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DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

COLFAX COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Colfax 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 Colfax 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

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Viola Bender, Colfax County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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.

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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. 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 Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do 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 reliability of the COD can be directly affected by extreme ratios.

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 IAAO’s recognition 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.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor’s effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in 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 Section 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 county's sales verification and qualification procedures 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.

Valuation groupings and market areas are also examined to identify whether the groupings 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'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 professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

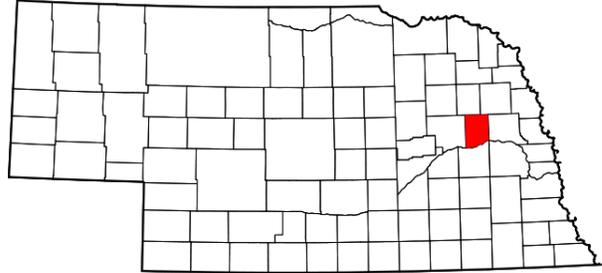
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

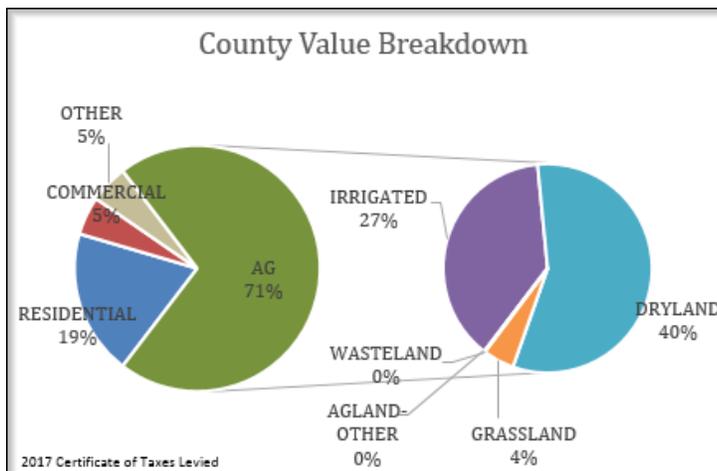
**Further information may be found in Exhibit 94*

County Overview

With a total area of 412 miles, Colfax County had 10,414 residents, per the Census Bureau Quick Facts for 2016, a 1% population increase over the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Colfax County are located in and around Schuyler, the county seat. According to the latest information available from the U.S. Census Bureau, there were 254 employer establishments in with total employment of 3,718.



Agricultural land is the main component of the valuation base in the county. Dry land makes up a majority of the land in the county. Colfax County is included in both the Lower Elkhorn and Lower Platte North Natural Resources Districts (NRD). In value of sales by commodity group, Colfax County ranks fifth in hogs and pigs (USDA AgCensus).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
CLARKSON	685	658	-3.9%
HOWELLS	632	561	-11.2%
LEIGH	442	405	-8.4%
RICHLAND	-	73	
ROGERS	95	95	0.0%
SCHUYLER	5,406	6,213	14.9%

2018 Residential Correlation for Colfax County

Assessment Actions

For the current assessment year, Colfax County updated costing to 2016 for the towns of Howells, Leigh, Richland and Rogers. First acre site values for rural residential and agricultural homes were increased to \$17,000 and the remaining site acres were increased to \$3,000 per acre. All pick up work was completed in a timely fashion. The County is planning on contracting out the inspection and review of the rural residential and agricultural homes for 2018-2019.

Description of Analysis

Residential parcels are analyzed utilizing 4 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
1	The towns of Clarkson, Howells & Leigh.
3	The villages of Richland & Rogers.
4	Rural residential homes.
5	Schuyler

For the residential property class, a review of Colfax County's statistical analysis profiles 159 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency are in the acceptable range and show moderate support of each other.

Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the County to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed includes sales verification. The county assessor utilizes a sales questionnaire to aid in the verification of all residential sales. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Colfax County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

2018 Residential Correlation for Colfax County

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Colfax County has done an acceptable job transmitting data timely and accurately.

The County's inspection and review cycle for all real property was discussed with the county assessor. For residential property, the County continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all information, and the assessment practices suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	46	93.99	103.20	94.30	18.56	109.44
03	4	127.31	123.19	111.43	10.71	110.55
04	9	85.61	86.81	79.77	17.57	108.83
05	100	95.00	95.70	93.28	10.01	102.59
____ALL____	159	94.27	98.06	92.35	13.60	106.18

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Colfax County is 94%.

2018 Commercial Correlation for Colfax County

Assessment Actions

For the current assessment year, Colfax County completed the inspection and review of all commercial properties in the town of Schuyler. All pick up work was completed in a timely manner.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groupings that are based on the assessor locations in the County. Valuation Group 1 consists of Schuyler. Valuation Group 2 is everything outside of Schuyler, including the small towns and rural parcels.

Valuation Grouping	Assessor Location
1	Schuyler
2	All parcels outside of Schuyler

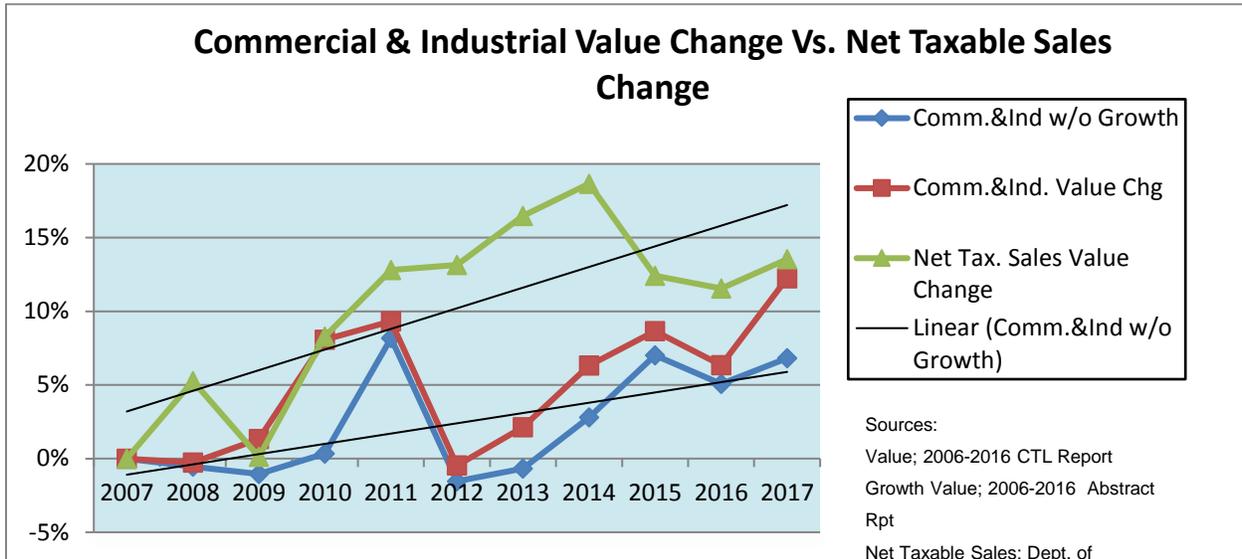
For this study period, there were 24 commercial sales profiled for the valuation groupings. Taking the whole county into account, two of the three measures of central tendency are in the acceptable range with the mean being outside the acceptable range. The mean is being influenced by two low dollar sales (\$1,000 & \$3,000). When those two sales are removed from the statistical calculation, all three measures of central tendency are in the acceptable range.

Number of sales	Median	Mean	Weighted Mean	Cod	Prd
22	97	98	96	15.1	102

The movement of the commercial market for the County confirm the assessment actions report of the county assessor that other than the revaluation from the inspection and review in Schuyler, no other action was taken in the County. While the commercial base increased nearly 7.5% over the prior year, the overall value increased less than 0.5% when you remove growth. The overall movement in the commercial class is similar to the movement of the general area, which suggests the County's limited assessment actions was an appropriate response to the market.

2018 Commercial Correlation for Colfax County

Additionally, net taxable sales increased less than 2% from the prior year, which supports the decision for limited assessment actions.



Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the County to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Colfax County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Colfax County has done an acceptable job of transmitting data timely and accurately.

The County's inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the County continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial

2018 Commercial Correlation for Colfax County

property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

Based on the assessment practices review, all other information, and the statistical analysis, the quality of assessment in Colfax County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	15	97.18	103.37	97.24	12.31	106.30
02	9	99.41	110.89	90.40	37.40	122.67
____ALL____	24	97.31	106.19	96.15	22.10	110.44

Level of Value

Based on the analysis of all available information, the level of value of the commercial class of real property in Colfax County is 97%.

2018 Agricultural Correlation for Colfax County

Assessment Actions

Colfax County continually verifies sales along with updating land use in the agricultural class of property. The County uses FSA to review land use and GIS for improvement changes. All pickup work was completed in a timely fashion. A sales analysis was completed, and as a result, the County made no changes to the agricultural land values for the 2018 assessment year.

Description of Analysis

There is one market area within Colfax County; the County has not seen sufficient, consistent information to justify the development of multiple market areas.

The initial analysis was done using the 31 sales within Colfax County for the three study periods. All three measures of central tendency are within the acceptable range and show moderate support for each other.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Colfax County's schedule of values. The results of this analysis were comparable to the results of the sales within Colfax County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the County to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The agricultural land review in Colfax County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery. Questionnaires and physical inspections are also used to gather information. The county has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The County's practice considers all available information when determining the primary use of the parcel. The review supported that the County has used all available sales for the measurement of agricultural land. The process used by the County gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias.

2018 Agricultural Correlation for Colfax County

The Division also reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Colfax County has done an acceptable job of transmitting data timely and accurately.

Equalization and Quality of Assessment

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

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Colfax County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. The quality of assessment of agricultural land in Colfax County complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	8	70.33	69.48	67.04	11.70	103.61
1	8	70.33	69.48	67.04	11.70	103.61
<u> Dry </u>						
County	16	73.05	70.52	70.10	06.80	100.60
1	16	73.05	70.52	70.10	06.80	100.60
<u> ALL </u>						
	31	73.03	74.24	68.96	13.99	107.66

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Colfax County is 73%.

2018 Opinions of the Property Tax Administrator for Colfax 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 (Cum. Supp. 2016). 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 practices.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	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 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Colfax County

Residential Real Property - Current

Number of Sales	159	Median	94.27
Total Sales Price	\$16,353,055	Mean	98.06
Total Adj. Sales Price	\$16,353,055	Wgt. Mean	92.35
Total Assessed Value	\$15,102,075	Average Assessed Value of the Base	\$69,915
Avg. Adj. Sales Price	\$102,849	Avg. Assessed Value	\$94,982

Confidence Interval - Current

95% Median C.I	93.22 to 96.34
95% Wgt. Mean C.I	90.11 to 94.59
95% Mean C.I	93.31 to 102.81
% of Value of the Class of all Real Property Value in the County	15.53
% of Records Sold in the Study Period	4.16
% of Value Sold in the Study Period	5.65

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	167	98	97.69
2016	153	95	95.23
2015	151	97	96.61
2014	154	95	95.06

2018 Commission Summary for Colfax County

Commercial Real Property - Current

Number of Sales	24	Median	97.31
Total Sales Price	\$1,801,500	Mean	106.19
Total Adj. Sales Price	\$1,801,500	Wgt. Mean	96.15
Total Assessed Value	\$1,732,125	Average Assessed Value of the Base	\$167,371
Avg. Adj. Sales Price	\$75,063	Avg. Assessed Value	\$72,172

Confidence Interval - Current

95% Median C.I	91.08 to 105.53
95% Wgt. Mean C.I	91.13 to 101.17
95% Mean C.I	91.05 to 121.33
% of Value of the Class of all Real Property Value in the County	5.53
% of Records Sold in the Study Period	4.23
% of Value Sold in the Study Period	1.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	16	100	91.94
2016	17	100	95.16
2015	17	100	96.32
2014	24	100	99.60

**19 Colfax
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 159
 Total Sales Price : 16,353,055
 Total Adj. Sales Price : 16,353,055
 Total Assessed Value : 15,102,075
 Avg. Adj. Sales Price : 102,849
 Avg. Assessed Value : 94,982

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 98
 COD : 13.60
 PRD : 106.18

COV : 31.14
 STD : 30.54
 Avg. Abs. Dev : 12.82
 MAX Sales Ratio : 369.13
 MIN Sales Ratio : 47.00

95% Median C.I. : 93.22 to 96.34
 95% Wgt. Mean C.I. : 90.11 to 94.59
 95% Mean C.I. : 93.31 to 102.81

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	23	98.34	100.60	97.42	07.63	103.26	87.09	141.60	93.92 to 100.98	89,913	87,595
01-JAN-16 To 31-MAR-16	15	97.67	103.31	94.39	14.08	109.45	62.23	189.39	92.17 to 100.81	83,967	79,253
01-APR-16 To 30-JUN-16	22	95.96	103.22	95.51	16.78	108.07	68.11	252.20	92.49 to 98.93	98,341	93,929
01-JUL-16 To 30-SEP-16	23	93.36	96.67	91.42	09.48	105.74	77.17	183.94	90.19 to 96.31	95,718	87,502
01-OCT-16 To 31-DEC-16	22	92.44	101.55	88.05	23.49	115.33	59.18	369.13	84.73 to 96.54	91,843	80,868
01-JAN-17 To 31-MAR-17	16	93.75	95.94	94.82	11.30	101.18	73.81	125.30	85.64 to 101.27	88,175	83,605
01-APR-17 To 30-JUN-17	17	92.63	91.41	91.75	10.53	99.63	60.75	111.58	80.31 to 101.94	132,012	121,119
01-JUL-17 To 30-SEP-17	21	94.40	90.97	88.57	12.09	102.71	47.00	139.88	85.61 to 98.40	142,143	125,895
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	83	96.31	100.70	94.67	12.08	106.37	62.23	252.20	93.87 to 97.97	92,681	87,741
01-OCT-16 To 30-SEP-17	76	93.04	95.18	90.29	14.93	105.42	47.00	369.13	90.70 to 95.93	113,955	102,890
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	82	94.01	100.95	92.18	16.47	109.51	59.18	369.13	92.73 to 96.54	93,232	85,938
<u>ALL</u>	159	94.27	98.06	92.35	13.60	106.18	47.00	369.13	93.22 to 96.34	102,849	94,982

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	46	93.99	103.20	94.30	18.56	109.44	60.75	252.20	91.63 to 97.36	75,443	71,144
03	4	127.31	123.19	111.43	10.71	110.55	96.54	141.60	N/A	32,625	36,355
04	9	85.61	86.81	79.77	17.57	108.83	47.00	136.27	69.06 to 101.27	174,056	138,844
05	100	95.00	95.70	93.28	10.01	102.59	59.18	369.13	93.36 to 97.49	111,857	104,344
<u>ALL</u>	159	94.27	98.06	92.35	13.60	106.18	47.00	369.13	93.22 to 96.34	102,849	94,982

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	158	94.34	98.29	92.54	13.45	106.21	47.00	369.13	93.36 to 96.34	102,867	95,189
06	1	62.23	62.23	62.23	00.00	100.00	62.23	62.23	N/A	100,000	62,225
07											
<u>ALL</u>	159	94.27	98.06	92.35	13.60	106.18	47.00	369.13	93.22 to 96.34	102,849	94,982

**19 Colfax
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 159	MEDIAN : 94	COV : 31.14	95% Median C.I. : 93.22 to 96.34
Total Sales Price : 16,353,055	WGT. MEAN : 92	STD : 30.54	95% Wgt. Mean C.I. : 90.11 to 94.59
Total Adj. Sales Price : 16,353,055	MEAN : 98	Avg. Abs. Dev : 12.82	95% Mean C.I. : 93.31 to 102.81
Total Assessed Value : 15,102,075			
Avg. Adj. Sales Price : 102,849	COD : 13.60	MAX Sales Ratio : 369.13	
Avg. Assessed Value : 94,982	PRD : 106.18	MIN Sales Ratio : 47.00	

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	6	186.67	203.67	194.70	35.66	104.61	104.79	369.13	104.79 to 369.13	9,583	18,659	
Less Than 30,000	15	125.30	151.83	132.54	34.96	114.55	91.63	369.13	104.79 to 183.94	17,867	23,680	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	159	94.27	98.06	92.35	13.60	106.18	47.00	369.13	93.22 to 96.34	102,849	94,982	
Greater Than 14,999	153	94.04	93.92	91.99	09.59	102.10	47.00	152.43	92.92 to 95.97	106,507	97,975	
Greater Than 29,999	144	93.84	92.46	91.68	08.63	100.85	47.00	152.43	92.73 to 95.12	111,702	102,409	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	6	186.67	203.67	194.70	35.66	104.61	104.79	369.13	104.79 to 369.13	9,583	18,659	
15,000 TO 29,999	9	118.53	117.27	115.56	12.52	101.48	91.63	141.60	97.36 to 136.27	23,389	27,027	
30,000 TO 59,999	19	96.70	98.68	97.96	12.01	100.73	68.11	152.43	87.27 to 99.89	44,684	43,771	
60,000 TO 99,999	52	93.43	90.87	90.95	08.16	99.91	59.18	118.52	91.46 to 95.12	76,759	69,810	
100,000 TO 149,999	47	93.81	92.10	92.14	07.63	99.96	59.59	111.92	92.29 to 96.79	123,321	113,628	
150,000 TO 249,999	21	94.88	92.80	92.45	07.99	100.38	47.00	106.54	89.77 to 99.40	183,833	169,961	
250,000 TO 499,999	5	89.78	87.20	86.61	08.18	100.68	69.06	99.46	N/A	317,600	275,085	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	159	94.27	98.06	92.35	13.60	106.18	47.00	369.13	93.22 to 96.34	102,849	94,982	

**19 Colfax
COMMERCIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 24
 Total Sales Price : 1,801,500
 Total Adj. Sales Price : 1,801,500
 Total Assessed Value : 1,732,125
 Avg. Adj. Sales Price : 75,063
 Avg. Assessed Value : 72,172

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 106
 COD : 22.10
 PRD : 110.44

COV : 33.76
 STD : 35.85
 Avg. Abs. Dev : 21.51
 MAX Sales Ratio : 216.50
 MIN Sales Ratio : 31.57

95% Median C.I. : 91.08 to 105.53
 95% Wgt. Mean C.I. : 91.13 to 101.17
 95% Mean C.I. : 91.05 to 121.33

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15	2	101.15	101.15	99.38	04.33	101.78	96.77	105.53	N/A	142,500	141,620	
01-APR-15 To 30-JUN-15	2	81.94	81.94	84.10	12.37	97.43	71.80	92.08	N/A	152,500	128,255	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	3	88.82	89.54	88.90	00.88	100.72	88.73	91.08	N/A	83,500	74,232	
01-JAN-16 To 31-MAR-16	1	216.50	216.50	216.50	00.00	100.00	216.50	216.50	N/A	3,000	6,495	
01-APR-16 To 30-JUN-16	4	110.06	107.29	100.64	16.32	106.61	81.49	127.55	N/A	124,500	125,298	
01-JUL-16 To 30-SEP-16	1	99.41	99.41	99.41	00.00	100.00	99.41	99.41	N/A	52,500	52,190	
01-OCT-16 To 31-DEC-16	3	103.27	118.09	98.99	20.31	119.29	94.04	156.95	N/A	56,000	55,437	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17	4	96.33	87.49	105.58	29.01	82.87	31.57	125.73	N/A	25,375	26,791	
01-JUL-17 To 30-SEP-17	4	98.66	116.10	98.79	20.11	117.52	95.07	172.00	N/A	34,500	34,083	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	4	94.43	91.55	91.48	10.18	100.08	71.80	105.53	N/A	147,500	134,938	
01-OCT-15 To 30-SEP-16	9	97.16	112.63	97.33	24.73	115.72	81.49	216.50	88.73 to 127.55	89,333	86,952	
01-OCT-16 To 30-SEP-17	11	99.87	106.24	100.57	23.43	105.64	31.57	172.00	87.52 to 156.95	37,045	37,255	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	7	91.08	90.69	90.71	07.06	99.98	71.80	105.53	71.80 to 105.53	120,071	108,921	
01-JAN-16 To 31-DEC-16	9	103.27	122.15	100.65	27.09	121.36	81.49	216.50	94.04 to 156.95	80,167	80,687	
<u>ALL</u>	24	97.31	106.19	96.15	22.10	110.44	31.57	216.50	91.08 to 105.53	75,063	72,172	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	15	97.16	103.37	97.24	12.31	106.30	81.49	156.95	92.08 to 105.53	100,933	98,148	
02	9	99.41	110.89	90.40	37.40	122.67	31.57	216.50	71.80 to 172.00	31,944	28,878	
<u>ALL</u>	24	97.31	106.19	96.15	22.10	110.44	31.57	216.50	91.08 to 105.53	75,063	72,172	

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	24	97.31	106.19	96.15	22.10	110.44	31.57	216.50	91.08 to 105.53	75,063	72,172	
04												
<u>ALL</u>	24	97.31	106.19	96.15	22.10	110.44	31.57	216.50	91.08 to 105.53	75,063	72,172	

19 Colfax
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 24	MEDIAN : 97	COV : 33.76	95% Median C.I. : 91.08 to 105.53
Total Sales Price : 1,801,500	WGT. MEAN : 96	STD : 35.85	95% Wgt. Mean C.I. : 91.13 to 101.17
Total Adj. Sales Price : 1,801,500	MEAN : 106	Avg. Abs. Dev : 21.51	95% Mean C.I. : 91.05 to 121.33
Total Assessed Value : 1,732,125			
Avg. Adj. Sales Price : 75,063	COD : 22.10	MAX Sales Ratio : 216.50	
Avg. Assessed Value : 72,172	PRD : 110.44	MIN Sales Ratio : 31.57	

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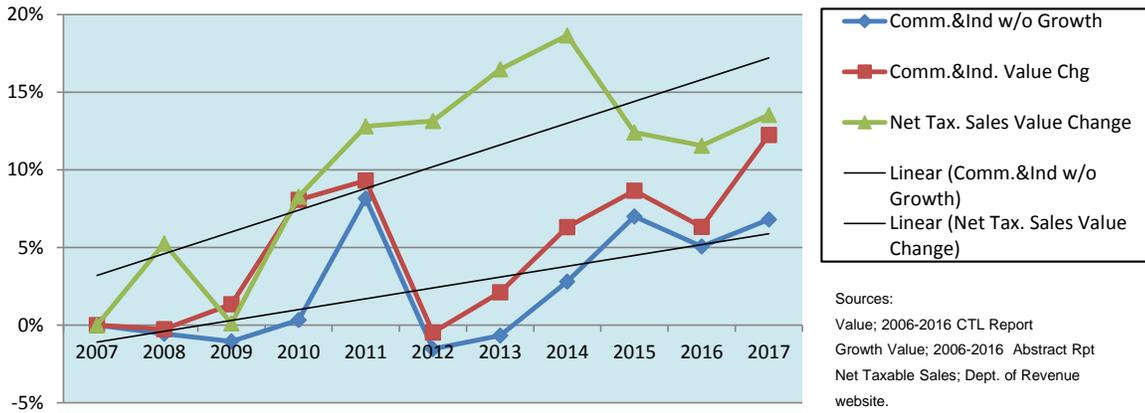
SALE PRICE *

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	2	194.25	194.25	205.38	11.45	94.58	172.00	216.50	N/A	2,000	4,108
Less Than 15,000	6	131.05	128.87	110.78	40.40	116.33	31.57	216.50	31.57 to 216.50	6,750	7,478
Less Than 30,000	7	105.14	125.22	108.14	43.42	115.79	31.57	216.50	31.57 to 216.50	8,929	9,655
Ranges Excl. Low \$											
Greater Than 4,999	22	96.97	98.18	95.91	15.10	102.37	31.57	156.95	88.82 to 105.14	81,705	78,360
Greater Than 14,999	18	96.97	98.62	95.81	10.46	102.93	71.80	127.55	88.82 to 103.27	97,833	93,737
Greater Than 29,999	17	96.77	98.35	95.72	10.71	102.75	71.80	127.55	88.73 to 105.53	102,294	97,914
Incremental Ranges											
0 TO 4,999	2	194.25	194.25	205.38	11.45	94.58	172.00	216.50	N/A	2,000	4,108
5,000 TO 14,999	4	98.11	96.19	100.41	35.53	95.80	31.57	156.95	N/A	9,125	9,163
15,000 TO 29,999	1	103.27	103.27	103.27	00.00	100.00	103.27	103.27	N/A	22,000	22,720
30,000 TO 59,999	8	98.43	104.65	106.71	14.49	98.07	81.49	127.55	81.49 to 127.55	40,000	42,686
60,000 TO 99,999	3	99.87	98.04	97.79	05.61	100.26	88.73	105.53	N/A	83,333	81,488
100,000 TO 149,999	3	88.82	84.89	85.52	08.34	99.26	71.80	94.04	N/A	134,667	115,170
150,000 TO 249,999	2	94.43	94.43	94.52	02.49	99.90	92.08	96.77	N/A	192,500	181,943
250,000 TO 499,999	1	97.16	97.16	97.16	00.00	100.00	97.16	97.16	N/A	380,000	369,195
500,000 TO 999,999											
1,000,000 +											
ALL	24	97.31	106.19	96.15	22.10	110.44	31.57	216.50	91.08 to 105.53	75,063	72,172

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	3	88.82	92.45	90.52	47.05	102.13	31.57	156.95	N/A	55,000	49,785
344	4	99.17	101.85	101.10	13.68	100.74	81.49	127.55	N/A	29,500	29,825
350	1	96.77	96.77	96.77	00.00	100.00	96.77	96.77	N/A	200,000	193,540
352	3	94.04	94.43	95.21	01.80	99.18	92.08	97.16	N/A	233,667	222,478
353	6	115.63	132.67	103.33	33.50	128.39	87.52	216.50	87.52 to 216.50	44,417	45,895
384	2	94.27	94.27	95.66	03.38	98.55	91.08	97.45	N/A	22,250	21,285
386	1	99.41	99.41	99.41	00.00	100.00	99.41	99.41	N/A	52,500	52,190
442	1	122.95	122.95	122.95	00.00	100.00	122.95	122.95	N/A	52,000	63,935
471	2	88.47	88.47	73.64	18.84	120.14	71.80	105.14	N/A	63,500	46,763
528	1	99.87	99.87	99.87	00.00	100.00	99.87	99.87	N/A	75,000	74,905
ALL	24	97.31	106.19	96.15	22.10	110.44	31.57	216.50	91.08 to 105.53	75,063	72,172

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
2007	\$ 77,308,261	\$ 4,172,743	5.40%	\$ 73,135,518	-	\$ 44,689,335	-
2008	\$ 77,106,356	\$ 225,160	0.29%	\$ 76,881,196	-0.55%	\$ 47,044,149	5.27%
2009	\$ 78,341,481	\$ 1,848,285	2.36%	\$ 76,493,196	-0.80%	\$ 44,741,089	-4.90%
2010	\$ 83,537,515	\$ 5,977,336	7.16%	\$ 77,560,179	-1.00%	\$ 48,388,246	8.15%
2011	\$ 84,505,938	\$ 882,935	1.04%	\$ 83,623,003	0.10%	\$ 50,410,657	4.18%
2012	\$ 76,943,074	\$ 822,829	1.07%	\$ 76,120,245	-9.92%	\$ 50,562,981	0.30%
2013	\$ 78,948,086	\$ 2,164,757	2.74%	\$ 76,783,329	-0.21%	\$ 52,049,971	2.94%
2014	\$ 82,190,826	\$ 2,717,935	3.31%	\$ 79,472,891	0.66%	\$ 53,027,477	1.88%
2015	\$ 83,997,891	\$ 1,278,925	1.52%	\$ 82,718,966	0.64%	\$ 50,232,650	-5.27%
2016	\$ 82,204,356	\$ 983,445	1.20%	\$ 81,220,911	-3.31%	\$ 49,852,267	-0.76%
2017	\$ 86,775,046	\$ 4,202,040	4.84%	\$ 82,573,006	0.45%	\$ 50,738,160	1.78%
Ann %chg	1.16%			Average	-1.39%	1.22%	1.36%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-0.55%	-0.26%	5.27%
2009	-1.05%	1.34%	0.12%
2010	0.33%	8.06%	8.28%
2011	8.17%	9.31%	12.80%
2012	-1.54%	-0.47%	13.14%
2013	-0.68%	2.12%	16.47%
2014	2.80%	6.32%	18.66%
2015	7.00%	8.65%	12.40%
2016	5.06%	6.33%	11.55%
2017	6.81%	12.25%	13.54%

County Number: 19
 County Name: Colfax

19 Colfax
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 31
Total Sales Price : 28,992,020
Total Adj. Sales Price : 28,992,020
Total Assessed Value : 19,993,850
Avg. Adj. Sales Price : 935,226
Avg. Assessed Value : 644,963

MEDIAN : 73
WGT. MEAN : 69
MEAN : 74
COD : 13.99
PRD : 107.66

COV : 25.79
STD : 19.15
Avg. Abs. Dev : 10.22
MAX Sales Ratio : 156.24
MIN Sales Ratio : 52.62

95% Median C.I. : 66.52 to 75.01
95% Wgt. Mean C.I. : 64.87 to 73.06
95% Mean C.I. : 67.22 to 81.26

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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>Qtrts</u>												
01-OCT-14 To 31-DEC-14	2	69.18	69.18	69.65	05.62	99.33	65.29	73.07	N/A	666,735	464,398	
01-JAN-15 To 31-MAR-15	7	78.09	79.74	72.61	15.47	109.82	57.11	117.62	57.11 to 117.62	1,269,650	921,831	
01-APR-15 To 30-JUN-15	1	74.01	74.01	74.01	00.00	100.00	74.01	74.01	N/A	647,000	478,830	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	6	72.10	71.65	70.03	08.46	102.31	60.95	81.01	60.95 to 81.01	943,095	660,436	
01-JAN-16 To 31-MAR-16	2	57.38	57.38	56.57	08.30	101.43	52.62	62.14	N/A	1,586,337	897,315	
01-APR-16 To 30-JUN-16	5	73.03	68.91	67.36	06.87	102.30	60.93	75.06	N/A	610,884	411,501	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	3	73.16	72.50	72.20	01.44	100.42	70.59	73.74	N/A	612,023	441,853	
01-JAN-17 To 31-MAR-17	2	59.63	59.63	56.69	08.77	105.19	54.40	64.85	N/A	1,173,900	665,445	
01-APR-17 To 30-JUN-17	1	80.39	80.39	80.39	00.00	100.00	80.39	80.39	N/A	625,264	502,655	
01-JUL-17 To 30-SEP-17	2	112.22	112.22	81.13	39.23	138.32	68.20	156.24	N/A	714,604	579,775	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	10	73.54	77.06	72.33	13.37	106.54	57.11	117.62	65.29 to 84.39	1,086,802	786,045	
01-OCT-15 To 30-SEP-16	13	69.19	68.40	65.75	09.91	104.03	52.62	81.01	60.95 to 75.06	914,282	601,135	
01-OCT-16 To 30-SEP-17	8	71.88	80.20	69.23	21.83	115.85	54.40	156.24	54.40 to 156.24	779,793	539,832	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	14	74.51	75.87	71.71	12.01	105.80	57.11	117.62	66.52 to 81.01	1,085,223	778,162	
01-JAN-16 To 31-DEC-16	10	71.81	67.68	64.21	08.31	105.40	52.62	75.06	60.93 to 73.74	806,316	517,770	
<u>ALL</u>	31	73.03	74.24	68.96	13.99	107.66	52.62	156.24	66.52 to 75.01	935,226	644,963	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	31	73.03	74.24	68.96	13.99	107.66	52.62	156.24	66.52 to 75.01	935,226	644,963	
<u>ALL</u>	31	73.03	74.24	68.96	13.99	107.66	52.62	156.24	66.52 to 75.01	935,226	644,963	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Irrigated</u>												
County	5	74.01	75.89	73.76	06.53	102.89	68.66	84.39	N/A	1,317,857	972,103	
1	5	74.01	75.89	73.76	06.53	102.89	68.66	84.39	N/A	1,317,857	972,103	
<u>Dry</u>												
County	14	73.12	70.61	70.16	07.14	100.64	60.93	80.32	62.14 to 77.24	717,387	503,347	
1	14	73.12	70.61	70.16	07.14	100.64	60.93	80.32	62.14 to 77.24	717,387	503,347	
<u>ALL</u>	31	73.03	74.24	68.96	13.99	107.66	52.62	156.24	66.52 to 75.01	935,226	644,963	

19 Colfax
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 31
 Total Sales Price : 28,992,020
 Total Adj. Sales Price : 28,992,020
 Total Assessed Value : 19,993,850
 Avg. Adj. Sales Price : 935,226
 Avg. Assessed Value : 644,963

MEDIAN : 73
 WGT. MEAN : 69
 MEAN : 74
 COD : 13.99
 PRD : 107.66

COV : 25.79
 STD : 19.15
 Avg. Abs. Dev : 10.22
 MAX Sales Ratio : 156.24
 MIN Sales Ratio : 52.62

95% Median C.I. : 66.52 to 75.01
 95% Wgt. Mean C.I. : 64.87 to 73.06
 95% Mean C.I. : 67.22 to 81.26

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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	8	70.33	69.46	67.04	11.70	103.61	52.62	84.39	52.62 to 84.39	1,511,675	1,013,412
1	8	70.33	69.46	67.04	11.70	103.61	52.62	84.39	52.62 to 84.39	1,511,675	1,013,412
_____Dry_____											
County	16	73.05	70.52	70.10	06.80	100.60	60.93	80.32	62.29 to 75.01	747,265	523,846
1	16	73.05	70.52	70.10	06.80	100.60	60.93	80.32	62.29 to 75.01	747,265	523,846
_____ALL_____	31	73.03	74.24	68.96	13.99	107.66	52.62	156.24	66.52 to 75.01	935,226	644,963

Colfax County 2018 Average Acre Value Comparison

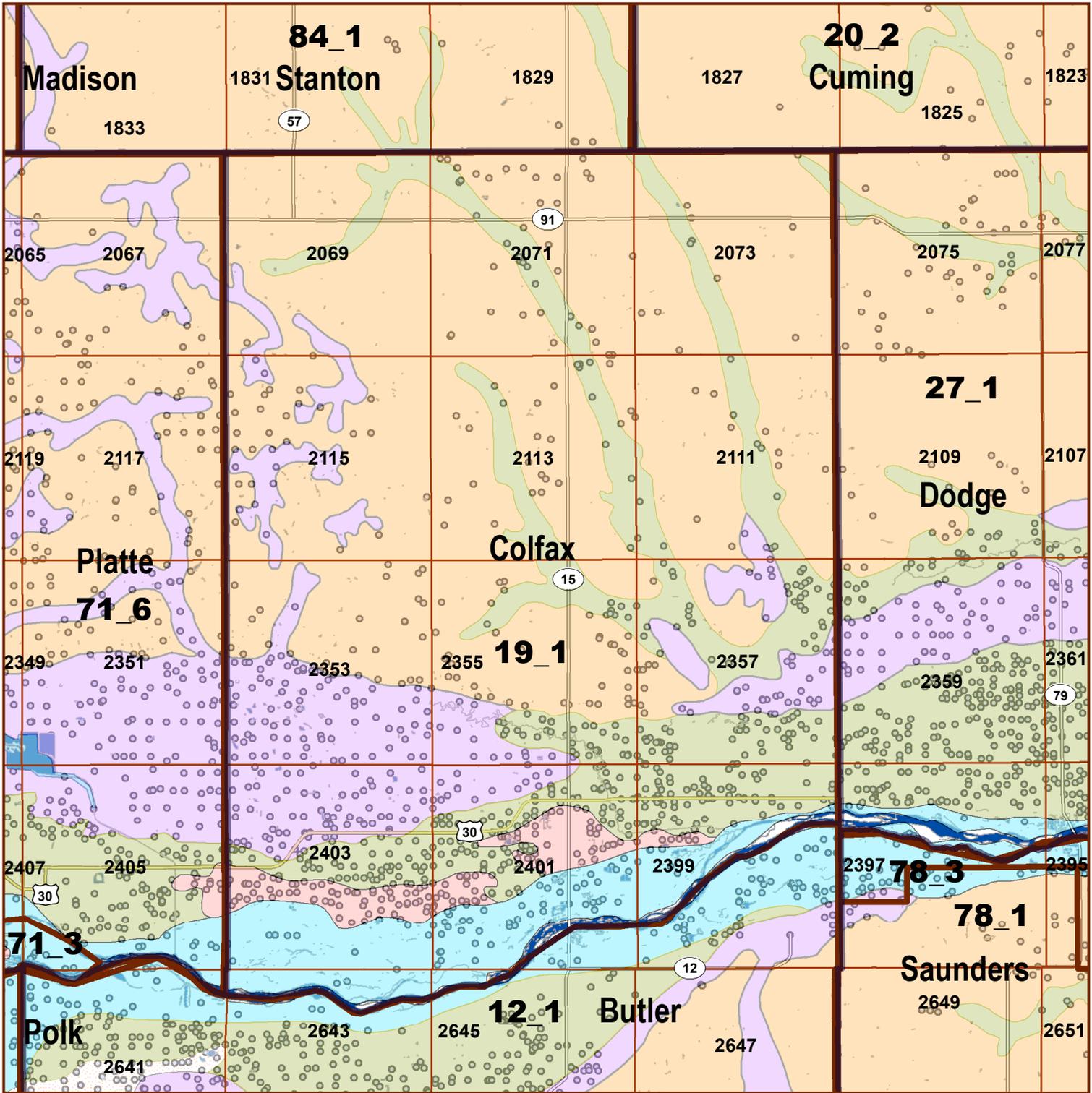
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	6575	6250	6150	6050	5725	5500	5400	4975	5981
Butler	1	7324	6524	6314	5974	6169	6113	5304	5176	6585
Cuming	1	6521	6523	6164	6124	5655	5656	4770	4682	6108
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6238
Platte	3	5948	n/a	5400	5072	4775	4347	4150	3700	4852
Platte	6	8669	8150	7377	6958	6680	6260	5840	5210	7214
Saunders	1	6320	6104	5844	5457	5270	4464	3910	3670	5150
Stanton	1	6000	6000	6000	5980	5510	5220	4370	4050	5531

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	5832	5744	5548	5449	5250	5027	4705	4314	5266
Butler	1	6300	5300	5199	4766	4598	4298	3400	3300	4782
Cuming	1	6195	6200	5830	5823	5326	5327	4432	4440	5671
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4979	5944
Platte	3	5575	n/a	5175	4853	4725	4216	3600	3000	4579
Platte	6	7596	7280	6707	6480	6345	5929	5100	4060	6435
Saunders	1	5715	5497	5292	4760	4566	3839	3437	3193	4317
Stanton	1	5500	5500	5500	5250	4521	4565	4475	3800	4836

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	2335	2335	2200	2200	2050	2050	1800	1800	2055
Butler	1	2645	2597	2558	2525	2493	2449	2374	2347	2419
Cuming	1	2843	2825	2559	2442	2175	2171	1948	1998	2436
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	2275
Platte	3	1492	n/a	1500	1491	1325	1324	1325	1296	1326
Platte	6	1795	1800	1678	1688	1650	1647	1600	1577	1650
Saunders	1	1953	2602	2061	2502	2043	2223	1728	2105	2004
Stanton	1	2100	2075	2025	1950	1504	1284	1255	1386	1485

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	4737	1479	150
Butler	1	3431	1499	600
Cuming	1	5607	1196	125
Dodge	1	3210	n/a	184
Platte	3	2621	1042	100
Platte	6	3819	1497	100
Saunders	1	2478	724	177
Stanton	1	1821	190	190

Source: 2018 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.



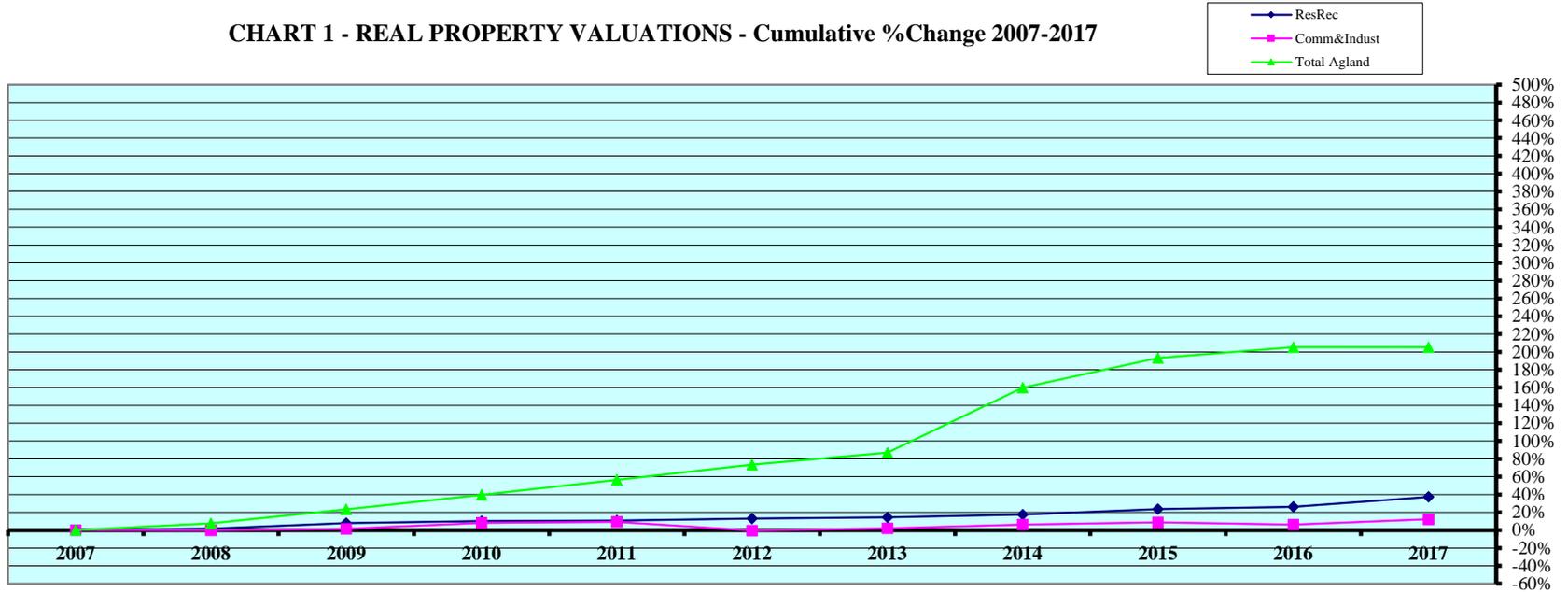
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Colfax County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017



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
2007	187,435,779	--	--	--	77,308,261	--	--	--	398,602,125	--	--	--
2008	190,597,985	3,162,206	1.69%	1.69%	77,106,356	-201,905	-0.26%	-0.26%	429,004,840	30,402,715	7.63%	7.63%
2009	202,187,920	11,589,935	6.08%	7.87%	78,341,481	1,235,125	1.60%	1.34%	491,393,910	62,389,070	14.54%	23.28%
2010	206,465,590	4,277,670	2.12%	10.15%	83,537,515	5,196,034	6.63%	8.06%	556,734,785	65,340,875	13.30%	39.67%
2011	207,685,860	1,220,270	0.59%	10.80%	84,505,938	968,423	1.16%	9.31%	623,621,980	66,887,195	12.01%	56.45%
2012	211,488,285	3,802,425	1.83%	12.83%	76,943,074	-7,562,864	-8.95%	-0.47%	692,131,525	68,509,545	10.99%	73.64%
2013	214,584,180	3,095,895	1.46%	14.48%	78,948,086	2,005,012	2.61%	2.12%	745,551,015	53,419,490	7.72%	87.04%
2014	220,078,955	5,494,775	2.56%	17.42%	82,190,826	3,242,740	4.11%	6.32%	1,035,922,325	290,371,310	38.95%	159.89%
2015	231,499,350	11,420,395	5.19%	23.51%	83,997,891	1,807,065	2.20%	8.65%	1,168,169,450	132,247,125	12.77%	193.07%
2016	236,565,970	5,066,620	2.19%	26.21%	82,204,356	-1,793,535	-2.14%	6.33%	1,216,844,785	48,675,335	4.17%	205.28%
2017	257,314,195	20,748,225	8.77%	37.28%	86,775,046	4,570,690	5.56%	12.25%	1,216,628,840	-215,945	-0.02%	205.22%

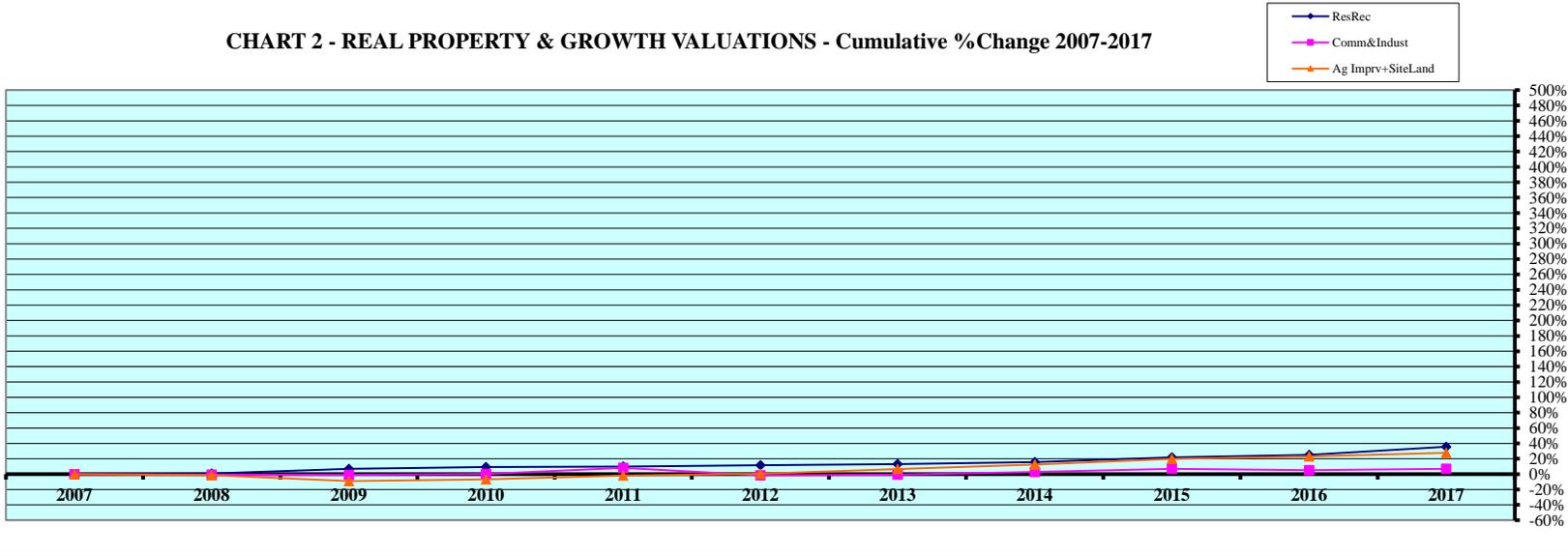
Rate Annual %chg: Residential & Recreational **3.22%** Commercial & Industrial **1.16%** Agricultural Land **11.81%**

Cnty# **19**
County **COLFAX**

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 2007-2017



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
2007	187,435,779	1,195,455	0.64%	186,240,324	--	--	77,308,261	4,172,743	5.40%	73,135,518	--	--
2008	190,597,985	1,870,350	0.98%	188,727,635	0.69%	0.69%	77,106,356	225,160	0.29%	76,881,196	-0.55%	-0.55%
2009	202,187,920	1,507,495	0.75%	200,680,425	5.29%	7.07%	78,341,481	1,848,285	2.36%	76,493,196	-0.80%	-1.05%
2010	206,465,590	1,737,660	0.84%	204,727,930	1.26%	9.23%	83,537,515	5,977,336	7.16%	77,560,179	-1.00%	0.33%
2011	207,685,860	1,714,925	0.83%	205,970,935	-0.24%	9.89%	84,505,938	882,935	1.04%	83,623,003	0.10%	8.17%
2012	211,488,285	2,162,960	1.02%	209,325,325	0.79%	11.68%	76,943,074	822,829	1.07%	76,120,245	-9.92%	-1.54%
2013	214,584,180	2,839,265	1.32%	211,744,915	0.12%	12.97%	78,948,086	2,164,757	2.74%	76,783,329	-0.21%	-0.68%
2014	220,078,955	3,147,148	1.43%	216,931,807	1.09%	15.74%	82,190,826	2,717,935	3.31%	79,472,891	0.66%	2.80%
2015	231,499,350	3,213,290	1.39%	228,286,060	3.73%	21.79%	83,997,891	1,278,925	1.52%	82,718,966	0.64%	7.00%
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	25.10%	82,204,356	983,445	1.20%	81,220,911	-3.31%	5.06%
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	35.66%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	6.81%
Rate Ann%chg	3.22%				2.15%		1.16%				C & I w/o growth	-1.39%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	65,827,740	32,878,517	98,706,257	1,665,331	1.69%	97,040,926	--	--
2008	66,101,665	33,690,577	99,792,242	2,324,375	2.33%	97,467,867	-1.25%	-1.25%
2009	58,817,600	34,078,322	92,895,922	3,131,407	3.37%	89,764,515	-10.05%	-9.06%
2010	59,171,110	35,723,947	94,895,057	2,805,538	2.96%	92,089,519	-0.87%	-6.70%
2011	61,971,950	38,702,312	100,674,262	3,706,316	3.68%	96,967,946	2.18%	-1.76%
2012	62,681,790	43,497,022	106,178,812	6,886,148	6.49%	99,292,664	-1.37%	0.59%
2013	64,662,950	47,573,275	112,236,225	7,069,610	6.30%	105,166,615	-0.95%	6.55%
2014	66,288,365	49,172,505	115,460,870	4,528,330	3.92%	110,932,540	-1.16%	12.39%
2015	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	2.49%	19.88%
2016	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	23.03%
2017	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	27.77%
Rate Ann%chg	0.89%	5.98%	2.85%			Ag Imprv+Site w/o growth	-1.14%	

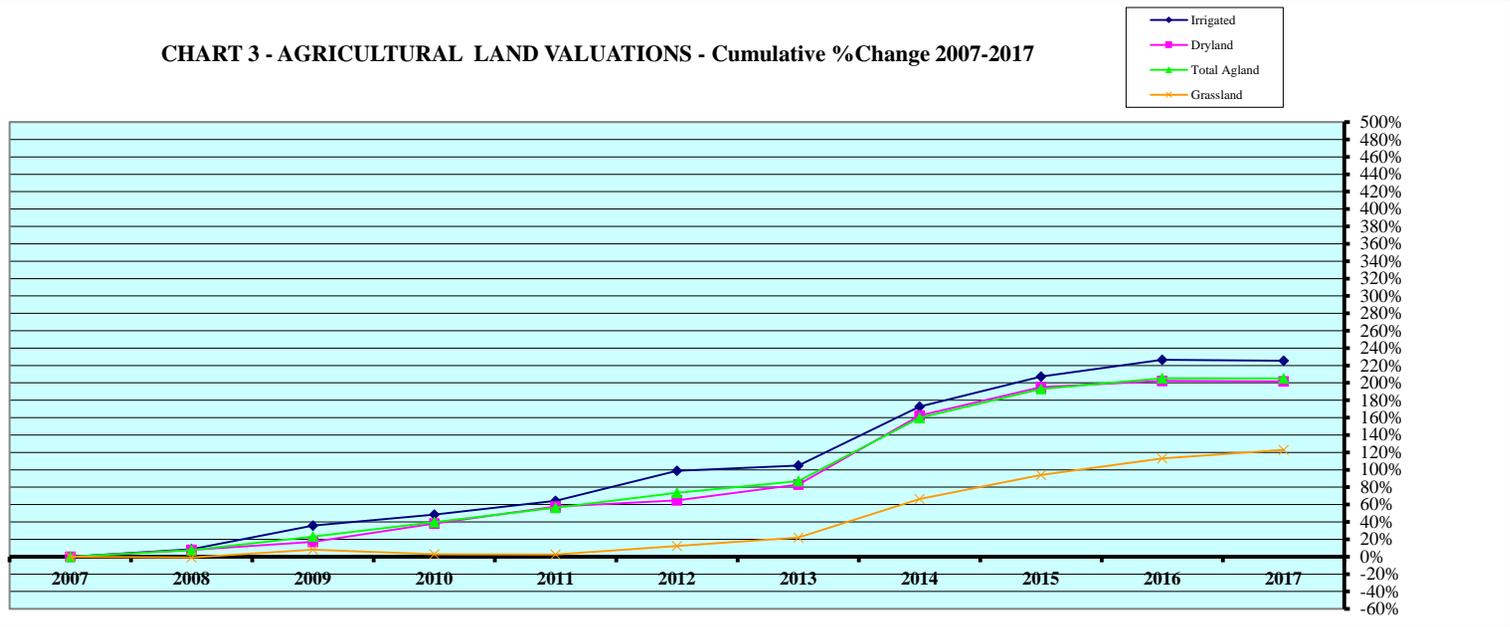
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# 19
County COLFAX

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	142,242,090	--	--	--	229,655,340	--	--	--	26,524,490	--	--	--
2008	154,710,460	12,468,370	8.77%	8.77%	247,494,395	17,839,055	7.77%	7.77%	26,301,375	-223,115	-0.84%	-0.84%
2009	193,004,735	38,294,275	24.75%	35.69%	269,177,310	21,682,915	8.76%	17.21%	28,678,515	2,377,140	9.04%	8.12%
2010	211,308,130	18,303,395	9.48%	48.56%	317,323,920	48,146,610	17.89%	38.17%	27,291,530	-1,386,985	-4.84%	2.89%
2011	233,521,505	22,213,375	10.51%	64.17%	361,931,135	44,607,215	14.06%	57.60%	27,237,620	-53,910	-0.20%	2.69%
2012	282,855,385	49,333,880	21.13%	98.85%	378,478,565	16,547,430	4.57%	64.80%	29,793,280	2,555,660	9.38%	12.32%
2013	291,600,990	8,745,605	3.09%	105.00%	420,177,510	41,698,945	11.02%	82.96%	32,355,770	2,562,490	8.60%	21.98%
2014	387,823,345	96,222,355	33.00%	172.65%	602,453,970	182,276,460	43.38%	162.33%	44,150,605	11,794,835	36.45%	66.45%
2015	437,160,715	49,337,370	12.72%	207.34%	677,992,995	75,539,025	12.54%	195.22%	51,502,350	7,351,745	16.65%	94.17%
2016	464,499,835	27,339,120	6.25%	226.56%	694,324,590	16,331,595	2.41%	202.33%	56,540,445	5,038,095	9.78%	113.16%
2017	463,097,500	-1,402,335	-0.30%	225.57%	692,979,100	-1,345,490	-0.19%	201.75%	59,114,625	2,574,180	4.55%	122.87%

Rate Ann.%chg: Irrigated **12.53%** Dryland **11.68%** Grassland **8.34%**

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
2007	180,205	--	--	--	0	--	--	--	398,602,125	--	--	--
2008	177,220	-2,985	-1.66%	-1.66%	321,390	321,390	--	--	429,004,840	30,402,715	7.63%	7.63%
2009	189,460	12,240	6.91%	5.14%	343,890	22,500	7.00%	--	491,393,910	62,389,070	14.54%	23.28%
2010	404,810	215,350	113.67%	124.64%	406,395	62,505	18.18%	--	556,734,785	65,340,875	13.30%	39.67%
2011	397,290	-7,520	-1.86%	120.47%	534,430	128,035	31.51%	--	623,621,980	66,887,195	12.01%	56.45%
2012	397,310	20	0.01%	120.48%	606,985	72,555	13.58%	--	692,131,525	68,509,545	10.99%	73.64%
2013	783,140	385,830	97.11%	334.58%	633,605	26,620	4.39%	--	745,551,015	53,419,490	7.72%	87.04%
2014	789,565	6,425	0.82%	338.15%	704,840	71,235	11.24%	--	1,035,922,325	290,371,310	38.95%	159.89%
2015	820,095	30,530	3.87%	355.09%	693,295	-11,545	-1.64%	--	1,168,169,450	132,247,125	12.77%	193.07%
2016	1,226,625	406,530	49.57%	580.68%	253,290	-440,005	-63.47%	--	1,216,844,785	48,675,335	4.17%	205.28%
2017	1,184,275	-42,350	-3.45%	557.18%	253,340	50	0.02%	--	1,216,628,840	-215,945	-0.02%	205.22%

Cnty# **19**
County **COLFAX**

Rate Ann.%chg: Total Agric Land **11.81%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (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
2007	142,337,545	68,511	2,078			229,877,080	135,302	1,699			26,578,900	40,386	658		
2008	154,730,780	69,430	2,229	7.27%	7.27%	247,362,520	134,295	1,842	8.41%	8.41%	26,316,595	39,971	658	0.04%	0.04%
2009	193,786,725	70,841	2,736	22.75%	31.67%	268,777,435	133,243	2,017	9.51%	18.73%	28,688,470	38,958	736	11.85%	11.89%
2010	211,549,435	73,079	2,895	5.82%	39.33%	317,478,320	134,933	2,353	16.64%	38.49%	27,145,765	30,522	889	20.77%	35.14%
2011	233,647,275	74,019	3,157	9.04%	51.94%	362,225,520	133,985	2,703	14.90%	59.12%	27,282,935	30,686	889	-0.03%	35.10%
2012	282,858,870	74,311	3,806	20.59%	83.21%	378,506,415	133,682	2,831	4.73%	66.65%	29,782,770	30,337	982	10.42%	49.17%
2013	291,682,980	76,813	3,797	-0.24%	82.77%	420,185,810	131,612	3,193	12.76%	87.91%	32,373,160	29,924	1,082	10.20%	64.39%
2014	387,520,560	77,033	5,031	32.48%	142.13%	602,760,570	131,422	4,586	43.66%	169.95%	44,186,220	29,883	1,479	36.67%	124.68%
2015	437,235,070	77,461	5,645	12.21%	171.69%	678,294,330	132,170	5,132	11.89%	202.06%	51,413,125	28,522	1,803	21.91%	173.89%
2016	464,320,630	77,637	5,981	5.95%	187.86%	695,181,350	132,008	5,266	2.62%	209.96%	56,480,485	28,513	1,981	9.89%	200.99%
2017	463,079,995	77,393	5,983	0.05%	188.00%	693,296,250	131,654	5,266	0.00%	209.95%	59,348,315	29,204	2,032	2.59%	208.79%

Rate Annual %chg Average Value/Acre: 11.16%

11.98%

11.94%

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
2007	177,370	3,547	50			0	0				398,970,895	247,746	1,610		
2008	176,850	3,537	50	0.01%	0.01%	0	0				428,586,745	247,232	1,734	7.65%	7.65%
2009	183,400	3,668	50	0.00%	0.01%	343,890	229	1,500			491,779,920	246,940	1,991	14.88%	23.66%
2010	404,250	8,076	50	0.10%	0.11%	407,655	272	1,500	0.00%		556,985,425	246,882	2,256	13.29%	40.09%
2011	406,675	8,125	50	-0.01%	0.10%	405,225	270	1,500	0.00%		623,967,630	247,084	2,525	11.93%	56.81%
2012	397,220	7,936	50	0.00%	0.10%	204,010	340	600	-60.00%		691,749,285	246,606	2,805	11.08%	74.18%
2013	782,915	7,829	100	99.79%	100.00%	204,010	340	600	0.00%		745,228,875	246,518	3,023	7.77%	87.72%
2014	786,575	7,866	100	0.00%	99.99%	204,010	340	600	0.00%		1,035,457,935	246,544	4,200	38.93%	160.80%
2015	817,230	8,172	100	0.00%	99.99%	217,095	362	600	-0.01%		1,167,976,850	246,688	4,735	12.73%	194.00%
2016	1,225,990	8,171	150	50.05%	200.09%	253,290	362	700	16.67%		1,217,461,745	246,692	4,935	4.24%	206.45%
2017	1,154,980	7,698	150	-0.01%	200.06%	253,340	362	700	0.00%		1,217,132,880	246,311	4,941	0.13%	206.85%

19
COLFAX

Rate Annual %chg Average Value/Acre: 11.86%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 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
10,515	COLFAX	93,424,348	42,200,364	42,124,446	250,641,030	60,852,066	25,922,980	6,673,165	1,216,628,840	71,918,980	58,782,570	0	1,869,168,789
cnty sectorvalue % of total value:		5.00%	2.26%	2.25%	13.41%	3.26%	1.39%	0.36%	65.09%	3.85%	3.14%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
658	CLARKSON	2,623,328	46,174	23,146	15,266,040	6,929,701	0	0	89,010	0	0	0	24,977,399
6.26%	%sector of county sector	2.81%	0.11%	0.05%	6.09%	11.39%			0.01%				1.34%
	%sector of municipality	10.50%	0.18%	0.09%	61.12%	27.74%			0.36%				100.00%
561	HOWELLS	317,525	55,454	27,797	19,187,955	2,542,575	0	0	0	0	0	0	22,131,306
5.34%	%sector of county sector	0.34%	0.13%	0.07%	7.66%	4.18%							1.18%
	%sector of municipality	1.43%	0.25%	0.13%	86.70%	11.49%							100.00%
405	LEIGH	951,187	47,084	14,344	11,609,455	3,690,110	0	0	36,145	0	0	0	16,348,325
3.85%	%sector of county sector	1.02%	0.11%	0.03%	4.63%	6.06%			0.00%				0.87%
	%sector of municipality	5.82%	0.29%	0.09%	71.01%	22.57%			0.22%				100.00%
73	RICHLAND	512,754	160,485	722,916	1,374,420	1,309,905	0	0	575,545	0	0	0	4,656,025
0.69%	%sector of county sector	0.55%	0.38%	1.72%	0.55%	2.15%			0.05%				0.25%
	%sector of municipality	11.01%	3.45%	15.53%	29.52%	28.13%			12.36%				100.00%
95	ROGERS	337,510	274,670	1,245,371	1,150,495	396,025	0	0	114,585	0	0	0	3,518,656
0.90%	%sector of county sector	0.36%	0.65%	2.96%	0.46%	0.65%			0.01%				0.19%
	%sector of municipality	9.59%	7.81%	35.39%	32.70%	11.26%			3.26%				100.00%
6,213	SCHUYLER	4,399,880	2,452,844	3,956,824	141,357,725	29,684,330	0	5,180	849,485	0	0	0	182,706,268
59.09%	%sector of county sector	4.71%	5.81%	9.39%	56.40%	48.78%		0.08%	0.07%				9.77%
	%sector of municipality	2.41%	1.34%	2.17%	77.37%	16.25%		0.00%	0.46%				100.00%
8,005	Total Municipalities	9,142,184	3,036,711	5,990,398	189,946,090	44,552,646	0	5,180	1,664,770	0	0	0	254,337,979
76.13%	%all municip.sectors of cnty	9.79%	7.20%	14.22%	75.78%	73.21%		0.08%	0.14%				13.61%

19 COLFAX

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,223	Value : 1,719,814,146	Growth 8,854,159	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	304	1,583,865	42	629,065	254	1,332,095	600	3,545,025	
02. Res Improve Land	2,485	15,210,255	84	3,871,925	297	8,251,550	2,866	27,333,730	
03. Res Improvements	2,642	179,401,190	86	15,768,070	341	33,864,755	3,069	229,034,015	
04. Res Total	2,946	196,195,310	128	20,269,060	595	43,448,400	3,669	259,912,770	3,459,654
% of Res Total	80.29	75.49	3.49	7.80	16.22	16.72	44.62	15.11	39.07
05. Com UnImp Land	66	587,230	6	227,815	5	561,785	77	1,376,830	
06. Com Improve Land	433	4,361,465	23	791,190	22	1,047,965	478	6,200,620	
07. Com Improvements	439	46,442,481	26	9,079,665	23	5,986,610	488	61,508,756	
08. Com Total	505	51,391,176	32	10,098,670	28	7,596,360	565	69,086,206	2,508,020
% of Com Total	89.38	74.39	5.66	14.62	4.96	11.00	6.87	4.02	28.33
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	3	1,035,630	0	0	3	1,035,630	
11. Ind Improvements	0	0	3	24,944,705	0	0	3	24,944,705	
12. Ind Total	0	0	3	25,980,335	0	0	3	25,980,335	2,000
% of Ind Total	0.00	0.00	100.00	100.00	0.00	0.00	0.04	1.51	0.02
13. Rec UnImp Land	1	5,180	7	54,635	26	551,475	34	611,290	
14. Rec Improve Land	0	0	29	398,395	33	1,562,595	62	1,960,990	
15. Rec Improvements	0	0	67	1,856,020	51	2,806,015	118	4,662,035	
16. Rec Total	1	5,180	74	2,309,050	77	4,920,085	152	7,234,315	92,250
% of Rec Total	0.66	0.07	48.68	31.92	50.66	68.01	1.85	0.42	1.04
Res & Rec Total	2,947	196,200,490	202	22,578,110	672	48,368,485	3,821	267,147,085	3,551,904
% of Res & Rec Total	77.13	73.44	5.29	8.45	17.59	18.11	46.47	15.53	40.12
Com & Ind Total	505	51,391,176	35	36,079,005	28	7,596,360	568	95,066,541	2,510,020
% of Com & Ind Total	88.91	54.06	6.16	37.95	4.93	7.99	6.91	5.53	28.35
17. Taxable Total	3,452	247,591,666	237	58,657,115	700	55,964,845	4,389	362,213,626	6,061,924
% of Taxable Total	78.65	68.36	5.40	16.19	15.95	15.45	53.37	21.06	68.46

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	1	15,000	1,263,735	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	1	15,000	1,263,735
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	15,000	1,263,735

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	299	2	222	523

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	17	1,719,780	8	974,820	2,885	932,631,295	2,910	935,325,895
28. Ag-Improved Land	1	97,560	0	0	878	308,631,990	879	308,729,550
29. Ag Improvements	1	146,855	0	0	923	113,398,220	924	113,545,075
30. Ag Total							3,834	1,357,600,520

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	17,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	113,645	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	4.29	12,870	0	0.00	0	
37. FarmSite Improvements	1	0.00	33,210	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	57	66.11	1,010,870	57	66.11	1,010,870	
32. HomeSite Improv Land	597	626.43	10,465,090	598	627.43	10,482,090	
33. HomeSite Improvements	607	0.00	61,942,300	608	0.00	62,055,945	238,775
34. HomeSite Total				665	693.54	73,548,905	
35. FarmSite UnImp Land	68	128.75	386,250	68	128.75	386,250	
36. FarmSite Improv Land	799	3,218.49	9,655,470	800	3,222.78	9,668,340	
37. FarmSite Improvements	894	0.00	51,455,920	895	0.00	51,489,130	2,553,460
38. FarmSite Total				963	3,351.53	61,543,720	
39. Road & Ditches	3,088	5,285.43	0	3,088	5,285.43	0	
40. Other- Non Ag Use	33	808.51	1,208,170	33	808.51	1,208,170	
41. Total Section VI				1,628	10,139.01	136,300,795	2,792,235

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. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,452.49	13.31%	68,725,285	14.63%	6,575.02
46. 1A	13,368.39	17.02%	83,553,700	17.79%	6,250.09
47. 2A1	15,663.31	19.94%	96,329,555	20.51%	6,150.01
48. 2A	9,819.87	12.50%	59,410,350	12.65%	6,050.01
49. 3A1	6,532.25	8.32%	37,397,225	7.96%	5,725.01
50. 3A	18,439.56	23.48%	101,417,580	21.59%	5,500.00
51. 4A1	3,917.38	4.99%	21,153,820	4.50%	5,399.99
52. 4A	348.66	0.44%	1,734,610	0.37%	4,975.08
53. Total	78,541.91	100.00%	469,722,125	100.00%	5,980.53
Dry					
54. 1D1	6,057.19	4.59%	35,327,755	5.09%	5,832.37
55. 1D	32,683.15	24.79%	187,748,105	27.04%	5,744.49
56. 2D1	7,830.16	5.94%	43,441,190	6.26%	5,547.93
57. 2D	6,510.44	4.94%	35,476,785	5.11%	5,449.21
58. 3D1	14,137.55	10.72%	74,223,340	10.69%	5,250.09
59. 3D	45,738.63	34.70%	229,923,980	33.12%	5,026.91
60. 4D1	17,086.11	12.96%	80,384,605	11.58%	4,704.68
61. 4D	1,786.72	1.36%	7,707,965	1.11%	4,314.03
62. Total	131,829.95	100.00%	694,233,725	100.00%	5,266.13
Grass					
63. 1G1	415.94	1.51%	1,085,440	1.93%	2,609.61
64. 1G	2,747.67	9.97%	6,569,705	11.70%	2,391.01
65. 2G1	1,994.97	7.24%	4,510,035	8.03%	2,260.70
66. 2G	3,129.06	11.35%	7,234,635	12.88%	2,312.08
67. 3G1	2,328.05	8.45%	4,625,675	8.24%	1,986.93
68. 3G	8,111.03	29.42%	17,092,025	30.44%	2,107.26
69. 4G1	6,615.38	24.00%	11,020,550	19.63%	1,665.90
70. 4G	2,224.74	8.07%	4,016,870	7.15%	1,805.55
71. Total	27,566.84	100.00%	56,154,935	100.00%	2,037.05
Irrigated Total					
Irrigated Total	78,541.91	31.95%	469,722,125	38.46%	5,980.53
Dry Total					
Dry Total	131,829.95	53.62%	694,233,725	56.84%	5,266.13
Grass Total					
Grass Total	27,566.84	11.21%	56,154,935	4.60%	2,037.05
72. Waste	7,924.39	3.22%	1,188,940	0.10%	150.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	45.75	0.02%	0	0.00%	0.00
75. Market Area Total	245,863.09	100.00%	1,221,299,725	100.00%	4,967.40

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	253.18	1,449,325	128.43	744,200	78,160.30	467,528,600	78,541.91	469,722,125
77. Dry Land	57.38	295,685	44.06	229,285	131,728.51	693,708,755	131,829.95	694,233,725
78. Grass	20.53	42,180	0.00	0	27,546.31	56,112,755	27,566.84	56,154,935
79. Waste	1.85	280	8.90	1,335	7,913.64	1,187,325	7,924.39	1,188,940
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	45.75	0	45.75	0
82. Total	332.94	1,787,470	181.39	974,820	245,348.76	1,218,537,435	245,863.09	1,221,299,725

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,541.91	31.95%	469,722,125	38.46%	5,980.53
Dry Land	131,829.95	53.62%	694,233,725	56.84%	5,266.13
Grass	27,566.84	11.21%	56,154,935	4.60%	2,037.05
Waste	7,924.39	3.22%	1,188,940	0.10%	150.04
Other	0.00	0.00%	0	0.00%	0.00
Exempt	45.75	0.02%	0	0.00%	0.00
Total	245,863.09	100.00%	1,221,299,725	100.00%	4,967.40

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 Clarkson	0	0	323	1,730,910	323	15,316,605	323	17,047,515	144,200
83.2 Clarkson V	56	278,875	0	0	0	0	56	278,875	0
83.3 Howells	1	3,360	296	1,136,040	296	19,160,215	297	20,299,615	685,880
83.4 Howells V	53	160,540	0	0	0	0	53	160,540	0
83.5 Leigh	1	3,900	219	1,005,900	219	12,045,540	220	13,055,340	475,075
83.6 Leigh V	26	76,825	0	0	0	0	26	76,825	0
83.7 Richland	0	0	44	33,625	44	1,402,225	44	1,435,850	1,715
83.8 Richland V	8	6,050	1	800	1	2,595	9	9,445	0
83.9 Rogers	0	0	36	35,415	36	1,189,900	36	1,225,315	100
83.10 Rogers V	8	6,680	0	0	0	0	8	6,680	0
83.11 Rural	250	1,274,155	354	10,182,655	360	36,277,400	610	47,734,210	418,530
83.12 Rural Mh	0	0	0	0	96	2,988,500	96	2,988,500	20,525
83.13 Rural V	48	683,115	1	2,995	1	60,880	49	746,990	0
83.14 Schuyler	0	0	1,565	11,318,075	1,565	127,841,315	1,565	139,159,390	1,121,799
83.15 Schuyler Mh	0	0	0	0	156	2,725,270	156	2,725,270	41,795
83.16 Schuyler Sub	2	17,000	86	3,835,175	87	14,685,105	89	18,537,280	642,285
83.17 Schuyler Sub V	29	593,000	0	0	0	0	29	593,000	0
83.18 Schuyler V	152	1,052,815	3	13,130	3	500	155	1,066,445	0
84 Residential Total	634	4,156,315	2,928	29,294,720	3,187	233,696,050	3,821	267,147,085	3,551,904

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clarkson	1	350	66	351,520	66	6,840,506	67	7,192,376	20,175
85.2	Clarkson V	14	53,250	1	1,390	1	3,080	15	57,720	0
85.3	Howells	0	0	56	142,765	56	3,182,005	56	3,324,770	587,180
85.4	Howells V	13	19,120	0	0	0	0	13	19,120	0
85.5	Leigh	1	1,745	53	204,985	53	3,868,640	54	4,075,370	194,990
85.6	Leigh V	6	22,335	0	0	0	0	6	22,335	0
85.7	Richland	0	0	11	26,535	11	712,835	11	739,370	0
85.8	Richland Mh	0	0	0	0	2	651,905	2	651,905	65,705
85.9	Richland V	2	2,710	0	0	0	0	2	2,710	0
85.10	Rogers	0	0	5	25,655	7	375,245	7	400,900	0
85.11	Rogers V	1	5,220	0	0	0	0	1	5,220	0
85.12	Rural	1	48,800	48	2,874,785	48	38,909,955	49	41,833,540	768,005
85.13	Rural Mh	0	0	0	0	5	1,110,605	5	1,110,605	0
85.14	Rural V	10	740,800	0	0	0	0	10	740,800	0
85.15	Schuyler	1	15,000	240	3,596,960	241	30,789,340	242	34,401,300	873,965
85.16	Schuyler V	27	467,500	1	11,655	1	9,345	28	488,500	0
86	Commercial Total	77	1,376,830	481	7,236,250	491	86,453,461	568	95,066,541	2,510,020

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	376.64	1.61%	879,445	1.83%	2,334.98
88. 1G	2,687.68	11.51%	6,275,720	13.07%	2,335.00
89. 2G1	1,892.45	8.10%	4,163,415	8.67%	2,200.01
90. 2G	2,999.42	12.84%	6,598,750	13.75%	2,200.01
91. 3G1	1,552.47	6.65%	3,182,750	6.63%	2,050.12
92. 3G	7,923.55	33.93%	16,243,675	33.84%	2,050.05
93. 4G1	3,704.77	15.86%	6,668,585	13.89%	1,800.00
94. 4G	2,218.78	9.50%	3,993,800	8.32%	1,800.00
95. Total	23,355.76	100.00%	48,006,140	100.00%	2,055.43
CRP					
96. 1C1	39.03	6.62%	205,490	7.36%	5,264.92
97. 1C	55.01	9.33%	284,670	10.20%	5,174.88
98. 2C1	51.37	8.72%	256,595	9.19%	4,995.04
99. 2C	129.64	22.00%	635,885	22.78%	4,905.01
100. 3C1	53.08	9.01%	250,800	8.98%	4,724.94
101. 3C	187.48	31.81%	848,350	30.39%	4,525.02
102. 4C1	67.78	11.50%	286,710	10.27%	4,230.01
103. 4C	5.96	1.01%	23,070	0.83%	3,870.81
104. Total	589.35	100.00%	2,791,570	100.00%	4,736.69
Timber					
105. 1T1	0.27	0.01%	505	0.01%	1,870.37
106. 1T	4.98	0.14%	9,315	0.17%	1,870.48
107. 2T1	51.15	1.41%	90,025	1.68%	1,760.02
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	722.50	19.95%	1,192,125	22.25%	1,650.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	2,842.83	78.49%	4,065,255	75.88%	1,430.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,621.73	100.00%	5,357,225	100.00%	1,479.19
<hr/>					
Grass Total	23,355.76	84.72%	48,006,140	85.49%	2,055.43
CRP Total	589.35	2.14%	2,791,570	4.97%	4,736.69
Timber Total	3,621.73	13.14%	5,357,225	9.54%	1,479.19
114. Market Area Total	27,566.84	100.00%	56,154,935	100.00%	2,037.05

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

19 Colfax

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	250,641,030	259,912,770	9,271,740	3.70%	3,459,654	2.32%
02. Recreational	6,673,165	7,234,315	561,150	8.41%	92,250	7.03%
03. Ag-Homesite Land, Ag-Res Dwelling	71,918,980	73,548,905	1,629,925	2.27%	238,775	1.93%
04. Total Residential (sum lines 1-3)	329,233,175	340,695,990	11,462,815	3.48%	3,790,679	2.33%
05. Commercial	60,852,066	69,086,206	8,234,140	13.53%	2,508,020	9.41%
06. Industrial	25,922,980	25,980,335	57,355	0.22%	2,000	0.21%
07. Total Commercial (sum lines 5-6)	86,775,046	95,066,541	8,291,495	9.56%	2,510,020	6.66%
08. Ag-Farmsite Land, Outbuildings	58,272,005	61,543,720	3,271,715	5.61%	2,553,460	1.23%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	510,565	1,208,170	697,605	136.63%		
11. Total Non-Agland (sum lines 8-10)	58,782,570	62,751,890	3,969,320	6.75%	2,553,460	2.41%
12. Irrigated	463,097,500	469,722,125	6,624,625	1.43%		
13. Dryland	692,979,100	694,233,725	1,254,625	0.18%		
14. Grassland	59,114,625	56,154,935	-2,959,690	-5.01%		
15. Wasteland	1,184,275	1,188,940	4,665	0.39%		
16. Other Agland	253,340	0	-253,340	-100.00%		
17. Total Agricultural Land	1,216,628,840	1,221,299,725	4,670,885	0.38%		
18. Total Value of all Real Property (Locally Assessed)	1,691,419,631	1,719,814,146	28,394,515	1.68%	8,854,159	1.16%

2018 Assessment Survey for Colfax County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$212,525
7.	Adopted budget, or granted budget if different from above:
	\$212,525; All of the cost of health care and benefits are paid from the county general budget, not the assessor's budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	There is no separate fund. If a project is identified, the Board would have to fund it.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$39,400: this includes \$19,200 for MIPS and \$20,200 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,700
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor office staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	No
7.	Who maintains the GIS software and maps?
	Assessor office staff
8.	Personal Property software:
	MIPS

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?
	All except Leigh
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	None at this time.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Occasionally
2.	If so, is the appraisal or listing service performed under contract?
	Yes; when they need appraisal work done.
3.	What appraisal certifications or qualifications does the County require?
	The county requires licensing and also the experience and skills to do the work.
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; but the assessor reviews the values and must approve all values before they are used.

2018 Residential Assessment Survey for Colfax County

1.	Valuation data collection done by:														
	Assessor, Appraiser and Office Staff														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>All rural residential parcels; typically</td> </tr> <tr> <td style="text-align: center;">5</td> <td>All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.	2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.	3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.	4	All rural residential parcels; typically	5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
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2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.														
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4	All rural residential parcels; typically														
5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.														
Ag	Agricultural homes and outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach is the primary method used to estimate market value, with Marshall and Swift costing used as the cost estimator. Depreciation is developed from the local market.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Tables are developed by the county														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	The county conducts an analysis of vacant lot sales as the primary method of establishing residential lot values.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	In the past, Colfax County has utilized a DCF methodology for developments of subdivisions and those developments have been completed. There are two new subdivisions under development, but there have been no applications for DCF valuation as provided for in LB 191.														

8.	<u>Valuation Grouping</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	2016	2016	2017	2014; 2016
	2	2012	2011	2012	2014
	3	2016	2016	2011	2016
	4	2012	2011	2012	2014
	5	2016	2016	2016	2016
	Ag	2012	2011	2012	2014

----In V-group #1, Clarkson was inspected in 2014 and Howells and Leigh were last reviewed in 2016.

2018 Commercial Assessment Survey for Colfax County

1.	Valuation data collection done by:			
	Assessor, Appraiser and Office Staff			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.		
	2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county hires specialized appraisers and searches for comparable sales in other counties.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The county develops depreciation tables.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes; in some cases depreciation is developed for individual occupancy codes or groups.			
6.	Describe the methodology used to determine the commercial lot values.			
	Commercial lots are valued primarily using market information derived from vacant lot sales.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2016	2016	2016
	2	2008	2011	2008
	Valuation grouping #2 is expected to be inspected and reviewed at the same time as the rural residential which will take place in 2018-2019. Cost, depreciation and a lot study is expected to be completed.			

2018 Agricultural Assessment Survey for Colfax County

1.	Valuation data collection done by:							
	Assessor, Appraiser and Office Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017						
	Land use was verified by comparing the GIS base maps from 2014 to the most recent maps from 2016. If there were any questions that were not clearly shown on the maps, the land owner was called to verify the current land use.							
3.	Describe the process used to determine and monitor market areas.							
	The county plots and analyzes sales to annually monitor the potential for different markets.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county calls and fills out questionnaires with an interview, verifies land use, and physically reviews parcels. They also call landowners if there are any questions from the review. If questions remain, the county will drive to the property for on-site review if the parcel is accessible.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes; both have a first acre valued at \$17,000; beginning in 2018. Secondary site acres are valued at \$3,000 for both ag and rural residential sites.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county relies on sales analysis and sales review to identify any potential influences. The county has used their own sales and also gathered and reviewed sales from nearby counties to analyze the market for WRP acres.							

COLFAX COUNTY ASSESSOR
VIOLA M. BENDER
411 E. 11TH STREET
SCHUYLER, NE. 68661

June 1, 2017

I, Viola M. Bender, duly elected assessor of Colfax County, present this plan of assessment, pursuant to section 77-1311, as amended by 2005 Neb. Laws LB 263, Section 9, to the Colfax County Board of Equalization on or before July 31 of each year and to the Department of Revenue Property Assessment Division on or before October 31 of each year.

Respectively Submitted

Viola M. Bender
Colfax County Assessor

GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract
Colfax County has a total parcel count of 8,439 parcels.

Residential-----	3,673
Industrial-----	3
Commercial-----	562
Agricultural-----	3,811
Rec land-----	147
Exempt-----	521

Colfax County also processes approximately 1,200 Personal Property filings and 300 Homestead Exemptions each year.

The Colfax County Assessor's Office consists of the Assessor, Deputy Assessor/Appraiser and two full time clerks.

Budget

2017 General Budget: 212,525

The general budget includes the salaries for the administrative personal, educational classes, office supplies, office equipment and the data processing costs.

Procedures Manual

Colfax County has a written policy manual, which is updated each year.

Responsibilities

Record maintenance: Cadastral Maps

The office staff maintains the maps by keeping the ownership and descriptions current (Reg 10-004.03).

Property Record Cards: The office staff maintains the property record cards by keeping current the required legal, ownership, classification codes and changes made to the assessment information of the property (Reg. 10-004).

Report Generation

County Abstract of Assessment Report for Real Property must be completed and certified

by the county assessor on or before March 19, to the Property Tax Administrator (Reg. 60-004.03), (Statute 77-1514).

Personal Property abstract: Pursuant to section 77-1514 the assessor on or before July 20th of each year must electronically certify the personal property abstract to the Property Tax Administrator.

Certification of Values: Pursuant to section 13-509 and 13-518 the county assessor must certify taxable valuations to political subdivisions on or before August 20 of each year.

School District Taxable Value Report: Pursuant to Section 79-1016 the assessor on or before Aug. 25, shall provide the current values, by property class, for the county, school districts and supplement TIF information if applicable, to the Property Tax Administrator.
Tax List Corrections: Tax list corrections are generated to correct clerical error (77-128) and any overvalued, undervalued, and omitted real property.

Generate Tax Roll: The assessor's office will on or before November 22 complete and deliver to the county treasurer the Tax List.

Certificate of Taxes Levied: On or before December 1 of each year the assessor will certify to the Property Tax Administrator, the total taxable valuation and the Certificate of Taxes Levied.

MIPS/County Solutions LLC of 725 S. 14th Street Lincoln, NE. 68508 maintain all of our administrative programs.

Homestead Exemptions

The assessor's office on or before June 30 of each year, accepts applications for Homestead Exemption (77-3510 thru 77-3528). The assessor's office staff also helps the applicant complete the necessary forms.

Filing for Personal Property

The assessor's office on or before February 1 of each year sends a letter to all persons with personal property, explaining the procedure for filing Personal Property, the penalties for late filing and requesting they bring in or mail their depreciation worksheets to the assessor's office. We then complete the Personal Property Schedule and return a copy to the taxpayer.

Real Property

Residential: For 2017 we plan on reviewing acreage sale to see what may need to be done to all rural homes. We are also planning on implementing new Marshall and Swift

pricing for the towns of Clarkson, Howells, Leigh, Richland, Rogers, Lake Socorro, Indian Heights and the housing development below that area. These changes will be implemented for 2018.

In 2018 we plan on reviewing the city of Clarkson and any changes will be implemented for 2019. We are checking into doing a complete reappraisal for all residential property outside the city limits of all towns in the county. This will be done in a two year cycle and implemented for 2020.

We will also continue to do pick-up, review sales and address any problem areas.

The 2017 level of value is Assessment Ratio: 98, COD 9.95 and the PRD: 103.95

Computerized

Colfax County has Implemented MIPS new PC Administrative system and CAMA 3.052

Commercial Property

In 2017 Stanard Appraisal Services Inc. will be doing a reappraisal of Schuyler commercial properties. The assessor's office staff will be doing the data entry. These changes will be implemented for 2018.

For 2018 we plan to review the commercial property in the city of Clarkson and implementing any changes for 2019.

For 2019 we plan on implementing new Marshall & Swift pricing for Howells, Leigh, Richland and Rogers and these changes will be implemented for 2020.

In 2018 & 2019 we plan on doing a reappraisal of all commercial property outside the city limits of all towns in the county. This will be done in a two year cycle and implemented in 2020.

The 2017 level of value is Assessment Ratio: 100, COD 36.75 and the PRD: 117.14

Agricultural

We have one market area in the county. When we verify our agland sales we also check with the buyer or seller on the land use. We are continuing to update our GIS system. We are working with GIS Workshop, Inc from Lincoln, NE.

In 2017 we will start reviewing the land use in the county and plan on having this completed by 2019.

In 2018 we plan on sending letters to all farmers asking them to verify if they have any CRP ground. This will then be implemented in 2019.

For 2017 the level of value was Assessment Ratio: 72, COD: 15.38 and the PRD: 104.06

In the assessment years ahead we plan on continuing reviewing our agland sales.

Pick-up Work

Pick-up work is usually started in August of each year and completed by February 1. We receive building permits monthly from the city clerk's. The county in 1999 implemented zoning, which requires a zoning permit before any construction can be started, the zoning office will then submit a copy of this permit to the assessor's office, which helps us tract new construction in the rural areas.

Sales Review

Real Estate Transfers (Form 521) are delivered to the assessor's office each month from the clerk's office. The assessor and the office staff complete the Real Estate Transfer Statements. The assessor or office staff does verification of sales information by contacting the buyer or seller by telephone or in person. If no response from buyer or seller we try to contact the abstractor or the realtor involved in the sales.

The assessor and/or appraiser complete drive by reviews checking for changes that are different than the current property record card. Things we look for are additional buildings, heating & cooling changes, also changes in square footage (additions to house).