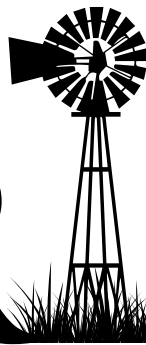


THE STAPLETON

ENTERPRISE

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THURSDAY, JUNE 13, 2024

NO. 24

Valuation changes in Logan & McPherson counties

MARCIA HORA

Notice of valuation changes for the 2024 tax year on real estate, improvements and improvements on leased lands has been sent out to Logan and McPherson County residents.

Counties are mandated by Nebraska Statutes to be within a specified range of value for each class of property. Residential and commercial property values must be within 92% and 100% of actual market value and agricultural land must be valued within 69% to 75% of actual market value.

Logan County

Logan County had an active market in residential property in 2023. Lot values were raised in Stapleton. Lot values in Gandy were adjusted due to closing streets that had been closed by the Village, but not filed with the County. Some depreciation tables were adjusted. Market studies are conducted on all Logan County residential properties, including mobile homes and acreages for a period of three years beginning October 1, 2020 to September 30, 2023. There were 13 sales in the residential sales file for

this period. The current level of residential property value, approved by the Department of Revenue and Tax Equalization and Review Commission is 94%.

Logan County commercial properties had no change in value, unless new improvements or depreciation were changed. There was only one commercial sale in the three year sales period from October 1, 2020 to September 30, 2023. The current level of commercial property value, approved by the Department of Revenue and Tax Equalization and Review Commission is 100%.

Logan County agricultural land for the 2024 tax year had a total of 21 qualified sales of unimproved agricultural land in the three-year study period, October 1, 2020 to September 30, 2023. Out of the 21 sales there were 10 grassland, one dryland and 10 irrigated. Grassland and dryland values remained the same as last year.

Irrigated values raised all classes due to sales in those areas. 1A1 and 1A went from \$3,973 to \$4,250, 2A1 and 2A went from \$3,744 to \$4,000, 3A1 and 3A went from \$3,177 to \$3,400 and 4A and 4A1 went from



COURTESY

\$2,808 to \$3,000.

The current level of agricultural property value, approved by the Department of Revenue and Tax Equalization and Review Commission is 72%.

The amount of taxes required is determined by the budgeted needs requested by each government subdivision. Taxing subdivisions within Logan County are Logan County, Stapleton Public Schools, Arnold Public Schools, Sandhills Public

Schools, Stapleton, Dunning and Arnold Fire Districts, Educational Service Units #16 and #10, Mid-Plains Community College and Upper Loup NRD.

The Logan County Commissioners will meet as a Board of Equalization at 9:00 a.m. on June 18, 2024, July 10, 2024 and July 17, 2024.

A list of all sales is available by contacting Debbie Myers, Logan County Assessor at 308-636-2311.

three-year study, the current percentage of market value, approved by the Tax Equalization and Review Commission is set at 100%.

There was one qualified sale in the commercial sales file for 2024. The current percentage of market value, approved by the Tax Equalization and Review Commission is set at 100%.

There were six qualified sales of agricultural grassland and one qualified irrigated land sale in the three-year study period. The median sale price for grassland was \$947 per acre. It was necessary to adjust all classes of grassland to \$625 per acre, which is a 15% increase in value. This brings grassland level of value up to 66%, but with the added irrigated sale, the median sales ratio for the county is 73%.

The most recent grassland sale recorded in McPherson County was 1,440 acres that sold for \$1,000.00 per acre.

Due to the limited number of sales in the study, dryland values remained at \$725 per acre and irrigated land values remained at \$2,100 per acre.

A listing of all agricultural, residential and commercial sales is available in the McPherson County Clerk/Assessor's office.

The McPherson County Board of Equalization will meet June 10, 2024 and July 10, 2024. Protests must be filed between June 1 and June 30.

You may contact the McPherson County Clerk's office by calling 308-587-2363 or stop in at the office if you have questions or concerns.

Honored To Speak At SPS Foundation Banquet

1974 Stapleton High School graduate Ruby Clark was the guest speaker at the 2024 Stapleton Public Schools Foundation Banquet.

"I was so honored to have the privilege to speak at the banquet," Ruby said. "It is a memory I will always treasure. Sharing the night with Mr. Harvey and Mr. Johnsen meant so much to me. They helped me in so many ways to be successful in college and in my work life. The conversations I have with all my friends in Stapleton are memories I think back on all the time. I love how Stapleton is taking steps to thrive in the 21st century."

Ruby shared how her Dad taught her foundational truths that she's used her entire life.

"The job isn't done until the job is done." What my Dad meant was jobs and assignments don't follow a clock. Some jobs and assignments can be done quickly and done during a normal work day and other jobs and assignments take longer. When a job and assignment is given to you, you complete it, regardless of how much time it takes.

"Always get to work be-



MARCIA HORA - THE STAPLETON ENTERPRISE

fore your boss." My Dad told me this shows your employer that you take your job seriously and want to be prepared for the day.

"Make decisions as if you own the company." My Dad told me that with every decision made, ask yourself the question, 'would I make this decision if I was the CEO?' This applies to not only spending money; it applies to all decisions including taking time off, using various vendors, etc.

After graduating from

Stapleton High School, Ruby went on to graduate from the University of Nebraska-Lincoln in 1977 and Washington University in St. Louis in 1979. She began working at Motorola in 1980 as a Process Engineer in the Semiconductors Product Sector.

"Stapleton is 'home' regardless of where I'm working or visiting."

The SPS Foundation Board thanks Ruby for making the trip to Stapleton to help make their 2024 banquet fundraiser a great success.

McPherson County

McPherson County Assessor Katherine Hoberg said McPherson County is currently at 100% of market value for residential property. There were two qualified sales in the residential sales file for 2024. Due to the limited number of sales in the

Bill Burgess Golf Tournament

One of the largest turnouts was recorded this year for the annual Bill Burgess Golf Tournament held Sunday, May 26 at Augusta Wind Golf Course south of Stapleton.

Eighteen teams participated with the Bo McVay

team of McVay, Kennard Lovitt, Jim Amos, and Sawyer Hanna taking first place championship honors.

Second went to the Tim Karn team and third to the Shannon Potter team of North Platte.

Flight winners were

Dan Kramer team, first; Eric Garrelts team, second; and Ron Uphoff team, third.

A lot of work has been completed at the course and men's golf league is now underway on Wednesday nights.

College National Finals Rodeo Qualifier

Jaxton Starr, a member of the Mid-Plains Community College Rodeo team, qualified for the College National Finals Rodeo held in Casper, Wyoming June 8-15th. He was ranked third in the Great Plains Region in team roping as a heeler. Jaxton is the son of Kevin and RaLynn Starr of Tryon, and grandson of Eldon and Kathy Starr of Stapleton and Dean and Lori Tidyman of Maywood.



COURTESY

Water Wednesday to benefit splash pad

The Stapleton Splash Pad Committee says 'let's have fun' on Water Wednesday. The June 26 event in the Stapleton Park is a free will donation to the Splash Pad for Stapleton fund and will run from 3:00 to 6:00 p.m.

Pulled pork sandwiches and chips will be available for \$7.00 per meal. There will be water slides, bubbles, water guns, water balloons and more water fun.

Snow cones will be available by Kona Ice.

Lone Valley Club To Meet June 23

Lone Valley Club plans to meet on Sunday, June 23, in the Senior Friendship Room of the Stapleton Community Center for a noonish lunch with visiting and meeting to follow. Jacque Trumbull and Connie and Harry Russell will be hosts.

Weather

DATE	HI	LO	MT
1	67	47	.83
2	76	53	.56
3	80	53	.43
4	87	53	T
5	73	53	0
6	81	52	0
7	82	54	0
8	100*	62	0

* Checking for accuracy

Observations:

June 1: Thunder
June 2: Thunder
June 7: Thunder and rain reported two miles west of Stapleton.

The Value Of
Rural Scholarships
Story on page 12

McPherson Co. News



- Over The Hills
- Graphic Files
- Poem - Comparable
- MCHS Honor Roll
- Senior Lunch Menu

Public Notices

- Logan County Commissioners
- Public Notice
- MCS Hiring Secretary

Sandhills Baseball League

Upcoming games:
Thursday, June 13:
Arnold vs. Stapleton at Arnold.
Monday, June 17:
Mullen vs. Arnold @ Mullen; Stapleton vs. Thedford @ Stapleton.
T-ball is at 5:30 p.m.; coach pitch at 6:30 p.m. and baseball at 7:30 p.m.

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