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DEPARTMENT OF REVENUE

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

PERKINS 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 Perkins 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 Perkins 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: Peggy Burton, Perkins County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

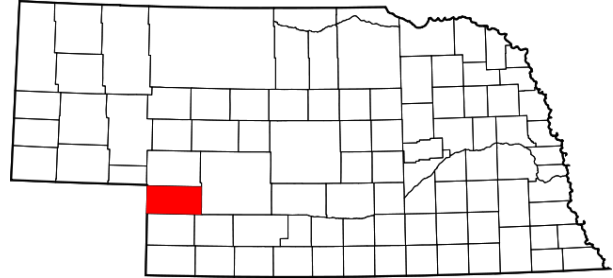
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

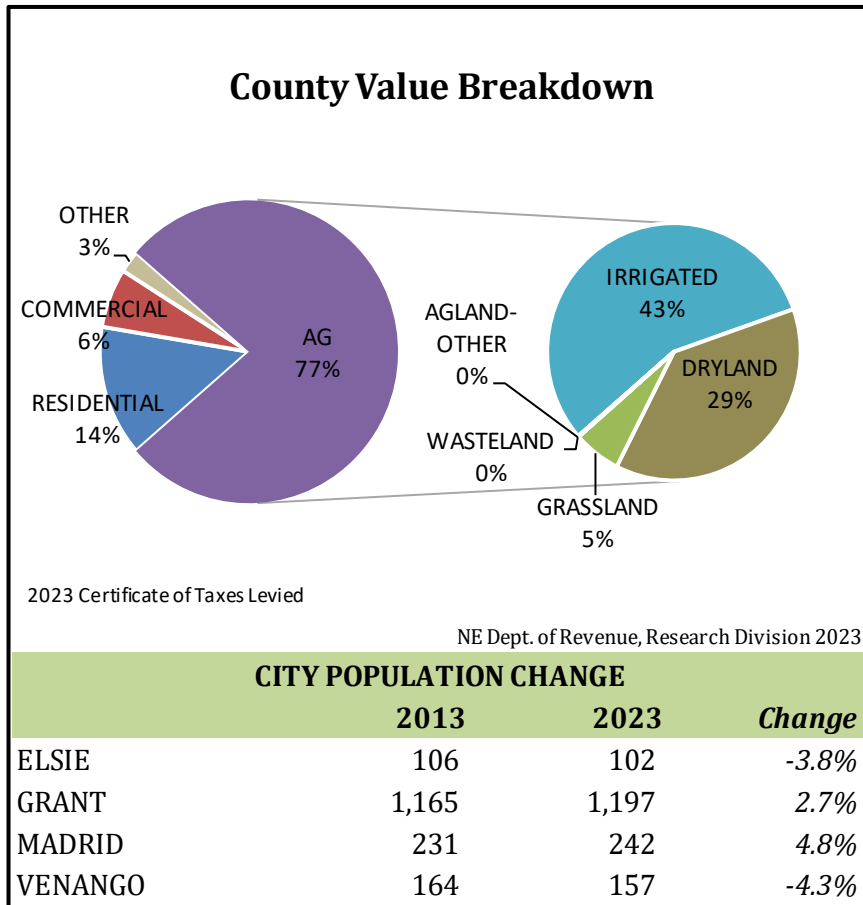
**Further information may be found in Exhibit 94*

County Overview

With a total area of 883 square miles, Perkins County has 2,829 residents, per the Census Bureau Quick Facts for 2024, a 1% population decline from the 2023 U.S. Census. Reports indicate that 78% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$133,440 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Perkins County are located in and around the county seat of Grant. According to the latest information available from the U.S. Census Bureau, there are 125 employer establishments with total employment of 934, a 4% increase in employment since 2019.



Agricultural land is the largest contributor to the county's valuation base by a large margin. Dryland makes up the majority of the land in the county. Perkins County is included in the Upper Republican Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Perkins County ranks third in corn for grain, and fifth in both winter wheat for grain and all wheat for grain (USDA AgCensus).

The large grain handling facilities and ethanol plant also contribute to the local agricultural economy.

2024 Residential Correlation for Perkins County

Assessment Actions

The county assessor conducted physical inspection and photographed houses and structures in Madrid, Elsie and Grafton in 2023 for this assessment year and applied economic depreciation as follows: 32% for Madrid and Grafton and 25% for Elsie. Residential properties in Venango and Brandon were revalued this year.

Rural residential houses were increased in value by 24% through a costing update. Rural residential home sites values were changed to \$30,000 for the first acre, \$3,500 for acres 2-10 and \$1,000 for any acres over 10.

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 Perkins County sales verification and qualification process involves sending sales questionnaires to both buyers and sellers across all property classes. The county assessor stated that the rate of return is quite good, and any additional questions result in follow-up telephone calls. Sale usability for the residential property class is above that of the statewide average, which can result in a number of extreme outliers.

The last lot/site studies were conducted in the villages of Venango, Brandon and Madrid for the current assessment year. Grant and rural residential were completed in 2020. The villages of Elsie and Grafton have not had lot studies completed since 2016. Further review of the land to building ratios would support that lots in Elsie have market values, but Grafton is low, there are very few parcels in Grafton. A cost index of 2022 is used for Grant and the rural residential properties. The smaller villages show a cost index of 2015, which is reviewed at the time of revaluation to determine if a costing update is necessary. Depreciation schedules are dated 2018, except for Grant, that has a depreciation of 2021.

Perkins County residential properties are delineated into four valuation groups. Valuation Group 1 consists of the town of Grant, which is the county seat and Kenton Heights, an adjoining subdivision on the golf course. The three villages of Madrid, Elsie and Grafton comprise Valuation Group 2. Valuation Group 4 includes the villages of Venango and Brandon. Rural residential property is Valuation Group 8 and is defined as acreages outside of the incorporated villages.

The county is in compliance with the required six-year review and inspection cycle, with all residential properties inspected between 2018 and 2023.

2024 Residential Correlation for Perkins County

The county assessor has a valuation methodology.

Description of Analysis

The Perkins County Assessor has defined four residential valuation groups to categorize the residential property class.

Valuation Group	Description
1	Grant, Kenton Heights
2	Madrid, Elsie, Grinton
4	Venango, Brandon
8	Rural Residential

The median and mean are within the acceptable range for the overall residential class. The COD and PRD are both high. Removing outlier sales does not significantly improve the qualitative statistics. A review of the sales price stratum indicates a regressive pattern of assessment. The assessor should conduct market analysis and review costing and depreciation.

The median and mean is in range for each valuation group with enough sales for measurement.

Comparison of the change in the statistics and the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicates all residential properties changed similarly, which validates the assessment actions to address the residential property class.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessments in Perkins County are uniform across the residential class. Although not all valuation groups have enough sales for statistical measurement, because all property is review and appraised the same, the quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	51	92.78	94.84	88.27	21.56	107.44
2	16	98.29	99.65	78.83	27.63	126.41
4	9	92.94	98.29	86.00	23.41	114.29
8	14	93.95	93.12	89.27	12.89	104.31
____ALL____	90	92.96	95.78	87.50	21.85	109.46

2024 Residential Correlation for Perkins County

Level of Value

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

2024 Commercial Correlation for Perkins County

Assessment Actions

The contracted appraiser physically inspected and revalued commercial properties for this assessment year.

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 Perkins County sales verification and qualification process is the same as that for the residential property class. Sale usability for the commercial class is above the statewide average and would contribute to extreme outliers that exist in the statistical profile. Examination of non-qualified sales revealed that supporting documentation was provided by the county assessor and there appears to be no bias in the qualification process.

Due to the limited commercial market, Perkins County utilizes one valuation group. With the completion of the commercial review for the current assessment year, the county is in compliance with the required six-year review and inspections cycle. Both the cost index and depreciation tables are dated 2021. Lot values were last updated in 2020.

Description of Analysis

With a small sample of sales, the median falls within range, the weighted slightly exceeds the range, and the mean is notably high. The COD and are PRD are both high. The mean and the qualitative statistics are impacted by one low dollar sale; the mean is lowered by over 12 percentage points and both qualitative statistics would move into range with the removal of that one sale.

The small sample shows a wide range in valuation change by parcel, resulting in 11 out of 16 sales in the sample exhibiting base ratios between 95-100%. The average sample valuation change does not correlate closely to the overall abstract change. With so few sales one cannot rely upon the sample to be a statistical test of appraisal uniformity. Further, a review of all commercial property changes in the county indicates a large change to the commercial base that occurred in the 2023 Abstract compared to the CTL that was largely attributed to growth. Therefore, there is no sales bias in the sample, nor in the overall commercial valuation changes.

Review of the History Chart 2-Real Property & Growth Valuations indicates the almost 6% decrease to commercial value due to the reported growth of almost \$12 million in 2023.

2024 Commercial Correlation for Perkins County

Equalization and Quality of Assessment

The review of the assessment practices supports that commercial property assessment in Perkins County complies with generally accepted mass appraisal techniques and is uniformly assessed.

Level of Value

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

2024 Agricultural Correlation for Perkins County

Assessment Actions

Following market analysis, the county assessor increased the values for irrigated land by 24% and for dryland by 8%.

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.

Agricultural sale usability is comparable to the statewide average. A review of the non-qualified agricultural sales indicates no bias. Therefore, all truly arm's-length agricultural sales were available for measurement purposes.

Land use was reviewed using aerial imagery in 2018. Agricultural dwellings and outbuildings were last reviewed in 2021. The cost index for dwellings is dated 2022 and for outbuildings 2019. Depreciation schedules for both is dated 2018. Farm home sites are valued the same as rural residential home sites.

Intensive use in Perkins County has been identified and valued by the contracted appraisal service during the scheduled commercial review. A review of the data indicates that Perkins County has identified approximately 22% of acres enrolled in CRP. The county assessor watches for land changes with the aid of FSA maps, and certified acres from the NRD, to identify CRP acres within the county. In September 2023 the assessor sent letters to all landowners whose CRP contracts had expired, requesting a copy of renewal contracts and a copy of the map showing the location of their CRP acres.

When sales of land enrolled in the Wetland Reserve Program occur, they reflect a value similar to timbered grassland. Since no sales have occurred in some time, the WRP is moved at a pace similar to grassland.

Description of Analysis

The median and weighted mean for the agricultural land class fall within the acceptable range while the mean is slightly elevated. The COD is within the IAAO recommended range for rural areas.

Review of the sales when stratified by 80% Majority Land Use (MLU) reveals that all three land classes are within the acceptable range.

The 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflect that the changes made to the sample were also applied to the population.

2024 Agricultural Correlation for Perkins County

Equalization and Quality of Assessment

Agricultural land values are equalized to represent market value. The quality of assessment of agricultural land in Perkins County complies with generally accepted mass appraisal techniques. Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	32	70.83	81.07	77.35	25.71	104.81
1	32	70.83	81.07	77.35	25.71	104.81
<u>Dry</u>						
County	57	72.07	74.71	70.30	23.34	106.27
1	57	72.07	74.71	70.30	23.34	106.27
<u>Grass</u>						
County	12	70.46	67.95	70.04	09.64	97.02
1	12	70.46	67.95	70.04	09.64	97.02
<u>ALL</u>						
	117	71.06	75.79	74.95	22.99	101.12

Level of Value

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

2024 Opinions of the Property Tax Administrator for Perkins County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Perkins County

Residential Real Property - Current

Number of Sales	90	Median	92.96
Total Sales Price	\$13,950,395	Mean	95.78
Total Adj. Sales Price	\$13,950,395	Wgt. Mean	87.50
Total Assessed Value	\$12,206,829	Average Assessed Value of the Base	\$112,613
Avg. Adj. Sales Price	\$155,004	Avg. Assessed Value	\$135,631

Confidence Interval - Current

95% Median C.I	84.63 to 98.78
95% Wgt. Mean C.I	83.87 to 91.14
95% Mean C.I	90.22 to 101.34
% of Value of the Class of all Real Property Value in the County	9.53
% of Records Sold in the Study Period	7.15
% of Value Sold in the Study Period	8.62

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	93	97	97.15
2022	86	96	95.62
2021	69	95	95.02
2020	86	93	92.75

2024 Commission Summary for Perkins County

Commercial Real Property - Current

Number of Sales	16	Median	98.85
Total Sales Price	\$1,255,805	Mean	115.74
Total Adj. Sales Price	\$1,255,805	Wgt. Mean	100.61
Total Assessed Value	\$1,263,424	Average Assessed Value of the Base	\$318,327
Avg. Adj. Sales Price	\$78,488	Avg. Assessed Value	\$78,964

Confidence Interval - Current

95% Median C.I	95.71 to 100.00
95% Wgt. Mean C.I	92.84 to 108.38
95% Mean C.I	80.39 to 151.09
% of Value of the Class of all Real Property Value in the County	5.74
% of Records Sold in the Study Period	5.97
% of Value Sold in the Study Period	1.48

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	15	100	100.32
2022	9	100	100.32
2021	13	100	100.62
2020	9	100	99.81

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RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 90
 Total Sales Price : 13,950,395
 Total Adj. Sales Price : 13,950,395
 Total Assessed Value : 12,206,829
 Avg. Adj. Sales Price : 155,004
 Avg. Assessed Value : 135,631

MEDIAN : 93
 WGT. MEAN : 88
 MEAN : 96
 COD : 21.85
 PRD : 109.46

COV : 28.12
 STD : 26.93
 Avg. Abs. Dev : 20.31
 MAX Sales Ratio : 192.69
 MIN Sales Ratio : 51.45

95% Median C.I. : 84.63 to 98.78
 95% Wgt. Mean C.I. : 83.87 to 91.14
 95% Mean C.I. : 90.22 to 101.34

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	11	107.78	113.72	102.36	17.03	111.10	92.98	159.98	93.84 to 143.40	148,955	152,467
01-JAN-22 To 31-MAR-22	9	99.39	100.25	89.59	18.14	111.90	73.04	133.55	79.20 to 132.66	126,944	113,727
01-APR-22 To 30-JUN-22	12	95.70	98.08	89.83	17.78	109.18	62.24	150.49	79.19 to 99.65	160,917	144,551
01-JUL-22 To 30-SEP-22	13	96.92	94.73	89.60	16.02	105.73	51.45	141.73	79.50 to 106.87	156,453	140,180
01-OCT-22 To 31-DEC-22	14	76.63	85.65	78.35	26.00	109.32	51.87	192.69	64.76 to 102.15	187,857	147,191
01-JAN-23 To 31-MAR-23	7	84.44	83.67	82.63	10.95	101.26	54.01	104.26	54.01 to 104.26	179,429	148,254
01-APR-23 To 30-JUN-23	11	79.86	92.78	87.81	29.25	105.66	52.49	139.80	63.14 to 127.29	141,636	124,369
01-JUL-23 To 30-SEP-23	13	86.24	96.37	84.22	27.38	114.43	56.44	155.79	71.20 to 122.03	135,423	114,053
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	45	98.46	101.37	92.76	17.65	109.28	51.45	159.98	92.94 to 101.85	149,909	139,058
01-OCT-22 To 30-SEP-23	45	82.39	90.18	82.58	25.08	109.20	51.87	192.69	76.18 to 94.46	160,100	132,204
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	48	90.36	93.95	85.83	21.30	109.46	51.45	192.69	81.29 to 99.39	161,196	138,358
<u>ALL</u>	90	92.96	95.78	87.50	21.85	109.46	51.45	192.69	84.63 to 98.78	155,004	135,631

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	51	92.78	94.84	88.27	21.56	107.44	51.87	192.69	81.55 to 98.78	159,118	140,454
2	16	98.29	99.65	78.83	27.63	126.41	51.45	150.49	72.16 to 132.66	85,900	67,711
4	9	92.94	98.29	86.00	23.41	114.29	54.01	159.98	77.53 to 133.55	75,444	64,885
8	14	93.95	93.12	89.27	12.89	104.31	66.32	118.87	79.86 to 106.77	270,143	241,167
<u>ALL</u>	90	92.96	95.78	87.50	21.85	109.46	51.45	192.69	84.63 to 98.78	155,004	135,631

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	90	92.96	95.78	87.50	21.85	109.46	51.45	192.69	84.63 to 98.78	155,004	135,631
06											
07											
<u>ALL</u>	90	92.96	95.78	87.50	21.85	109.46	51.45	192.69	84.63 to 98.78	155,004	135,631

68 Perkins
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 : 90
 Total Sales Price : 13,950,395
 Total Adj. Sales Price : 13,950,395
 Total Assessed Value : 12,206,829
 Avg. Adj. Sales Price : 155,004
 Avg. Assessed Value : 135,631

MEDIAN : 93
 WGT. MEAN : 88
 MEAN : 96
 COD : 21.85
 PRD : 109.46

COV : 28.12
 STD : 26.93
 Avg. Abs. Dev : 20.31
 MAX Sales Ratio : 192.69
 MIN Sales Ratio : 51.45

95% Median C.I. : 84.63 to 98.78
 95% Wgt. Mean C.I. : 83.87 to 91.14
 95% Mean C.I. : 90.22 to 101.34

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	2	116.16	116.16	115.28	14.21	100.76	99.65	132.66	N/A	9,500	10,952
Less Than 30,000	7	122.03	129.88	129.85	19.27	100.02	99.65	192.69	99.65 to 192.69	14,500	18,828
Ranges Excl. Low \$											
Greater Than 4,999	90	92.96	95.78	87.50	21.85	109.46	51.45	192.69	84.63 to 98.78	155,004	135,631
Greater Than 14,999	88	92.86	95.31	87.46	21.80	108.98	51.45	192.69	84.44 to 98.46	158,311	138,465
Greater Than 29,999	83	89.82	92.90	87.19	20.95	106.55	51.45	159.98	84.01 to 94.96	166,854	145,482
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	116.16	116.16	115.28	14.21	100.76	99.65	132.66	N/A	9,500	10,952
15,000 TO 29,999	5	122.03	135.37	133.20	21.56	101.63	101.78	192.69	N/A	16,500	21,978
30,000 TO 59,999	11	140.33	130.71	129.24	12.44	101.14	84.01	159.98	96.92 to 155.79	46,763	60,437
60,000 TO 99,999	11	92.94	97.68	97.33	23.64	100.36	52.49	131.80	63.14 to 127.29	74,909	72,908
100,000 TO 149,999	21	86.50	86.03	85.31	18.32	100.84	51.87	113.05	71.44 to 103.53	122,500	104,507
150,000 TO 249,999	23	81.55	83.67	82.75	17.41	101.11	51.45	118.87	74.92 to 99.37	193,304	159,968
250,000 TO 499,999	17	85.97	86.32	86.20	09.63	100.14	66.32	101.85	79.19 to 94.46	323,059	278,490
500,000 TO 999,999											
1,000,000 +											
ALL	90	92.96	95.78	87.50	21.85	109.46	51.45	192.69	84.63 to 98.78	155,004	135,631

68 Perkins
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 : 16
Total Sales Price : 1,255,805
Total Adj. Sales Price : 1,255,805
Total Assessed Value : 1,263,424
Avg. Adj. Sales Price : 78,488
Avg. Assessed Value : 78,964

MEDIAN : 99
WGT. MEAN : 101
MEAN : 116
COD : 29.44
PRD : 115.04

COV : 57.33
STD : 66.35
Avg. Abs. Dev : 29.10
MAX Sales Ratio : 306.50
MIN Sales Ratio : 29.28

95% Median C.I. : 95.71 to 100.00
95% Wgt. Mean C.I. : 92.84 to 108.38
95% Mean C.I. : 80.39 to 151.09

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	1	95.71	95.71	95.71	00.00	100.00	95.71	95.71	N/A	35,000	33,499
01-JAN-21 To 31-MAR-21	2	103.32	103.32	101.20	03.86	102.09	99.33	107.31	N/A	97,903	99,077
01-APR-21 To 30-JUN-21	1	95.93	95.93	95.93	00.00	100.00	95.93	95.93	N/A	61,500	59,000
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	2	96.41	96.41	96.50	00.73	99.91	95.71	97.11	N/A	40,000	38,600
01-JAN-22 To 31-MAR-22	3	100.00	168.42	105.29	69.25	159.96	98.75	306.50	N/A	55,667	58,609
01-APR-22 To 30-JUN-22	1	248.00	248.00	248.00	00.00	100.00	248.00	248.00	N/A	25,000	61,999
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	98.94	98.94	98.94	00.00	100.00	98.94	98.94	N/A	94,000	93,000
01-JAN-23 To 31-MAR-23	1	99.42	99.42	99.42	00.00	100.00	99.42	99.42	N/A	300,000	298,274
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	4	90.29	77.27	89.57	24.00	86.27	29.28	99.20	N/A	74,375	66,618
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	4	97.63	99.57	99.43	03.84	100.14	95.71	107.31	N/A	73,076	72,663
01-OCT-21 To 30-SEP-22	6	99.38	157.68	115.82	60.87	136.14	95.71	306.50	95.71 to 306.50	45,333	52,504
01-OCT-22 To 30-SEP-23	6	98.80	84.57	95.12	14.80	88.91	29.28	99.42	29.28 to 99.42	115,250	109,624
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	5	97.11	99.08	99.13	03.09	99.95	95.71	107.31	N/A	67,461	66,871
01-JAN-22 To 31-DEC-22	5	100.00	170.44	115.67	71.36	147.35	98.75	306.50	N/A	57,200	66,165
<u>ALL</u>	16	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	16	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964
<u>ALL</u>	16	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964

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	16	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964
04											
<u>ALL</u>	16	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964

68 Perkins
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 : 16
 Total Sales Price : 1,255,805
 Total Adj. Sales Price : 1,255,805
 Total Assessed Value : 1,263,424
 Avg. Adj. Sales Price : 78,488
 Avg. Assessed Value : 78,964

MEDIAN : 99
 WGT. MEAN : 101
 MEAN : 116
 COD : 29.44
 PRD : 115.04

COV : 57.33
 STD : 66.35
 Avg. Abs. Dev : 29.10
 MAX Sales Ratio : 306.50
 MIN Sales Ratio : 29.28

95% Median C.I. : 95.71 to 100.00
 95% Wgt. Mean C.I. : 92.84 to 108.38
 95% Mean C.I. : 80.39 to 151.09

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	306.50	306.50	306.50	00.00	100.00	306.50	306.50	N/A	5,000	15,325
Less Than 30,000	3	248.00	194.59	153.90	37.26	126.44	29.28	306.50	N/A	18,333	28,215
Ranges Excl. Low \$											
Greater Than 4,999	16	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964
Greater Than 14,999	15	98.75	103.02	99.78	17.41	103.25	29.28	248.00	95.71 to 99.42	83,387	83,207
Greater Than 29,999	13	98.75	97.54	98.17	03.05	99.36	81.92	107.31	95.71 to 99.42	92,370	90,675
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	306.50	306.50	306.50	00.00	100.00	306.50	306.50	N/A	5,000	15,325
15,000 TO 29,999	2	138.64	138.64	138.64	78.88	100.00	29.28	248.00	N/A	25,000	34,660
30,000 TO 59,999	5	97.11	99.17	99.53	03.27	99.64	95.71	107.31	N/A	40,561	40,371
60,000 TO 99,999	4	97.44	94.00	94.66	05.20	99.30	81.92	99.20	N/A	69,500	65,789
100,000 TO 149,999	1	98.75	98.75	98.75	00.00	100.00	98.75	98.75	N/A	120,000	118,501
150,000 TO 249,999	2	99.00	99.00	99.00	00.34	100.00	98.66	99.33	N/A	150,000	148,499
250,000 TO 499,999	1	99.42	99.42	99.42	00.00	100.00	99.42	99.42	N/A	300,000	298,274
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	16	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964

68 Perkins
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

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Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 PRD : 115.04

COV : 57.33
 STD : 66.35
 Avg. Abs. Dev : 29.10
 MAX Sales Ratio : 306.50
 MIN Sales Ratio : 29.28

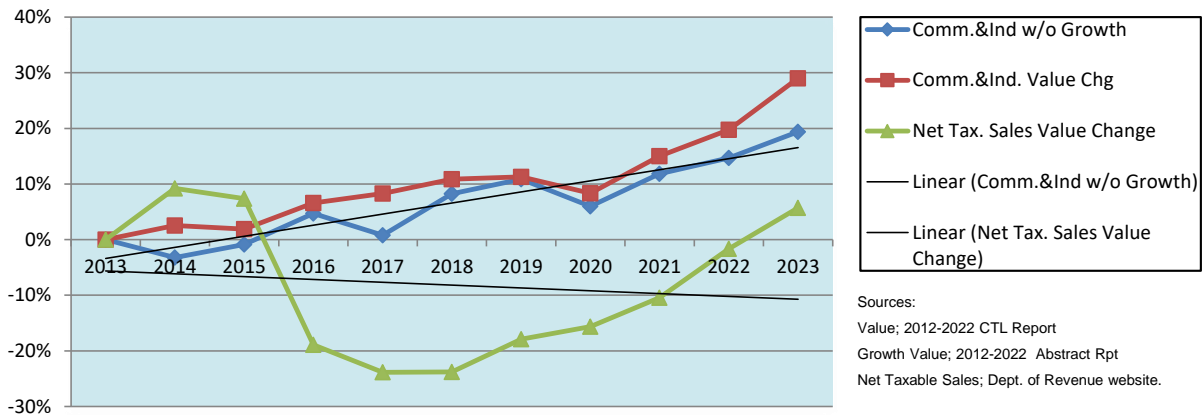
95% Median C.I. : 95.71 to 100.00
 95% Wgt. Mean C.I. : 92.84 to 108.38
 95% Mean C.I. : 80.39 to 151.09

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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
300	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	42,000	42,000
336	1	95.93	95.93	95.93	00.00	100.00	95.93	95.93	N/A	61,500	59,000
338	1	98.94	98.94	98.94	00.00	100.00	98.94	98.94	N/A	94,000	93,000
344	2	97.89	97.89	98.31	00.80	99.57	97.11	98.66	N/A	97,500	95,849
353	2	97.46	97.46	97.95	01.80	99.50	95.71	99.20	N/A	48,750	47,751
406	6	99.04	146.26	107.12	72.37	136.54	29.28	306.50	29.28 to 306.50	60,000	64,274
528	2	94.62	94.62	92.91	13.42	101.84	81.92	107.31	N/A	52,903	49,154
531	1	99.42	99.42	99.42	00.00	100.00	99.42	99.42	N/A	300,000	298,274
<u>ALL</u>	<u>16</u>	98.85	115.74	100.61	29.44	115.04	29.28	306.50	95.71 to 100.00	78,488	78,964

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	\$ 58,377,087	\$ 487,290	0.83%	\$ 57,889,797		\$ 28,867,751	
2013	\$ 59,857,988	\$ 3,362,758	5.62%	\$ 56,495,230	-3.22%	\$ 31,526,102	9.21%
2014	\$ 59,470,777	\$ 1,596,597	2.68%	\$ 57,874,180	-3.31%	\$ 30,993,425	-1.69%
2015	\$ 62,223,235	\$ 1,103,500	1.77%	\$ 61,119,735	2.77%	\$ 23,405,254	-24.48%
2016	\$ 63,205,002	\$ 4,377,685	6.93%	\$ 58,827,317	-5.46%	\$ 21,981,002	-6.09%
2017	\$ 64,709,104	\$ 1,516,967	2.34%	\$ 63,192,137	-0.02%	\$ 21,997,744	0.08%
2018	\$ 64,964,418	\$ 246,101	0.38%	\$ 64,718,317	0.01%	\$ 23,700,793	7.74%
2019	\$ 63,245,150	\$ 1,366,420	2.16%	\$ 61,878,730	-4.75%	\$ 24,350,939	2.74%
2020	\$ 67,149,123	\$ 1,876,610	2.79%	\$ 65,272,513	3.21%	\$ 25,857,033	6.18%
2021	\$ 69,909,422	\$ 2,971,130	4.25%	\$ 66,938,292	-0.31%	\$ 28,384,331	9.77%
2022	\$ 75,317,923	\$ 5,620,847	7.46%	\$ 69,697,076	-0.30%	\$ 30,510,395	7.49%
2023	\$ 84,892,289	\$ 11,858,082	13.97%	\$ 73,034,207	-3.03%	\$ 31,692,409	3.87%
Ann %chg	3.56%			Average	-1.31%	0.05%	1.35%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-3.22%	2.54%	9.21%
2014	-0.86%	1.87%	7.36%
2015	4.70%	6.59%	-18.92%
2016	0.77%	8.27%	-23.86%
2017	8.25%	10.85%	-23.80%
2018	10.86%	11.28%	-17.90%
2019	6.00%	8.34%	-15.65%
2020	11.81%	15.03%	-10.43%
2021	14.67%	19.75%	-1.67%
2022	19.39%	29.02%	5.69%
2023	25.11%	45.42%	9.78%

County Number	68
County Name	Perkins

68 Perkins
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 : 117
 Total Sales Price : 79,045,393
 Total Adj. Sales Price : 79,045,393
 Total Assessed Value : 59,242,158
 Avg. Adj. Sales Price : 675,602
 Avg. Assessed Value : 506,343

MEDIAN : 71
 WGT. MEAN : 75
 MEAN : 76
 COD : 22.99
 PRD : 101.12

COV : 29.65
 STD : 22.47
 Avg. Abs. Dev : 16.34
 MAX Sales Ratio : 158.31
 MIN Sales Ratio : 39.42

95% Median C.I. : 65.95 to 74.79
 95% Wgt. Mean C.I. : 70.11 to 79.78
 95% Mean C.I. : 71.72 to 79.86

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	5	109.74	104.05	108.81	12.69	95.63	71.06	123.36	N/A	335,980	365,589
01-JAN-21 To 31-MAR-21	6	104.50	112.26	118.51	26.77	94.73	74.06	158.31	74.06 to 158.31	860,667	1,019,963
01-APR-21 To 30-JUN-21	9	86.38	90.71	91.26	12.65	99.40	72.81	119.02	76.57 to 105.22	628,844	573,897
01-JUL-21 To 30-SEP-21	4	80.47	80.71	94.11	21.28	85.76	48.32	113.59	N/A	302,163	284,365
01-OCT-21 To 31-DEC-21	41	66.10	70.31	70.40	15.20	99.87	44.77	104.77	63.68 to 75.58	764,516	538,187
01-JAN-22 To 31-MAR-22	14	65.98	73.23	72.03	25.89	101.67	46.32	118.95	52.81 to 108.63	531,653	382,945
01-APR-22 To 30-JUN-22	7	69.69	66.64	68.08	05.65	97.88	53.36	71.25	53.36 to 71.25	816,759	556,063
01-JUL-22 To 30-SEP-22	2	104.64	104.64	85.73	31.13	122.06	72.07	137.20	N/A	375,064	321,532
01-OCT-22 To 31-DEC-22	13	76.63	77.69	70.74	18.17	109.82	53.27	113.40	59.88 to 88.38	889,324	629,099
01-JAN-23 To 31-MAR-23	10	53.56	58.14	55.63	22.46	104.51	39.42	117.92	43.98 to 64.27	559,600	311,312
01-APR-23 To 30-JUN-23	1	51.10	51.10	51.10	00.00	100.00	51.10	51.10	N/A	409,162	209,077
01-JUL-23 To 30-SEP-23	5	62.61	61.66	60.89	05.88	101.26	56.08	69.43	N/A	502,225	305,803
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	24	94.98	97.21	103.92	20.38	93.54	48.32	158.31	82.00 to 113.42	571,339	593,761
01-OCT-21 To 30-SEP-22	64	68.88	71.62	70.63	17.15	101.40	44.77	137.20	64.86 to 72.07	707,121	499,412
01-OCT-22 To 30-SEP-23	29	62.61	67.27	64.90	23.08	103.65	39.42	117.92	56.08 to 69.73	692,328	449,293
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	60	75.19	78.26	79.51	19.87	98.43	44.77	158.31	66.10 to 81.24	722,957	574,800
01-JAN-22 To 31-DEC-22	36	70.00	75.30	70.96	20.94	106.12	46.32	137.20	65.31 to 76.63	707,550	502,084
<u>ALL</u>	117	71.06	75.79	74.95	22.99	101.12	39.42	158.31	65.95 to 74.79	675,602	506,343

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	117	71.06	75.79	74.95	22.99	101.12	39.42	158.31	65.95 to 74.79	675,602	506,343
<u>ALL</u>	117	71.06	75.79	74.95	22.99	101.12	39.42	158.31	65.95 to 74.79	675,602	506,343

68 Perkins
AGRICULTURAL LAND

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COV : 29.65
 STD : 22.47
 Avg. Abs. Dev : 16.34
 MAX Sales Ratio : 158.31
 MIN Sales Ratio : 39.42

95% Median C.I. : 65.95 to 74.79
 95% Wgt. Mean C.I. : 70.11 to 79.78
 95% Mean C.I. : 71.72 to 79.86

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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
_____Dry_____											
County	52	72.00	74.85	70.21	23.78	106.61	39.42	137.20	62.10 to 78.86	402,887	282,877
1	52	72.00	74.85	70.21	23.78	106.61	39.42	137.20	62.10 to 78.86	402,887	282,877
_____Grass_____											
County	12	70.46	67.95	70.04	09.64	97.02	48.32	82.00	57.58 to 74.11	194,761	136,417
1	12	70.46	67.95	70.04	09.64	97.02	48.32	82.00	57.58 to 74.11	194,761	136,417
_____ALL_____	117	71.06	75.79	74.95	22.99	101.12	39.42	158.31	65.95 to 74.79	675,602	506,343

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	32	70.83	81.07	77.35	25.71	104.81	50.70	158.31	65.20 to 84.46	1,233,599	954,202
1	32	70.83	81.07	77.35	25.71	104.81	50.70	158.31	65.20 to 84.46	1,233,599	954,202
_____Dry_____											
County	57	72.07	74.71	70.30	23.34	106.27	39.42	137.20	62.10 to 78.86	407,592	286,545
1	57	72.07	74.71	70.30	23.34	106.27	39.42	137.20	62.10 to 78.86	407,592	286,545
_____Grass_____											
County	12	70.46	67.95	70.04	09.64	97.02	48.32	82.00	57.58 to 74.11	194,761	136,417
1	12	70.46	67.95	70.04	09.64	97.02	48.32	82.00	57.58 to 74.11	194,761	136,417
_____ALL_____	117	71.06	75.79	74.95	22.99	101.12	39.42	158.31	65.95 to 74.79	675,602	506,343

Perkins County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	5,219	4,433	4,433	5,057	4,989	4,536	4,881	4,862	5,081
Keith	3	4,415	4,415	4,415	4,215	4,215	4,215	4,215	4,215	4,346
Lincoln	3	3,572	3,568	3,575	3,564	3,460	3,401	3,467	3,453	3,491
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	3,123
Chase	1	4,170	4,060	4,060	4,060	3,940	3,940	3,940	3,924	4,076

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	1,365	1,365	1,280	1,280	n/a	1,200	1,200	1,321
Keith	3	n/a	1,600	1,600	1,500	1,500	1,500	1,470	1,470	1,562
Lincoln	3	n/a	1,300	1,300	1,300	1,250	1,250	1,250	1,250	1,284
Hayes	1	n/a	1,145	1,030	1,030	1,000	1,000	950	950	1,105
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	1,350

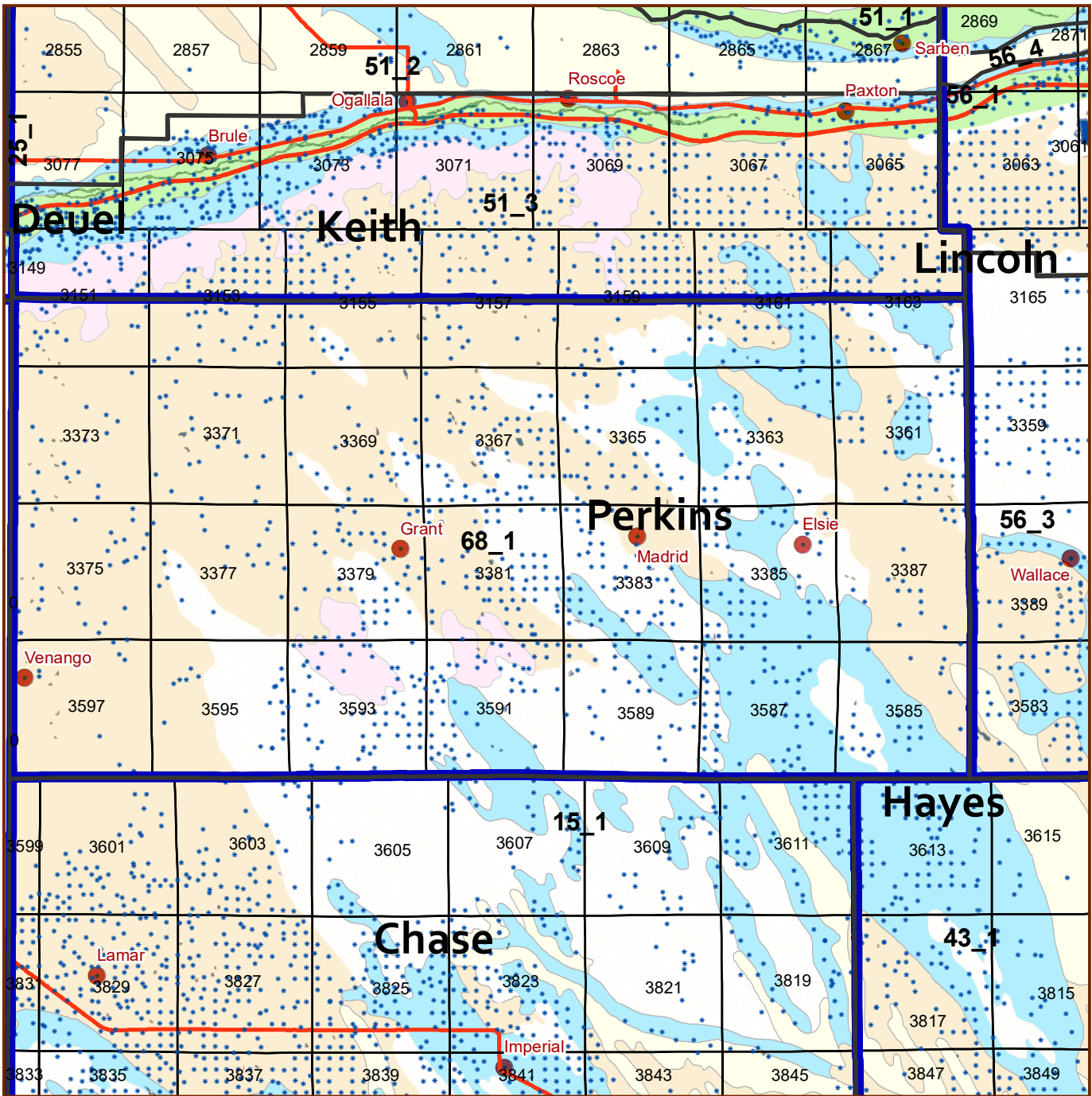
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	615	n/a	n/a	615	n/a	615	615	615	615
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Lincoln	3	723	725	725	725	725	675	675	675	680
Hayes	1	585	585	n/a	585	585	585	585	585	585
Chase	1	795	n/a	1,016	804	630	675	661	663	674

County	Mkt Area	CRP	TIMBER	WASTE
Perkins	1	618	n/a	80
Keith	3	710	n/a	335
Lincoln	3	n/a	n/a	376
Hayes	1	739	n/a	25
Chase	1	787	n/a	20

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.

PERKINS COUNTY



Legend

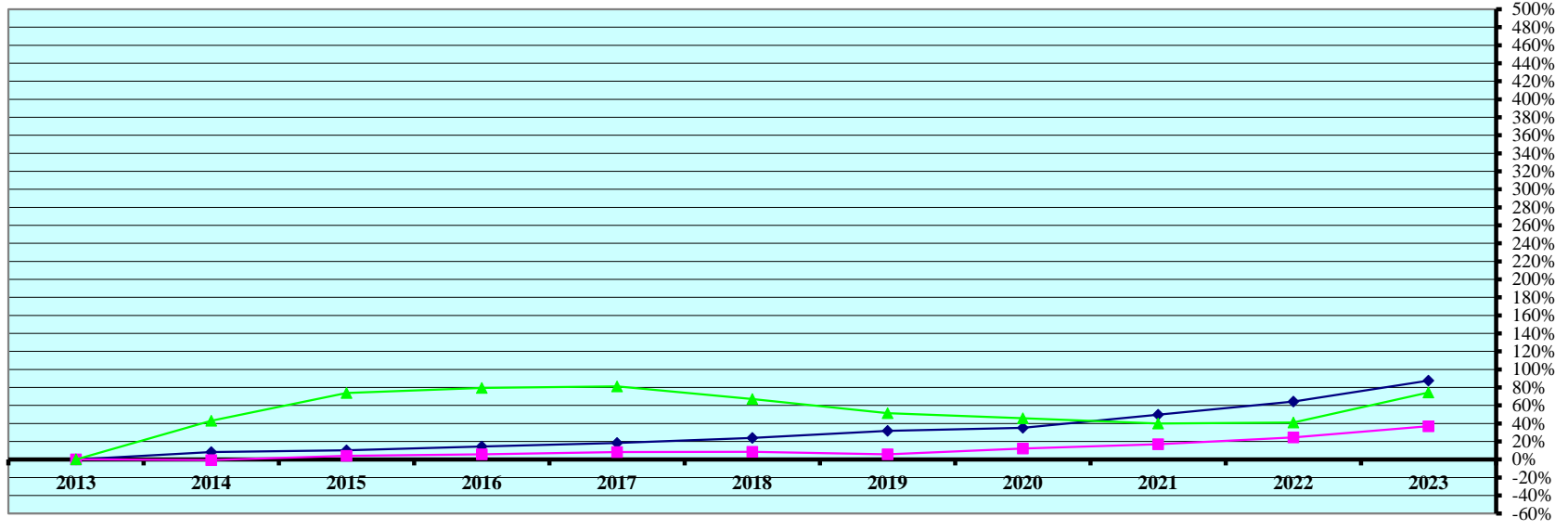
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	69,977,606	-	-	-	59,857,988	-	-	-	572,555,561	-	-	-
2014	75,702,611	5,725,005	8.18%	8.18%	59,470,777	-387,211	-0.65%	-0.65%	818,545,972	245,990,411	42.96%	42.96%
2015	77,116,076	1,413,465	1.87%	10.20%	62,223,235	2,752,458	4.63%	3.95%	995,619,365	177,073,393	21.63%	73.89%
2016	80,055,092	2,939,016	3.81%	14.40%	63,205,002	981,767	1.58%	5.59%	1,027,685,298	32,065,933	3.22%	79.49%
2017	82,773,595	2,718,503	3.40%	18.29%	64,709,104	1,504,102	2.38%	8.10%	1,037,452,668	9,767,370	0.95%	81.20%
2018	86,653,206	3,879,611	4.69%	23.83%	64,964,418	255,314	0.39%	8.53%	957,195,292	-80,257,376	-7.74%	67.18%
2019	92,143,077	5,489,871	6.34%	31.68%	63,245,150	-1,719,268	-2.65%	5.66%	866,588,966	-90,606,326	-9.47%	51.35%
2020	94,529,227	2,386,150	2.59%	35.08%	67,149,123	3,903,973	6.17%	12.18%	834,080,852	-32,508,114	-3.75%	45.68%
2021	104,744,212	10,214,985	10.81%	49.68%	69,909,422	2,760,299	4.11%	16.79%	800,964,346	-33,116,506	-3.97%	39.89%
2022	114,926,470	10,182,258	9.72%	64.23%	74,455,569	4,546,147	6.50%	24.39%	806,808,449	5,844,103	0.73%	40.91%
2023	131,255,602	16,329,132	14.21%	87.57%	81,976,701	7,521,132	10.10%	36.95%	998,986,591	192,178,142	23.82%	74.48%

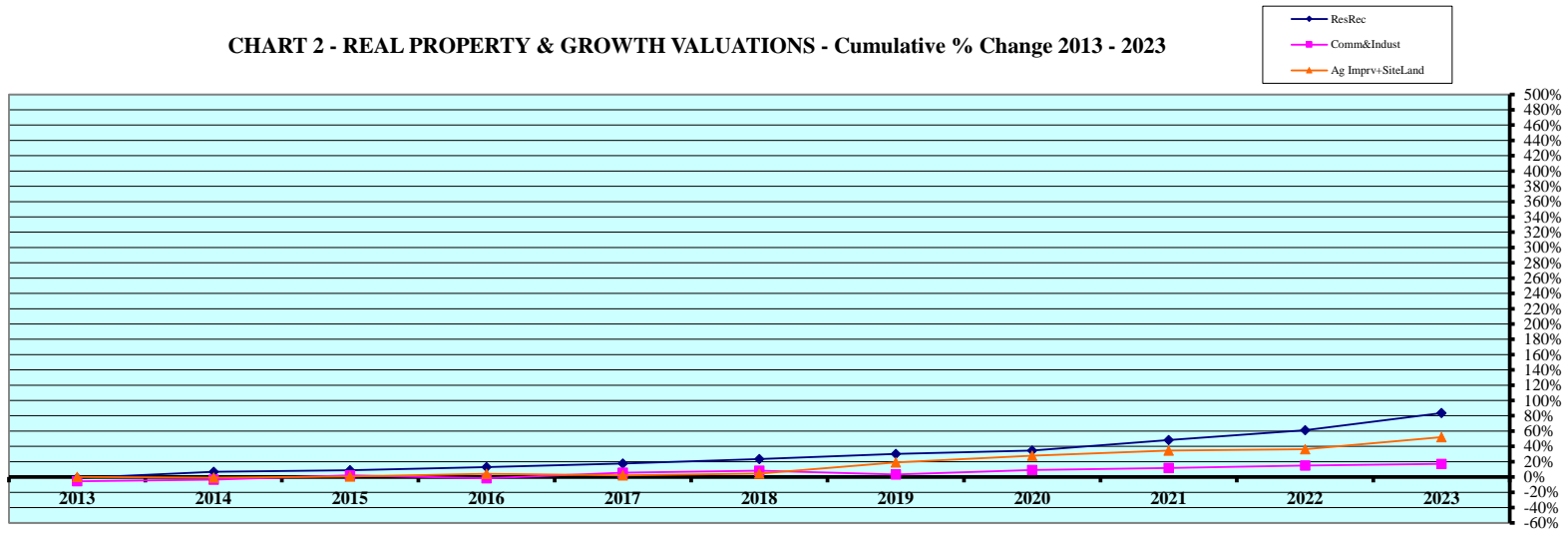
Rate Annual %chg: Residential & Recreational **6.49%** Commercial & Industrial **3.19%** Agricultural Land **5.72%**

Cnty# **68**
County **PERKINS**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2013	69,977,606	917,628	1.31%	69,059,978	-	-1.31%	59,857,988	3,362,758	5.62%	56,495,230	-	-5.62%						
2014	75,702,611	1,027,647	1.36%	74,674,964	6.71%	6.71%	59,470,777	1,596,597	2.68%	57,874,180	-3.31%	-3.31%						
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	8.77%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	2.11%						
2016	80,055,092	1,010,737	1.26%	79,044,355	2.50%	12.96%	63,205,002	4,377,685	6.93%	58,827,317	-5.46%	-1.72%						
2017	82,773,595	442,153	0.53%	82,331,442	2.84%	17.65%	64,709,104	1,516,967	2.34%	63,192,137	-0.02%	5.57%						
2018	86,653,206	368,043	0.42%	86,285,163	4.24%	23.30%	64,964,418	246,101	0.38%	64,718,317	0.01%	8.12%						
2019	92,143,077	1,122,932	1.22%	91,020,145	5.04%	30.07%	63,245,150	1,366,420	2.16%	61,878,730	-4.75%	3.38%						
2020	94,529,227	419,467	0.44%	94,109,760	2.13%	34.49%	67,149,123	1,876,610	2.79%	65,272,513	3.21%	9.05%						
2021	104,744,212	1,080,341	1.03%	103,663,871	9.66%	48.14%	69,909,422	2,971,130	4.25%	66,938,292	-0.31%	11.83%						
2022	114,926,470	2,061,882	1.79%	112,864,588	7.75%	61.29%	74,455,569	5,620,847	7.55%	68,834,722	-1.54%	15.00%						
2023	131,255,602	2,813,783	2.14%	128,441,819	11.76%	83.55%	81,976,701	11,858,082	14.47%	70,118,619	-5.82%	17.14%						
Rate Ann%chg	6.49%			Resid & Recreat w/o growth			5.32%			3.19%			C & I w/o growth			-1.52%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	33,832,979	18,391,753	52,224,732	1,941,843	3.72%	50,282,889	-	-		
2014	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	51,785,119	-0.84%	-0.84%		
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	52,558,384	-1.27%	0.64%		
2016	35,107,045	21,667,346	56,774,391	2,396,310	4.22%	54,378,081	-0.48%	4.12%		
2017	31,901,320	22,495,342	54,396,662	1,090,364	2.00%	53,306,298	-6.11%	2.07%		
2018	32,813,040	22,747,116	55,560,156	1,050,531	1.89%	54,509,625	0.21%	4.38%		
2019	40,136,225	23,397,032	63,533,257	1,292,979	2.04%	62,240,278	12.02%	19.18%		
2020	42,095,663	25,417,478	67,513,141	797,737	1.18%	66,715,404	5.01%	27.75%		
2021	45,272,417	26,372,638	71,645,055	1,341,055	1.87%	70,304,000	4.13%	34.62%		
2022	46,831,611	29,045,249	75,876,860	4,725,585	6.23%	71,151,275	-0.69%	36.24%		
2023	49,915,867	30,644,138	80,560,005	1,139,760	1.41%	79,420,245	4.67%	52.07%		
Rate Ann%chg	3.97%		5.24%		4.43%		Ag Imprv+Site w/o growth		1.67%	

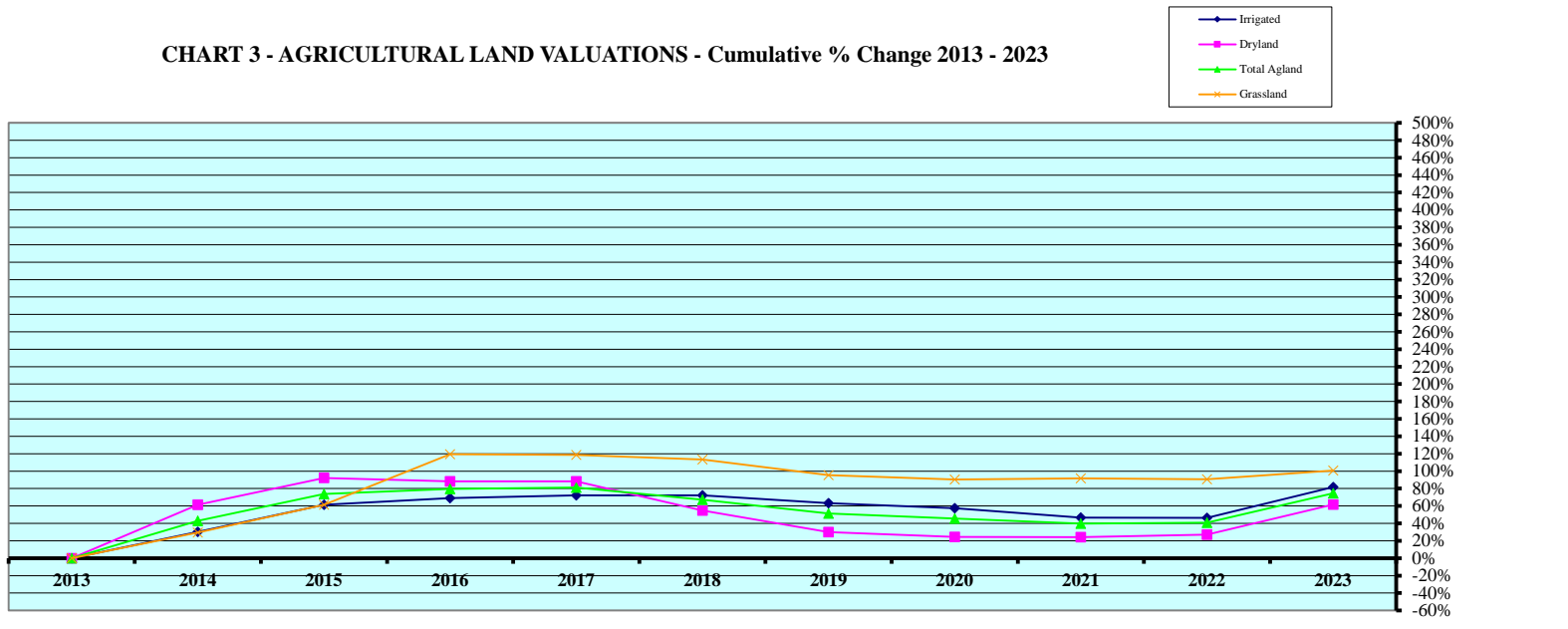
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 68
County PERKINS

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	307,813,998	-	-	-	233,861,017	-	-	-	30,166,453	-	-	-
2014	401,328,091	93,514,093	30.38%	30.38%	377,297,145	143,436,128	61.33%	61.33%	39,043,040	8,876,587	29.43%	29.43%
2015	496,693,551	95,365,460	23.76%	61.36%	449,343,474	72,046,329	19.10%	92.14%	48,657,640	9,614,600	24.63%	61.30%
2016	519,988,942	23,295,391	4.69%	68.93%	440,429,468	-8,914,006	-1.98%	88.33%	66,193,880	17,536,240	36.04%	119.43%
2017	529,989,816	10,000,874	1.92%	72.18%	440,350,906	-78,562	-0.02%	88.30%	65,980,833	-213,047	-0.32%	118.72%
2018	529,807,434	-182,382	-0.03%	72.12%	361,918,345	-78,432,561	-17.81%	54.76%	64,333,260	-1,647,573	-2.50%	113.26%
2019	502,866,014	-26,941,420	-5.09%	63.37%	303,731,789	-58,186,556	-16.08%	29.88%	58,913,059	-5,420,201	-8.43%	95.29%
2020	484,374,286	-18,491,728	-3.68%	57.36%	291,116,642	-12,615,147	-4.15%	24.48%	57,477,359	-1,435,700	-2.44%	90.53%
2021	451,504,637	-32,869,649	-6.79%	46.68%	290,462,393	-654,249	-0.22%	24.20%	57,872,157	394,798	0.69%	91.84%
2022	450,915,497	-589,140	-0.13%	46.49%	297,263,326	6,800,933	2.34%	27.11%	57,509,880	-362,277	-0.63%	90.64%
2023	559,345,281	108,429,784	24.05%	81.72%	377,906,003	80,642,677	27.13%	61.59%	60,558,543	3,048,663	5.30%	100.75%

Rate Ann.%chg: Irrigated **6.15%** Dryland **4.92%** Grassland **7.22%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	133,751	-	-	-	580,342	-	-	-	572,555,561	-	-	-
2014	133,074	-677	-0.51%	-0.51%	744,622	164,280	28.31%	28.31%	818,545,972	245,990,411	42.96%	42.96%
2015	119,193	-13,881	-10.43%	-10.88%	805,507	60,885	8.18%	38.80%	995,619,365	177,073,393	21.63%	73.89%
2016	120,356	1,163	0.98%	-10.01%	952,652	147,145	18.27%	64.15%	1,027,685,298	32,065,933	3.22%	79.49%
2017	121,888	1,532	1.27%	-8.87%	1,009,225	56,573	5.94%	73.90%	1,037,452,668	56,767,370	0.95%	81.20%
2018	120,143	-1,745	-1.43%	-10.17%	1,016,110	6,885	0.68%	75.09%	957,195,292	-80,257,376	-7.74%	67.18%
2019	119,802	-341	-0.28%	-10.43%	958,302	-57,808	-5.69%	65.13%	866,588,966	-90,606,326	-9.47%	51.35%
2020	117,678	-2,124	-1.77%	-12.02%	994,887	36,585	3.82%	71.43%	834,080,852	-32,508,114	-3.75%	45.68%
2021	118,966	1,288	1.09%	-11.05%	1,006,193	11,306	1.14%	73.38%	800,964,346	-33,116,506	-3.97%	39.89%
2022	119,397	431	0.36%	-10.73%	1,000,349	-5,844	-0.58%	72.37%	806,808,449	5,844,103	0.73%	40.91%
2023	119,397	0	0.00%	-10.73%	1,057,367	57,018	5.70%	82.20%	998,986,591	192,178,142	23.82%	74.48%

Cnty# **68**
County **PERKINS**

Rate Ann.%chg: Total Agric Land **5.72%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	307,814,024	137,068	2,246			234,009,560	321,727	727			30,094,594	85,982	350		
2014	401,707,061	137,068	2,931	30.50%	30.50%	379,077,083	321,970	1,177	61.87%	61.87%	38,562,183	85,692	450	28.57%	28.57%
2015	497,526,427	137,044	3,630	23.88%	61.66%	449,342,360	318,936	1,409	19.66%	93.70%	48,657,854	88,467	550	22.22%	57.14%
2016	519,988,941	136,883	3,799	4.64%	69.16%	441,021,986	309,683	1,424	1.08%	95.79%	65,883,931	97,823	674	22.45%	92.42%
2017	529,992,265	136,893	3,872	1.92%	72.40%	440,403,098	309,221	1,424	0.01%	95.81%	65,977,602	98,197	672	-0.24%	91.96%
2018	529,807,433	136,733	3,875	0.08%	72.54%	361,920,545	309,655	1,169	-17.94%	60.69%	64,331,803	97,872	657	-2.17%	87.80%
2019	502,943,741	136,613	3,682	-4.99%	63.94%	303,894,396	309,471	982	-15.98%	35.01%	58,917,256	97,956	601	-8.49%	71.84%
2020	484,374,286	136,410	3,551	-3.55%	58.12%	291,389,586	309,449	942	-4.11%	29.46%	57,303,922	98,075	584	-2.86%	66.93%
2021	451,504,637	136,286	3,313	-6.70%	47.52%	290,463,766	308,443	942	0.01%	29.47%	57,872,155	99,035	584	0.01%	66.96%
2022	450,916,464	136,110	3,313	0.00%	47.52%	297,270,108	309,110	962	2.12%	32.22%	57,509,880	98,408	584	0.01%	66.97%
2023	559,432,386	136,243	4,106	23.94%	82.84%	377,608,543	308,671	1,223	27.21%	68.19%	60,701,381	98,676	615	5.26%	75.75%

Rate Annual %chg Average Value/Acre: 6.22%

5.34%

5.80%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	136,600	1,699	80			580,568	1,658	350			572,635,346	548,135	1,045		
2014	133,279	1,655	81	0.20%	0.20%	745,441	1,656	450	28.57%	28.57%	820,225,047	548,041	1,497	43.26%	43.26%
2015	119,193	1,475	81	0.29%	0.49%	805,506	1,464	550	22.22%	57.13%	996,451,340	547,387	1,820	21.63%	74.25%
2016	120,224	1,485	81	0.20%	0.69%	950,202	1,462	650	18.18%	85.70%	1,027,965,284	547,336	1,878	3.17%	79.78%
2017	121,610	1,502	81	-0.01%	0.68%	1,009,225	1,553	650	0.00%	85.70%	1,037,503,800	547,366	1,895	0.92%	81.43%
2018	121,749	1,504	81	0.00%	0.68%	1,014,927	1,561	650	0.00%	85.70%	957,196,457	547,326	1,749	-7.73%	67.40%
2019	119,802	1,497	80	-1.16%	-0.49%	958,302	1,597	600	-7.70%	71.40%	866,833,497	547,134	1,584	-9.41%	51.65%
2020	117,678	1,471	80	0.00%	-0.49%	994,887	1,701	585	-2.50%	67.12%	834,180,359	547,106	1,525	-3.76%	45.95%
2021	118,966	1,487	80	0.00%	-0.49%	1,006,895	1,721	585	0.00%	67.12%	800,966,419	546,972	1,464	-3.96%	40.17%
2022	119,397	1,492	80	0.00%	-0.49%	1,000,969	1,711	585	0.00%	67.12%	806,816,818	546,832	1,475	0.76%	41.23%
2023	119,397	1,492	80	0.00%	-0.49%	1,050,362	1,708	615	5.13%	75.69%	998,912,069	546,791	1,827	23.82%	74.87%

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PERKINS

Rate Annual %chg Average Value/Acre: 5.75%

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

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,858	PERKINS	94,733,922	33,614,414	4,401,125	131,255,602	69,876,701	12,100,000	0	998,986,591	49,915,867	30,644,138	18,200	1,425,546,560
cnty sectorvalue % of total value:		6.65%	2.36%	0.31%	9.21%	4.90%	0.85%		70.08%	3.50%	2.15%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
102	ELSIE	3,042,129	75,219	31,016	3,148,573	1,448,265	0	0	29,277	0	2,530	0	7,777,009
3.57%	%sector of county sector	3.21%	0.22%	0.70%	2.40%	2.07%			0.00%		0.01%		0.55%
	%sector of municipality	39.12%	0.97%	0.40%	40.49%	18.62%			0.38%		0.03%		100.00%
1,197	GRANT	2,496,143	2,012,438	440,263	67,326,747	13,948,191	0	0	25,048	25,000	3,200	0	86,277,030
41.88%	%sector of county sector	2.63%	5.99%	10.00%	51.29%	19.96%			0.00%	0.05%	0.01%		6.05%
	%sector of municipality	2.89%	2.33%	0.51%	78.04%	16.17%			0.03%	0.03%	0.00%		100.00%
242	MADRID	4,723,052	239,934	47,193	7,384,022	4,170,616	12,100,000	0	527,995	0	38,863	0	29,231,675
8.47%	%sector of county sector	4.99%	0.71%	1.07%	5.63%	5.97%	100.00%		0.05%		0.13%		2.05%
	%sector of municipality	16.16%	0.82%	0.16%	25.26%	14.27%	41.39%		1.81%		0.13%		100.00%
157	VENANGO	994,969	284,566	88,206	5,660,005	5,309,482	0	0	190,012	0	352,080	0	12,879,320
5.49%	%sector of county sector	1.05%	0.85%	2.00%	4.31%	7.60%			0.02%		1.15%		0.90%
	%sector of municipality	7.73%	2.21%	0.68%	43.95%	41.22%			1.48%		2.73%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
1,699	Total Municipalities	11,256,294	2,612,157	606,678	83,519,350	24,876,555	12,100,001	0	772,332	25,000	396,673	0	136,165,038
59.43%	%all municip.sectors of cnty	11.88%	7.77%	13.78%	63.63%	35.60%	100.00%		0.08%	0.05%	1.29%		9.55%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,628	Value : 1,486,359,181	Growth 4,295,220	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	142	661,185	5	56,105	39	820,443	186	1,537,733	
02. Res Improve Land	807	6,521,155	45	873,355	192	8,370,023	1,044	15,764,533	
03. Res Improvements	816	78,549,282	46	7,677,382	210	38,138,722	1,072	124,365,386	
04. Res Total	958	85,731,622	51	8,606,842	249	47,329,188	1,258	141,667,652	947,718
% of Res Total	76.15	60.52	4.05	6.08	19.79	33.41	27.18	9.53	22.06
05. Com UnImp Land	33	246,640	14	191,999	21	606,759	68	1,045,398	
06. Com Improve Land	118	1,464,215	28	632,413	34	5,964,538	180	8,061,166	
07. Com Improvements	129	21,676,866	32	9,777,658	38	32,650,615	199	64,105,139	
08. Com Total	162	23,387,721	46	10,602,070	59	39,221,912	267	73,211,703	980,357
% of Com Total	60.67	31.95	17.23	14.48	22.10	53.57	5.77	4.93	22.82
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	203,100	0	0	0	0	1	203,100	
11. Ind Improvements	1	11,896,900	0	0	0	0	1	11,896,900	
12. Ind Total	1	12,100,000	0	0	0	0	1	12,100,000	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	0.81	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	958	85,731,622	51	8,606,842	249	47,329,188	1,258	141,667,652	947,718
% of Res & Rec Total	76.15	60.52	4.05	6.08	19.79	33.41	27.18	9.53	22.06
Com & Ind Total	163	35,487,721	46	10,602,070	59	39,221,912	268	85,311,703	980,357
% of Com & Ind Total	60.82	41.60	17.16	12.43	22.01	45.97	5.79	5.74	22.82
17. Taxable Total	1,121	121,219,343	97	19,208,912	308	86,551,100	1,526	226,979,355	1,928,075
% of Taxable Total	73.46	53.41	6.36	8.46	20.18	38.13	32.97	15.27	44.89

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	6,650	242,826	0	0	0
19. Commercial	2	3,267,801	6,211,999	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	6,650	242,826
19. Commercial	1	60,035	1,197,700	3	3,327,836	7,409,699
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	3,334,486	7,652,525

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	8	3,200	8	3,200	0
24. Non-Producing	0	0	0	0	7	8,000	7	8,000	0
25. Total	0	0	0	0	15	11,200	15	11,200	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	82	1	153	236

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	103,727	11	132,539	2,534	932,692,331	2,546	932,928,597
28. Ag-Improved Land	4	20,752	3	24,944	505	245,914,668	512	245,960,364
29. Ag Improvements	4	29,562	3	375,950	534	80,074,153	541	80,479,665

30. Ag Total				3,087	1,259,368,626
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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	1	1.00	30,000	
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	1	3.49	7,365	1	0.24	840	
36. FarmSite Improv Land	4	5.47	11,170	2	6.63	22,730	
37. FarmSite Improvements	4	0.00	29,562	3	0.00	375,950	
38. FarmSite Total							
39. Road & Ditches	1	0.42	0	4	1.71	0	
40. Other- Non Ag Use	0	0.00	0	1	3.48	5,220	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	16	16.00	480,000	17	17.00	510,000	
32. HomeSite Improv Land	276	284.00	8,520,000	276	284.00	8,520,000	
33. HomeSite Improvements	279	0.00	52,260,168	279	0.00	52,260,168	968,249
34. HomeSite Total				296	301.00	61,290,168	
35. FarmSite UnImp Land	116	575.41	754,720	118	579.14	762,925	
36. FarmSite Improv Land	476	2,543.94	7,379,254	482	2,556.04	7,413,154	
37. FarmSite Improvements	514	0.00	27,813,985	521	0.00	28,219,497	1,398,896
38. FarmSite Total				639	3,135.18	36,395,576	
39. Road & Ditches	2,639	9,014.13	0	2,644	9,016.26	0	
40. Other- Non Ag Use	10	36.74	95,162	11	40.22	100,382	
41. Total Section VI				935	12,492.66	97,786,126	2,367,145

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	19,250.75	14.13%	99,949,759	14.44%	5,191.99
46. 1A	42,800.96	31.42%	223,374,617	32.27%	5,218.92
47. 2A1	1,727.63	1.27%	7,658,051	1.11%	4,432.69
48. 2A	38,002.96	27.90%	192,167,685	27.76%	5,056.65
49. 3A1	11,274.85	8.28%	56,244,871	8.13%	4,988.52
50. 3A	870.34	0.64%	3,948,262	0.57%	4,536.46
51. 4A1	22,096.92	16.22%	107,863,808	15.58%	4,881.40
52. 4A	188.53	0.14%	916,568	0.13%	4,861.66
53. Total	136,212.94	100.00%	692,123,621	100.00%	5,081.19
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	172,224.28	55.80%	235,086,303	57.67%	1,365.00
56. 2D1	1,824.63	0.59%	2,490,623	0.61%	1,365.00
57. 2D	88,570.97	28.70%	113,370,852	27.81%	1,280.00
58. 3D1	18,030.67	5.84%	23,079,281	5.66%	1,280.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,578.39	3.43%	12,694,068	3.11%	1,200.00
61. 4D	17,427.02	5.65%	20,912,424	5.13%	1,200.00
62. Total	308,655.96	100.00%	407,633,551	100.00%	1,320.67
Grass					
63. 1G1	348.86	0.35%	214,547	0.35%	614.99
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	606.77	0.62%	376,213	0.62%	620.03
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	79,151.03	80.29%	48,779,900	80.43%	616.29
69. 4G1	17,552.19	17.81%	10,720,916	17.68%	610.80
70. 4G	917.79	0.93%	553,972	0.91%	603.59
71. Total	98,576.64	100.00%	60,645,548	100.00%	615.21
Irrigated Total					
Irrigated Total	136,212.94	24.92%	692,123,621	59.58%	5,081.19
Dry Total					
Dry Total	308,655.96	56.46%	407,633,551	35.09%	1,320.67
Grass Total					
Grass Total	98,576.64	18.03%	60,645,548	5.22%	615.21
72. Waste	1,488.20	0.27%	119,062	0.01%	80.00
73. Other	1,724.73	0.32%	1,060,718	0.09%	615.01
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	546,658.47	100.00%	1,161,582,500	100.00%	2,124.88

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	136,212.94	692,123,621	136,212.94	692,123,621
77. Dry Land	70.74	96,362	56.83	71,626	308,528.39	407,465,563	308,655.96	407,633,551
78. Grass	15.58	9,582	42.37	26,058	98,518.69	60,609,908	98,576.64	60,645,548
79. Waste	0.00	0	0.00	0	1,488.20	119,062	1,488.20	119,062
80. Other	0.00	0	1.64	1,009	1,723.09	1,059,709	1,724.73	1,060,718
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	86.32	105,944	100.84	98,693	546,471.31	1,161,377,863	546,658.47	1,161,582,500

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,212.94	24.92%	692,123,621	59.58%	5,081.19
Dry Land	308,655.96	56.46%	407,633,551	35.09%	1,320.67
Grass	98,576.64	18.03%	60,645,548	5.22%	615.21
Waste	1,488.20	0.27%	119,062	0.01%	80.00
Other	1,724.73	0.32%	1,060,718	0.09%	615.01
Exempt	0.00	0.00%	0	0.00%	0.00
Total	546,658.47	100.00%	1,161,582,500	100.00%	2,124.88

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 Brandon	5	7,500	7	40,588	7	390,503	12	438,591	0
83.2 Elsie	12	42,311	70	301,969	71	3,512,848	83	3,857,128	8,212
83.3 Grinton	32	21,323	15	12,543	15	470,063	47	503,929	6,078
83.4 Grant	26	262,920	533	5,674,984	540	68,758,451	566	74,696,355	494,234
83.5 Kenton Heights	3	17,500	13	182,500	13	2,027,009	16	2,227,009	0
83.6 Madrid	39	175,156	128	751,240	130	6,676,512	169	7,602,908	110,556
83.7 Rural	40	861,148	184	8,336,193	202	36,848,970	242	46,046,311	328,638
83.8 Venango	29	149,875	94	464,516	94	5,681,030	123	6,295,421	0
84 Residential Total	186	1,537,733	1,044	15,764,533	1,072	124,365,386	1,258	141,667,652	947,718

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	N/a Or Error	0	0	0	0	1	4,500	1	4,500	0
85.2	Brandon	0	0	1	15,000	2	374,600	2	389,600	0
85.3	Elsie	6	42,210	15	182,626	16	1,202,773	22	1,427,609	0
85.4	Granton	0	0	1	2,726	1	120,407	1	123,133	0
85.5	Grant	22	259,979	92	1,237,980	101	13,641,385	123	15,139,344	0
85.6	Madrid	10	53,810	15	327,669	16	16,154,292	26	16,535,771	0
85.7	Rural	25	664,449	46	6,427,315	51	42,667,030	76	49,758,794	980,357
85.8	Venango	5	24,950	11	70,950	12	1,837,052	17	1,932,952	0
86	Commercial Total	68	1,045,398	181	8,264,266	200	76,002,039	268	85,311,703	980,357

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	348.86	0.38%	214,547	0.38%	614.99
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	454.32	0.50%	279,408	0.50%	615.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	74,054.43	80.97%	45,543,555	80.97%	615.00
93. 4G1	15,914.37	17.40%	9,787,351	17.40%	615.00
94. 4G	685.15	0.75%	421,366	0.75%	615.00
95. Total	91,457.13	100.00%	56,246,227	100.00%	615.00
CRP					
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	152.45	2.14%	96,805	2.20%	635.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	5,096.60	71.59%	3,236,345	73.56%	635.00
102. 4C1	1,637.82	23.00%	933,565	21.22%	570.00
103. 4C	232.64	3.27%	132,606	3.01%	570.01
104. Total	7,119.51	100.00%	4,399,321	100.00%	617.92
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	91,457.13	92.78%	56,246,227	92.75%	615.00
CRP Total	7,119.51	7.22%	4,399,321	7.25%	617.92
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	98,576.64	100.00%	60,645,548	100.00%	615.21

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

68 Perkins

	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	131,255,602	141,667,652	10,412,050	7.93%	947,718	7.21%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	49,915,867	61,290,168	11,374,301	22.79%	968,249	20.85%
04. Total Residential (sum lines 1-3)	181,171,469	202,957,820	21,786,351	12.03%	1,915,967	10.97%
05. Commercial	69,876,701	73,211,703	3,335,002	4.77%	980,357	3.37%
06. Industrial	12,100,000	12,100,000	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	81,976,701	85,311,703	3,335,002	4.07%	980,357	2.87%
08. Ag-Farmsite Land, Outbuildings	30,543,756	36,395,576	5,851,820	19.16%	1,398,896	14.58%
09. Minerals	18,200	11,200	-7,000	-38.46	0	-38.46%
10. Non Ag Use Land	100,382	100,382	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	30,662,338	36,507,158	5,844,820	19.06%	1,398,896	14.50%
12. Irrigated	559,345,281	692,123,621	132,778,340	23.74%		
13. Dryland	377,906,003	407,633,551	29,727,548	7.87%		
14. Grassland	60,558,543	60,645,548	87,005	0.14%		
15. Wasteland	119,397	119,062	-335	-0.28%		
16. Other Agland	1,057,367	1,060,718	3,351	0.32%		
17. Total Agricultural Land	998,986,591	1,161,582,500	162,595,909	16.28%		
18. Total Value of all Real Property (Locally Assessed)	1,292,797,099	1,486,359,181	193,562,082	14.97%	4,295,220	14.64%

2024 Assessment Survey for Perkins County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$220,150
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$50,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$28,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$11,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes, with gWorks
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://perkins.gWorks.com
8.	Who maintains the GIS software and maps?
	The county assessor and gWorks.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS, Oblique imagery
10.	When was the aerial imagery last updated?
	GIS 2022. Oblique imagery 2017. The county uses the aerial imagery for additional information about parcels. They also do physical inspections.

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Grant, Madrid, and Venango are all zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for all commercial property; Pritchard & Abbott, Inc.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal Services, Inc. for all commercial. Pritchard & Abbott for mineral valuations.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	The County requires to appraiser to have appraisal experience and to be credentialed.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2024 Residential Assessment Survey for Perkins County

1.	Valuation data collection done by:														
	The assessor's staff.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Rural, including rural acreages outside of the incorporated villages.</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	Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.	2	Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.	4	Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.	8	Rural, including rural acreages outside of the incorporated villages.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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8	Rural, including rural acreages outside of the incorporated villages.														
AG OB	Agricultural outbuildings														
AG DW	Agricultural dwellings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach is primarily used in determining residential property market value.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	The county uses the depreciation tables provided by the CAMA vendor.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	No.														
6.	Describe the methodology used to determine the residential lot values?														
	Despite few vacant lot sales, the county uses the square foot method and in some areas uses a lot value.														
7.	How are rural residential site values developed?														
	Market values are developed for site values and are comparable to surrounding counties.														
8.	Are there form 191 applications on file?														

No.

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

N/A

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2021	2022	2020	2020
2	2018	2015	2016	2023
4	2018	2015	2024	2018
8	2018	2022	2024	2021
AG OB	2018	2019	2024	2021
AG DW	2018	2022	2024	2021

2024 Commercial Assessment Survey for Perkins County

1.	Valuation data collection done by:													
	The contracted appraisal company (Stanard Appraisal).													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The income approach was used for rental properties, and the cost approach is used for the remaining commercial properties.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	The cost approach and comparison with other Ethanol plants are used for this unique property.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	The county uses the tables provided by the CAMA vendor.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	No.													
6.	Describe the methodology used to determine the commercial lot values.													
	The majority of commercial properties are valued by the square foot method and large commercial properties are valued by the acre method.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2024</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2021	2020	2024
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2021	2021	2020	2024										
	Commercial properties are valued by occupancy. The contracted appraiser physically inspected commercial properties in 2024; previously; they reviewed Grain & Chemical properties in 2021.													

2024 Agricultural Assessment Survey for Perkins County

1.	Valuation data collection done by:							
	The county assessor's staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The entire county is one agricultural market area. There are no identifiable characteristics that separate agricultural land in Perkins County.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The entire county is one agricultural market area. There are no identifiable characteristics that separate agricultural land in Perkins County.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	The entire county is one agricultural market area. There are no identifiable characteristics that separate agricultural land in Perkins County.	2018						
	The county assessor watches for land changes with the aid of FSA maps, certified acres from the NRD, and has identified all CRP acres within the county by maps and contracts.							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Primary use and parcels consisting of twenty acres or less with no adjoining ag use is used to identify rural residential properties. Recreational land has not been identified from the market.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, farm home sites carry the same value as rural residential home sites.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Intensive use in Perkins County has been identified and valued by the contracted appraisal service during the scheduled commercial review.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	When sales of WRP occur, they reflect a value similar to timbered grassland. Since no sales have occurred in some time, the WRP is moved at a pace similar to the grassland							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	Satellite pivots--one well with two pivots.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	None							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

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

**2023 Plan of Assessment for Perkins County
Assessment Years 2024, 2025, and 2026
Date: June 15, 2023**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2006).

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.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

General Description of Real Property in Perkins County*

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base		
Residential	1253	27.16%	\$211,942,913	16.36%		
Commercial & Industrial	267	5.79%	\$ 84,892,289	6.55%		
Agricultural	2841	61.57%	\$998,912,069	77.09%		
Tax Exempt	238	5.16%	0			
Mineral	15	.32%	\$18,200	.00%		
Total	4614	100%	\$1,295,765,471	100%		

*2023 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 546,790.82 acres

Other pertinent facts: 77.00% of Perkins County Valuation is agricultural and of that 77.00%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$559,432,386 of value, with dryland valuation at \$377,608,543.

For more information see the 2023 Reports & Opinions and the County Abstract of Assessment.

Current Resources

A. Staff/Budget/Training

Staff

1 Assessor

1 Office Clerk

1 Part-time Employee

Proposed Budget

2023-2024 Assessor Budget \$ 170,000

2023-2024 Reappraisal Budget \$ 50,000

Training

The Assessor holds a current Assessor Certification dated February 7, 2002, and has been employed in the assessor's office for 23 years. The Deputy Assessor holds a current Assessor Certificate dated November 10, 2022 and has been employed in the Assessor's Office for one year.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were scanned by GIS Workshop as part of the upgrade to a GIS system. The soil survey was implemented during the summer and fall of 2008 for the 2009 assessment year. The new soil survey was downloaded during the summer of 2016 for the 2017 assessment year.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, perkins.gworks.com.

D. Software for CAMA and Assessment Administration is contracted through MIPS. We had been with Terra Scan since June 1998, but in September 2018, we converted over to MIPS. GIS was implemented in the summer of 2006 and our website came on line in February of 2007. The website is kept updated by gWorks.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid and the Village of Venango at the end of each year. No building permits are provided to the assessor's office from Elsie. Zoning permits are provided to the assessor's office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to

real property amounting to a value of two thousand five hundred dollars or more.

- B. Data Collection – Data collection is done yearly on different parts of the county.
- C. Sales ratio studies are a vital tool in considering any assessment actions to be taken. Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
 - 1) Market Approach; Sales comparisons are used. Residential and Commercial sales books are kept updated when new sales are processed.
 - 2) Cost Approach; Marshall and Swift cost tables are being used to determine cost. A current depreciation study and effective age are implemented.
 - 3) Income Approach; Income and expense data collection/analysis are used when available.
 - 4) Land valuation studies - Sales Books are kept updated on all vacant land sales and agricultural sales.
 - 5) Reconciliation of Final Value and documentation
- E. A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

Level of Value for Assessment Year 2023

<u>Property Class</u>	<u>LEVEL OF VALUE</u>
Residential	97%
Commercial	100%
Agricultural	71%

Assessment Actions Planned for Assessment Year 2024

Residential

Due to the market and high sales, the review and revaluation of Grant, Grant Suburban, Kenton Heights, Rural, Elsie, Madrid, Brandon and Venango will

be completed again for 2024. These properties will be revalued using the most recent Marshall & Swift cost tables. A market derived depreciation model will be built based on sales.

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received including sales of residential lots in towns and sales of rural residential land.

Commercial

Commercial properties in Grant, Venango, Madrid, Elsie & Grinton will be reviewed and inspected by an outside appraisal firm contracted to do the review. This review will not include grain and chemical facilities. Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County.

Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a

questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

Assessment Actions Planned for Assessment Year 2025

Residential

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received.

Commercial

An appraisal firm will be contracted to do our large commercial pick-up work, which will include new construction and additions.

Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County.

Appraisal maintenance will be done on all other commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a

questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

Assessment Actions Planned for Assessment Year 2026

Residential

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received.

Commercial

Grain and chemical properties in the county will be reviewed and inspected by an outside appraisal firm contracted to do the review.

Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County.

Appraisal maintenance will be done on all commercial properties, which includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Nebraska Department of Revenue, and annual Assessed Value Update.
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Reports
 - g. Certificate of Taxes Levied report
 - h. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 700 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 county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 100 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.

8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list corrections documents for county board approval.

11. County Board of Equalization – Attend County Board of Equalization meetings.
12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
13. TERC Statewide Equalization – Attend Show Cause Hearing, if applicable to county, and defend values, and/or implement orders of the TERC.
14. Education/Assessor Education – Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
15. Update and maintain GIS and Perkins County Assessor’s website.

Conclusion:

The Perkins County Assessor’s Office makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation, to insure uniform and proportionate assessments of all properties in Perkins County.

Our office makes every effort to promote good public relations and keep the public informed of the assessment practices required by law.

Respectfully submitted:

Assessor Signature:  Date: 6-15-23

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31st of each year. Mail a copy of the plan and any amendments to the Department of Property Assessment & Taxation on or before October 31st of each year.