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DEPARTMENT OF REVENUE

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

PIERCE COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE



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 Pierce 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 Pierce 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: Peggy Wragge, Pierce County Assessor

Property Assessment Division
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Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

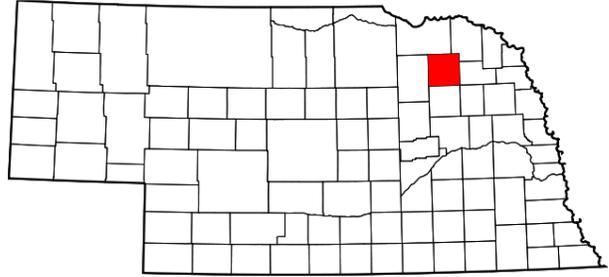
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

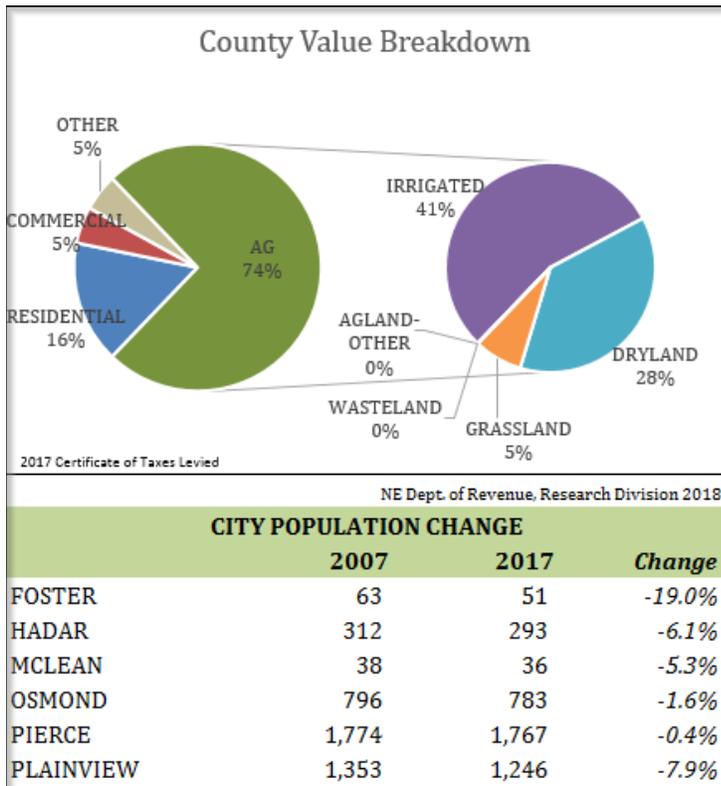
**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce County had 7,159 residents, per the Census Bureau Quick Facts for 2016, a slight population decline from the 2010 U.S. Census. Reports indicated that 80% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Pierce County are located in and around Pierce, the county seat. According to the latest information available from the U.S. Census Bureau, there were 231 employer establishments with total employment of 1,539.



Agricultural land is a significant contributor to the county's overall valuation base, accounting for 74% of the total value. A mix of irrigated and dry land makes up the majority of the land in the county. Pierce County is included in the Lower Elkhorn Natural Resources District (NRD). In value of sales by commodity group, Pierce County ranks second in poultry and eggs. In top livestock inventory items, Pierce County ranks second for sheep and lambs (USDA AgCensus).

The ethanol plant located in Plainview also contributes to the local agricultural economy.

2018 Residential Correlation for Pierce County

Assessment Actions

For the 2018 assessment year, the county completed a reappraisal of the towns of Pierce and Hadar. The county reviewed the statistical analysis and based on the review increased homes in the town of Osmond by 5%. The homes in the town of Plainview were increased by 10%. The Acreage valuation group was also studied and the land values were increased. The improvements were increased 8%.

The county has completed all pick-up work for the assessment year.

Description of Analysis

Residential parcels are valued utilizing nine valuation groups that are based on the county assessor locations or towns in the county.

Valuation Grouping	Description
01	Pierce
05	Plainview
10	Osmond
15	Hadar
20	Foster
25	McLean
30	Breslau
35	West Randolph
40	Rural Acreages

The residential class statistical profile has 175 qualified sales representing six of the nine valuation groups. All the valuation groupings with an adequate number of sales are acceptable. The three groups that are not included are 25 (McLean), 30 (Breslau) and 35 (West Randolph).

An analysis of the sample shows that two out of the three measures of central tendency are within the acceptable range for the residential class as a whole and the mean is slightly above the range. The COD and PRD are slightly outside the acceptable range partially because of the sales less than \$30,000.

2018 Residential Correlation for Pierce County

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately.

A review was completed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation that the sale is not arm's-length. Pierce County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has nine valuation groups for the residential class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The assessment of vacant lots was discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is also reviewed to determine if the six-year inspections and reviews are current and up to date. Pierce County has been on schedule with the six-year review until recently. When the county was reviewing the rural, it took longer than expected. It appears that the valuation group of Pierce is lacking in the inspection and review process, however, the county has continued to monitor the market and adjust appraisal models accordingly. It is important that the county ensure compliance with the six year inspection and review requirement.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. 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.

2018 Residential Correlation for Pierce County

Equalization and Quality of Assessment

All valuation groupings with an adequate number of sales are within the acceptable level of value range.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	52	96.98	102.10	97.84	06.85	104.35
05	51	92.78	107.47	88.73	37.65	121.12
10	30	95.05	105.00	94.72	33.99	110.85
15	12	97.52	97.20	97.46	01.51	99.73
20	3	70.40	92.64	78.18	34.26	118.50
40	27	92.53	89.67	90.77	15.43	98.79
<hr/>						
_____ALL_____						
10/01/2015 To 09/30/2017	175	96.71	101.75	93.69	21.37	108.60

Level of Value

Based on analysis of all available information, the level of value is 97% for the residential class of property in Pierce County.

2018 Commercial Correlation for Pierce County

Assessment Actions

The county completed an inspection and review of the commercial properties for 2017. As a result of the recent reappraisal, there was no major changes to the commercial class of property other than pick-up work.

Description of Analysis

Pierce County has nine valuation groups for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Pierce
05	Plainview
10	Osmond
15	Hadar
20	Foster
25	McLean
30	Breslau
35	West Randolph
40	Rural Acreages

The commercial class statistical profile has twelve qualified sales representing four of the valuation groupings. The statistical profile meets the standards of measures of central tendency and is within the acceptable parameters.

The 2018 County Abstract of Assessment as compared to the 2017 Certificate of Taxes Levied (CTL) notes a difference of -.01% excluding growth for both commercial and industrial parcels and is reflective of the assessment actions.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Estate Property Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately.

2018 Commercial Correlation for Pierce County

A review was completed to determine if an adequate sample of sales was used, and that the non-qualified sales were explained with proper documentation as to why the sale was not arm's-length. Pierce County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has nine valuation groups for the commercial class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots were discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county was reviewed to determine if the six-year review and inspections are current and up to date. Pierce County has been on schedule with the six-year review for the commercial class of property.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. 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

Confidence in the assessment practices of the county, and evaluation of the general movement of assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	4	94.22	84.80	78.42	15.32	108.14
05	4	104.63	108.91	108.45	05.99	100.42
10	3	94.33	91.62	95.37	05.70	96.07
15	1	91.81	91.81	91.81		100.00
<hr/>						
ALL						
10/01/2014 To 09/30/2017	12	96.39	95.13	92.57	11.63	102.77

Level of Value

Based on analysis of all available information, Pierce County has achieved the statutory level of value of 100% for the commercial class of real property.

2018 Agricultural Correlation for Pierce County

Assessment Actions

Based on sales information during the current study period, Pierce County implemented a decrease to the dryland values by 5%. The irrigated and grass agricultural values remained the same as the previous year. The home site and farm site values were increased as well. Pick up work was completed.

Description of Analysis

An analysis of the sales for Pierce County determined that the sales within the county are reliable and sufficient. The sample reflects the current market conditions in the northeast portion of the state. The market is generally flat or slightly decreasing.

Review of the land values in neighboring counties of Knox, Cedar, Wayne, Madison and Antelope counties which all have similar characteristics to Pierce County, also supports that the values of agricultural land is flat or slightly decreasing.

The statistical profile is within the acceptable range. Fifty three percent of the sales are irrigated and 33% of the sales are dryland and have a sufficient representation in the analysis. The 80% majority land use statistic also indicates that the irrigated and dryland is acceptable. The grass sales are limited, but comparison of values with adjoining counties suggests that the values are reasonably close.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately. The supplemental data for the sales are also filed timely.

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation for a sale that is not arm's-length. Pierce County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all agricultural sales. Review of the sales file indicates good documentation and reasonable samples of qualified sales and that the county has appropriately excluded sales with non-agricultural influences.

Discussion was held with the county assessor to determine the market area is sufficient to identify the economic markets in the county. The data supports the fact that one market area for the agricultural class is adequate for the county. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county is reviewed to determine if the six-year review and inspections are current and up to date. Pierce County has

2018 Agricultural Correlation for Pierce County

been on schedule with the six-year inspection and review until recently. It is important that the county work to meet the six-year inspection and review requirement.

Equalization

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages indicates measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

The county majority land use supports that the irrigated and dryland class has a sufficient number of sales and supports the overall level of value. In conclusion, the values in Pierce County and the quality of assessment is acceptable and meets professionally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	29	69.57	74.16	71.37	15.78	103.91
1	29	69.57	74.16	71.37	15.78	103.91
<u> Dry </u>						
County	18	72.15	80.17	70.87	28.80	113.12
1	18	72.15	80.17	70.87	28.80	113.12
<u> Grass </u>						
County	1	56.71	56.71	56.71		100.00
1	1	56.71	56.71	56.71		100.00
<u> ALL </u>						
10/01/2014 To 09/30/2017	54	71.58	75.07	70.75	19.94	106.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Pierce County is 72%.

2018 Opinions of the Property Tax Administrator for Pierce 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	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 Pierce County

Residential Real Property - Current

Number of Sales	175	Median	96.71
Total Sales Price	\$21,302,805	Mean	101.75
Total Adj. Sales Price	\$21,307,805	Wgt. Mean	93.69
Total Assessed Value	\$19,963,950	Average Assessed Value of the Base	\$99,045
Avg. Adj. Sales Price	\$121,759	Avg. Assessed Value	\$114,080

Confidence Interval - Current

95% Median C.I	95.82 to 97.45
95% Wgt. Mean C.I	
95% Mean C.I	95.71 to 107.79
% of Value of the Class of all Real Property Value in the County	14.99
% of Records Sold in the Study Period	6.04
% of Value Sold in the Study Period	6.96

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	187	95	95.17
2016	193	96	96.00
2015	171	96	96.19
2014	163	95	94.71

2018 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	12	Median	96.39
Total Sales Price	\$569,000	Mean	95.13
Total Adj. Sales Price	\$569,000	Wgt. Mean	92.57
Total Assessed Value	\$526,700	Average Assessed Value of the Base	\$238,127
Avg. Adj. Sales Price	\$47,417	Avg. Assessed Value	\$43,892

Confidence Interval - Current

95% Median C.I	91.81 to 104.03
95% Wgt. Mean C.I	79.55 to 105.58
95% Mean C.I	83.43 to 106.83
% of Value of the Class of all Real Property Value in the County	5.14
% of Records Sold in the Study Period	2.91
% of Value Sold in the Study Period	0.54

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	9	100	98.45
2016	17	100	95.24
2015	24	100	92.37
2014	18	100	95.72

**70 Pierce
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 : 175
 Total Sales Price : 21,302,805
 Total Adj. Sales Price : 21,307,805
 Total Assessed Value : 19,963,950
 Avg. Adj. Sales Price : 121,759
 Avg. Assessed Value : 114,080

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 102
 COD : 21.37
 PRD : 108.60

COV : 40.08
 STD : 40.78
 Avg. Abs. Dev : 20.67
 MAX Sales Ratio : 367.08
 MIN Sales Ratio : 38.51

95% Median C.I. : 95.82 to 97.45
 95% Wgt. Mean C.I. :
 95% Mean C.I. : 95.71 to 107.79

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-15 To 31-DEC-15	19	97.10	98.47	99.08	04.00	99.38	83.45	107.19	95.89 to 102.55	134,916	133,676	
01-JAN-16 To 31-MAR-16	8	97.78	100.01	101.37	18.32	98.66	59.08	144.48	59.08 to 144.48	134,918	136,763	
01-APR-16 To 30-JUN-16	25	97.51	106.29	98.72	18.44	107.67	45.96	270.13	95.33 to 108.68	118,302	116,790	
01-JUL-16 To 30-SEP-16	34	97.87	121.49	95.56	39.90	127.13	48.25	367.08	89.96 to 111.43	105,709	101,018	
01-OCT-16 To 31-DEC-16	14	97.39	96.55	98.18	12.17	98.34	55.68	134.18	86.98 to 110.85	93,833	92,129	
01-JAN-17 To 31-MAR-17	19	97.24	98.07	96.37	09.33	101.76	70.40	168.33	94.59 to 99.82	138,158	133,143	
01-APR-17 To 30-JUN-17	29	93.60	90.62	83.87	25.21	108.05	38.51	181.79	73.96 to 98.14	123,621	103,675	
01-JUL-17 To 30-SEP-17	27	92.78	92.74	87.74	22.50	105.70	42.05	216.12	76.85 to 97.11	132,954	116,650	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	86	97.60	109.99	97.98	23.77	112.26	45.96	367.08	96.36 to 99.54	118,539	116,143	
01-OCT-16 To 30-SEP-17	89	95.82	93.79	89.76	18.91	104.49	38.51	216.12	92.78 to 97.30	124,870	112,086	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	81	97.51	110.37	97.69	26.42	112.98	45.96	367.08	96.02 to 99.33	110,428	107,880	
<u>ALL</u>	175	96.71	101.75	93.69	21.37	108.60	38.51	367.08	95.82 to 97.45	121,759	114,080	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	52	96.98	102.10	97.84	06.85	104.35	93.32	251.80	96.36 to 97.51	130,995	128,170	
05	51	92.78	107.47	88.73	37.65	121.12	42.05	367.08	82.31 to 106.10	73,000	64,770	
10	30	95.05	105.00	94.72	33.99	110.85	43.00	234.55	79.10 to 112.06	81,057	76,775	
15	12	97.52	97.20	97.46	01.51	99.73	93.98	99.38	96.22 to 99.30	167,667	163,410	
20	3	70.40	92.64	78.18	34.26	118.50	67.58	139.93	N/A	35,833	28,015	
40	27	92.53	89.67	90.77	15.43	98.79	38.51	116.26	79.40 to 102.55	230,439	209,170	
<u>ALL</u>	175	96.71	101.75	93.69	21.37	108.60	38.51	367.08	95.82 to 97.45	121,759	114,080	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	174	96.74	102.06	93.78	21.20	108.83	38.51	367.08	95.82 to 97.51	122,229	114,624	
06												
07	1	48.25	48.25	48.25	00.00	100.00	48.25	48.25	N/A	40,000	19,300	
<u>ALL</u>	175	96.71	101.75	93.69	21.37	108.60	38.51	367.08	95.82 to 97.45	121,759	114,080	

**70 Pierce
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 : 175
 Total Sales Price : 21,302,805
 Total Adj. Sales Price : 21,307,805
 Total Assessed Value : 19,963,950
 Avg. Adj. Sales Price : 121,759
 Avg. Assessed Value : 114,080

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 102
 COD : 21.37
 PRD : 108.60

COV : 40.08
 STD : 40.78
 Avg. Abs. Dev : 20.67
 MAX Sales Ratio : 367.08
 MIN Sales Ratio : 38.51

95% Median C.I. : 95.82 to 97.45
 95% Wgt. Mean C.I. :
 95% Mean C.I. : 95.71 to 107.79

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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	1	270.13	270.13	270.13	00.00	100.00	270.13	270.13	N/A	4,000	10,805	
Less Than 15,000	9	149.14	170.30	151.77	39.74	112.21	71.40	367.08	79.75 to 270.13	9,278	14,081	
Less Than 30,000	22	128.45	144.46	133.05	40.85	108.58	68.71	367.08	86.98 to 168.33	15,477	20,593	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	173	96.51	99.91	93.62	19.69	106.72	38.51	367.08	95.82 to 97.44	123,114	115,263	
Greater Than 14,999	165	96.47	97.10	93.43	17.05	103.93	38.51	278.73	95.60 to 97.34	128,602	120,149	
Greater Than 29,999	152	96.36	94.58	93.02	15.01	101.68	38.51	278.73	95.33 to 97.24	137,910	128,278	
<u>Incremental Ranges</u>												
0 TO 4,999	1	270.13	270.13	270.13	00.00	100.00	270.13	270.13	N/A	4,000	10,805	
5,000 TO 14,999	8	144.54	157.82	145.82	35.66	108.23	71.40	367.08	71.40 to 367.08	9,938	14,491	
15,000 TO 29,999	13	106.10	126.57	126.97	35.81	99.68	68.71	234.55	85.19 to 181.79	19,769	25,101	
30,000 TO 59,999	29	97.36	103.79	100.47	35.39	103.30	42.05	278.73	68.48 to 112.06	45,065	45,277	
60,000 TO 99,999	31	96.17	93.02	92.86	12.07	100.17	43.00	144.48	92.78 to 97.74	79,224	73,567	
100,000 TO 149,999	37	95.82	91.17	91.59	11.21	99.54	61.59	124.49	91.69 to 96.88	121,598	111,377	
150,000 TO 249,999	38	96.41	92.03	91.55	08.62	100.52	38.51	112.17	94.18 to 97.81	188,496	172,569	
250,000 TO 499,999	16	98.78	94.97	94.57	07.02	100.42	73.96	105.35	83.92 to 102.55	313,906	296,848	
500,000 TO 999,999	1	92.53	92.53	92.53	00.00	100.00	92.53	92.53	N/A	515,000	476,545	
1,000,000 +												
<u>ALL</u>	175	96.71	101.75	93.69	21.37	108.60	38.51	367.08	95.82 to 97.45	121,759	114,080	

70 Pierce
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 : 12
Total Sales Price : 569,000
Total Adj. Sales Price : 569,000
Total Assessed Value : 526,700
Avg. Adj. Sales Price : 47,417
Avg. Assessed Value : 43,892

MEDIAN : 96
WGT. MEAN : 93
MEAN : 95
COD : 11.63
PRD : 102.77

COV : 19.35
STD : 18.41
Avg. Abs. Dev : 11.21
MAX Sales Ratio : 125.07
MIN Sales Ratio : 46.74

95% Median C.I. : 91.81 to 104.03
95% Wgt. Mean C.I. : 79.55 to 105.58
95% Mean C.I. : 83.43 to 106.83

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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	92.91	92.91	91.88	01.18	101.12	91.81	94.00	N/A	46,500	42,723	
01-JAN-15 To 31-MAR-15												
01-APR-15 To 30-JUN-15												
01-JUL-15 To 30-SEP-15	1	105.30	105.30	105.30	00.00	100.00	105.30	105.30	N/A	20,000	21,060	
01-OCT-15 To 31-DEC-15	2	99.14	99.14	101.33	04.85	97.84	94.33	103.95	N/A	13,750	13,933	
01-JAN-16 To 31-MAR-16	1	101.33	101.33	101.33	00.00	100.00	101.33	101.33	N/A	13,500	13,680	
01-APR-16 To 30-JUN-16	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	225,000	221,235	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	2	85.91	85.91	64.82	45.59	132.54	46.74	125.07	N/A	32,500	21,065	
01-JAN-17 To 31-MAR-17	1	82.20	82.20	82.20	00.00	100.00	82.20	82.20	N/A	50,000	41,100	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	2	99.24	99.24	98.91	04.84	100.33	94.44	104.03	N/A	37,500	37,093	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	3	94.00	97.04	94.25	04.79	102.96	91.81	105.30	N/A	37,667	35,502	
01-OCT-15 To 30-SEP-16	4	99.83	99.49	98.79	03.17	100.71	94.33	103.95	N/A	66,500	65,695	
01-OCT-16 To 30-SEP-17	5	94.44	90.50	82.85	21.21	109.23	46.74	125.07	N/A	38,000	31,483	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	3	103.95	101.19	103.00	03.52	98.24	94.33	105.30	N/A	15,833	16,308	
01-JAN-16 To 31-DEC-16	4	99.83	92.87	91.28	20.36	101.74	46.74	125.07	N/A	75,875	69,261	
<u>ALL</u>	12	96.39	95.13	92.57	11.63	102.77	46.74	125.07	91.81 to 104.03	47,417	43,892	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	4	94.22	84.80	78.42	15.32	108.14	46.74	104.03	N/A	32,000	25,094	
05	4	104.63	108.91	108.45	05.99	100.42	101.33	125.07	N/A	17,125	18,573	
10	3	94.33	91.62	95.37	05.70	96.07	82.20	98.33	N/A	94,167	89,803	
15	1	91.81	91.81	91.81	00.00	100.00	91.81	91.81	N/A	90,000	82,625	
<u>ALL</u>	12	96.39	95.13	92.57	11.63	102.77	46.74	125.07	91.81 to 104.03	47,417	43,892	

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	12	96.39	95.13	92.57	11.63	102.77	46.74	125.07	91.81 to 104.03	47,417	43,892	
04												
<u>ALL</u>	12	96.39	95.13	92.57	11.63	102.77	46.74	125.07	91.81 to 104.03	47,417	43,892	

**70 Pierce
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 : 12
 Total Sales Price : 569,000
 Total Adj. Sales Price : 569,000
 Total Assessed Value : 526,700
 Avg. Adj. Sales Price : 47,417
 Avg. Assessed Value : 43,892

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 95
 COD : 11.63
 PRD : 102.77

COV : 19.35
 STD : 18.41
 Avg. Abs. Dev : 11.21
 MAX Sales Ratio : 125.07
 MIN Sales Ratio : 46.74

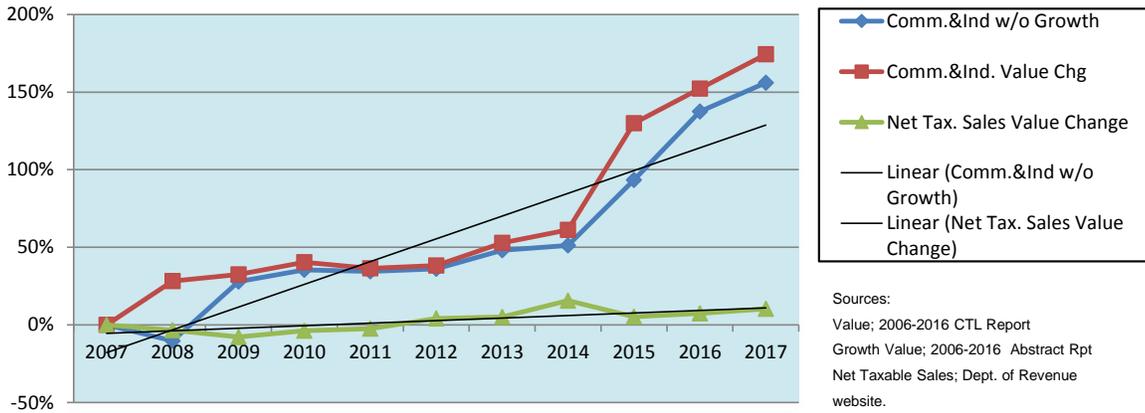
95% Median C.I. : 91.81 to 104.03
 95% Wgt. Mean C.I. : 79.55 to 105.58
 95% Mean C.I. : 83.43 to 106.83

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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	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	3,000	2,820	
Less Than 15,000	3	94.33	96.55	98.23	02.59	98.29	94.00	101.33	N/A	8,000	7,858	
Less Than 30,000	6	102.64	104.00	106.56	07.25	97.60	94.00	125.07	94.00 to 125.07	13,167	14,031	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	11	98.33	95.23	92.56	12.03	102.88	46.74	125.07	82.20 to 105.30	51,455	47,625	
Greater Than 14,999	9	98.33	94.65	92.32	13.91	102.52	46.74	125.07	82.20 to 105.30	60,556	55,903	
Greater Than 29,999	6	93.13	86.26	90.31	13.62	95.52	46.74	104.03	46.74 to 104.03	81,667	73,753	
<u>Incremental Ranges</u>												
0 TO 4,999	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	3,000	2,820	
5,000 TO 14,999	2	97.83	97.83	98.83	03.58	98.99	94.33	101.33	N/A	10,500	10,378	
15,000 TO 29,999	3	105.30	111.44	110.20	06.69	101.13	103.95	125.07	N/A	18,333	20,203	
30,000 TO 59,999	4	88.32	81.85	79.23	19.68	103.31	46.74	104.03	N/A	43,750	34,664	
60,000 TO 99,999	1	91.81	91.81	91.81	00.00	100.00	91.81	91.81	N/A	90,000	82,625	
100,000 TO 149,999												
150,000 TO 249,999	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	225,000	221,235	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	12	96.39	95.13	92.57	11.63	102.77	46.74	125.07	91.81 to 104.03	47,417	43,892	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
297	1	105.30	105.30	105.30	00.00	100.00	105.30	105.30	N/A	20,000	21,060	
353	7	94.33	98.97	94.61	09.46	104.61	82.20	125.07	82.20 to 125.07	30,571	28,924	
406	4	96.39	85.87	90.50	15.85	94.88	46.74	103.95	N/A	83,750	75,793	
<u>ALL</u>	12	96.39	95.13	92.57	11.63	102.77	46.74	125.07	91.81 to 104.03	47,417	43,892	

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	\$ 34,176,765	\$ 2,019,840	5.91%	\$ 32,156,925	-	\$ 33,608,798	-
2008	\$ 43,838,750	\$ 13,182,725	30.07%	\$ 30,656,025	-10.30%	\$ 32,457,396	-3.43%
2009	\$ 45,284,505	\$ 1,544,080	3.41%	\$ 43,740,425	-0.22%	\$ 30,989,819	-4.52%
2010	\$ 47,946,295	\$ 1,656,345	3.45%	\$ 46,289,950	2.22%	\$ 32,342,825	4.37%
2011	\$ 46,629,460	\$ 674,120	1.45%	\$ 45,955,340	-4.15%	\$ 32,786,133	1.37%
2012	\$ 47,257,170	\$ 744,635	1.58%	\$ 46,512,535	-0.25%	\$ 34,979,250	6.69%
2013	\$ 52,232,265	\$ 1,623,150	3.11%	\$ 50,609,115	7.09%	\$ 35,306,748	0.94%
2014	\$ 55,107,225	\$ 3,436,685	6.24%	\$ 51,670,540	-1.08%	\$ 38,878,857	10.12%
2015	\$ 78,572,250	\$ 12,469,340	15.87%	\$ 66,102,910	19.95%	\$ 35,358,452	-9.05%
2016	\$ 86,174,125	\$ 4,998,232	5.80%	\$ 81,175,893	3.31%	\$ 36,101,714	2.10%
2017	\$ 93,742,290	\$ 6,247,665	6.66%	\$ 87,494,625	1.53%	\$ 37,073,644	2.69%
Ann %chg	10.62%			Average	1.81%	0.80%	1.13%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-10.30%	28.27%	-3.43%
2009	27.98%	32.50%	-7.79%
2010	35.44%	40.29%	-3.77%
2011	34.46%	36.44%	-2.45%
2012	36.09%	38.27%	4.08%
2013	48.08%	52.83%	5.05%
2014	51.19%	61.24%	15.68%
2015	93.41%	129.90%	5.21%
2016	137.52%	152.14%	7.42%
2017	156.01%	174.29%	10.31%

County Number
 County Name

70 Pierce
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 : 54
Total Sales Price : 49,987,586
Total Adj. Sales Price : 49,987,586
Total Assessed Value : 35,365,395
Avg. Adj. Sales Price : 925,696
Avg. Assessed Value : 654,915

MEDIAN : 72
WGT. MEAN : 71
MEAN : 75
COD : 19.94
PRD : 106.11

COV : 28.16
STD : 21.14
Avg. Abs. Dev : 14.27
MAX Sales Ratio : 164.19
MIN Sales Ratio : 38.60

95% Median C.I. : 66.04 to 74.84
95% Wgt. Mean C.I. : 66.82 to 74.68
95% Mean C.I. : 69.43 to 80.71

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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>Qtrts</u>											
01-OCT-14 To 31-DEC-14	4	73.80	82.03	75.51	12.64	108.63	72.65	107.88	N/A	844,197	637,469
01-JAN-15 To 31-MAR-15	5	64.52	58.93	59.58	11.62	98.91	38.60	68.66	N/A	1,333,736	794,642
01-APR-15 To 30-JUN-15	10	61.66	66.09	63.63	13.90	103.87	54.85	110.95	54.96 to 69.33	1,124,110	715,296
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	5	75.28	73.96	69.66	14.15	106.17	51.06	93.31	N/A	718,745	500,688
01-JAN-16 To 31-MAR-16	9	69.44	69.62	71.02	14.99	98.03	56.12	105.03	56.71 to 75.54	821,332	583,273
01-APR-16 To 30-JUN-16	3	67.76	70.75	69.66	06.11	101.56	66.04	78.46	N/A	681,667	474,825
01-JUL-16 To 30-SEP-16	1	63.33	63.33	63.33	00.00	100.00	63.33	63.33	N/A	1,199,520	759,665
01-OCT-16 To 31-DEC-16	6	90.75	92.10	80.11	30.98	114.97	45.76	164.19	45.76 to 164.19	879,167	704,308
01-JAN-17 To 31-MAR-17	4	79.84	83.06	82.57	08.19	100.59	74.43	98.13	N/A	833,000	687,800
01-APR-17 To 30-JUN-17	5	73.93	80.90	78.55	11.31	102.99	71.61	93.30	N/A	992,550	779,636
01-JUL-17 To 30-SEP-17	2	104.41	104.41	97.34	20.27	107.26	83.25	125.57	N/A	450,519	438,548
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	19	64.52	67.56	64.25	16.37	105.15	38.60	110.95	57.71 to 72.65	1,120,346	719,792
01-OCT-15 To 30-SEP-16	18	69.51	70.67	69.83	13.85	101.20	51.06	105.03	59.47 to 75.54	790,568	552,058
01-OCT-16 To 30-SEP-17	17	83.25	88.13	81.21	21.00	108.52	45.76	164.19	72.76 to 98.13	851,223	691,313
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	20	64.05	66.27	63.38	15.99	104.56	38.60	110.95	57.71 to 69.33	1,075,175	681,480
01-JAN-16 To 31-DEC-16	19	69.44	76.57	73.28	23.86	104.49	45.76	164.19	59.47 to 85.54	837,448	613,655
<u>ALL</u>	54	71.58	75.07	70.75	19.94	106.11	38.60	164.19	66.04 to 74.84	925,696	654,915

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	54	71.58	75.07	70.75	19.94	106.11	38.60	164.19	66.04 to 74.84	925,696	654,915
<u>ALL</u>	54	71.58	75.07	70.75	19.94	106.11	38.60	164.19	66.04 to 74.84	925,696	654,915

70 Pierce
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

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WGT. MEAN : 71
MEAN : 75
COD : 19.94
PRD : 106.11

COV : 28.16
STD : 21.14
Avg. Abs. Dev : 14.27
MAX Sales Ratio : 164.19
MIN Sales Ratio : 38.60

95% Median C.I. : 66.04 to 74.84
95% Wgt. Mean C.I. : 66.82 to 74.68
95% Mean C.I. : 69.43 to 80.71

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	63.58	63.58	63.58	00.00	100.00	63.58	63.58	N/A	1,347,500	856,775
1	1	63.58	63.58	63.58	00.00	100.00	63.58	63.58	N/A	1,347,500	856,775
_____Dry_____											
County	14	69.65	74.20	68.57	23.76	108.21	45.76	125.57	56.12 to 93.31	707,547	485,183
1	14	69.65	74.20	68.57	23.76	108.21	45.76	125.57	56.12 to 93.31	707,547	485,183
_____Grass_____											
County	1	56.71	56.71	56.71	00.00	100.00	56.71	56.71	N/A	250,000	141,775
1	1	56.71	56.71	56.71	00.00	100.00	56.71	56.71	N/A	250,000	141,775
_____ALL_____	54	71.58	75.07	70.75	19.94	106.11	38.60	164.19	66.04 to 74.84	925,696	654,915

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	29	69.57	74.16	71.37	15.78	103.91	54.85	105.03	64.52 to 78.61	1,113,093	794,383
1	29	69.57	74.16	71.37	15.78	103.91	54.85	105.03	64.52 to 78.61	1,113,093	794,383
_____Dry_____											
County	18	72.15	80.17	70.87	28.80	113.12	45.76	164.19	59.44 to 93.31	651,670	461,836
1	18	72.15	80.17	70.87	28.80	113.12	45.76	164.19	59.44 to 93.31	651,670	461,836
_____Grass_____											
County	1	56.71	56.71	56.71	00.00	100.00	56.71	56.71	N/A	250,000	141,775
1	1	56.71	56.71	56.71	00.00	100.00	56.71	56.71	N/A	250,000	141,775
_____ALL_____	54	71.58	75.07	70.75	19.94	106.11	38.60	164.19	66.04 to 74.84	925,696	654,915

Pierce County 2018 Average Acre Value Comparison

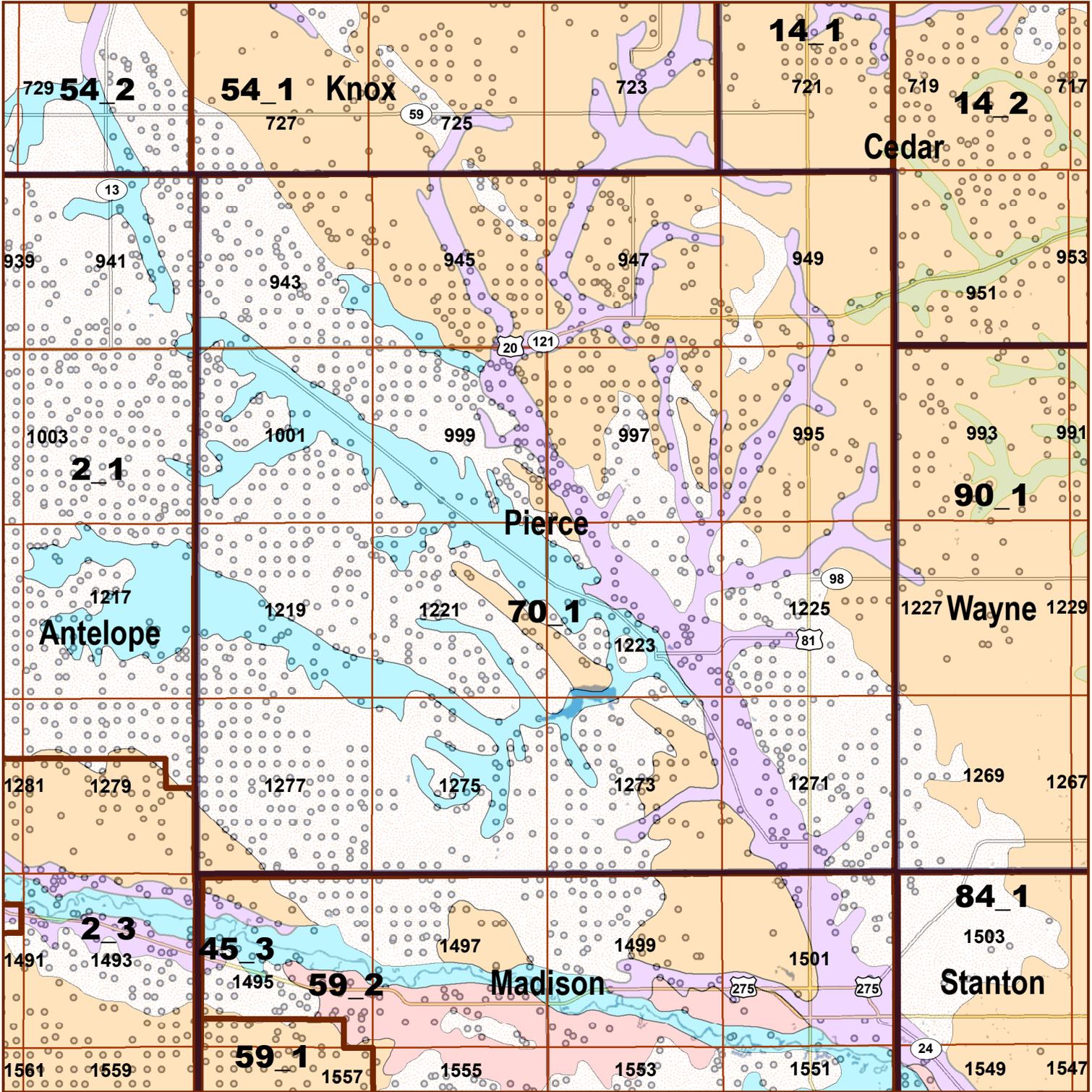
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	6106	5894	5520	5424	5329	4747	4113	3890	5216
Knox	1	5695	5688	5494	5494	5341	5355	5097	5111	5384
Cedar	1	5970	5970	5910	5910	5300	5300	4685	4685	5339
Cedar	2	6365	6365	6135	6135	6050	6050	4895	4895	5791
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801
Madison	2	6746	6460	6018	5798	5550	5336	4421	3725	5625
Antelope	1	4725	4725	4700	4600	4550	4550	3700	3430	4428

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	5395	5230	4925	4700	4080	3800	2750	2405	4341
Knox	1	4960	4960	4765	4555	4445	4160	3930	3890	4460
Cedar	1	5220	5220	5185	5185	5169	5167	4029	4029	4768
Cedar	2	5710	5710	5520	5520	5485	5485	4295	4295	5266
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	5174
Madison	2	5271	5083	4789	4541	3929	3626	2711	2200	4146
Antelope	1	3150	3050	2765	2765	2450	2450	1860	1530	2527

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	2275	2105	2050	1920	1855	1487	1465	1295	1585
Knox	1	1697	1696	1696	1697	1680	1680	1681	1681	1687
Cedar	1	2230	2231	2030	2030	1846	1845	1645	1646	1768
Cedar	2	2230	2230	2030	2030	1845	1845	1645	1645	1887
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	1906
Madison	2	2059	2025	1944	1992	1912	1804	1474	1078	1684
Antelope	1	1400	1375	1375	1375	1375	1375	1250	1190	1282

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	3693	813	50
Knox	1	1685	n/a	150
Cedar	1	1950	633	601
Cedar	2	1950	741	600
Wayne	1	4948	n/a	200
Madison	2	2863	728	150
Antelope	1	1650	500	178

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.



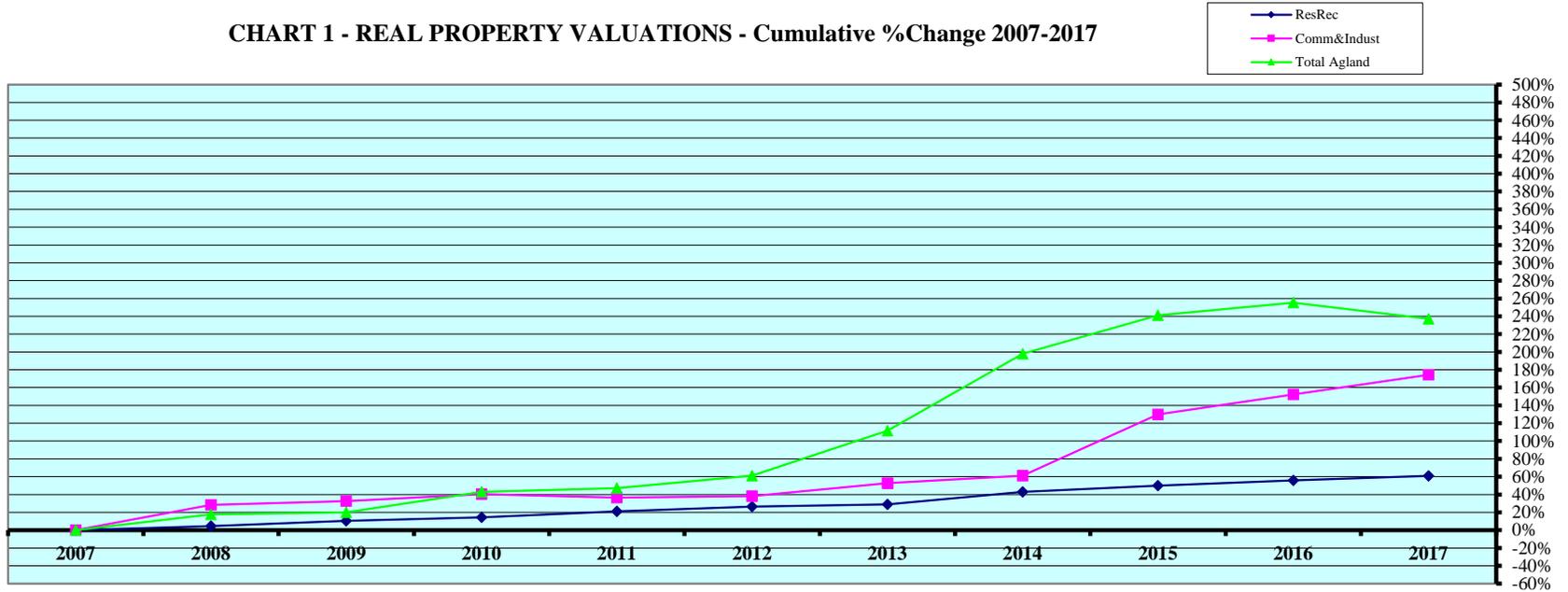
Legend

- 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

Pierce 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	156,391,880	--	--	--	34,176,765	--	--	--	429,217,455	--	--	--
2008	163,614,810	7,222,930	4.62%	4.62%	43,838,750	9,661,985	28.27%	28.27%	505,511,360	76,293,905	17.78%	17.78%
2009	172,884,080	9,269,270	5.67%	10.55%	45,284,505	1,445,755	3.30%	32.50%	515,352,115	9,840,755	1.95%	20.07%
2010	178,780,135	5,896,055	3.41%	14.32%	47,946,295	2,661,790	5.88%	40.29%	614,065,325	98,713,210	19.15%	43.07%
2011	189,288,070	10,507,935	5.88%	21.03%	46,629,460	-1,316,835	-2.75%	36.44%	631,066,835	17,001,510	2.77%	47.03%
2012	197,771,360	8,483,290	4.48%	26.46%	47,257,170	627,710	1.35%	38.27%	692,177,305	61,110,470	9.68%	61.26%
2013	201,571,425	3,800,065	1.92%	28.89%	52,232,265	4,975,095	10.53%	52.83%	907,930,410	215,753,105	31.17%	111.53%
2014	223,371,065	21,799,640	10.81%	42.83%	55,107,225	2,874,960	5.50%	61.24%	1,279,210,530	371,280,120	40.89%	198.03%
2015	234,496,330	11,125,265	4.98%	49.94%	78,572,250	23,465,025	42.58%	129.90%	1,463,861,320	184,650,790	14.43%	241.05%
2016	243,816,830	9,320,500	3.97%	55.90%	86,174,125	7,601,875	9.68%	152.14%	1,524,934,300	61,072,980	4.17%	255.28%
2017	251,733,370	7,916,540	3.25%	60.96%	93,742,290	7,568,165	8.78%	174.29%	1,447,390,900	-77,543,400	-5.09%	237.22%

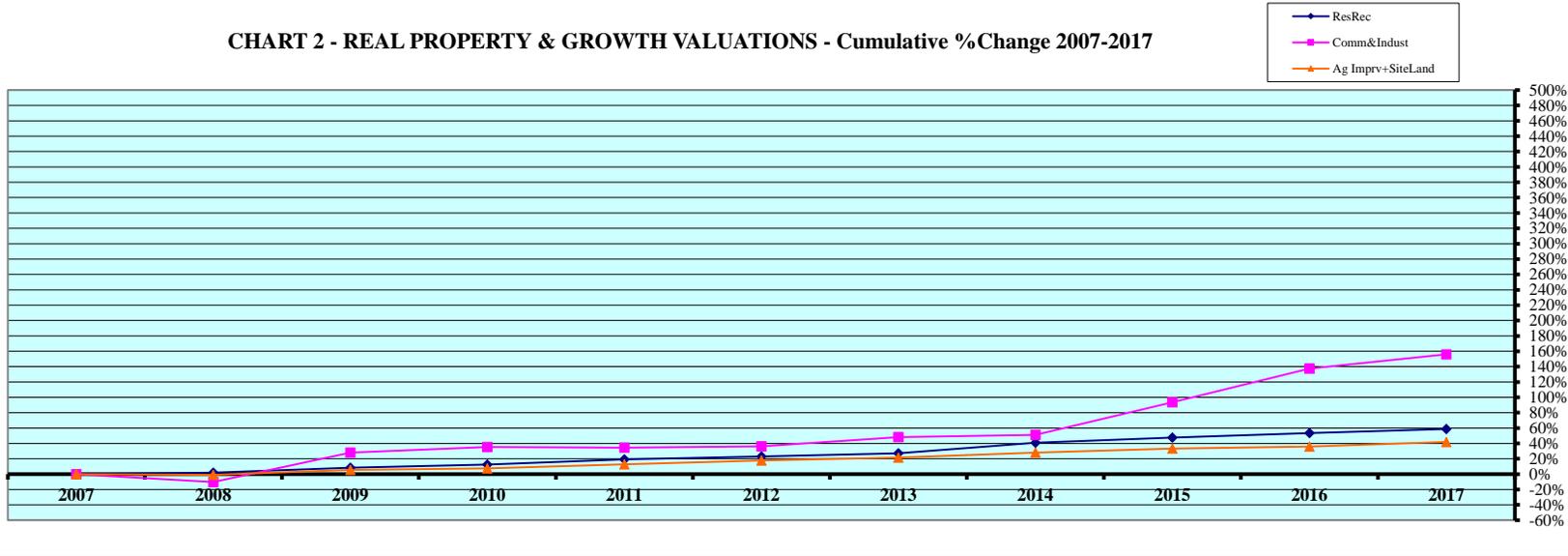
Rate Annual %chg: Residential & Recreational **4.88%** Commercial & Industrial **10.62%** Agricultural Land **12.93%**

Cnty# **70**
County **PIERCE**

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	156,391,880	3,868,645	2.47%	152,523,235	--	--	34,176,765	2,019,840	5.91%	32,156,925	--	--
2008	163,614,810	4,087,156	2.50%	159,527,654	2.01%	2.01%	43,838,750	13,182,725	30.07%	30,656,025	-10.30%	-10.30%
2009	172,884,080	3,323,975	1.92%	169,560,105	3.63%	8.42%	45,284,505	1,544,080	3.41%	43,740,425	-0.22%	27.98%
2010	178,780,135	3,039,975	1.70%	175,740,160	1.65%	12.37%	47,946,295	1,656,345	3.45%	46,289,950	2.22%	35.44%
2011	189,288,070	2,761,593	1.46%	186,526,477	4.33%	19.27%	46,629,460	674,120	1.45%	45,955,340	-4.15%	34.46%
2012	197,771,360	5,187,320	2.62%	192,584,040	1.74%	23.14%	47,257,170	744,635	1.58%	46,512,535	-0.25%	36.09%
2013	201,571,425	2,775,055	1.38%	198,796,370	0.52%	27.11%	52,232,265	1,623,150	3.11%	50,609,115	7.09%	48.08%
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	40.88%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	51.19%
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	47.65%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	93.41%
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	53.43%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	137.52%
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	58.75%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	156.01%
Rate Ann%chg	4.88%				3.07%		10.62%				C & I w/o growth	1.81%

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	44,294,985	26,622,155	70,917,140	2,772,425	3.91%	68,144,715	--	--
2008	44,701,880	27,846,850	72,548,730	2,281,179	3.14%	70,267,551	-0.92%	-0.92%
2009	49,077,180	28,540,325	77,617,505	2,846,209	3.67%	74,771,296	3.06%	5.43%
2010	49,212,910	29,680,590	78,893,500	2,596,473	3.29%	76,297,027	-1.70%	7.59%
2011	49,579,330	33,026,235	82,605,565	2,711,410	3.28%	79,894,155	1.27%	12.66%
2012	49,892,130	36,851,960	86,744,090	3,204,906	3.69%	83,539,184	1.13%	17.80%
2013	46,212,510	43,468,150	89,680,660	3,385,010	3.77%	86,295,650	-0.52%	21.69%
2014	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	1.26%	28.05%
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%	33.29%
2016	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%	35.97%
2017	60,753,240	42,665,880	103,419,120	2,826,890	2.73%	100,592,230	0.67%	41.84%
Rate Ann%chg	3.21%	4.83%	3.84%			Ag Imprv+Site w/o growth	0.37%	

(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.

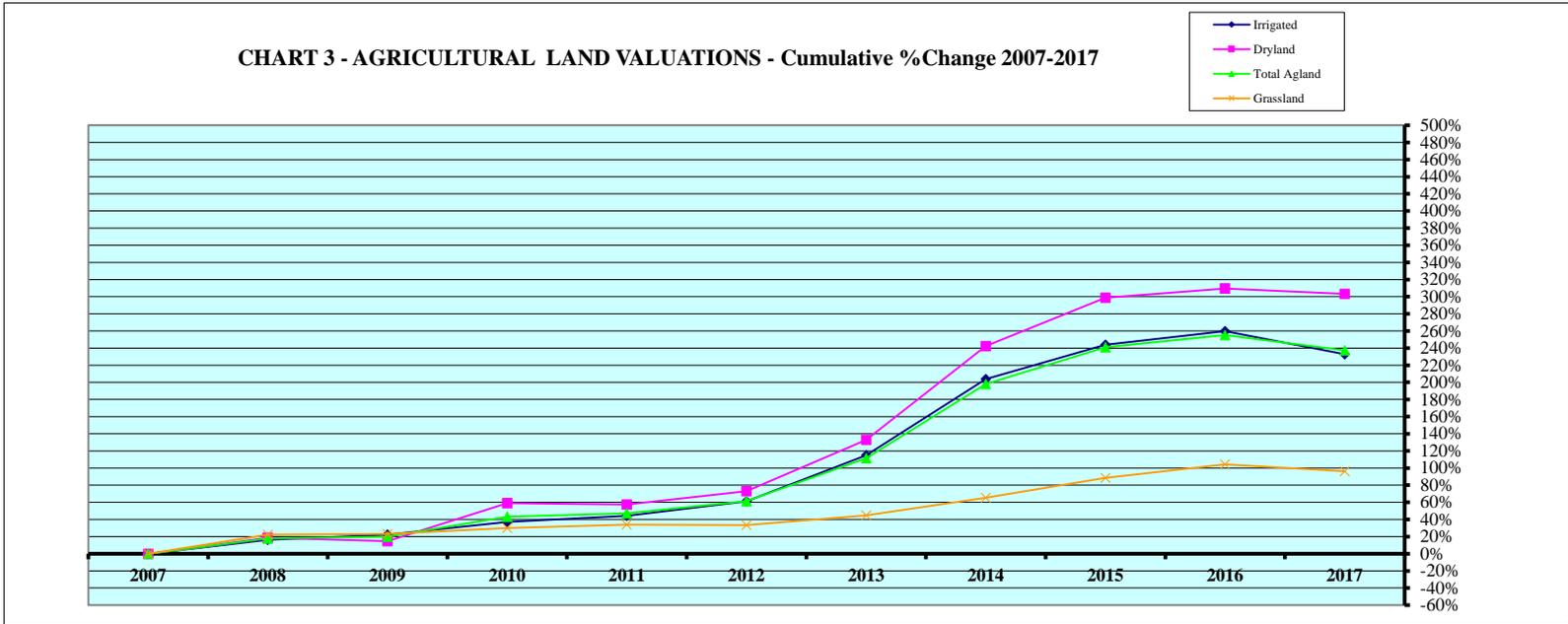
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# **70**
County **PIERCE**

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	239,431,875	--	--	--	134,401,080	--	--	--	55,202,100	--	--	--
2008	278,298,620	38,866,745	16.23%	16.23%	159,520,750	25,119,670	18.69%	18.69%	67,508,980	12,306,880	22.29%	22.29%
2009	292,961,770	14,663,150	5.27%	22.36%	154,249,660	-5,271,090	-3.30%	14.77%	67,957,010	448,030	0.66%	23.11%
2010	328,449,405	35,487,635	12.11%	37.18%	213,649,930	59,400,270	38.51%	58.96%	71,781,860	3,824,850	5.63%	30.03%
2011	345,326,560	16,877,155	5.14%	44.23%	211,587,965	-2,061,965	-0.97%	57.43%	73,959,305	2,177,445	3.03%	33.98%
2012	385,699,130	40,372,570	11.69%	61.09%	232,579,880	20,991,915	9.92%	73.05%	73,684,365	-274,940	-0.37%	33.48%
2013	514,820,415	129,121,285	33.48%	115.02%	313,008,845	80,428,965	34.58%	132.89%	79,856,170	6,171,805	8.38%	44.66%
2014	727,401,115	212,580,700	41.29%	203.80%	460,208,255	147,199,410	47.03%	242.41%	91,342,075	11,485,905	14.38%	65.47%
2015	823,739,870	96,338,755	13.24%	244.04%	535,808,785	75,600,530	16.43%	298.66%	104,017,235	12,675,160	13.88%	88.43%
2016	861,471,910	37,732,040	4.58%	259.80%	550,361,060	14,552,275	2.72%	309.49%	112,773,865	8,756,630	8.42%	104.29%
2017	796,951,905	-64,520,005	-7.49%	232.85%	541,862,950	-8,498,110	-1.54%	303.17%	108,248,665	-4,525,200	-4.01%	96.10%

Rate Ann.%chg: Irrigated **12.78%** Dryland **14.96%** Grassland **6.97%**

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	56,210	--	--	--	126,190	--	--	--	429,217,455	--	--	--
2008	57,530	1,320	2.35%	2.35%	125,480	-710	-0.56%	-0.56%	505,511,360	76,293,905	17.78%	17.78%
2009	58,465	935	1.63%	4.01%	125,210	-270	-0.22%	-0.78%	515,352,115	9,840,755	1.95%	20.07%
2010	59,210	745	1.27%	5.34%	124,920	-290	-0.23%	-1.01%	614,065,325	98,713,210	19.15%	43.07%
2011	63,470	4,260	7.19%	12.92%	129,535	4,615	3.69%	2.65%	631,066,835	17,001,510	2.77%	47.03%
2012	65,435	1,965	3.10%	16.41%	148,495	18,960	14.64%	17.68%	692,177,305	61,110,470	9.68%	61.26%
2013	83,545	18,110	27.68%	48.63%	161,435	12,940	8.71%	27.93%	907,930,410	215,753,105	31.17%	111.53%
2014	91,955	8,410	10.07%	63.59%	167,130	5,695	3.53%	32.44%	1,279,210,530	371,280,120	40.89%	198.03%
2015	104,700	12,745	13.86%	86.27%	190,730	23,600	14.12%	51.15%	1,463,861,320	184,650,790	14.43%	241.05%
2016	116,325	11,625	11.10%	106.95%	211,140	20,410	10.70%	67.32%	1,524,934,300	61,072,980	4.17%	255.28%
2017	117,365	1,040	0.89%	108.80%	210,015	-1,125	-0.53%	66.43%	1,447,390,900	-77,543,400	-5.09%	237.22%

Cnty# **70**
County **PIERCE**

Rate Ann.%chg: Total Agric Land **12.93%**

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	236,862,315	132,924	1,782			135,879,510	126,632	1,073			55,276,320	78,815	701		
2008	276,457,810	134,856	2,050	15.05%	15.05%	161,089,965	125,016	1,289	20.09%	20.09%	67,470,035	78,531	859	22.50%	22.50%
2009	290,501,690	137,754	2,109	2.87%	18.35%	155,881,575	122,320	1,274	-1.10%	18.76%	67,838,485	77,783	872	1.51%	24.35%
2010	324,828,900	140,552	2,311	9.59%	29.70%	216,213,340	120,212	1,799	41.14%	67.62%	72,048,405	76,998	936	7.29%	33.42%
2011	342,905,930	144,327	2,376	2.80%	33.33%	211,454,970	117,582	1,798	-0.01%	67.60%	75,364,015	75,679	996	6.42%	41.99%
2012	385,721,415	148,152	2,604	9.58%	46.11%	232,958,730	116,356	2,002	11.33%	86.59%	73,382,245	73,048	1,005	0.88%	43.23%
2013	513,870,025	151,699	3,387	30.11%	90.10%	307,815,020	113,932	2,702	34.94%	151.79%	84,861,570	71,578	1,186	18.02%	69.04%
2014	727,965,355	152,651	4,769	40.78%	167.62%	460,746,515	117,012	3,938	45.74%	266.96%	91,119,675	66,342	1,373	15.85%	95.84%
2015	822,781,705	152,634	5,391	13.04%	202.51%	534,890,860	118,324	4,521	14.81%	321.29%	104,921,760	64,905	1,617	17.70%	130.49%
2016	861,585,825	152,601	5,646	4.74%	216.85%	550,519,895	118,661	4,639	2.63%	332.37%	112,684,365	64,387	1,750	8.26%	149.54%
2017	813,569,395	152,755	5,326	-5.67%	198.89%	544,294,090	118,549	4,591	-1.04%	327.88%	112,623,805	64,396	1,749	-0.07%	149.37%

Rate Annual %chg Average Value/Acre: 11.57%

15.65%

9.57%

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	56,585	1,351	42			136,470	3,166	43			428,211,200	342,888	1,249		
2008	56,990	1,348	42	0.97%	0.97%	134,890	3,179	42	-1.57%	-1.57%	505,209,690	342,930	1,473	17.97%	17.97%
2009	57,825	1,361	43	0.50%	1.48%	136,485	3,153	43	2.03%	0.44%	514,416,060	342,371	1,503	1.99%	20.31%
2010	59,005	1,372	43	1.22%	2.72%	135,685	3,143	43	-0.27%	0.17%	613,285,335	342,276	1,792	19.25%	43.48%
2011	60,110	1,399	43	-0.13%	2.59%	127,265	3,182	40	-7.36%	-7.20%	629,912,290	342,170	1,841	2.74%	47.41%
2012	64,755	1,619	40	-6.89%	-4.48%	137,905	3,448	40	0.01%	-7.19%	692,265,050	342,622	2,020	9.75%	61.79%
2013	64,595	1,615	40	0.00%	-4.48%	139,090	3,477	40	0.00%	-7.19%	906,750,300	342,301	2,649	31.11%	112.12%
2014	89,900	2,255	40	-0.33%	-4.79%	164,635	4,116	40	-0.02%	-7.20%	1,280,086,080	342,376	3,739	41.14%	199.39%
2015	103,810	2,315	45	12.45%	7.06%	188,965	4,199	45	12.52%	4.41%	1,462,887,100	342,377	4,273	14.28%	242.14%
2016	116,360	2,328	50	11.45%	19.32%	210,850	4,211	50	11.26%	16.17%	1,525,117,295	342,189	4,457	4.31%	256.89%
2017	117,215	2,341	50	0.19%	19.55%	11,379,220	9,869	1,153	2202.96%	2575.29%	1,481,983,725	347,910	4,260	-4.43%	241.09%

70
PIERCE

Rate Annual %chg Average Value/Acre: 13.05%

(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
7,266	PIERCE	80,612,057	9,177,328	9,164,017	251,537,575	42,661,855	51,080,435	195,795	1,447,390,900	60,753,240	42,665,880	0	1,995,239,082
cnty sectorvalue % of total value:		4.04%	0.46%	0.46%	12.61%	2.14%	2.56%	0.01%	72.54%	3.04%	2.14%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51	FOSTER	36,603	27,874	2,366	1,175,330	451,150	0	0	6,445	0	0	0	1,699,768
0.70%	%sector of county sector	0.05%	0.30%	0.03%	0.47%	1.06%			0.00%				0.09%
	%sector of municipality	2.15%	1.64%	0.14%	69.15%	26.54%			0.38%				100.00%
293	HADAR	276,262	1,025	514	11,832,685	1,516,015	0	0	0	0	0	0	13,626,501
4.03%	%sector of county sector	0.34%	0.01%	0.01%	4.70%	3.55%							0.68%
	%sector of municipality	2.03%	0.01%	0.00%	86.84%	11.13%							100.00%
36	MCLEAN	2,241	32,502	134,306	898,655	30,360	0	0	0	0	0	0	1,098,064
0.50%	%sector of county sector	0.00%	0.35%	1.47%	0.36%	0.07%							0.06%
	%sector of municipality	0.20%	2.96%	12.23%	81.84%	2.76%							100.00%
783	OSMOND	2,594,879	468,538	341,608	25,734,520	11,484,715	0	0	49,495	0	0	0	40,673,755
10.78%	%sector of county sector	3.22%	5.11%	3.73%	10.23%	26.92%			0.00%				2.04%
	%sector of municipality	6.38%	1.15%	0.84%	63.27%	28.24%			0.12%				100.00%
1,767	PIERCE	1,244,290	588,915	27,258	59,550,310	9,784,060	0	0	0	0	0	0	71,194,833
24.32%	%sector of county sector	1.54%	6.42%	0.30%	23.67%	22.93%							3.57%
	%sector of municipality	1.75%	0.83%	0.04%	83.64%	13.74%							100.00%
1,246	PLAINVIEW	1,121,816	2,011,770	497,142	33,835,905	5,785,635	0	0	0	0	0	0	43,252,268
17.15%	%sector of county sector	1.39%	21.92%	5.42%	13.45%	13.56%							2.17%
	%sector of municipality	2.59%	4.65%	1.15%	78.23%	13.38%							100.00%
4,176	Total Municipalities	5,276,091	3,130,624	1,003,194	133,027,405	29,051,935	0	0	55,940	0	0	0	171,545,189
57.47%	%all municip.sectors of cnty	6.55%	34.11%	10.95%	52.89%	68.10%			0.00%				8.60%

70 PIERCE

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 : 6,266	Value : 1,913,412,523	Growth 13,979,042	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	274	1,523,410	27	482,720	75	2,632,705	376	4,638,835	
02. Res Improve Land	1,839	15,310,430	103	3,401,925	531	17,003,265	2,473	35,715,620	
03. Res Improvements	1,876	136,599,340	103	15,834,088	540	93,853,886	2,519	246,287,314	
04. Res Total	2,150	153,433,180	130	19,718,733	615	113,489,856	2,895	286,641,769	5,046,472
% of Res Total	74.27	53.53	4.49	6.88	21.24	39.59	46.20	14.98	36.10
05. Com UnImp Land	41	157,260	8	68,475	13	239,095	62	464,830	
06. Com Improve Land	262	1,494,480	36	395,685	37	1,228,990	335	3,119,155	
07. Com Improvements	266	27,951,254	37	4,395,360	45	7,859,860	348	40,206,474	
08. Com Total	307	29,602,994	45	4,859,520	58	9,327,945	410	43,790,459	1,136,855
% of Com Total	74.88	67.60	10.98	11.10	14.15	21.30	6.54	2.29	8.13
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	2	962,300	2	962,300	
11. Ind Improvements	0	0	0	0	3	53,593,615	3	53,593,615	
12. Ind Total	0	0	0	0	3	54,555,915	3	54,555,915	3,475,480
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	2.85	24.86
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	143,990	1	143,990	
15. Rec Improvements	0	0	0	0	1	49,680	1	49,680	
16. Rec Total	0	0	0	0	1	193,670	1	193,670	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,150	153,433,180	130	19,718,733	616	113,683,526	2,896	286,835,439	5,046,472
% of Res & Rec Total	74.24	53.49	4.49	6.87	21.27	39.63	46.22	14.99	36.10
Com & Ind Total	307	29,602,994	45	4,859,520	61	63,883,860	413	98,346,374	4,612,335
% of Com & Ind Total	74.33	30.10	10.90	4.94	14.77	64.96	6.59	5.14	32.99
17. Taxable Total	2,457	183,036,174	175	24,578,253	677	177,567,386	3,309	385,181,813	9,658,807
% of Taxable Total	74.25	47.52	5.29	6.38	20.46	46.10	52.81	20.13	69.09

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	13	13,320	1,320,615	0	0	0
19. Commercial	1	2,020	380,815	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	13	13,320	1,320,615
19. Commercial	0	0	0	1	2,020	380,815
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				14	15,340	1,701,430

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	169	0	8	177

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	155,250	1,870	885,387,250	1,876	885,542,500
28. Ag-Improved Land	0	0	2	11,520	976	547,908,930	978	547,920,450
29. Ag Improvements	0	0	2	18,280	1,079	94,749,480	1,081	94,767,760
30. Ag Total							2,957	1,528,230,710

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	2.43	2,935	
37. FarmSite Improvements	0	0.00	0	2	0.00	18,280	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.96	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	11	11.00	137,500	11	11.00	137,500	
32. HomeSite Improv Land	623	646.48	7,955,000	623	646.48	7,955,000	
33. HomeSite Improvements	639	631.48	54,072,685	639	631.48	54,072,685	4,320,235
34. HomeSite Total				650	657.48	62,165,185	
35. FarmSite UnImp Land	154	768.63	601,335	154	768.63	601,335	
36. FarmSite Improv Land	966	4,873.70	4,880,875	968	4,876.13	4,883,810	
37. FarmSite Improvements	993	0.00	40,676,795	995	0.00	40,695,075	0
38. FarmSite Total				1,149	5,644.76	46,180,220	
39. Road & Ditches	0	7,348.77	0	0	7,349.73	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,799	13,651.97	108,345,405	4,320,235

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	14,489.93	9.48%	88,479,570	11.10%	6,106.28
46. 1A	19,739.35	12.91%	116,342,715	14.59%	5,893.95
47. 2A1	17,584.26	11.50%	97,067,135	12.17%	5,520.11
48. 2A	22,426.41	14.67%	121,636,250	15.26%	5,423.79
49. 3A1	20,904.95	13.68%	111,394,105	13.97%	5,328.60
50. 3A	40,725.57	26.64%	193,332,570	24.25%	4,747.20
51. 4A1	13,527.42	8.85%	55,632,085	6.98%	4,112.54
52. 4A	3,458.91	2.26%	13,454,455	1.69%	3,889.80
53. Total	152,856.80	100.00%	797,338,885	100.00%	5,216.25
Dry					
54. 1D1	12,280.00	10.34%	66,250,650	12.85%	5,395.00
55. 1D	25,886.05	21.79%	135,384,050	26.25%	5,230.00
56. 2D1	10,030.51	8.44%	49,400,510	9.58%	4,925.02
57. 2D	15,805.44	13.31%	74,285,565	14.40%	4,700.00
58. 3D1	18,003.47	15.16%	73,454,075	14.24%	4,080.00
59. 3D	15,585.98	13.12%	59,226,480	11.48%	3,799.98
60. 4D1	19,465.81	16.39%	53,533,100	10.38%	2,750.11
61. 4D	1,729.85	1.46%	4,160,230	0.81%	2,404.97
62. Total	118,787.11	100.00%	515,694,660	100.00%	4,341.34
Grass					
63. 1G1	1,496.58	2.34%	3,355,170	3.15%	2,241.89
64. 1G	2,262.41	3.54%	5,220,460	4.90%	2,307.48
65. 2G1	3,287.36	5.14%	7,164,090	6.73%	2,179.28
66. 2G	4,957.65	7.75%	10,211,505	9.59%	2,059.75
67. 3G1	5,678.71	8.88%	11,478,655	10.78%	2,021.35
68. 3G	30,237.52	47.26%	46,840,710	43.97%	1,549.09
69. 4G1	6,591.41	10.30%	10,202,125	9.58%	1,547.79
70. 4G	9,470.51	14.80%	12,053,640	11.32%	1,272.76
71. Total	63,982.15	100.00%	106,526,355	100.00%	1,664.94
<hr/>					
Irrigated Total	152,856.80	44.68%	797,338,885	56.16%	5,216.25
Dry Total	118,787.11	34.72%	515,694,660	36.32%	4,341.34
Grass Total	63,982.15	18.70%	106,526,355	7.50%	1,664.94
72. Waste	2,337.34	0.68%	117,020	0.01%	50.07
73. Other	4,162.04	1.22%	208,385	0.01%	50.07
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,125.44	100.00%	1,419,885,305	100.00%	4,150.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	152,856.80	797,338,885	152,856.80	797,338,885
77. Dry Land	0.00	0	28.22	113,340	118,758.89	515,581,320	118,787.11	515,694,660
78. Grass	0.00	0	31.00	50,430	63,951.15	106,475,925	63,982.15	106,526,355
79. Waste	0.00	0	0.34	15	2,337.00	117,005	2,337.34	117,020
80. Other	0.00	0	1.00	50	4,161.04	208,335	4,162.04	208,385
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	60.56	163,835	342,064.88	1,419,721,470	342,125.44	1,419,885,305

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	152,856.80	44.68%	797,338,885	56.16%	5,216.25
Dry Land	118,787.11	34.72%	515,694,660	36.32%	4,341.34
Grass	63,982.15	18.70%	106,526,355	7.50%	1,664.94
Waste	2,337.34	0.68%	117,020	0.01%	50.07
Other	4,162.04	1.22%	208,385	0.01%	50.07
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,125.44	100.00%	1,419,885,305	100.00%	4,150.19

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 Acreages	97	3,377,400	632	20,824,325	643	111,235,234	740	135,436,959	3,650,400
83.2 Breslau	5	4,880	7	5,375	7	307,540	12	317,795	1,400
83.3 Foster	21	117,270	32	23,310	32	1,028,830	53	1,169,410	0
83.4 Hadar	15	121,770	128	1,365,820	129	13,127,375	144	14,614,965	663,585
83.5 Mclean	10	10,470	27	31,495	27	891,100	37	933,065	325
83.6 Osmond	67	260,210	328	2,067,750	335	24,639,215	402	26,967,175	169,420
83.7 Pierce	47	535,735	691	9,459,285	718	59,795,560	765	69,790,580	352,287
83.8 Plainview	109	200,635	623	2,070,190	623	34,947,220	732	37,218,045	209,055
83.9 West Randolph	5	10,465	6	12,060	6	364,920	11	387,445	0
84 Residential Total	376	4,638,835	2,474	35,859,610	2,520	246,336,994	2,896	286,835,439	5,046,472

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Acreages	21	307,570	69	2,543,130	79	65,448,535	100	68,299,235	4,039,960
85.2 Breslau	0	0	1	1,095	1	31,465	1	32,560	0
85.3 Foster	2	3,405	8	15,795	8	431,955	10	451,155	0
85.4 Hadar	6	46,885	18	115,555	19	1,559,690	25	1,722,130	66,350
85.5 Mclean	1	350	4	2,920	5	27,090	6	30,360	0
85.6 Osmond	5	24,745	60	384,105	62	11,202,794	67	11,611,644	287,065
85.7 Pierce	9	30,590	79	530,205	79	9,326,795	88	9,887,590	100,575
85.8 Plainview	18	51,285	94	450,150	94	5,407,380	112	5,908,815	118,385
85.9 West Randolph	0	0	4	38,500	4	364,385	4	402,885	0
86 Commercial Total	62	464,830	337	4,081,455	351	93,800,089	413	98,346,374	4,612,335

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	1,303.81	2.27%	2,966,185	3.26%	2,275.01
88. 1G	1,943.34	3.38%	4,090,720	4.49%	2,104.99
89. 2G1	2,694.28	4.69%	5,523,395	6.06%	2,050.04
90. 2G	4,401.30	7.65%	8,450,490	9.28%	1,920.00
91. 3G1	4,828.27	8.40%	8,956,485	9.83%	1,855.01
92. 3G	27,628.37	48.05%	41,075,340	45.08%	1,486.71
93. 4G1	5,946.88	10.34%	8,712,260	9.56%	1,465.01
94. 4G	8,753.15	15.22%	11,335,370	12.44%	1,295.00
95. Total	57,499.40	100.00%	91,110,245	100.00%	1,584.54
CRP					
96. 1C1	39.43	1.12%	212,720	1.64%	5,394.88
97. 1C	190.33	5.40%	995,440	7.65%	5,230.07
98. 2C1	271.61	7.71%	1,337,700	10.28%	4,925.08
99. 2C	327.87	9.31%	1,540,975	11.84%	4,699.96
100. 3C1	550.36	15.62%	2,245,440	17.26%	4,079.95
101. 3C	1,499.42	42.57%	4,956,230	38.09%	3,305.43
102. 4C1	504.22	14.31%	1,386,695	10.66%	2,750.18
103. 4C	139.37	3.96%	335,175	2.58%	2,404.93
104. Total	3,522.61	100.00%	13,010,375	100.00%	3,693.39
Timber					
105. 1T1	153.34	5.18%	176,265	7.33%	1,149.50
106. 1T	128.74	4.35%	134,300	5.58%	1,043.19
107. 2T1	321.47	10.86%	302,995	12.59%	942.53
108. 2T	228.48	7.72%	220,040	9.15%	963.06
109. 3T1	300.08	10.14%	276,730	11.50%	922.19
110. 3T	1,109.73	37.49%	809,140	33.63%	729.13
111. 4T1	140.31	4.74%	103,170	4.29%	735.30
112. 4T	577.99	19.53%	383,095	15.92%	662.81
113. Total	2,960.14	100.00%	2,405,735	100.00%	812.71
<hr/>					
Grass Total	57,499.40	89.87%	91,110,245	85.53%	1,584.54
CRP Total	3,522.61	5.51%	13,010,375	12.21%	3,693.39
Timber Total	2,960.14	4.63%	2,405,735	2.26%	812.71
<hr/>					
114. Market Area Total	63,982.15	100.00%	106,526,355	100.00%	1,664.94

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

70 Pierce

	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	251,537,575	286,641,769	35,104,194	13.96%	5,046,472	11.95%
02. Recreational	195,795	193,670	-2,125	-1.09%	0	-1.09%
03. Ag-Homesite Land, Ag-Res Dwelling	60,753,240	62,165,185	1,411,945	2.32%	4,320,235	-4.79%
04. Total Residential (sum lines 1-3)	312,486,610	349,000,624	36,514,014	11.68%	9,366,707	8.69%
05. Commercial	42,661,855	43,790,459	1,128,604	2.65%	1,136,855	-0.02%
06. Industrial	51,080,435	54,555,915	3,475,480	6.80%	3,475,480	0.00%
07. Total Commercial (sum lines 5-6)	93,742,290	98,346,374	4,604,084	4.91%	4,612,335	-0.01%
08. Ag-Farmsite Land, Outbuildings	42,665,775	46,180,220	3,514,445	8.24%	0	8.24%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	105	0	-105	-100.00%		
11. Total Non-Agland (sum lines 8-10)	42,665,880	46,180,220	3,514,340	8.24%	0	8.24%
12. Irrigated	796,951,905	797,338,885	386,980	0.05%		
13. Dryland	541,862,950	515,694,660	-26,168,290	-4.83%		
14. Grassland	108,248,665	106,526,355	-1,722,310	-1.59%		
15. Wasteland	117,365	117,020	-345	-0.29%		
16. Other Agland	210,015	208,385	-1,630	-0.78%		
17. Total Agricultural Land	1,447,390,900	1,419,885,305	-27,505,595	-1.90%		
18. Total Value of all Real Property (Locally Assessed)	1,896,285,680	1,913,412,523	17,126,843	0.90%	13,979,042	0.17%

2018 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$166,425.00
7.	Adopted budget, or granted budget if different from above:
	\$166,425.00
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:
	\$41,760.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$10,920.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$600.00
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$2,323.65

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.pierce.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Staff
8.	Personal Property software:
	Terra Scan

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?
	Hadar, Pierce, Plainview and Osmond
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	CAMASS Appraisal, Residential Reappraisal
2.	GIS Services:
	GIS Workshop, GIS and Assessor Website
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	That the appraiser is currently certified and has experience in the valuation grouping that we are reappraising.
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?
	The appraisal service develops a model using the current sales data for each valuation grouping for our office staff to use to establish assessed values.

2018 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:																						
	Assessor and 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="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Hadar - small village closest to Norfolk, approximate population of 293</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Breslau</td> </tr> <tr> <td style="text-align: center;">35</td> <td>West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</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>	01	Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767	05	Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246	10	Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.	15	Hadar - small village closest to Norfolk, approximate population of 293	20	Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.	25	McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36	30	Breslau	35	West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County	40	Rural Acreages	AG	Agricultural homes and outbuildings
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40	Rural Acreages																						
AG	Agricultural homes and outbuildings																						
3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	Market Approach																						
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?																						
	Uses the tables provided by the CAMA vendor																						
5.	Are individual depreciation tables developed for each valuation grouping?																						
	Yes, models are developed by the appraiser when reappraising each valuation group.																						
6.	Describe the methodology used to determine the residential lot values?																						
	Vacant lot sales.																						
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																						
	N/A																						

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>
01	2017	2017	2017	2017
05	2015	2015	2015	2015
10	2014	2014	2014	2014
15	2017	2017	2017	2017
20	2015	2015	2015	2015
25	2015	2015	2015	2015
30	2015	2015	2015	2015
35	2015	2015	2015	2015
40	2014	2014	2014	2014
AG	2011	2011	2011	2011

2018 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:																				
	Assessor and Staff																				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																				
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30	Breslau																				
35	West Randolph - minimal commercial																				
40	Rural Acreages																				
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																				
	Market approach																				
3a.	Describe the process used to determine the value of unique commercial properties.																				
	Check with other counties - use existing model, sales and Marshall and Swift																				
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?																				
	Yes																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	The whole county is valued the same.																				
6.	Describe the methodology used to determine the commercial lot values.																				
	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>	<u>Date of Last Inspection</u>
	01	2016	2016	2016	2016
	05	2016	2016	2016	2016
	10	2016	2016	2016	2016
	15	2016	2016	2016	2016
	20	2016	2016	2016	2016
	25	2016	2016	2016	2016
	30	2016	2016	2016	2016
	35	2016	2016	2016	2016
	40	2016	2016	2016	2016

2018 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:							
	Assessor and 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>The entire county is one market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is one market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The entire county is one market area.	2016						
3.	Describe the process used to determine and monitor market areas.							
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area. To date Pierce County is considered one market area.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	There is a 20 acre consideration for those parcels to be identified as residential.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	They are valued the same.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The value we have was determined by sales from nearby counties because we have no sales of WRP.							

PIERCE COUNTY 3-YEAR PLAN June 15, 2017

COUNTY DESCRIPTION

Per the 2016 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2874	46.06%	\$251,748,745	13.13%	\$31,374,240	\$220,374,505
Recreation	1	0.02%	\$195,795	0.01%	\$146,115	\$49,680
Commercial	412	6.60%	\$41,681,648	2.17%	\$3,573,900	\$38,107,748
Industrial	3	0.05%	\$51,080,435	2.66%	\$962,300	\$50,118,135
Agricultural	2,950 / \$347,909.99	47.27%	\$1,573,306,195	82.03%	\$1,482,887,755	\$90,418,440
Total	6,240	100%	\$1,918,012,818	100%	\$1,518,944,310	\$399,068,508

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2016-2017 Requested Budget	\$161,295.00	\$50,545.00
2016-2017 Adopted Budget	\$161,295.00	\$50,545.00
2017-2018 Requested Budget	\$166,425.00	\$41,760.00
2017-2018 Adopted Budget	\$166,425.00	\$41,760.00

STAFF

1 Assessor
1 Deputy Assessor
2 Full-Time Clerks (7-Hour Day)
1 Part-Time Clerk

NEW PROPERTY: For assessment year 2017, there were 119 building permits filed for new property construction/additions in the county.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of 1,009 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

4. Permissive Exemptions: administer annual filings of 42 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 33 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 307 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend the county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all county personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

For 2015 the assessor and deputy attended training on Permissive Exemptions at Norfolk in February, the assessor attended County Board of Equalization Workshop at Kearney in May and Assessors Workshop at Kearney in August. For 2016 the assessor and deputy attended training on Personal Property Changes Due to LB259 in February, and training on TERC Proceedings in April, both at Norfolk. The assessor and deputy attended training on Valuation of Rent-Restricted Housing in May at Wayne. The assessor attended training on Cell Towers and Renewable Energy in July at Norfolk. The assessor and deputy attended Assessor's Workshop in August at Kearney, and the Residential Data Listing Class and Basic Depreciation Class at Stanton in September. The assessor and deputy also attended training on Assessment Practices in October and Soil Conversion in November, both given by PAD at Norfolk. For 2017 the assessor and deputy took training on the Ag Land Survey and the deputy took training on the Correction Process for Real & Personal Property in January both via Webcast. The deputy attended Fundamentals of Real Property Appraisal class in May at Columbus. The assessor attended training on Unique Properties in June at Norfolk.

2017 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	95.00	10.13	103.56
Commercial	98.00	21.75	101.43
Agricultural Unimproved	70.00	21.61	106.22

3 YEAR APPRAISAL PLAN

2018

Residential

The county plans to reappraise the towns of Pierce and Hadar (800+ parcels) for implementation for 2018. They were last appraised for 2011. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2018.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2019

Residential

The county plans to reappraise the rural residential properties (550+ improved parcels) for implementation for 2019. They were last appraised for 2012, with an exterior review for 2015. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2019.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2020

Residential

The county plans to review and reappraise all agricultural homes and outbuildings (1,100+ parcels) for implementation for 2020. They were last reappraised for 2014. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2020.

Agricultural

The only tasks required should be market analysis of land and pick up work.

The following is a time line table to give an overview of accomplishments and the next three-year plan schedule.

CLASS	2011	2012	2013	2014	2015
RESIDENTIAL	Reappraise Pierce and Hadar (800+ parcels). Appraisal maintenance.	Reappraise the rural residential properties (550+ improved parcels). Appraisal maintenance.	Review agricultural homes and outbuildings (1,100+ parcels). Review and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural homes and outbuildings (1,100+ parcels). Appraisal maintenance.	Reappraise Osmond (320+ parcels). Do an exterior review and revalue the rural residential properties (600+ improved parcels). Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Review agricultural outbuildings (1,100+ parcels and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural outbuildings (1,100+ parcels). Appraisal maintenance.	Appraisal maintenance.
	2016	2017	2018	2019	2020
RESIDENTIAL	Reappraise Plainview, Foster, McLean, Breslau and West Randolph (690+ parcels). Appraisal Maintenance.	Appraisal Maintenance.	Reappraise Pierce and Hadar (800+ parcels). Appraisal Maintenance.	Reappraise Rural Residential (500+ parcels). Appraisal Maintenance.	Review and reappraise agricultural homes and outbuildings (1,100+ parcels).
COMMERCIAL	Appraisal Maintenance.	Reappraise all commercial properties (360+ parcels). Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal maintenance.
AGRICULTURAL	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal maintenance>

The above information is intended to demonstrate the need for the following requested 2017-2018 budgets:

Office Budget	\$166,425.00
Appraisal Budget	\$41,760.00

Respectfully submitted –

Peggy Wragge
Pierce County Assessor