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DEPARTMENT OF REVENUE

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

SHERMAN 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 Sherman 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 Sherman County.

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

For the Tax Commissioner

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

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

cc: Sherie Kuszak, Sherman 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.

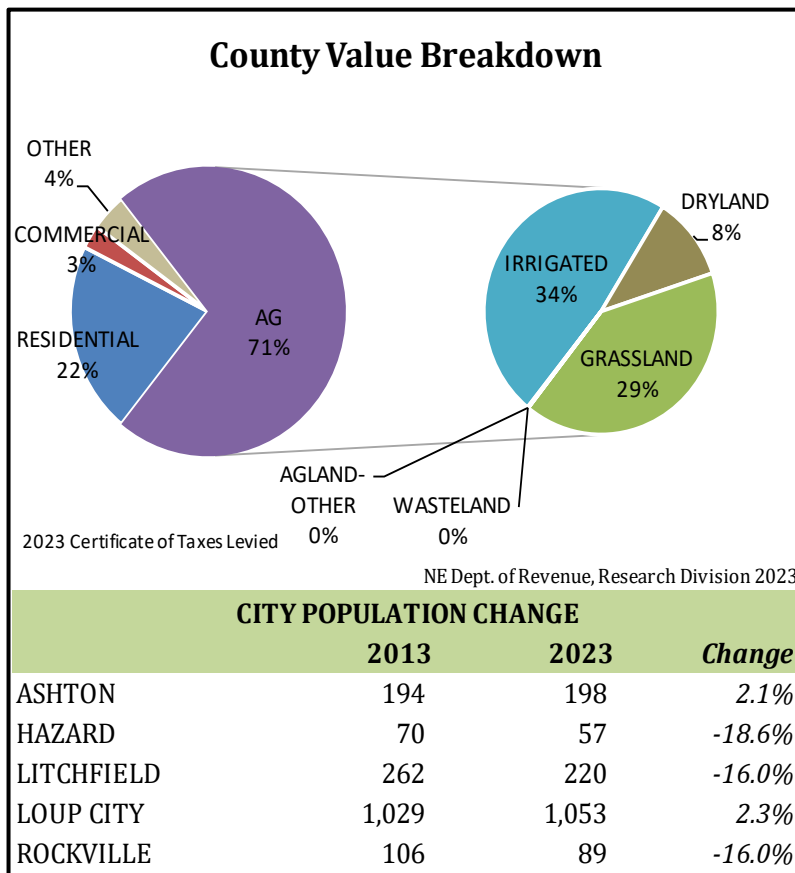
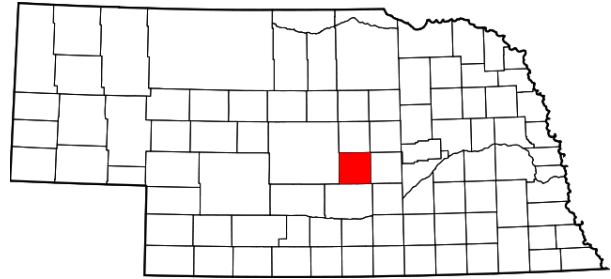
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 566 square miles, Sherman County has 2,980 residents, per the Census Bureau Quick Facts for 2024, a 1% increase from the 2023 U.S. Census. Reports indicate that 75% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$106,576 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sherman County are located in and around Loup City, the county seat. According to the latest information available from the U.S. Census Bureau, there are 87 employer establishments with total employment of 488, for a 2% increase in employment since 2019.

Agricultural land is the largest contributing factor to Sherman County's overall valuation base by a large margin. Grassland makes up the majority of the land in the county. Sherman County is included in the Lower Loup Natural Resources District (NRD).

Sherman County is also home to Sherman Reservoir. The lake is located on the northeastern side of the county. Sherman Lake offers some of the state's finest recreational opportunities including camping, fishing, boating, and hunting.

2024 Residential Correlation for Sherman County

Assessment Actions

For the 2024 assessment year, Litchfield, Loup City, and Sherman Lake were all physically inspected and revalued this year. All residential parcels in the county had the condition and quality of the homes updated and equalized.

Pick-up work and routine maintenance was completed and placed on the assessment roll.

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.

A review of the sales verification and qualification for the residential class shows that Sherman County is within the statewide average. All arm's length transactions are being used for measurement purposes.

The residential properties are classified within four valuation groups, based on assessor location. Valuation groups are reviewed to ensure that economic differences are adequately identified. Sherman County is up to date on their six-year and review cycle. Costing was updated to 2022 as well as an updated lot study.

The county has a current valuation methodology on file.

Description of Analysis

Sherman County recognizes four valuation groups for the residential class of property.

Valuation Group	Description
1	Loup City & Litchfield
2	Ashton, Hazard, & Rockville
10	Sherman Lake
15	Acreages

The residential statistical profile consists of 66 sales representing all four of the valuation groups. Two measures of central tendency are within the range, while the weighted mean is slightly low. Both the COD and PRD are high.

The high PRD also shows that the sample is slightly regressive. Review of the sales price substrata shows a significantly regressive pattern. The COD improves as outliers are removed from the sample, but the PRD does not significantly improve. The county assessor implemented that improved assessment quality this year; however, a depreciation study should be completed for 2025 to further improve vertical equity.

2024 Residential Correlation for Sherman County

A review of the 2024 County Abstract of Real Property Form 45, Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflect the assessment actions reported by the assessor.

Equalization and Quality of Assessment

Review of the assessment process supports that the county assessor is consistently completing assessment activities that should result in valuation uniformity. However, an update to the depreciation tables for the residential class is recommended for 2025.

The quality of assessment in the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	41	94.59	101.59	96.71	20.46	105.05
2	13	95.83	91.63	81.48	28.43	112.46
10	7	91.95	101.46	79.43	37.76	127.74
15	5	76.71	94.13	82.46	28.31	114.15
____ALL____	66	94.33	99.05	89.09	24.42	111.18

Level of Value

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

2024 Commercial Correlation for Sherman County

Assessment Actions

For all commercial parcels located in Litchfield, a 4 % increase was applied to the improvements.

Routine maintenance and pick-up work were completed by the county assessor for the commercial class.

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.

A review of the sales verification and qualification for Sherman County indicated that the commercial sales usability rate falls near the statewide average. All arm's-length transactions are being used for measurement purposes.

The Sherman County Assessor has one valuation group for the commercial sales. Commercial costing, lot studies and depreciation tables were updated in 2021. Characteristically the county assessor's office completes all commercial reappraisals on a six-year rotation. The county assessor is compliant with the six-year inspection and review cycle.

Description of Analysis

The statistical analysis includes 15 sales with two of the three measures of central tendency are within the acceptable range, while the weighted mean is slightly low. The sale price substratum does not display a clearly regressive pattern, however, the three highest dollar sales are below the acceptable range

A review of the 2024 County Abstract of Assessment for Real Property Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflects the reported county assessor actions.

Equalization and Quality of Assessment

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

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	15	95.12	95.55	88.94	17.22	107.43
___ ALL ___	15	95.12	95.55	88.94	17.22	107.43

2024 Commercial Correlation for Sherman County

Level of Value

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

2024 Agricultural Correlation for Sherman County

Assessment Actions

For the agricultural class, irrigated and dryland values were increased 15%, while grass and CRP acres were increased 7%.

Routine maintenance and pick-up work was completed and placed on the assessment rolls.

Assessment Practice Review

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

Sales verification and qualification practices were reviewed for the agricultural class and are within the statewide average. A review of the sales roster shows that all arm's-length transactions are being used for measurement purposes.

Sherman County has one market area for the agricultural class and consists of a mix of irrigated and grassland parcels with a small amount of dryland. Aerial imagery is used to verify land use and buildings on rural properties between appraisal years and was last updated in 2022. For the agricultural class, four townships are reviewed each year by the assessor's office. Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential and costing, depreciation and land values were updated to 2021.

The county does have a few feedlots, but no separate analysis has been done on intensive use. The county assessor does have two special value applications on file but does not recognize a non-agricultural influence in the market. The county assessor has identified many of the acres enrolled in the Conservation Reserve Program (CRP).

Description of Analysis

Statistically, 28 qualified sales were available in the study period for analysis. The median and mean were in range, with the weighted mean slightly low at 66%. Further analysis of the 80% MLU By Market Area shows that irrigated land and grassland sales are within the range, while dryland with only one sale is low.

Review of the 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

Equalization and Quality of Assessment

A review of the Sherman County assessment practices and a review of the agricultural economy of the surrounding counties indicates that land values in the county are assessed uniformly and according to generally accepted mass appraisal techniques.

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are believed to be equalized at the statutorily required level.

2024 Agricultural Correlation for Sherman County

The quality of assessment of agricultural land in Sherman 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 believed to be equalized at the statutorily required level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	69.03	72.21	70.86	11.20	101.91
1	3	69.03	72.21	70.86	11.20	101.91
<u>Dry</u>						
County	1	60.03	60.03	60.03	00.00	100.00
1	1	60.03	60.03	60.03	00.00	100.00
<u>Grass</u>						
County	15	69.30	72.71	71.21	21.08	102.11
1	15	69.30	72.71	71.21	21.08	102.11
<u>ALL</u>						
	28	68.91	70.83	65.83	24.77	107.60

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sherman County is 69%.

2024 Opinions of the Property Tax Administrator for Sherman County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 Sherman County

Residential Real Property - Current

Number of Sales	66	Median	94.33
Total Sales Price	\$8,810,163	Mean	99.05
Total Adj. Sales Price	\$8,810,163	Wgt. Mean	89.09
Total Assessed Value	\$7,848,970	Average Assessed Value of the Base	\$94,008
Avg. Adj. Sales Price	\$133,487	Avg. Assessed Value	\$118,924

Confidence Interval - Current

95% Median C.I	85.01 to 105.20
95% Wgt. Mean C.I	81.21 to 96.97
95% Mean C.I	91.51 to 106.59
% of Value of the Class of all Real Property Value in the County	14.53
% of Records Sold in the Study Period	4.15
% of Value Sold in the Study Period	5.25

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	67	96	95.51
2022	66	99	98.89
2021	56	92	92.42
2020	74	100	93.53

2024 Commission Summary for Sherman County

Commercial Real Property - Current

Number of Sales	15	Median	95.12
Total Sales Price	\$931,500	Mean	95.55
Total Adj. Sales Price	\$931,500	Wgt. Mean	88.94
Total Assessed Value	\$828,480	Average Assessed Value of the Base	\$118,699
Avg. Adj. Sales Price	\$62,100	Avg. Assessed Value	\$55,232

Confidence Interval - Current

95% Median C.I	80.98 to 109.19
95% Wgt. Mean C.I	79.22 to 98.66
95% Mean C.I	82.88 to 108.22
% of Value of the Class of all Real Property Value in the County	2.54
% of Records Sold in the Study Period	6.82
% of Value Sold in the Study Period	3.17

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	9	100	95.12
2022	11	100	95.12
2021	11	100	95.21
2020	9	100	84.71

**82 Sherman
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 : 66
 Total Sales Price : 8,810,163
 Total Adj. Sales Price : 8,810,163
 Total Assessed Value : 7,848,970
 Avg. Adj. Sales Price : 133,487
 Avg. Assessed Value : 118,924

MEDIAN : 94
 WGT. MEAN : 89
 MEAN : 99
 COD : 24.42
 PRD : 111.18

COV : 31.56
 STD : 31.26
 Avg. Abs. Dev : 23.04
 MAX Sales Ratio : 200.92
 MIN Sales Ratio : 47.76

95% Median C.I. : 85.01 to 105.20
 95% Wgt. Mean C.I. : 81.21 to 96.97
 95% Mean C.I. : 91.51 to 106.59

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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	4	117.23	131.65	133.67	27.38	98.49	91.24	200.92	N/A	61,250	81,875	
01-JAN-22 To 31-MAR-22	7	120.16	125.51	119.04	14.99	105.44	94.06	171.23	94.06 to 171.23	97,057	115,536	
01-APR-22 To 30-JUN-22	13	85.01	88.26	87.73	15.63	100.60	59.85	118.18	76.56 to 105.95	140,269	123,059	
01-JUL-22 To 30-SEP-22	10	91.80	95.31	90.14	23.59	105.74	47.76	142.87	67.45 to 129.48	138,156	124,535	
01-OCT-22 To 31-DEC-22	5	83.01	79.41	79.76	16.56	99.56	61.26	95.83	N/A	107,200	85,504	
01-JAN-23 To 31-MAR-23	9	78.69	94.39	76.99	40.02	122.60	54.15	158.62	54.80 to 157.06	180,333	138,846	
01-APR-23 To 30-JUN-23	8	90.00	90.72	80.24	21.56	113.06	56.13	123.27	56.13 to 123.27	183,725	147,413	
01-JUL-23 To 30-SEP-23	10	92.98	105.94	96.13	20.53	110.20	84.22	180.55	84.64 to 148.57	105,190	101,117	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	34	99.63	103.10	96.41	23.20	106.94	47.76	200.92	85.01 to 110.43	121,455	117,099	
01-OCT-22 To 30-SEP-23	32	89.37	94.74	82.63	25.15	114.66	54.15	180.55	79.38 to 99.44	146,272	120,863	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	35	94.06	96.46	92.33	21.87	104.47	47.76	171.23	84.67 to 108.75	126,299	116,611	
<u>ALL</u>	66	94.33	99.05	89.09	24.42	111.18	47.76	200.92	85.01 to 105.20	133,487	118,924	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	41	94.59	101.59	96.71	20.46	105.05	61.26	180.55	85.37 to 107.80	112,871	109,158	
2	13	95.83	91.63	81.48	28.43	112.46	47.76	142.87	59.53 to 126.58	79,538	64,810	
10	7	91.95	101.46	79.43	37.76	127.74	54.80	200.92	54.80 to 200.92	307,438	244,185	
15	5	76.71	94.13	82.46	28.31	114.15	67.45	141.22	N/A	199,280	164,336	
<u>ALL</u>	66	94.33	99.05	89.09	24.42	111.18	47.76	200.92	85.01 to 105.20	133,487	118,924	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	59	94.59	98.76	92.21	22.85	107.10	47.76	180.55	85.01 to 105.95	112,849	104,062	
06	7	91.95	101.46	79.43	37.76	127.74	54.80	200.92	54.80 to 200.92	307,438	244,185	
07												
<u>ALL</u>	66	94.33	99.05	89.09	24.42	111.18	47.76	200.92	85.01 to 105.20	133,487	118,924	

**82 Sherman
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 : 66
 Total Sales Price : 8,810,163
 Total Adj. Sales Price : 8,810,163
 Total Assessed Value : 7,848,970
 Avg. Adj. Sales Price : 133,487
 Avg. Assessed Value : 118,924

MEDIAN : 94
 WGT. MEAN : 89
 MEAN : 99
 COD : 24.42
 PRD : 111.18

COV : 31.56
 STD : 31.26
 Avg. Abs. Dev : 23.04
 MAX Sales Ratio : 200.92
 MIN Sales Ratio : 47.76

95% Median C.I. : 85.01 to 105.20
 95% Wgt. Mean C.I. : 81.21 to 96.97
 95% Mean C.I. : 91.51 to 106.59

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	119.28	122.31	123.14	09.73	99.33	109.44	141.22	N/A	23,125	28,476
Ranges Excl. Low \$											
Greater Than 4,999	66	94.33	99.05	89.09	24.42	111.18	47.76	200.92	85.01 to 105.20	133,487	118,924
Greater Than 14,999	66	94.33	99.05	89.09	24.42	111.18	47.76	200.92	85.01 to 105.20	133,487	118,924
Greater Than 29,999	62	91.80	97.55	88.73	24.66	109.94	47.76	200.92	84.67 to 99.44	140,607	124,759
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	119.28	122.31	123.14	09.73	99.33	109.44	141.22	N/A	23,125	28,476
30,000 TO 59,999	11	105.95	115.79	113.75	25.33	101.79	64.66	180.55	84.22 to 171.23	47,227	53,720
60,000 TO 99,999	14	95.08	102.89	101.60	31.57	101.27	47.76	200.92	61.39 to 142.87	83,129	84,460
100,000 TO 149,999	17	86.63	95.09	94.46	20.71	100.67	59.53	158.62	79.38 to 112.67	124,788	117,877
150,000 TO 249,999	12	95.36	94.10	94.31	16.38	99.78	54.15	129.76	80.64 to 110.05	178,742	168,576
250,000 TO 499,999	6	77.68	79.56	78.96	08.29	100.76	67.45	91.95	67.45 to 91.95	283,177	223,609
500,000 TO 999,999	2	55.47	55.47	55.49	01.21	99.96	54.80	56.13	N/A	534,500	296,618
1,000,000 +											
ALL	66	94.33	99.05	89.09	24.42	111.18	47.76	200.92	85.01 to 105.20	133,487	118,924

82 Sherman
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 : 15
Total Sales Price : 931,500
Total Adj. Sales Price : 931,500
Total Assessed Value : 828,480
Avg. Adj. Sales Price : 62,100
Avg. Assessed Value : 55,232

MEDIAN : 95
WGT. MEAN : 89
MEAN : 96
COD : 17.22
PRD : 107.43

COV : 23.95
STD : 22.88
Avg. Abs. Dev : 16.38
MAX Sales Ratio : 134.40
MIN Sales Ratio : 48.48

95% Median C.I. : 80.98 to 109.19
95% Wgt. Mean C.I. : 79.22 to 98.66
95% Mean C.I. : 82.88 to 108.22

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	93.24	93.24	94.63	02.03	98.53	91.35	95.12	N/A	38,000	35,958
01-APR-21 To 30-JUN-21	2	102.84	102.84	95.07	20.31	108.17	81.95	123.72	N/A	87,500	83,190
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	1	134.40	134.40	134.40	00.00	100.00	134.40	134.40	N/A	15,000	20,160
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	1	99.34	99.34	99.34	00.00	100.00	99.34	99.34	N/A	67,500	67,055
01-JUL-22 To 30-SEP-22	1	77.30	77.30	77.30	00.00	100.00	77.30	77.30	N/A	100,000	77,300
01-OCT-22 To 31-DEC-22	3	94.17	99.25	94.51	21.08	105.02	72.01	131.57	N/A	49,333	46,625
01-JAN-23 To 31-MAR-23	2	102.16	102.16	101.94	06.89	100.22	95.12	109.19	N/A	41,250	42,050
01-APR-23 To 30-JUN-23	2	89.76	89.76	81.59	09.78	110.01	80.98	98.53	N/A	108,750	88,728
01-JUL-23 To 30-SEP-23	1	48.48	48.48	48.48	00.00	100.00	48.48	48.48	N/A	50,000	24,240
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	4	93.24	98.04	94.94	12.22	103.27	81.95	123.72	N/A	62,750	59,574
01-OCT-21 To 30-SEP-22	3	99.34	103.68	90.15	19.16	115.01	77.30	134.40	N/A	60,833	54,838
01-OCT-22 To 30-SEP-23	8	94.65	91.26	85.48	18.33	106.76	48.48	131.57	48.48 to 131.57	62,250	53,209
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	5	95.12	105.31	97.16	17.83	108.39	81.95	134.40	N/A	53,200	51,691
01-JAN-22 To 31-DEC-22	5	94.17	94.88	90.09	17.33	105.32	72.01	131.57	N/A	63,100	56,846
<u>ALL</u>	15	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	15	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232
<u>ALL</u>	15	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	15	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232
04											
<u>ALL</u>	15	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232

**82 Sherman
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 : 15
 Total Sales Price : 931,500
 Total Adj. Sales Price : 931,500
 Total Assessed Value : 828,480
 Avg. Adj. Sales Price : 62,100
 Avg. Assessed Value : 55,232

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 96
 COD : 17.22
 PRD : 107.43

COV : 23.95
 STD : 22.88
 Avg. Abs. Dev : 16.38
 MAX Sales Ratio : 134.40
 MIN Sales Ratio : 48.48

95% Median C.I. : 80.98 to 109.19
 95% Wgt. Mean C.I. : 79.22 to 98.66
 95% Mean C.I. : 82.88 to 108.22

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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	94.94	94.94	94.43	03.78	100.54	91.35	98.53	N/A	8,750	8,263
Less Than 30,000	4	115.05	113.96	121.53	16.53	93.77	91.35	134.40	N/A	15,125	18,381
Ranges Excl. Low \$											
Greater Than 4,999	15	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232
Greater Than 14,999	13	95.12	95.64	88.84	19.28	107.65	48.48	134.40	77.30 to 123.72	70,308	62,458
Greater Than 29,999	11	94.17	88.85	86.68	15.62	102.50	48.48	123.72	72.01 to 109.19	79,182	68,632
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	94.94	94.94	94.43	03.78	100.54	91.35	98.53	N/A	8,750	8,263
15,000 TO 29,999	2	132.99	132.99	132.56	01.07	100.32	131.57	134.40	N/A	21,500	28,500
30,000 TO 59,999	5	95.12	89.70	89.80	23.63	99.89	48.48	123.72	N/A	46,500	41,758
60,000 TO 99,999	3	95.12	96.21	96.15	01.81	100.06	94.17	99.34	N/A	69,500	66,822
100,000 TO 149,999	2	79.63	79.63	79.83	02.93	99.75	77.30	81.95	N/A	110,000	87,818
150,000 TO 249,999	1	80.98	80.98	80.98	00.00	100.00	80.98	80.98	N/A	210,000	170,065
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	15	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232

82 Sherman
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 : 15
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MEDIAN : 95
WGT. MEAN : 89
MEAN : 96
COD : 17.22
PRD : 107.43

COV : 23.95
STD : 22.88
Avg. Abs. Dev : 16.38
MAX Sales Ratio : 134.40
MIN Sales Ratio : 48.48

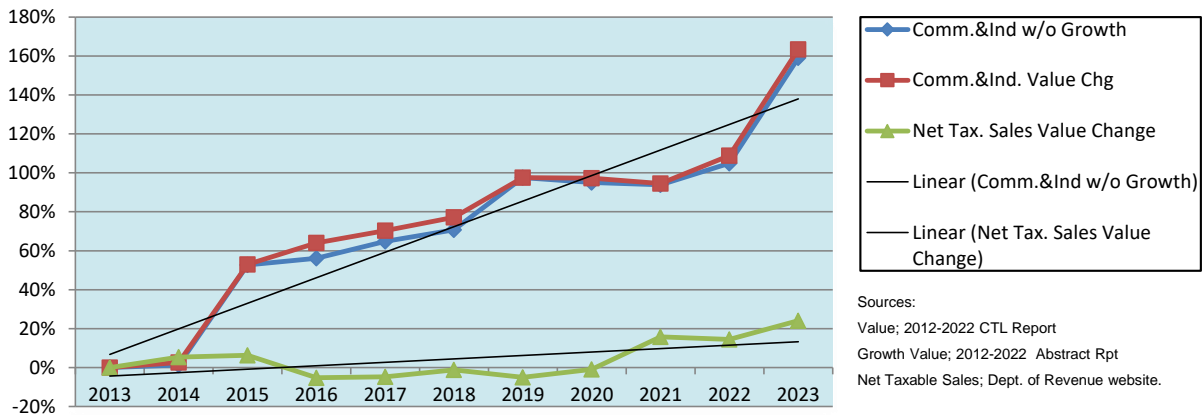
95% Median C.I. : 80.98 to 109.19
95% Wgt. Mean C.I. : 79.22 to 98.66
95% Mean C.I. : 82.88 to 108.22

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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
102	1	134.40	134.40	134.40	00.00	100.00	134.40	134.40	N/A	15,000	20,160
300	1	123.72	123.72	123.72	00.00	100.00	123.72	123.72	N/A	55,000	68,045
340	1	80.98	80.98	80.98	00.00	100.00	80.98	80.98	N/A	210,000	170,065
342	1	109.19	109.19	109.19	00.00	100.00	109.19	109.19	N/A	40,000	43,675
344	2	113.35	113.35	105.98	16.08	106.95	95.12	131.57	N/A	47,000	49,810
350	2	83.57	83.57	83.23	13.83	100.41	72.01	95.12	N/A	43,750	36,415
353	2	96.76	96.76	96.62	02.68	100.14	94.17	99.34	N/A	71,250	68,843
391	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	7,500	7,390
442	1	77.30	77.30	77.30	00.00	100.00	77.30	77.30	N/A	100,000	77,300
471	3	81.95	73.93	73.17	17.44	101.04	48.48	91.35	N/A	60,000	43,903
<u>ALL</u>	<u>15</u>	95.12	95.55	88.94	17.22	107.43	48.48	134.40	80.98 to 109.19	62,100	55,232

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	\$ 9,304,230	\$ 38,475	0.41%	\$ 9,265,755		\$ 10,988,246	
2013	\$ 9,543,480	\$ 122,230	1.28%	\$ 9,421,250	1.26%	\$ 11,576,026	5.35%
2014	\$ 14,230,230	\$ 23,675	0.17%	\$ 14,206,555	48.86%	\$ 11,676,383	0.87%
2015	\$ 15,258,250	\$ 731,317	4.79%	\$ 14,526,933	2.09%	\$ 10,414,575	-10.81%
2016	\$ 15,843,680	\$ 509,220	3.21%	\$ 15,334,460	0.50%	\$ 10,471,801	0.55%
2017	\$ 16,489,380	\$ 604,195	3.66%	\$ 15,885,185	0.26%	\$ 10,852,219	3.63%
2018	\$ 18,380,665	\$ 5,000	0.03%	\$ 18,375,665	11.44%	\$ 10,443,747	-3.76%
2019	\$ 18,352,260	\$ 201,290	1.10%	\$ 18,150,970	-1.25%	\$ 10,886,702	4.24%
2020	\$ 18,103,480	\$ 65,380	0.36%	\$ 18,038,100	-1.71%	\$ 12,724,808	16.88%
2021	\$ 19,434,775	\$ 372,370	1.92%	\$ 19,062,405	5.30%	\$ 12,578,211	-1.15%
2022	\$ 24,508,495	\$ 407,525	1.66%	\$ 24,100,970	24.01%	\$ 13,635,783	8.41%
2023	\$ 25,083,465	\$ 360,795	1.44%	\$ 24,722,670	0.87%	\$ 12,941,705	-5.09%
Ann %chg	10.15%			Average	8.33%	1.12%	1.74%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	1.26%	2.57%	5.35%
2014	52.69%	52.94%	6.26%
2015	56.13%	63.99%	-5.22%
2016	64.81%	70.28%	-4.70%
2017	70.73%	77.22%	-1.24%
2018	97.50%	97.55%	-4.96%
2019	95.08%	97.25%	-0.92%
2020	93.87%	94.57%	15.80%
2021	104.88%	108.88%	14.47%
2022	159.03%	163.41%	24.09%
2023	165.71%	169.59%	17.78%

County Number	82
County Name	Sherman

82 Sherman
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 : 28
Total Sales Price : 19,281,503
Total Adj. Sales Price : 19,281,503
Total Assessed Value : 12,692,170
Avg. Adj. Sales Price : 688,625
Avg. Assessed Value : 453,292

MEDIAN : 69
WGT. MEAN : 66
MEAN : 71
COD : 24.77
PRD : 107.60

COV : 32.74
STD : 23.19
Avg. Abs. Dev : 17.07
MAX Sales Ratio : 141.60
MIN Sales Ratio : 38.82

95% Median C.I. : 55.52 to 76.33
95% Wgt. Mean C.I. : 56.30 to 75.35
95% Mean C.I. : 61.84 to 79.82

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	3	85.40	81.15	73.79	13.13	109.97	62.21	95.85	N/A	562,814	415,285	
01-JAN-21 To 31-MAR-21	2	69.74	69.74	80.61	20.39	86.52	55.52	83.95	N/A	1,700,000	1,370,363	
01-APR-21 To 30-JUN-21	2	101.50	101.50	100.74	07.20	100.75	94.19	108.81	N/A	442,500	445,788	
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21	7	69.03	64.98	63.24	13.28	102.75	38.82	80.18	38.82 to 80.18	548,980	347,158	
01-JAN-22 To 31-MAR-22	3	72.64	94.34	95.01	33.41	99.29	68.79	141.60	N/A	309,867	294,413	
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	1	72.15	72.15	72.15	00.00	100.00	72.15	72.15	N/A	308,000	222,225	
01-OCT-22 To 31-DEC-22	2	82.82	82.82	83.51	27.52	99.17	60.03	105.60	N/A	246,500	205,840	
01-JAN-23 To 31-MAR-23	3	49.27	48.25	49.04	04.59	98.39	44.35	51.14	N/A	1,214,616	595,635	
01-APR-23 To 30-JUN-23	3	59.26	60.84	52.88	16.54	115.05	46.92	76.33	N/A	893,919	472,697	
01-JUL-23 To 30-SEP-23	2	47.13	47.13	46.97	01.99	100.34	46.19	48.06	N/A	704,500	330,885	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	7	85.40	83.70	81.66	16.25	102.50	55.52	108.81	55.52 to 108.81	853,349	696,879	
01-OCT-21 To 30-SEP-22	11	69.30	73.64	69.59	18.82	105.82	38.82	141.60	53.32 to 80.18	461,860	321,415	
01-OCT-22 To 30-SEP-23	10	50.21	58.72	52.00	23.42	112.92	44.35	105.60	46.19 to 76.33	822,760	427,845	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	11	69.30	72.49	74.59	20.63	97.18	38.82	108.81	53.32 to 94.19	738,896	551,128	
01-JAN-22 To 31-DEC-22	6	72.40	86.80	87.67	27.36	99.01	60.03	141.60	60.03 to 141.60	288,433	252,858	
<u>ALL</u>	28	68.91	70.83	65.83	24.77	107.60	38.82	141.60	55.52 to 76.33	688,625	453,292	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	28	68.91	70.83	65.83	24.77	107.60	38.82	141.60	55.52 to 76.33	688,625	453,292	
<u>ALL</u>	28	68.91	70.83	65.83	24.77	107.60	38.82	141.60	55.52 to 76.33	688,625	453,292	

82 Sherman
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 : 28
 Total Sales Price : 19,281,503
 Total Adj. Sales Price : 19,281,503
 Total Assessed Value : 12,692,170
 Avg. Adj. Sales Price : 688,625
 Avg. Assessed Value : 453,292

MEDIAN : 69
 WGT. MEAN : 66
 MEAN : 71
 COD : 24.77
 PRD : 107.60

COV : 32.74
 STD : 23.19
 Avg. Abs. Dev : 17.07
 MAX Sales Ratio : 141.60
 MIN Sales Ratio : 38.82

95% Median C.I. : 55.52 to 76.33
 95% Wgt. Mean C.I. : 56.30 to 75.35
 95% Mean C.I. : 61.84 to 79.82

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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	1	60.03	60.03	60.03	00.00	100.00	60.03	60.03	N/A	239,000	143,465
1	1	60.03	60.03	60.03	00.00	100.00	60.03	60.03	N/A	239,000	143,465
_____Grass_____											
County	11	72.15	77.59	74.92	19.46	103.56	51.14	141.60	55.52 to 94.19	739,445	554,017
1	11	72.15	77.59	74.92	19.46	103.56	51.14	141.60	55.52 to 94.19	739,445	554,017
_____ALL_____	28	68.91	70.83	65.83	24.77	107.60	38.82	141.60	55.52 to 76.33	688,625	453,292

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	3	69.03	72.21	70.86	11.20	101.91	62.21	85.40	N/A	776,980	550,603
1	3	69.03	72.21	70.86	11.20	101.91	62.21	85.40	N/A	776,980	550,603
_____Dry_____											
County	1	60.03	60.03	60.03	00.00	100.00	60.03	60.03	N/A	239,000	143,465
1	1	60.03	60.03	60.03	00.00	100.00	60.03	60.03	N/A	239,000	143,465
_____Grass_____											
County	15	69.30	72.71	71.21	21.08	102.11	44.35	141.60	55.52 to 80.18	692,416	493,084
1	15	69.30	72.71	71.21	21.08	102.11	44.35	141.60	55.52 to 80.18	692,416	493,084
_____ALL_____	28	68.91	70.83	65.83	24.77	107.60	38.82	141.60	55.52 to 76.33	688,625	453,292

Sherman County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	4,220	4,070	4,070	4,070	3,925	3,925	3,840	3,836	3,991
Buffalo	1	5,812	5,614	5,614	5,476	4,237	5,125	4,763	4,763	5,373
Custer	1	4,638	4,240	4,240	4,134	3,869	3,869	3,816	3,813	4,289
Greeley	2	4,995	4,935	4,935	4,875	4,835	4,775	4,715	4,635	4,838
Howard	7100	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,016
Valley	1	4,950	4,950	4,950	4,255	4,025	4,025	3,545	3,545	4,479

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	n/a	2,195	2,080	2,080	1,964	1,965	1,855	1,855	1,964
Buffalo	1	2,445	2,444	2,280	2,279	2,120	2,110	1,980	1,980	2,178
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	1,939
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	2,390
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,266
Valley	1	n/a	2,195	2,195	2,195	2,155	2,155	2,155	2,010	2,138

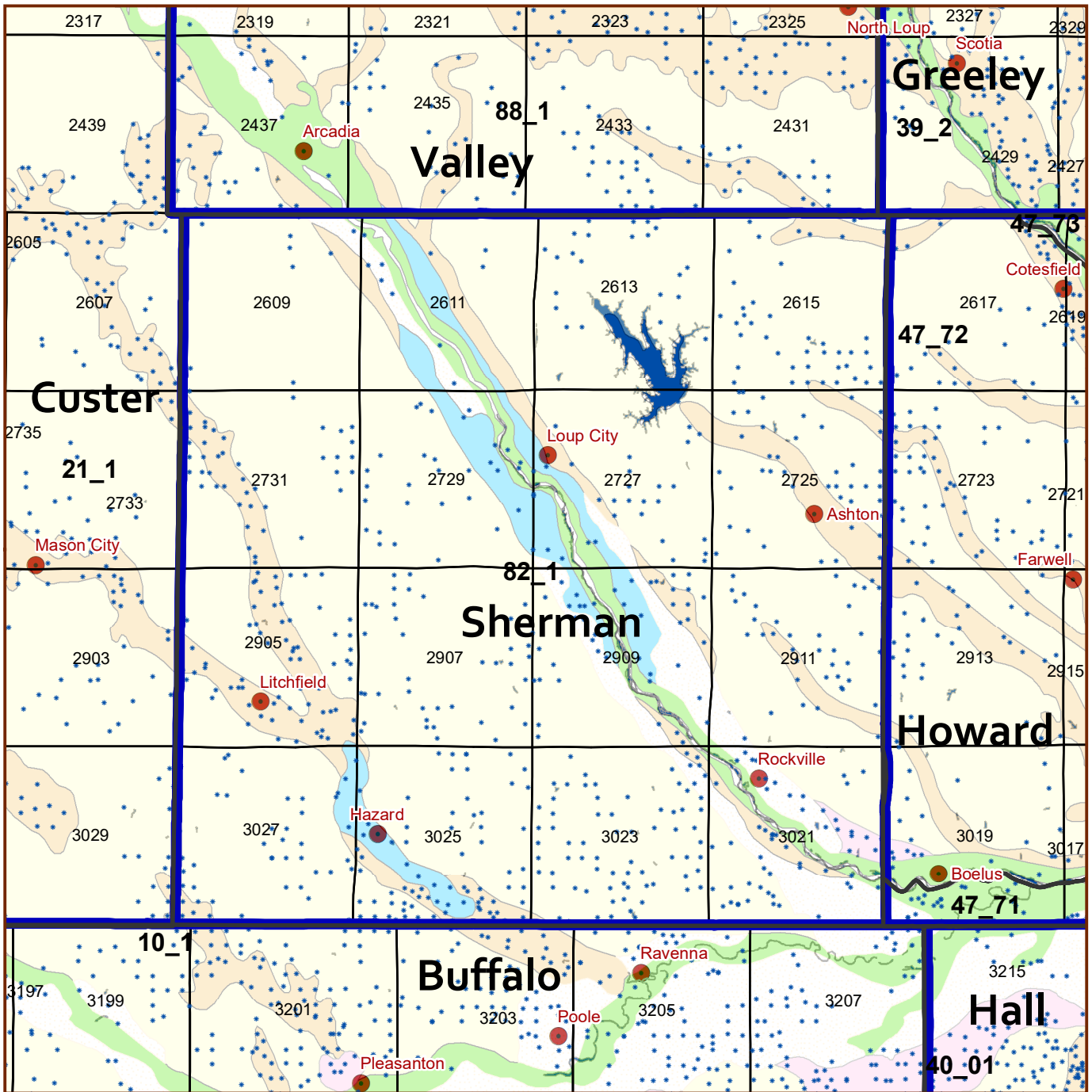
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	1,495	1,495	1,435	1,435	1,305	n/a	n/a	1,062	1,427
Buffalo	1	1,499	1,499	1,468	1,445	1,423	1,395	1,365	n/a	1,449
Custer	1	868	1,060	1,012	755	1,014	880	n/a	1,017	968
Greeley	2	1,750	1,720	1,690	1,660	1,580	1,556	n/a	1,540	1,669
Howard	7100	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,710
Valley	1	1,330	1,330	1,210	1,206	1,210	1,207	835	866	1,202

County	Mkt Area	CRP	TIMBER	WASTE
Sherman	1	1,530	n/a	90
Buffalo	1	1,314	541	490
Custer	1	1,543	n/a	50
Greeley	2	1,773	n/a	400
Howard	7100	1,832	n/a	750
Valley	1	1,221	1,266	325






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.

SHERMAN COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

**Soils
CLASS**










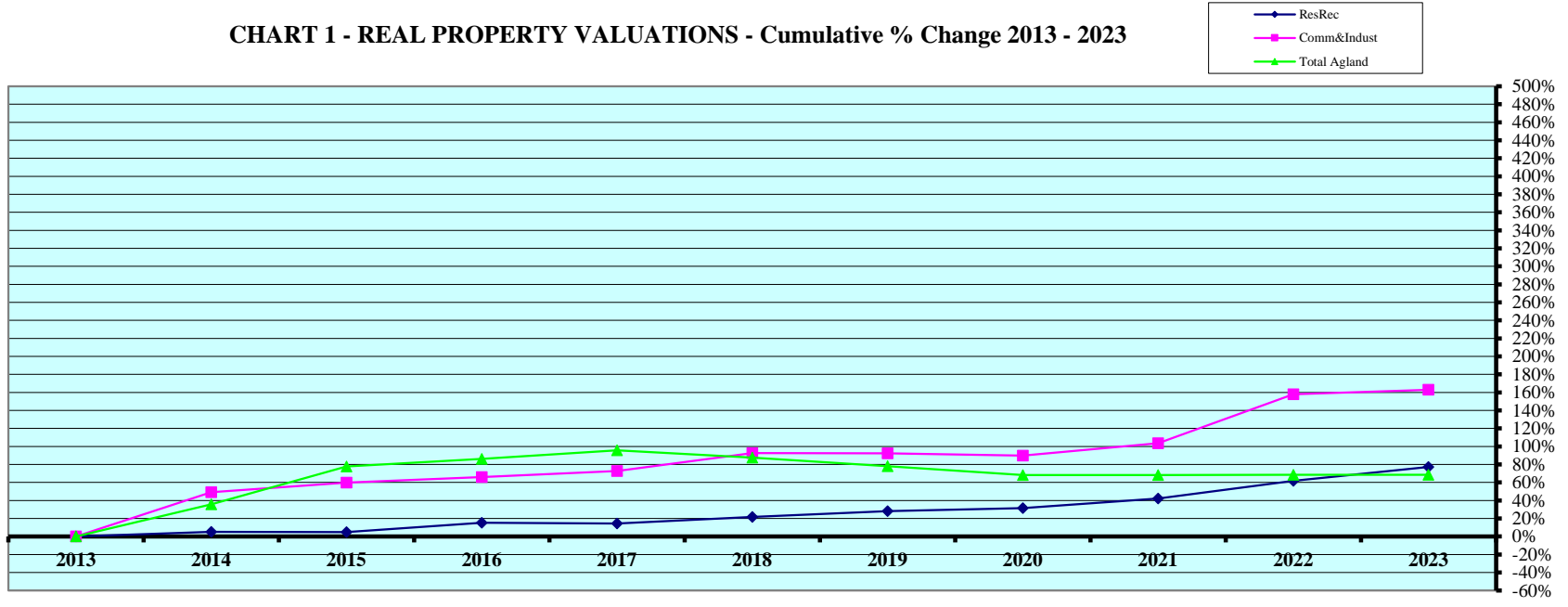
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	77,847,595	-	-	-	9,543,480	-	-	-	396,651,080	-	-	-
2014	81,782,395	3,934,800	5.05%	5.05%	14,230,230	4,686,750	49.11%	49.11%	538,423,310	141,772,230	35.74%	35.74%
2015	81,602,390	-180,005	-0.22%	4.82%	15,258,250	1,028,020	7.22%	59.88%	705,278,830	166,855,520	30.99%	77.81%
2016	89,779,455	8,177,065	10.02%	15.33%	15,843,680	585,430	3.84%	66.02%	738,773,845	33,495,015	4.75%	86.25%
2017	88,949,205	-830,250	-0.92%	14.26%	16,489,380	645,700	4.08%	72.78%	776,220,545	37,446,700	5.07%	95.69%
2018	94,718,365	5,769,160	6.49%	21.67%	18,380,665	1,891,285	11.47%	92.60%	744,112,255	-32,108,290	-4.14%	87.60%
2019	99,712,130	4,993,765	5.27%	28.09%	18,352,260	-28,405	-0.15%	92.30%	706,771,320	-37,340,935	-5.02%	78.18%
2020	102,410,430	2,698,300	2.71%	31.55%	18,103,480	-248,780	-1.36%	89.69%	667,170,490	-39,600,830	-5.60%	68.20%
2021	110,661,810	8,251,380	8.06%	42.15%	19,434,775	1,331,295	7.35%	103.64%	667,282,785	112,295	0.02%	68.23%
2022	126,048,165	15,386,355	13.90%	61.92%	24,607,435	5,172,660	26.62%	157.85%	667,857,725	574,940	0.09%	68.37%
2023	137,966,285	11,918,120	9.46%	77.23%	25,088,360	480,925	1.95%	162.88%	668,145,065	287,340	0.04%	68.45%

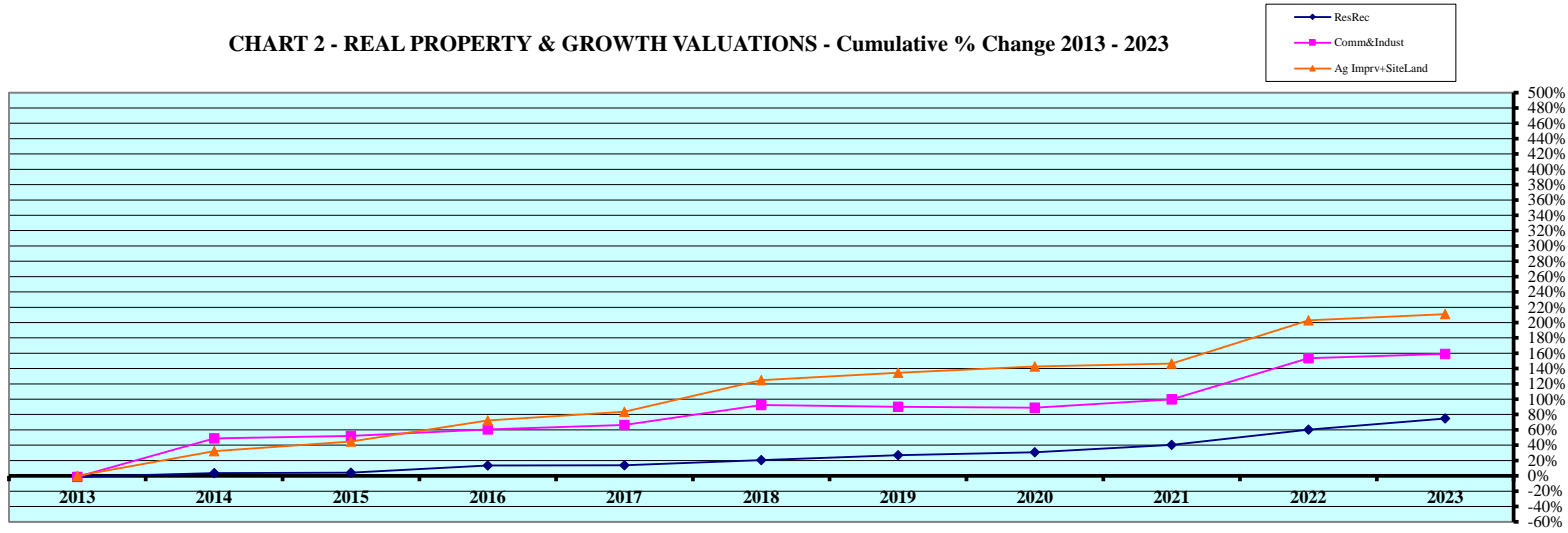
Rate Annual %chg: Residential & Recreational **5.89%** Commercial & Industrial **10.15%** Agricultural Land **5.35%**

Cnty# **82**
County **SHERMAN**

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	77,847,595	991,065	1.27%	76,856,530	-	-1.27%	9,543,480	122,230	1.28%	9,421,250	-	-1.28%
2014	81,782,395	1,180,375	1.44%	80,602,020	3.54%	3.54%	14,230,230	23,675	0.17%	14,206,555	48.86%	48.86%
2015	81,602,390	594,400	0.73%	81,007,990	-0.95%	4.06%	15,258,250	731,317	4.79%	14,526,933	2.09%	52.22%
2016	89,779,455	1,416,729	1.58%	88,362,726	8.28%	13.51%	15,843,680	509,220	3.21%	15,334,460	0.50%	60.68%
2017	88,949,205	467,325	0.53%	88,481,880	-1.45%	13.66%	16,489,380	604,195	3.66%	15,885,185	0.26%	66.45%
2018	94,718,365	928,525	0.98%	93,789,840	5.44%	20.48%	18,380,665	5,000	0.03%	18,375,665	11.44%	92.55%
2019	99,712,130	897,520	0.90%	98,814,610	4.32%	26.93%	18,352,260	201,290	1.10%	18,150,970	-1.25%	90.19%
2020	102,410,430	659,575	0.64%	101,750,855	2.04%	30.71%	18,103,480	65,380	0.36%	18,038,100	-1.71%	89.01%
2021	110,661,810	1,479,110	1.34%	109,182,700	6.61%	40.25%	19,434,775	372,370	1.92%	19,062,405	5.30%	99.74%
2022	126,048,165	1,210,972	0.96%	124,837,193	12.81%	60.36%	24,607,435	407,525	1.66%	24,199,910	24.52%	153.58%
2023	137,966,285	1,900,070	1.38%	136,066,215	7.95%	74.79%	25,088,360	360,795	1.44%	24,727,565	0.49%	159.10%
Rate Ann%chg	5.89%		Resid & Recreat w/o growth			4.86%	10.15%		C & I w/o growth			9.05%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	19,697,200	12,790,610	32,487,810	1,266,424	3.90%	31,221,386	-	-
2014	25,852,005	17,521,890	43,373,895	433,280	1.00%	42,940,615	32.17%	32.17%
2015	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	8.43%	44.77%
2016	34,706,200	22,341,325	57,047,525	1,124,810	1.97%	55,922,715	17.15%	72.13%
2017	37,768,595	23,370,855	61,139,450	1,440,640	2.36%	59,698,810	4.65%	83.76%
2018	42,736,645	30,960,250	73,696,895	674,520	0.92%	73,022,375	19.44%	124.77%
2019	49,051,480	29,744,860	78,796,340	2,562,635	3.25%	76,233,705	3.44%	134.65%
2020	49,753,110	29,938,565	79,691,675	864,795	1.09%	78,826,880	0.04%	142.64%
2021	50,749,875	30,930,600	81,680,475	1,594,980	1.95%	80,085,495	0.49%	146.51%
2022	61,198,160	38,563,640	99,761,800	1,379,965	1.38%	98,381,835	20.45%	202.83%
2023	62,822,340	39,041,410	101,863,750	839,490	0.82%	101,024,260	1.27%	210.96%
Rate Ann%chg	12.30%	11.81%	12.11%	Ag Imprv+Site w/o growth			10.75%	

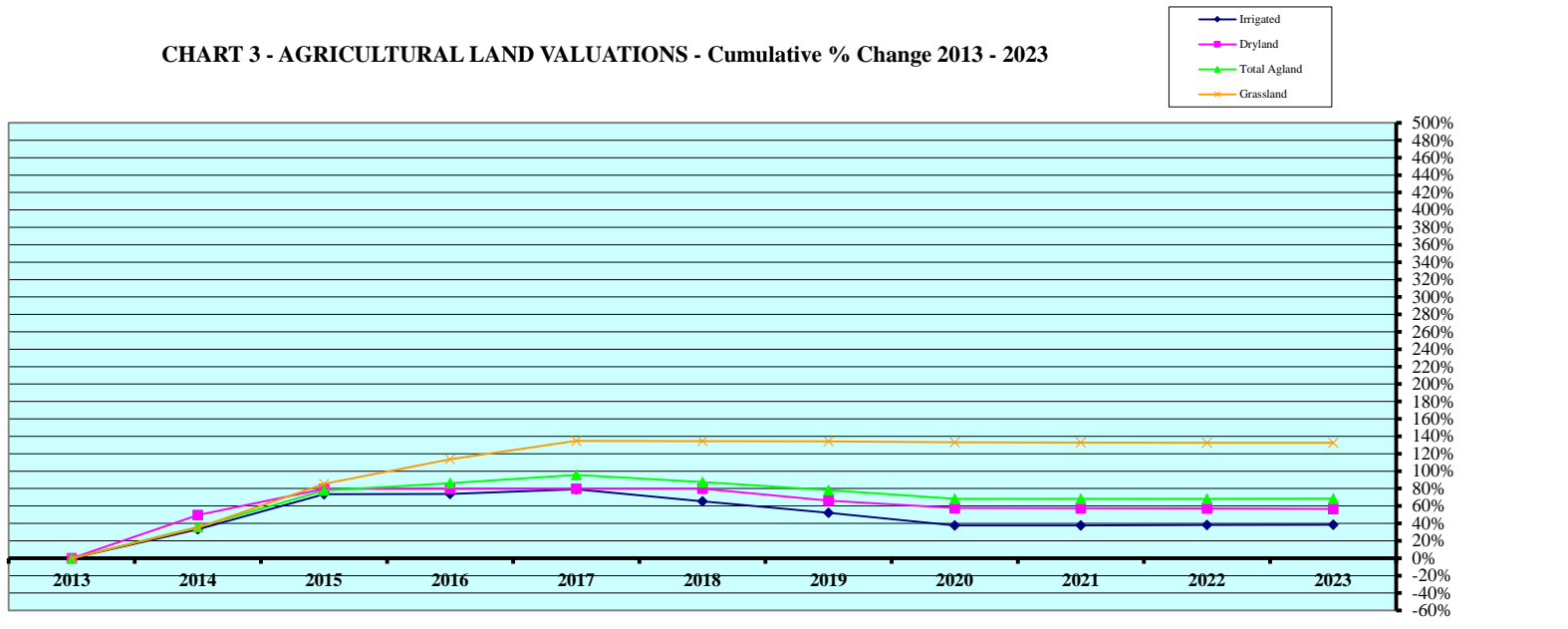
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 82
County SHERMAN

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	231,856,620	-	-	-	47,391,400	-	-	-	116,935,570	-	-	-
2014	309,054,770	77,198,150	33.30%	33.30%	70,825,240	23,433,840	49.45%	49.45%	157,923,125	40,987,555	35.05%	35.05%
2015	402,528,370	93,473,600	30.24%	73.61%	85,098,460	14,273,220	20.15%	79.57%	216,853,125	58,930,000	37.32%	85.45%
2016	402,857,470	329,100	0.08%	73.75%	85,187,575	89,115	0.10%	79.75%	249,823,945	32,970,820	15.20%	113.64%
2017	415,368,970	12,511,500	3.11%	79.15%	85,285,875	98,300	0.12%	79.96%	274,579,220	24,755,275	9.91%	134.81%
2018	383,674,915	-31,694,055	-7.63%	65.48%	85,190,520	-95,355	-0.11%	79.76%	274,259,450	-319,770	-0.12%	134.54%
2019	353,024,610	-30,650,305	-7.99%	52.26%	78,766,070	-6,424,450	-7.54%	66.20%	273,993,270	-266,180	-0.10%	134.31%
2020	319,012,075	-34,012,535	-9.63%	37.59%	74,687,085	-4,078,985	-5.18%	57.60%	272,545,525	-1,447,745	-0.53%	133.07%
2021	319,330,525	318,450	0.10%	37.73%	74,626,920	-60,165	-0.08%	57.47%	272,399,535	-145,990	-0.05%	132.95%
2022	320,445,595	1,115,070	0.35%	38.21%	74,429,675	-197,245	-0.26%	57.05%	272,051,160	-348,375	-0.13%	132.65%
2023	320,978,700	533,105	0.17%	38.44%	74,283,485	-146,190	-0.20%	56.74%	271,951,585	-99,575	-0.04%	132.57%

Rate Ann.%chg: Irrigated **3.31%** Dryland **4.60%** Grassland **8.81%**

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	34,425	-	-	-	433,065	-	-	-	396,651,080	-	-	-
2014	36,820	2,395	6.96%	6.96%	583,355	150,290	34.70%	34.70%	538,423,310	141,772,230	35.74%	35.74%
2015	66,600	29,780	80.88%	93.46%	732,275	148,920	25.53%	69.09%	705,278,830	166,855,520	30.99%	77.81%
2016	66,600	0	0.00%	93.46%	838,255	105,980	14.47%	93.56%	738,773,845	33,495,015	4.75%	86.25%
2017	65,500	-1,100	-1.65%	90.27%	920,980	82,725	9.87%	112.67%	776,220,545	37,446,700	5.07%	95.69%
2018	66,390	890	1.36%	92.85%	920,980	0	0.00%	112.67%	744,112,255	-32,108,290	-4.14%	87.60%
2019	66,390	0	0.00%	92.85%	920,980	0	0.00%	112.67%	706,771,320	-37,340,935	-5.02%	78.18%
2020	78,135	11,745	17.69%	126.97%	847,670	-73,310	-7.96%	95.74%	667,170,490	-39,600,830	-5.60%	68.20%
2021	78,135	0	0.00%	126.97%	847,670	0	0.00%	95.74%	667,282,785	112,295	0.02%	68.23%
2022	78,640	505	0.65%	128.44%	852,655	4,985	0.59%	96.89%	667,857,725	574,940	0.09%	68.37%
2023	78,640	0	0.00%	128.44%	852,655	0	0.00%	96.89%	668,145,065	287,340	0.04%	68.45%

Cnty# **82**
County **SHERMAN**

Rate Ann.%chg: Total Agric Land **5.35%**

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	230,928,135	90,599	2,549			47,712,165	44,358	1,076			117,428,850	204,554	574		
2014	309,057,025	91,152	3,391	33.02%	33.02%	71,175,290	43,953	1,619	50.55%	50.55%	158,345,060	204,391	775	34.95%	34.95%
2015	402,587,680	91,364	4,406	29.96%	72.87%	85,114,480	43,748	1,946	20.14%	80.88%	217,556,810	204,160	1,066	37.55%	85.62%
2016	402,607,600	91,372	4,406	0.00%	72.87%	85,141,850	43,747	1,946	0.04%	80.94%	249,693,345	203,455	1,227	15.17%	113.78%
2017	415,363,580	91,498	4,540	3.03%	78.10%	85,253,730	43,809	1,946	-0.01%	80.92%	274,542,340	203,658	1,348	9.84%	134.82%
2018	383,674,920	91,863	4,177	-8.00%	63.86%	85,229,535	43,797	1,946	0.00%	80.92%	274,141,045	203,362	1,348	0.00%	134.82%
2019	353,024,610	91,837	3,844	-7.96%	50.81%	78,766,075	44,020	1,789	-8.05%	66.36%	273,993,045	203,249	1,348	0.00%	134.83%
2020	318,955,940	91,866	3,472	-9.68%	36.21%	74,678,255	43,661	1,710	-4.41%	59.02%	272,486,215	203,483	1,339	-0.66%	133.27%
2021	319,322,255	91,977	3,472	-0.01%	36.21%	74,893,240	43,777	1,711	0.02%	59.06%	272,228,095	203,311	1,339	-0.01%	133.24%
2022	320,445,595	92,300	3,472	0.00%	36.21%	74,429,035	43,511	1,711	-0.01%	59.03%	272,045,295	203,168	1,339	0.00%	133.25%
2023	320,462,295	92,305	3,472	0.00%	36.21%	74,425,665	43,509	1,711	0.00%	59.03%	272,045,100	203,168	1,339	0.00%	133.25%

Rate Annual %chg Average Value/Acre: 3.14%

4.75%

8.84%

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	34,425	382	90			0	0				396,103,575	339,894	1,165		
2014	34,425	382	90	0.00%	0.00%	0	0				538,611,800	339,878	1,585	35.98%	35.98%
2015	66,600	740	90	0.02%	0.02%	0	0				705,325,570	340,012	2,074	30.90%	78.00%
2016	66,600	740	90	0.00%	0.02%	838,255	686	1,223			738,347,650	339,999	2,172	4.69%	86.34%
2017	66,600	740	90	0.00%	0.02%	920,980	686	1,343	9.87%		776,147,230	340,391	2,280	5.00%	95.66%
2018	65,500	728	90	0.00%	0.02%	920,980	686	1,343	0.00%		744,031,980	340,435	2,186	-4.15%	87.54%
2019	66,390	737	90	0.00%	0.01%	920,980	686	1,343	0.00%		706,771,100	340,528	2,076	-5.03%	78.10%
2020	77,395	860	90	0.00%	0.01%	852,655	686	1,244	-7.42%		667,050,460	340,555	1,959	-5.63%	68.08%
2021	78,645	874	90	0.00%	0.01%	847,670	686	1,237	-0.58%		667,369,905	340,623	1,959	0.03%	68.12%
2022	78,645	874	90	0.00%	0.01%	852,655	686	1,244	0.59%		667,851,225	340,538	1,961	0.10%	68.29%
2023	78,640	874	90	-0.01%	0.01%	852,655	686	1,244	0.00%		667,864,355	340,541	1,961	0.00%	68.29%

82
SHERMAN

Rate Annual %chg Average Value/Acre: 5.34%

(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
2,959	SHERMAN	37,839,635	8,755,808	23,503,519	99,946,680	24,818,875	269,485	38,019,605	668,145,065	62,822,340	39,041,410	0	1,003,162,422
cnty sectorvalue % of total value:		3.77%	0.87%	2.34%	9.96%	2.47%	0.03%	3.79%	66.60%	6.26%	3.89%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
198	ASHTON	416,295	132,329	1,167	7,485,220	2,509,800	0	0	61,595	0	0	0	10,606,406
6.69%	%sector of county sector	1.10%	1.51%	0.00%	7.49%	10.11%			0.01%				1.06%
	%sector of municipality	3.92%	1.25%	0.01%	70.57%	23.66%			0.58%				100.00%
57	HAZARD	659,240	492,040	2,109,103	4,558,990	369,680	0	0	0	0	0	0	8,189,053
1.93%	%sector of county sector	1.74%	5.62%	8.97%	4.56%	1.49%							0.82%
	%sector of municipality	8.05%	6.01%	25.76%	55.67%	4.51%							100.00%
220	LITCHFIELD	1,563,468	759,689	1,641,297	9,416,780	3,697,055	0	0	0	0	0	0	17,078,289
7.43%	%sector of county sector	4.13%	8.68%	6.98%	9.42%	14.90%							1.70%
	%sector of municipality	9.15%	4.45%	9.61%	55.14%	21.65%							100.00%
1,053	LOUP CITY	1,723,278	1,114,580	117,491	48,962,415	13,721,680	269,485	0	0	0	0	0	65,908,929
35.59%	%sector of county sector	4.55%	12.73%	0.50%	48.99%	55.29%	100.00%						6.57%
	%sector of municipality	2.61%	1.69%	0.18%	74.29%	20.82%	0.41%						100.00%
89	ROCKVILLE	113,920	165,486	2,386	2,946,005	604,575	0	0	0	0	0	0	3,832,372
3.01%	%sector of county sector	0.30%	1.89%	0.01%	2.95%	2.44%							0.38%
	%sector of municipality	2.97%	4.32%	0.06%	76.87%	15.78%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
1,618	Total Municipalities	4,476,201	2,664,124	3,871,445	73,369,414	20,902,792	269,486	0	61,595	0	0	0	105,615,054
54.67%	%all municip.sectors of cnty	11.83%	30.43%	16.47%	73.41%	84.22%	100.00%		0.01%				10.53%

Total Real Property Sum Lines 17, 25, & 30	Records : 3,860	Value : 1,027,718,560	Growth 5,526,335
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	209	994,735	16	281,200	18	238,930	243	1,514,865	
02. Res Improve Land	887	4,898,850	57	2,363,450	92	4,845,150	1,036	12,107,450	
03. Res Improvements	889	74,093,015	58	7,158,480	104	15,239,045	1,051	96,490,540	
04. Res Total	1,098	79,986,600	74	9,803,130	122	20,323,125	1,294	110,112,855	1,576,785
% of Res Total	84.85	72.64	5.72	8.90	9.43	18.46	33.52	10.71	28.53
05. Com UnImp Land	42	226,650	2	21,535	0	0	44	248,185	
06. Com Improve Land	159	1,319,585	6	145,025	5	171,010	170	1,635,620	
07. Com Improvements	162	20,394,865	6	1,220,545	7	2,345,165	175	23,960,575	
08. Com Total	204	21,941,100	8	1,387,105	7	2,516,175	219	25,844,380	903,045
% of Com Total	93.15	84.90	3.65	5.37	3.20	9.74	5.67	2.51	16.34
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	81,660	0	0	0	0	1	81,660	
11. Ind Improvements	1	187,825	0	0	0	0	1	187,825	
12. Ind Total	1	269,485	0	0	0	0	1	269,485	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00
13. Rec UnImp Land	0	0	0	0	4	173,645	4	173,645	
14. Rec Improve Land	0	0	0	0	290	13,491,165	290	13,491,165	
15. Rec Improvements	0	0	0	0	291	25,600,580	291	25,600,580	
16. Rec Total	0	0	0	0	295	39,265,390	295	39,265,390	252,280
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.64	3.82	4.57
Res & Rec Total	1,098	79,986,600	74	9,803,130	417	59,588,515	1,589	149,378,245	1,829,065
% of Res & Rec Total	69.10	53.55	4.66	6.56	26.24	39.89	41.17	14.53	33.10
Com & Ind Total	205	22,210,585	8	1,387,105	7	2,516,175	220	26,113,865	903,045
% of Com & Ind Total	93.18	85.05	3.64	5.31	3.18	9.64	5.70	2.54	16.34
17. Taxable Total	1,303	102,197,185	82	11,190,235	424	62,104,690	1,809	175,492,110	2,732,110
% of Taxable Total	72.03	58.23	4.53	6.38	23.44	35.39	46.87	17.08	49.44

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	551,205	6,683,085	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	0	0	0
19. Commercial	0	0	0	3	551,205	6,683,085
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	551,205	6,683,085

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	159	21	357	537

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	70,790	106	24,824,390	1,161	409,374,765	1,268	434,269,945
28. Ag-Improved Land	0	0	73	20,892,610	690	305,413,080	763	326,305,690
29. Ag Improvements	0	0	75	9,162,515	708	82,488,300	783	91,650,815

30. Ag Total					2,051	852,226,450
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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	2	2.00	29,000	
32. HomeSite Improv Land	0	0.00	0	47	47.65	696,000	
33. HomeSite Improvements	0	0.00	0	51	0.00	6,659,685	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	2.00	6,000	
36. FarmSite Improv Land	0	0.00	0	63	176.09	526,520	
37. FarmSite Improvements	0	0.00	0	74	0.00	2,502,830	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	112	320.10	0	
40. Other- Non Ag Use	0	0.00	0	1	7.64	3,020	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	29	29.00	420,500	31	31.00	449,500	
32. HomeSite Improv Land	383	394.09	5,706,500	430	441.74	6,402,500	
33. HomeSite Improvements	411	0.00	51,166,020	462	0.00	57,825,705	2,420,575
34. HomeSite Total				493	472.74	64,677,705	
35. FarmSite UnImp Land	58	102.32	226,560	60	104.32	232,560	
36. FarmSite Improv Land	582	2,079.49	6,198,720	645	2,255.58	6,725,240	
37. FarmSite Improvements	669	0.00	31,322,280	743	0.00	33,825,110	373,650
38. FarmSite Total				803	2,359.90	40,782,910	
39. Road & Ditches	1,445	4,984.56	0	1,557	5,304.66	0	
40. Other- Non Ag Use	1	2.04	805	2	9.68	3,825	
41. Total Section VI				1,296	8,146.98	105,464,440	2,794,225

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	2	435.25	1,057,125	2	435.25	1,057,125
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	10,875.70	11.71%	45,895,470	12.38%	4,220.00
46. 1A	12,749.85	13.72%	53,804,330	14.51%	4,220.00
47. 2A1	12,127.62	13.05%	49,359,405	13.31%	4,070.00
48. 2A	9,345.33	10.06%	38,035,520	10.26%	4,070.00
49. 3A1	2,147.11	2.31%	8,427,490	2.27%	3,925.04
50. 3A	652.58	0.70%	2,561,410	0.69%	3,925.05
51. 4A1	20,943.28	22.54%	80,422,215	21.69%	3,840.00
52. 4A	24,073.26	25.91%	92,355,605	24.90%	3,836.44
53. Total	92,914.73	100.00%	370,861,445	100.00%	3,991.42
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,422.14	17.13%	16,291,065	19.14%	2,194.93
56. 2D1	4,050.94	9.35%	8,425,845	9.90%	2,079.97
57. 2D	5,186.48	11.97%	10,786,570	12.68%	2,079.75
58. 3D1	768.25	1.77%	1,509,220	1.77%	1,964.49
59. 3D	480.04	1.11%	943,280	1.11%	1,965.00
60. 4D1	12,373.07	28.56%	22,952,185	26.97%	1,855.01
61. 4D	13,038.67	30.10%	24,186,810	28.42%	1,855.01
62. Total	43,319.59	100.00%	85,094,975	100.00%	1,964.35
Grass					
63. 1G1	18,385.31	9.07%	27,501,690	9.49%	1,495.85
64. 1G	1,467.76	0.72%	2,194,380	0.76%	1,495.05
65. 2G1	102,074.99	50.34%	146,547,975	50.56%	1,435.69
66. 2G	60,877.21	30.02%	87,645,340	30.24%	1,439.71
67. 3G1	19,524.02	9.63%	25,481,165	8.79%	1,305.12
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	427.21	0.21%	453,515	0.16%	1,061.57
71. Total	202,756.50	100.00%	289,824,065	100.00%	1,429.42
Irrigated Total					
Irrigated Total	92,914.73	27.28%	370,861,445	49.66%	3,991.42
Dry Total					
Dry Total	43,319.59	12.72%	85,094,975	11.40%	1,964.35
Grass Total					
Grass Total	202,756.50	59.54%	289,824,065	38.81%	1,429.42
72. Waste	873.81	0.26%	78,660	0.01%	90.02
73. Other	679.06	0.20%	902,865	0.12%	1,329.58
74. Exempt	1.91	0.00%	2,855	0.00%	1,494.76
75. Market Area Total	340,543.69	100.00%	746,762,010	100.00%	2,192.85

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	16.65	70,265	6,135.73	24,768,440	86,762.35	346,022,740	92,914.73	370,861,445
77. Dry Land	0.00	0	3,193.22	6,342,280	40,126.37	78,752,695	43,319.59	85,094,975
78. Grass	0.35	525	9,144.95	13,199,365	193,611.20	276,624,175	202,756.50	289,824,065
79. Waste	0.00	0	122.94	11,065	750.87	67,595	873.81	78,660
80. Other	0.00	0	101.85	135,310	577.21	767,555	679.06	902,865
81. Exempt	0.00	0	0.00	0	1.91	2,855	1.91	2,855
82. Total	17.00	70,790	18,698.69	44,456,460	321,828.00	702,234,760	340,543.69	746,762,010

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	92,914.73	27.28%	370,861,445	49.66%	3,991.42
Dry Land	43,319.59	12.72%	85,094,975	11.40%	1,964.35
Grass	202,756.50	59.54%	289,824,065	38.81%	1,429.42
Waste	873.81	0.26%	78,660	0.01%	90.02
Other	679.06	0.20%	902,865	0.12%	1,329.58
Exempt	1.91	0.00%	2,855	0.00%	1,494.76
Total	340,543.69	100.00%	746,762,010	100.00%	2,192.85

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	2	21,360	5	711,830	5	733,190	237,630
83.2 Acreage	38	693,775	151	7,418,615	161	22,413,965	199	30,526,355	887,875
83.3 Ashton	44	167,540	125	473,325	125	6,989,730	169	7,630,595	198,575
83.4 Hazard	18	161,235	46	346,880	47	4,068,860	65	4,576,975	0
83.5 Litchfield	24	112,965	129	840,810	130	8,942,375	154	9,896,150	57,285
83.6 Loup City	91	441,225	517	2,992,820	517	50,996,400	608	54,430,445	195,420
83.7 Rockville	32	111,770	69	198,805	70	2,677,265	102	2,987,840	0
83.8 Sherman Lake	0	0	287	13,306,000	287	25,290,695	287	38,596,695	252,280
84 Residential Total	247	1,688,510	1,326	25,598,615	1,342	122,091,120	1,589	149,378,245	1,829,065

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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 Ashton	8	29,325	19	81,340	20	3,297,565	28	3,408,230	903,045
85.2 Hazard	4	21,300	5	31,490	6	316,890	10	369,680	0
85.3 Litchfield	16	83,545	30	153,415	31	3,578,900	47	3,815,860	0
85.4 Loup City	11	81,880	96	1,091,690	96	12,838,670	107	14,012,240	0
85.5 Rockville	3	10,600	10	43,310	10	550,665	13	604,575	0
85.6 Rural Comm	2	21,535	11	316,035	13	3,565,710	15	3,903,280	0
86 Commercial Total	44	248,185	171	1,717,280	176	24,148,400	220	26,113,865	903,045

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	18,082.47	9.10%	27,033,800	9.53%	1,495.03
88. 1G	1,467.76	0.74%	2,194,380	0.77%	1,495.05
89. 2G1	101,342.36	51.01%	145,427,060	51.28%	1,435.01
90. 2G	57,865.30	29.12%	83,037,105	29.28%	1,435.01
91. 3G1	19,494.72	9.81%	25,440,725	8.97%	1,305.01
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	427.21	0.22%	453,515	0.16%	1,061.57
95. Total	198,679.82	100.00%	283,586,585	100.00%	1,427.35
CRP					
96. 1C1	302.84	7.43%	467,890	7.50%	1,545.01
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	732.63	17.97%	1,120,915	17.97%	1,529.99
99. 2C	3,011.91	73.88%	4,608,235	73.88%	1,530.00
100. 3C1	29.30	0.72%	40,440	0.65%	1,380.20
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	4,076.68	100.00%	6,237,480	100.00%	1,530.04
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	198,679.82	97.99%	283,586,585	97.85%	1,427.35
CRP Total	4,076.68	2.01%	6,237,480	2.15%	1,530.04
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	202,756.50	100.00%	289,824,065	100.00%	1,429.42

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

82 Sherman

	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	99,946,680	110,112,855	10,166,175	10.17%	1,576,785	8.59%
02. Recreational	38,019,605	39,265,390	1,245,785	3.28%	252,280	2.61%
03. Ag-Homesite Land, Ag-Res Dwelling	62,822,340	64,677,705	1,855,365	2.95%	2,420,575	-0.90%
04. Total Residential (sum lines 1-3)	200,788,625	214,055,950	13,267,325	6.61%	4,249,640	4.49%
05. Commercial	24,818,875	25,844,380	1,025,505	4.13%	903,045	0.49%
06. Industrial	269,485	269,485	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	25,088,360	26,113,865	1,025,505	4.09%	903,045	0.49%
08. Ag-Farmsite Land, Outbuildings	39,037,585	40,782,910	1,745,325	4.47%	373,650	3.51%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,825	3,825	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	39,041,410	40,786,735	1,745,325	4.47%	373,650	3.51%
12. Irrigated	320,978,700	370,861,445	49,882,745	15.54%		
13. Dryland	74,283,485	85,094,975	10,811,490	14.55%		
14. Grassland	271,951,585	289,824,065	17,872,480	6.57%		
15. Wasteland	78,640	78,660	20	0.03%		
16. Other Agland	852,655	902,865	50,210	5.89%		
17. Total Agricultural Land	668,145,065	746,762,010	78,616,945	11.77%		
18. Total Value of all Real Property (Locally Assessed)	933,063,460	1,027,718,560	94,655,100	10.14%	5,526,335	9.55%

2024 Assessment Survey for Sherman County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	N/A
6.	Assessor's requested budget for current fiscal year:
	\$161,749
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,700
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:
	\$12,075
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Amount of last year's assessor's budget not used:
	\$6,033.33

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, but not as much as before
5.	If so, who maintains the Cadastral Maps?
	The county assessor and the deputy assessor
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://sherman.gworks.com/
8.	Who maintains the GIS software and maps?
	The maintenance of the GIS system is shared between the county assessor, deputy assessor, and the vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Rockville & Hazard are governed by county zoning. Loup City, Ashton and Litchfield have their own zoning and then the information is sent to the county.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Lake Mack - Bryan Hill
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Lake Mack - Bryan Hill
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements; however, the appraiser is a Certified General Appraiser
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 Sherman County

1.	Valuation data collection done by:														
	The county assessor and deputy assessor														
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>Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Sherman Lake - Trail # 12, residential/recreational homes on leased land</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Acreage - rural residential parcels</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.	2	Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.	10	Sherman Lake - Trail # 12, residential/recreational homes on leased land	15	Acreage - rural residential parcels	AG DW	Agricultural Dwellings	AG OB	Agricultural Outbuildings
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15	Acreage - rural residential parcels														
AG DW	Agricultural Dwellings														
AG OB	Agricultural Outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used in estimating market value of the residential class.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Yes, depreciation tables are developed using local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	Residential lot values are determined through the square foot method.														
7.	How are rural residential site values developed?														
	The county determined costs to develop amenities in the county and added that value to site cost. Surrounding counties site values are also looked at.														
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?

Lots being held for sale or resale are valued the same as all other lots within the same neighborhood.

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	2021	2023
2	2021	2022	2021	2022
10	2021	2022	2021	2022
15	2021	2022	2021	2016-2020
AG DW	2021	2022	2021	2019-2022
AG OB	2021	2022	2021	2019-2022

2024 Commercial Assessment Survey for Sherman County

1.	Valuation data collection done by:													
	The county assessor and the deputy assessor complete most of the work; however, an appraisal contract is maintained for the larger commercial properties.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.						
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1	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Only the cost approach is used. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.													
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?													
	Depreciation studies are developed using local market information.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	N/A													
6.	Describe the methodology used to determine the commercial lot values.													
	All lots are valued by the square foot or by the acre, based on sales and similar properties.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2021	2021	2021
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2021	2021	2021	2021										

2024 Agricultural Assessment Survey for Sherman County

1.	Valuation data collection done by:						
	The county assessor and deputy assessor.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No discernible differences have been determined for agricultural land.	2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No discernible differences have been determined for agricultural land.	2022					
3.	Describe the process used to determine and monitor market areas.						
	Annually sales are plotted, topography and geographic characteristics are reviewed.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Generally, any parcel less than 40 acres is classified as rural residential land. All parcels are reviewed for primary use, parcels are classified as recreational when they are not being used for agricultural, residential, or commercial purposes. The majority of recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.						
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						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	No separate analysis has been done on intensive use.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	N/A						
	<u>If your county has special value applications, please answer the following</u>						
8a.	How many parcels have a special valuation application on file?						
	2 applications						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<u>If your county recognizes a special value, please answer the following</u>						

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
SHERMAN COUNTY
By Sherie Kuszak
Sherman County Assessor

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), 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 Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

Per the 2023 County Abstract, Sherman County consists of 3,855 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1299	33.69%	10.76%
Commercial	218	5.65%	2.65%
Industrial	1	.03%	.02%
Recreational	296	7.67 %	4.07%
Agricultural	2041	52.76%	71.58%
Special Value	-	---	---

Agricultural land - taxable acres 340,540.58 with a value of 667,864,355

Other pertinent facts: County is predominantly agricultural with 60.00% grassland, 26.80% irrigated, and 12.80% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy Assessor and Part time Clerk.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County also has GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. GIS and Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1st. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

Level of Value, Quality, and Uniformity for Assessment Year 2023:

<u>Property Class</u>	<u>Median</u>
Residential	96.00
Commercial	100.00
Agricultural Land	69.00
Special Value Agland	N/A

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

Assessment Actions Planned for Assessment Year 2024:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Loup City and Litchfield with new pictures and update any information we find out on review.

We also will review the Cabins and the Marina and take new pictures and update any information we find out on review.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Oak Creek ,Logan and Washington. Take new pictures and update any new information that we find out on review.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Property reviews will be done in office to correct errors in the working file from the conversion. All 13 township properties will be reviewed.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2025:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

We also will review the Cabins and Marina take new pictures and update any new information.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Ashton, Loup City, Webster and Elm take new pictures and update any new information that we find out on review.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2026:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Rockville, Clay and Harrison with new pictures and update any information we find out on review.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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 statute/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Department of Revenue, Property Assessment Division rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 640 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 196 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Tax Year 2023 finds 2 TIF’s in Loup City City and 1 in Litchfield Village with a TIF Excess Value of 6,416,345

9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor Certification Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK
SHERMAN COUNTY ASSESSOR

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