500,465	45,102,520	12.41%	66.62%	99,347,865	361,725	0.37%	28.24%	1,181,282,435	772,535	0.07%	57.32%
2023	431,820,730	23,320,265	5.71%	76.13%	100,531,300	1,183,435	1.19%	29.77%	1,341,213,150	159,930,715	13.54%	78.61%

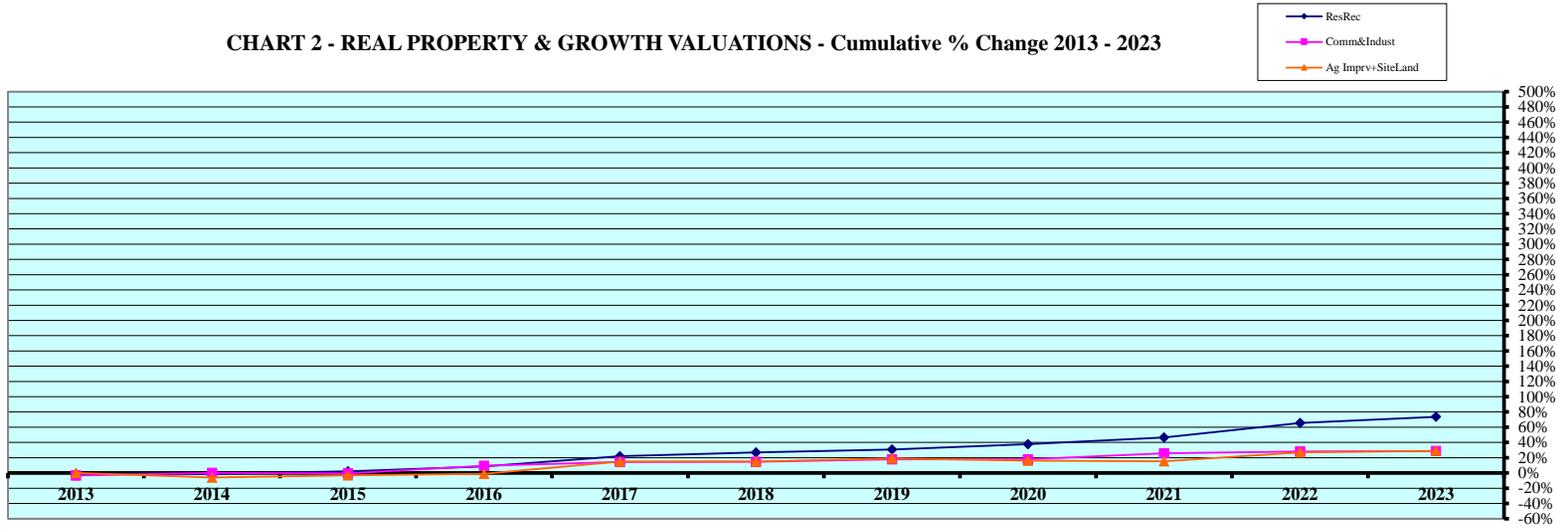
Rate Annual %chg: Residential & Recreational **5.82%** Commercial & Industrial **2.64%** Agricultural Land **5.97%**

Cnty# **50**  
County **KEARNEY**

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	245,166,080	3,121,845	1.27%	242,044,235	-	-1.27%	77,470,721	2,639,610	3.41%	74,831,111	-	-3.41%	
2014	246,805,350	4,188,935	1.70%	242,616,415	-1.04%	-1.04%	78,710,250	1,126,720	1.43%	77,583,530	0.15%	0.15%	
2015	253,443,125	3,407,775	1.34%	250,035,350	1.31%	1.99%	84,664,335	7,531,625	8.90%	77,132,710	-2.00%	-0.44%	
2016	270,307,465	3,931,275	1.45%	266,376,190	5.10%	8.65%	88,623,135	3,950,535	4.46%	84,672,600	0.01%	9.30%	
2017	303,665,250	4,373,825	1.44%	299,291,425	10.72%	22.08%	88,726,045	46,955	0.05%	88,679,090	0.06%	14.47%	
2018	317,218,055	6,236,525	1.97%	310,981,530	2.41%	26.85%	89,042,520	243,595	0.27%	88,798,925	0.08%	14.62%	
2019	324,173,800	3,696,080	1.14%	320,477,720	1.03%	30.72%	91,828,995	556,720	0.61%	91,272,275	2.50%	17.82%	
2020	342,054,890	4,614,090	1.35%	337,440,800	4.09%	37.64%	92,222,665	902,970	0.98%	91,319,695	-0.55%	17.88%	
2021	363,397,945	4,460,295	1.23%	358,937,650	4.94%	46.41%	98,986,140	1,591,765	1.61%	97,394,375	5.61%	25.72%	
2022	408,500,465	2,552,975	0.62%	405,947,490	11.71%	65.58%	99,347,865	0	0.00%	99,347,865	0.37%	28.24%	
2023	431,820,730	6,228,502	1.44%	425,592,228	4.18%	73.59%	100,531,300	842,710	0.84%	99,688,590	0.34%	28.68%	
Rate Ann%chg	5.82%			Resid & Recreat w/o growth			2.64%			C & I w/o growth			0.66%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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	36,438,630	33,101,548	69,540,178	3,096,925	4.45%	66,443,253	-	-
2014	34,418,765	33,199,550	67,618,315	2,212,470	3.27%	65,405,845	-5.95%	-5.95%
2015	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	-0.51%	-3.26%
2016	35,666,775	35,630,710	71,297,485	2,564,135	3.60%	68,733,350	0.57%	-1.16%
2017	45,119,370	36,083,015	81,202,385	1,181,985	1.46%	80,020,400	12.23%	15.07%
2018	44,888,420	39,604,835	84,493,255	4,538,620	5.37%	79,954,635	-1.54%	14.98%
2019	43,836,450	39,219,545	83,055,995	220,810	0.27%	82,835,185	-1.96%	19.12%
2020	48,391,910	33,014,780	81,406,690	577,220	0.71%	80,829,470	-2.68%	16.23%
2021	47,805,565	33,678,480	81,484,045	1,249,580	1.53%	80,234,465	-1.44%	15.38%
2022	55,563,070	34,803,815	90,366,885	2,043,380	2.26%	88,323,505	8.39%	27.01%
2023	55,833,375	35,817,190	91,650,565	2,020,145	2.20%	89,630,420	-0.81%	28.89%
Rate Ann%chg	4.36%	0.79%	2.80%	Ag Imprv+Site w/o growth			0.63%	

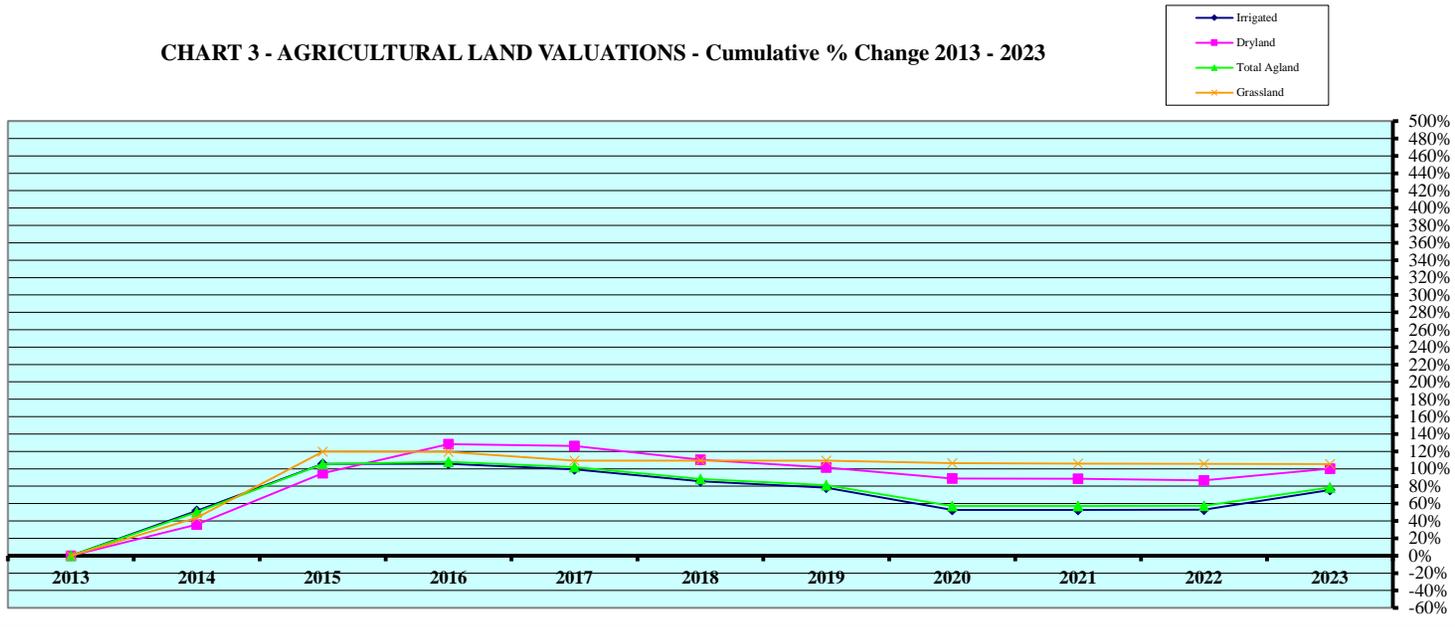
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 50  
County KEARNEY

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	667,741,955	-	-	-	59,761,085	-	-	-	22,024,720	-	-	-
2014	1,012,961,330	345,219,375	51.70%	51.70%	81,108,475	21,347,390	35.72%	35.72%	31,672,205	9,647,485	43.80%	43.80%
2015	1,372,929,630	359,968,300	35.54%	105.61%	116,543,160	35,434,685	43.69%	95.02%	48,383,920	16,711,715	52.76%	119.68%
2016	1,373,791,885	862,255	0.06%	105.74%	136,482,735	19,939,575	17.11%	128.38%	48,347,620	-36,300	-0.08%	119.52%
2017	1,332,115,705	-41,676,180	-3.03%	99.50%	135,276,335	-1,206,400	-0.88%	126.36%	46,106,185	-2,241,435	-4.64%	109.34%
2018	1,239,373,505	-92,742,200	-6.96%	85.61%	125,735,530	-9,540,805	-7.05%	110.40%	46,114,745	8,560	0.02%	109.38%
2019	1,190,428,945	-48,944,560	-3.95%	78.28%	120,426,885	-5,308,645	-4.22%	101.51%	46,104,935	-9,810	-0.02%	109.33%
2020	1,018,996,175	-171,432,770	-14.40%	52.60%	112,861,190	-7,565,695	-6.28%	88.85%	45,504,290	-600,645	-1.30%	106.61%
2021	1,019,112,485	116,310	0.01%	52.62%	112,699,495	-161,695	-0.14%	88.58%	45,377,055	-127,235	-0.28%	106.03%
2022	1,021,154,245	2,041,760	0.20%	52.93%	111,519,640	-1,179,855	-1.05%	86.61%	45,287,710	-89,345	-0.20%	105.62%
2023	1,173,050,025	151,895,780	14.87%	75.67%	119,601,660	8,082,020	7.25%	100.13%	45,240,735	-46,975	-0.10%	105.41%

Rate Ann.%chg: Irrigated **5.80%** Dryland **7.18%** Grassland **7.46%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	60,230	-	-	-	1,308,695	-	-	-	750,896,685	-	-	-
2014	60,280	50	0.08%	0.08%	1,303,005	-5,690	-0.43%	-0.43%	1,127,105,295	376,208,610	50.10%	50.10%
2015	54,340	-5,940	-9.85%	-9.78%	4,039,160	2,736,155	209.99%	208.64%	1,541,950,210	414,844,915	36.81%	105.35%
2016	203,660	149,320	274.79%	238.14%	3,028,335	-1,010,825	-25.03%	131.40%	1,561,854,235	19,904,025	1.29%	108.00%
2017	215,805	12,145	5.96%	258.30%	3,039,550	11,215	0.37%	132.26%	1,516,753,580	-45,100,655	-2.89%	101.99%
2018	214,605	-1,200	-0.56%	256.31%	3,039,550	0	0.00%	132.26%	1,414,477,935	-102,275,645	-6.74%	88.37%
2019	216,940	2,335	1.09%	260.19%	3,039,550	0	0.00%	132.26%	1,360,217,255	-54,260,680	-3.84%	81.15%
2020	286,355	69,415	32.00%	375.44%	3,035,120	-4,430	-0.15%	131.92%	1,180,683,130	-179,534,125	-13.20%	57.24%
2021	285,745	-610	-0.21%	374.42%	3,035,120	0	0.00%	131.92%	1,180,509,900	-173,230	-0.01%	57.21%
2022	285,720	-25	-0.01%	374.38%	3,035,120	0	0.00%	131.92%	1,181,282,435	772,535	0.07%	57.32%
2023	285,610	-110	-0.04%	374.20%	3,035,120	0	0.00%	131.92%	1,341,213,150	159,930,715	13.54%	78.61%

Cnty# **50**  
County **KEARNEY**

Rate Ann.%chg: Total Agric Land **5.97%**

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	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	666,773,305	227,429	2,932			60,229,775	44,670	1,348			22,085,650	37,287	592		
2014	1,012,737,320	227,806	4,446	51.63%	51.63%	81,299,720	44,376	1,832	35.88%	35.88%	31,584,775	37,157	850	43.51%	43.51%
2015	1,373,267,625	227,784	6,029	35.61%	105.64%	116,699,745	44,254	2,637	43.94%	95.58%	48,550,805	37,347	1,300	52.94%	119.48%
2016	1,373,570,835	227,854	6,028	-0.01%	105.62%	136,523,570	44,082	3,097	17.44%	129.69%	48,377,485	37,213	1,300	0.00%	119.48%
2017	1,329,652,655	227,409	5,847	-3.01%	99.43%	136,074,485	43,931	3,097	0.01%	129.73%	46,200,385	35,539	1,300	0.00%	119.48%
2018	1,239,315,625	227,815	5,440	-6.96%	85.55%	125,752,475	43,679	2,879	-7.05%	113.52%	46,108,400	35,468	1,300	0.00%	119.48%
2019	1,190,223,010	227,867	5,223	-3.98%	78.16%	120,605,100	43,642	2,764	-4.01%	104.96%	46,101,455	35,462	1,300	0.00%	119.48%
2020	1,029,895,740	227,880	4,519	-13.48%	54.15%	113,052,140	43,591	2,593	-6.15%	92.34%	45,449,340	34,961	1,300	0.00%	119.48%
2021	1,018,783,665	227,874	4,471	-1.08%	52.49%	112,869,845	43,519	2,594	0.00%	92.35%	45,466,905	34,974	1,300	0.00%	119.48%
2022	1,019,275,400	227,944	4,472	0.02%	52.52%	112,568,625	43,399	2,594	0.01%	92.37%	45,333,320	34,872	1,300	0.00%	119.48%
2023	1,173,107,285	228,352	5,137	14.89%	75.23%	119,519,705	43,005	2,779	7.15%	106.12%	45,226,585	34,790	1,300	0.00%	119.48%

Rate Annual %chg Average Value/Acre: 5.77%

7.50%

8.18%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	61,460	1,366	45			0	0				749,150,190	310,751	2,411		
2014	60,240	1,339	45	0.01%	0.01%	0	0				1,125,682,055	310,678	3,623	50.30%	50.30%
2015	56,665	1,259	45	0.00%	0.02%	0	0				1,538,574,840	310,643	4,953	36.69%	105.45%
2016	203,660	1,357	150	233.38%	233.43%	3,033,790	1,685	1,800			1,561,709,340	312,191	5,002	1.00%	107.50%
2017	202,510	1,350	150	0.00%	233.43%	3,039,550	1,689	1,800	0.00%		1,515,169,585	309,917	4,889	-2.27%	102.80%
2018	215,805	1,438	150	0.00%	233.43%	3,039,550	1,689	1,800	0.00%		1,414,431,855	310,088	4,561	-6.70%	89.21%
2019	214,480	1,430	150	0.00%	233.43%	3,039,550	1,689	1,800	0.00%		1,360,183,595	310,089	4,386	-3.84%	81.95%
2020	291,140	1,941	150	-0.01%	233.40%	3,039,550	1,689	1,800	0.00%		1,191,727,910	310,062	3,844	-12.38%	59.43%
2021	285,975	1,906	150	0.00%	233.40%	3,035,120	1,686	1,800	0.00%		1,180,441,510	309,960	3,808	-0.91%	57.97%
2022	285,745	1,905	150	0.00%	233.40%	3,035,120	1,686	1,800	0.00%		1,180,498,210	309,805	3,810	0.05%	58.06%
2023	285,720	1,905	150	0.00%	233.39%	3,035,120	1,686	1,800	0.00%		1,341,174,415	309,737	4,330	13.64%	79.61%

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**KEARNEY**

Rate Annual %chg Average Value/Acre: 6.03%

(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	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,688	KEARNEY	91,444,169	25,103,571	24,487,743	431,820,730	100,531,300	0	0	1,341,213,150	55,833,375	35,817,190	102,710	2,106,353,938
cnty sectorvalue % of total value:		4.34%	1.19%	1.16%	20.50%	4.77%			63.67%	2.65%	1.70%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
732	AXTELL	1,081,031	709,442	1,088,406	46,653,440	8,164,130	0	0	0	0	0	0	57,696,449
10.94%	%sector of county sector	1.18%	2.83%	4.44%	10.80%	8.12%							2.74%
	%sector of municipality	1.87%	1.23%	1.89%	80.86%	14.15%							100.00%
81	HEARTWELL	47,265	198,780	456,746	1,545,610	52,855	0	0	0	0	0	0	2,301,256
1.21%	%sector of county sector	0.05%	0.79%	1.87%	0.36%	0.05%							0.11%
	%sector of municipality	2.05%	8.64%	19.85%	67.16%	2.30%							100.00%
3,118	MINDEN	8,284,520	2,334,856	1,124,944	173,228,780	56,368,545	0	0	0	0	490	0	241,342,135
46.62%	%sector of county sector	9.06%	9.30%	4.59%	40.12%	56.07%					0.00%		11.46%
	%sector of municipality	3.43%	0.97%	0.47%	71.78%	23.36%					0.00%		100.00%
32	NORMAN	1,141,245	0	0	1,455,680	867,085	0	0	0	0	0	0	3,464,010
0.48%	%sector of county sector	1.25%			0.34%	0.86%							0.16%
	%sector of municipality	32.95%			42.02%	25.03%							100.00%
330	WILCOX	145,590	1,197,371	162,814	14,172,265	3,564,565	0	0	0	0	0	0	19,242,605
4.93%	%sector of county sector	0.16%	4.77%	0.66%	3.28%	3.55%							0.91%
	%sector of municipality	0.76%	6.22%	0.85%	73.65%	18.52%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
4,294	<b>Total Municipalities</b>	<b>10,699,652</b>	<b>4,440,449</b>	<b>2,832,910</b>	<b>237,055,779</b>	<b>69,017,182</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>490</b>	<b>0</b>	<b>324,046,460</b>
64.20%	%all municip.sectors of cnty	11.70%	17.69%	11.57%	54.90%	68.65%					0.00%		15.38%

50 KEARNEY

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,104</b>	<b>Value : 2,217,360,015</b>	<b>Growth 8,942,830</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	159	2,290,095	31	353,760	586	8,572,915	776	11,216,770	
<b>02. Res Improve Land</b>	1,684	33,636,945	70	3,200,315	656	21,357,285	2,410	58,194,545	
<b>03. Res Improvements</b>	1,721	218,090,600	71	22,224,010	745	170,849,265	2,537	411,163,875	
<b>04. Res Total</b>	1,880	254,017,640	102	25,778,085	1,331	200,779,465	3,313	480,575,190	5,564,440
<b>% of Res Total</b>	56.75	52.86	3.08	5.36	40.18	41.78	54.28	21.67	62.22
<b>05. Com UnImp Land</b>	60	648,365	6	112,490	13	1,303,285	79	2,064,140	
<b>06. Com Improve Land</b>	249	3,725,660	11	410,960	34	2,501,030	294	6,637,650	
<b>07. Com Improvements</b>	257	47,151,900	13	9,836,560	36	53,001,635	306	109,990,095	
<b>08. Com Total</b>	317	51,525,925	19	10,360,010	49	56,805,950	385	118,691,885	176,145
<b>% of Com Total</b>	82.34	43.41	4.94	8.73	12.73	47.86	6.31	5.35	1.97
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,880	254,017,640	102	25,778,085	1,331	200,779,465	3,313	480,575,190	5,564,440
<b>% of Res &amp; Rec Total</b>	56.75	52.86	3.08	5.36	40.18	41.78	54.28	21.67	62.22
<b>Com &amp; Ind Total</b>	317	51,525,925	19	10,360,010	49	56,805,950	385	118,691,885	176,145
<b>% of Com &amp; Ind Total</b>	82.34	43.41	4.94	8.73	12.73	47.86	6.31	5.35	1.97
<b>17. Taxable Total</b>	2,197	305,543,565	121	36,138,095	1,380	257,585,415	3,698	599,267,075	5,740,585
<b>% of Taxable Total</b>	59.41	50.99	3.27	6.03	37.32	42.98	60.58	27.03	64.19

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	22	364,085	7,844,105	0	0	0
19. Commercial	3	75,310	1,441,100	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	22	364,085	7,844,105
19. Commercial	0	0	0	3	75,310	1,441,100
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				25	439,395	9,285,205

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	2	85,960	2	85,960	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	85,960	2	85,960	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	206	0	81	287

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,853	1,179,227,380	1,853	1,179,227,380
28. Ag-Improved Land	0	0	0	0	516	354,368,895	516	354,368,895
29. Ag Improvements	1	490	0	0	550	84,410,215	551	84,410,705

30. Ag Total				2,404	1,618,006,980
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	45	46.28	559,400	45	46.28	559,400	
32. HomeSite Improv Land	293	328.81	7,630,310	293	328.81	7,630,310	
33. HomeSite Improvements	299	0.00	49,291,480	299	0.00	49,291,480	1,185,560
34. HomeSite Total				<b>344</b>	<b>375.09</b>	<b>57,481,190</b>	
35. FarmSite UnImp Land	9	6.57	36,715	9	6.57	36,715	
36. FarmSite Improv Land	417	419.88	2,068,970	417	419.88	2,068,970	
37. FarmSite Improvements	537	0.00	35,118,735	538	0.00	35,119,225	2,016,685
38. FarmSite Total				<b>547</b>	<b>426.45</b>	<b>37,224,910</b>	
39. Road & Ditches	2,276	7,198.99	0	2,276	7,198.99	0	
40. Other- Non Ag Use	7	324.90	374,285	7	324.90	374,285	
41. Total Section VI				<b>891</b>	<b>8,325.43</b>	<b>95,080,385</b>	<b>3,202,245</b>

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	51,794.61	22.68%	321,126,585	24.26%	6,200.00
46. 1A	99,324.09	43.49%	615,683,335	46.52%	6,198.73
47. 2A1	19,162.98	8.39%	114,977,865	8.69%	6,000.00
48. 2A	19,448.92	8.52%	111,053,420	8.39%	5,710.00
49. 3A1	166.10	0.07%	822,190	0.06%	4,949.97
50. 3A	16,972.46	7.43%	74,678,835	5.64%	4,400.00
51. 4A1	12,719.98	5.57%	50,879,920	3.84%	4,000.00
52. 4A	8,779.01	3.84%	34,238,105	2.59%	3,900.00
53. Total	228,368.15	100.00%	1,323,460,255	100.00%	5,795.29
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	28,956.99	67.28%	110,036,595	72.90%	3,800.00
56. 2D1	2,226.97	5.17%	7,238,320	4.80%	3,250.30
57. 2D	5,755.99	13.37%	18,708,150	12.39%	3,250.21
58. 3D1	1,368.79	3.18%	3,818,970	2.53%	2,790.03
59. 3D	255.43	0.59%	638,575	0.42%	2,500.00
60. 4D1	2,176.71	5.06%	5,441,775	3.61%	2,500.00
61. 4D	2,297.61	5.34%	5,054,680	3.35%	2,199.97
62. Total	43,038.49	100.00%	150,937,065	100.00%	3,507.03
<b>Grass</b>					
63. 1G1	7,832.89	22.52%	10,182,810	22.52%	1,300.01
64. 1G	1,774.09	5.10%	2,306,315	5.10%	1,300.00
65. 2G1	4,049.49	11.64%	5,264,450	11.64%	1,300.03
66. 2G	1,364.29	3.92%	1,773,575	3.92%	1,300.00
67. 3G1	17,039.40	49.00%	22,151,230	49.00%	1,300.00
68. 3G	1,111.81	3.20%	1,445,330	3.20%	1,299.98
69. 4G1	1,541.18	4.43%	2,003,545	4.43%	1,300.01
70. 4G	62.53	0.18%	81,290	0.18%	1,300.02
71. Total	34,775.68	100.00%	45,208,545	100.00%	1,300.00
<b>Irrigated Total</b>					
	228,368.15	73.72%	1,323,460,255	86.90%	5,795.29
<b>Dry Total</b>					
	43,038.49	13.89%	150,937,065	9.91%	3,507.03
<b>Grass Total</b>					
	34,775.68	11.23%	45,208,545	2.97%	1,300.00
72. Waste	1,903.82	0.61%	285,610	0.02%	150.02
73. Other	1,686.18	0.54%	3,035,120	0.20%	1,800.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	309,772.32	100.00%	1,522,926,595	100.00%	4,916.28

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	228,368.15	1,323,460,255	228,368.15	1,323,460,255
<b>77. Dry Land</b>	0.00	0	0.00	0	43,038.49	150,937,065	43,038.49	150,937,065
<b>78. Grass</b>	0.00	0	0.00	0	34,775.68	45,208,545	34,775.68	45,208,545
<b>79. Waste</b>	0.00	0	0.00	0	1,903.82	285,610	1,903.82	285,610
<b>80. Other</b>	0.00	0	0.00	0	1,686.18	3,035,120	1,686.18	3,035,120
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>309,772.32</b>	<b>1,522,926,595</b>	<b>309,772.32</b>	<b>1,522,926,595</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	228,368.15	73.72%	1,323,460,255	86.90%	5,795.29
<b>Dry Land</b>	43,038.49	13.89%	150,937,065	9.91%	3,507.03
<b>Grass</b>	34,775.68	11.23%	45,208,545	2.97%	1,300.00
<b>Waste</b>	1,903.82	0.61%	285,610	0.02%	150.02
<b>Other</b>	1,686.18	0.54%	3,035,120	0.20%	1,800.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>309,772.32</b>	<b>100.00%</b>	<b>1,522,926,595</b>	<b>100.00%</b>	<b>4,916.28</b>

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 Awarii Dunes, Craneview	33	1,556,720	12	407,980	18	4,810,810	51	6,775,510	168,200
83.2 Axtell	17	307,945	314	7,493,095	312	47,089,445	329	54,890,485	1,218,505
83.3 Brandts	6	624,550	29	2,233,990	29	10,906,955	35	13,765,495	189,625
83.4 El Charman	0	0	29	1,042,275	29	6,117,315	29	7,159,590	4,490
83.5 Mcconnells	3	126,520	37	1,581,215	37	6,976,645	40	8,684,380	0
83.6 Minden	78	1,662,335	1,156	24,772,520	1,191	155,354,445	1,269	181,789,300	760,150
83.7 Rural 1	567	5,943,515	542	14,050,245	625	144,108,205	1,192	164,101,965	2,165,925
83.8 Sandy Lane	1	63,875	5	315,690	5	1,450,595	6	1,830,160	0
83.9 Small Communities	24	47,480	66	168,960	66	2,845,320	90	3,061,760	31,105
83.10 South Kearney	2	126,205	9	465,775	9	1,466,140	11	2,058,120	23,450
83.11 Summer Haven	5	485,290	63	4,460,430	64	17,236,610	69	22,182,330	29,635
83.12 Wilcox	40	272,335	148	1,202,370	152	12,801,390	192	14,276,095	71,775
84 Residential Total	776	11,216,770	2,410	58,194,545	2,537	411,163,875	3,313	480,575,190	4,662,860

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Axtell	5	96,560	1	15,650	1	17,885	6	130,095	0
85.2	Minden	3	109,720	13	248,835	12	2,286,175	15	2,644,730	0
85.3	Minden Commercial	27	346,545	148	3,873,980	156	68,493,065	183	72,713,590	107,360
85.4	Other Commercial	44	1,511,315	129	2,444,520	134	39,064,060	178	43,019,895	0
85.5	Rural 1	0	0	2	50,875	2	64,130	2	115,005	68,785
85.6	Wilcox	0	0	1	3,790	1	64,780	1	68,570	0
86	Commercial Total	79	2,064,140	294	6,637,650	306	109,990,095	385	118,691,885	176,145

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	7,832.89	22.55%	10,182,810	22.55%	1,300.01
88. 1G	1,774.09	5.11%	2,306,315	5.11%	1,300.00
89. 2G1	4,049.49	11.66%	5,264,450	11.66%	1,300.03
90. 2G	1,363.65	3.93%	1,772,745	3.93%	1,300.00
91. 3G1	17,029.15	49.03%	22,137,905	49.03%	1,300.00
92. 3G	1,096.63	3.16%	1,425,595	3.16%	1,299.98
93. 4G1	1,521.34	4.38%	1,977,750	4.38%	1,300.01
94. 4G	62.24	0.18%	80,915	0.18%	1,300.05
95. Total	34,729.48	100.00%	45,148,485	100.00%	1,300.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.64	1.39%	830	1.38%	1,296.88
100. 3C1	10.25	22.19%	13,325	22.19%	1,300.00
101. 3C	15.18	32.86%	19,735	32.86%	1,300.07
102. 4C1	19.84	42.94%	25,795	42.95%	1,300.15
103. 4C	0.29	0.63%	375	0.62%	1,293.10
104. Total	46.20	100.00%	60,060	100.00%	1,300.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	34,729.48	99.87%	45,148,485	99.87%	1,300.00
CRP Total	46.20	0.13%	60,060	0.13%	1,300.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	34,775.68	100.00%	45,208,545	100.00%	1,300.00

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

50 Kearney

	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	431,820,730	480,575,190	48,754,460	11.29%	5,564,440	10.00%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	55,833,375	57,481,190	1,647,815	2.95%	1,185,560	0.83%
<b>04. Total Residential (sum lines 1-3)</b>	<b>487,654,105</b>	<b>538,056,380</b>	<b>50,402,275</b>	<b>10.34%</b>	<b>6,750,000</b>	<b>8.95%</b>
05. Commercial	100,531,300	118,691,885	18,160,585	18.06%	176,145	17.89%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>100,531,300</b>	<b>118,691,885</b>	<b>18,160,585</b>	<b>18.06%</b>	<b>176,145</b>	<b>17.89%</b>
08. Ag-Farmsite Land, Outbuildings	35,442,905	37,224,910	1,782,005	5.03%	2,016,685	-0.66%
09. Minerals	102,710	85,960	-16,750	-16.31	0	-16.31%
10. Non Ag Use Land	374,285	374,285	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>35,919,900</b>	<b>37,685,155</b>	<b>1,765,255</b>	<b>4.91%</b>	<b>2,016,685</b>	<b>-0.70%</b>
12. Irrigated	1,173,050,025	1,323,460,255	150,410,230	12.82%		
13. Dryland	119,601,660	150,937,065	31,335,405	26.20%		
14. Grassland	45,240,735	45,208,545	-32,190	-0.07%		
15. Wasteland	285,610	285,610	0	0.00%		
16. Other Agland	3,035,120	3,035,120	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>1,341,213,150</b>	<b>1,522,926,595</b>	<b>181,713,445</b>	<b>13.55%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,965,318,455</b>	<b>2,217,360,015</b>	<b>252,041,560</b>	<b>12.82%</b>	<b>8,942,830</b>	<b>12.37%</b>

## 2024 Assessment Survey for Kearney County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None.
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$249,525
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$75,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$75,000
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$34,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$800
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$20,000

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC v2
2.	<b>CAMA software:</b>
	MIPS PC v2
3.	<b>Personal Property software:</b>
	MIPS PC v2
4.	<b>Are cadastral maps currently being used?</b>
	Yes.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor.
6.	<b>Does the county have GIS software?</b>
	Yes.
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="https://kearney.gworks.com">https://kearney.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	Assessor.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GWorks imagery
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes.
2.	<b>If so, is the zoning countywide?</b>
	Yes.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county.
<b>4.</b>	<b>When was zoning implemented?</b>
	2001

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Central Plains Valuation
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	Pritchard and Abbott

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Yes.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	County requires that the appraiser be a registered appraiser.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Assessor and appraisal service come up with values

## 2024 Residential Assessment Survey for Kearney County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Appraisal Firm																				
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																				
	<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>Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Wilcox (2013 population-354). A small community with a school system but few other amenities.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Awarii Dunes, Craneview. Golf course subdivisions.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Rural. All rural residential properties not in an identified subdivision.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.	2	Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.	3	Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.	4	Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities	5	Wilcox (2013 population-354). A small community with a school system but few other amenities.	6	Awarii Dunes, Craneview. Golf course subdivisions.	7	Rural. All rural residential properties not in an identified subdivision.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	Only the cost approach is used to determined market value of residential properties.																				
<b>4.</b>	<b>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?</b>																				
	Depreciation tables are developed using local market information.																				
<b>5.</b>	<b>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.</b>																				

	Yes.																																																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																																																		
	The sales comparison approach is used. Lots are analyzed by the square foot.																																																		
<b>7.</b>	<b>How are rural residential site values developed?</b>																																																		
	Based on sale.																																																		
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																																		
	No																																																		
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																		
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AG OB	2019	2019		2019																																															
AG DW	2019	2019	2019	2019																																															
	Kearney County conducts land and depreciation studies yearly. The dates in the above table represent the date that the tables were last changed.																																																		

## 2024 Commercial Assessment Survey for Kearney County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	All three approaches are used to determine commercial property values: the sales comparison, cost, and income approaches.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The appraiser is responsible for establishing the values of unique properties and will use sales data from outside the county, if necessary.																		
<b>4.</b>	<b>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?</b>																		
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<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
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<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2019	2014	2020	2	2020	2019	2014	2020
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1	2020	2019	2014	2020															
2	2020	2019	2014	2020															
	N/A																		

## 2024 Agricultural Assessment Survey for Kearney County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Appraiser collects data regarding agricultural improvements. The assessor and deputy will do the data collection for unimproved agricultural land.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<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>Kearney has one market area. No geographic or economic differences have been determined.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Kearney has one market area. No geographic or economic differences have been determined.	2020
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01	Kearney has one market area. No geographic or economic differences have been determined.	2020						
	N/A							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Sales are reviewed and inspected for current use before a determination is made.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	One feedlot and it is valued as Ag. Appraiser uses sales across the state as Kearney County has no recent sales.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	WRP land is currently valued at \$1,200 an acre based on sales of WRP within the county.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	Irrigated Grass							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	None.							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	Study sales for a separate market involving non-agricultural influences							

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

# Plan of Assessment for Kearney County

Assessment Years 2024, 2025 and 2026

## Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by the 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.

## Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The Assessor requested and received an office budget of \$174,525. She also requested and received an appraisal maintenance budget of \$75,000.

The GIS system is continually updated for land use changes. Property record cards are continually updated for name changes, sales information, valuations changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by gWorks.

The Assessor's website can be found at [kearney.gworks.com](http://kearney.gworks.com). All property record information, including maps, is available to the public at no charge.

### Current Assessment Procedures for Real Property

Real Estate transfer statements are handled monthly. Ownership changes are made in the administrative package the first of each month and our website updates nightly. All agricultural sales are verified by a sales verification form sent to the grantor and grantee and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are submitted periodically throughout the year and the properties inspected before March of the following year. All pick-up work is scheduled to be completed by March 1 of each year.

We started getting reviews on a 6-year cycle 2019. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios, then these studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual of residential property is as follows: Rural Res – 2019; Cities/Villages - 2019. Commercial properties are costed from 2019. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered in to the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance of if all guidelines are met.

Notice of Valuation Change postcards are mailed to property owners whose values changed. They are mailed on or before June 1.

Level of Value for assessment year 2023:

<u>Property Class</u>	<u>Median</u>
Residential	95%
Commercial	93%
Agricultural Land	71%

Assessment Actions Planned for Assessment Year 2024:

Residential:

A review of Brandt's Lakewood, Summer Haven Lake, El Charman and McConnell's Subdivision will be done. Properties are be reviewed, measured and new photos taken. Pricing will be updated. All residential sales will be reviewed and plotted. Depreciation tables will be adjusted according to the actions of the market. We will also be looking at lot values in these areas. All residential pick-up work and building permits will be reviewed and completed by March 1, 2024.

Commercial:

Analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1,2024.

Agricultural:

All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and staff. A market analysis will be conducted for 2024 and values assessed according to the rules set out by the Property Tax Administrator. All pick-up work will be reviewed and completed by March 1, 2024.

Assessment Actions planned for 2025:

Residential:

The market will continue to be monitored. The flyover of the County by gWorks will be complete and rural properties updated. Residential pick-up work and building permits will be reviewed and completed by March 1, 2025.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2025.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2025.

Assessment Actions Planned for Assessment Year 2026:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2026.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2026.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes. Land use will continue to be updated as information becomes available. All pick-up work will reviewed and completed by March 1, 2026.

Other functions Performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made monthly as transfers are given to the Assessor's Office from the Register of Deeds. "Green Sheets" are sent electronically to the Department of Revenue. Splits and subdivision changes are made as they become available. All information is updated in the GIS system and the computer administration system as they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - Abstracts
  - Assessor Survey
  - Sales information to PAD, rosters and annual assessed value update
  - Certification of Value to political subdivisions
  - School District Taxable Value Report
  - Homestead Exemption Tax Loss Report
  - Personal Property Tax Loss Report
  - Certificate of Taxes Levied Report
  - Report of all exempt property and taxable government owned property
  - Annual Plan of Assessment
3. Personal Property: Administer annual filing of approximately 1000 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notice of intent to tax.
6. Homestead Exemptions: Administer 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 record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing purposes.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed property.
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 and attend taxpayer appeal hearings before TERC – defend valuation.
14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.

15. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four-year period to maintain it.

Respectfully submitted,

Jennifer Pittner

Kearney County Assessor