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DEPARTMENT OF REVENUE

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

RICHARDSON 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 Richardson 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 Richardson 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: Pam Vice, Richardson County Assessor

Property Assessment Division
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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

Analysis of Assessment Practices:

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

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

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

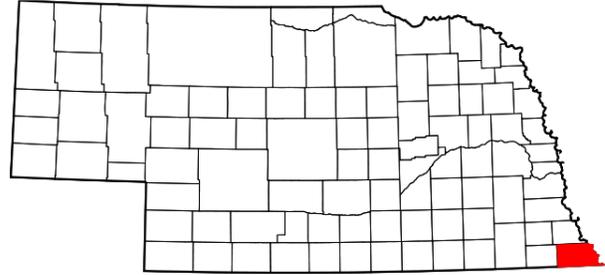
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

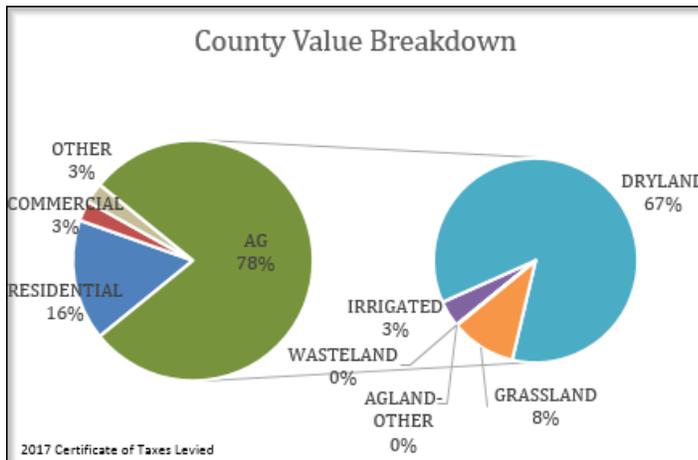
**Further information may be found in Exhibit 94*

County Overview

With a total area of 552 square miles, Richardson County had 8,060 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 75% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Richardson County are located in and around Falls City with some commercial contribution from Humboldt as well. According to the latest



information available from the U.S. Census Bureau, there were 264 employer establishments with total employment of 1,850.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Dry land makes up the majority of the land in the county. Richardson County is included in the Nemaha Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
BARADA	28	24	-14.3%
DAWSON	209	146	-30.1%
FALLS CITY	4,671	4,325	-7.4%
HUMBOLDT	941	877	-6.8%
PRESTON	-	28	
RULO	226	172	-23.9%
SALEM	138	112	-18.8%
SHUBERT	252	150	-40.5%
STELLA	220	152	-30.9%
VERDON	223	172	-22.9%

2018 Residential Correlation for Richardson County

Assessment Actions

For 2018, Richardson County inspected all residential parcels located in Valuation Group 1 (Falls City), Valuation Group 2 (Dawson, Shubert & Stella) and Valuation Group 7 (Verdon). Included in this inspection process was the review of all parcels to record the current condition of all buildings and the addition of new buildings as well as the removal of non-usable buildings. New photos were taken of the buildings and residences that were inspected. Any updates to measurements or condition observations were documented.

Richardson County also completed all residential pickup work. They have verified, reviewed and analyzed the residential sales throughout the county. The verification is done over the phone, followed by a drive-by inspection.

Description of Analysis

Residential parcels are valued utilizing seven valuation groupings that are based on the assessor locations or towns in the county, and one that consists of the rural residential properties.

Valuation Grouping	Assessor Location
01	Falls City
02	Dawson, Shubert & Stella
03	Humbolt
05	Salem
06	Rulo
07	Verdon
11	Rural Residential

For the residential property class, a review of the Richardson County statistical analysis profiles shows 196 residential sales, representing the valuation groupings. Valuation group 01 (Falls City) constitutes about 63% of the sales in the residential class of property and is the major trade center of the county. Of the measures of central tendency, only the median measure is within the acceptable range. These measures display a range of sixteen points and offer limited support for each other. In reviewing the strata of sale price, the impact of the low dollar sales (Greater than 4,999) improves the statistical measures including those measures of central tendency.

Richardson County's sales review process qualifies more sales as arms-length transactions than is typical for the area (62%). There are a larger percentage of both high and low ratios in the profile than typically observed in counties in the area and those of similar size. The effect of the inclusion of more outliers tends to lessen the ability of meaningful measurement, but with the median being effected the least of the measures, it will be relied on to determine a level of value for both the class as a whole and also the individual valuation groups.

2018 Residential Correlation for Richardson County

Value Group 07 with nine sales has a calculated median of 80, in reviewing previous years, the sample size has been in question as well as the quality of those statistics. This year is no different, as the removal of a high and then low ratio moves the median by 10 points. A 20% adjustment while moving the median to the mid-point of the range would only move one sale ratio into the range. The disparity can also be seen in the spread of the median confidence interval for the group.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Richardson County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Richardson County revealed that no apparent bias existed in the qualification determination and that all arms'-length sales were made available for the measurement of real property the county consistently qualifies a high percentage of sales.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has consistently stayed on schedule to comply with the six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in the approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and reviews based on the individual towns and will adjust those with a separate economic depreciation if needed.

The Division reviews the transmission of data from the county to the state sales file to see if it was done on a timely basis and for accuracy. This review revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arms'-length sales. There is no apparent bias in the measurement of real property. The review cycle of the residential property appears to be on schedule to comply with the ongoing

2018 Residential Correlation for Richardson County

inspection and review requirements. The inspections are documented in the individual property record files.

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

Equalization

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	123	93.53	107.21	91.20	32.81	117.55
02	17	100.46	114.13	93.03	37.06	122.68
03	26	92.77	101.68	83.89	27.33	121.21
05	3	101.58	158.32	109.81	71.18	144.18
06	4	87.48	143.13	80.95	108.49	176.81
07	9	79.65	92.46	93.92	33.03	98.45
11	14	91.56	91.10	91.13	25.14	99.97
____ALL____	196	93.18	106.77	90.65	34.28	117.78

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Richardson County is 93%.

2018 Commercial Correlation for Richardson County

Assessment Actions

For 2018, Richardson County physically appraised all of Falls City Commercial properties. As parcels were reviewed, classification codes were examined; corrections were made and entered on the record card. All pickup work was completed by the county, as were onsite inspections of any remodeling and new additions.

Description of Analysis

Valuation Grouping	Assessor Location
01	Falls City
02	Humboldt
03	Remainder of County

For the commercial property class, a review of the Richardson County statistical profile includes 18 commercial sales, representing the all three valuation groupings. Valuation group 01 constitutes about 50% of the sample and this accurately reflects the composition of the commercial population. The profile indicates that two of the three measures of central tendency are outside the acceptable range. Removal of a high dollar sale brings the PRD down to 107%, COD down to 10% and the median to 94%. The mean is skewed by this outlying sale. There is limited support from these measures for any of the statistics derived from the sample.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification of the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

The review of Richardson County revealed that the submission of sales as well as other statutory reports were transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files

2018 Commercial Correlation for Richardson County

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

Equalization

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	9	91.55	89.78	85.78	06.28	104.66
02	5	94.22	170.21	100.57	99.85	169.25
03	4	97.02	105.28	101.73	15.03	103.49
____ALL____	18	93.80	115.57	88.27	34.71	130.93

With the information available, it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner using accepted mass appraisal techniques.

Level of Value

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

2018 Agricultural Correlation for Richardson County

Assessment Actions

Richardson County continually verifies sales along with updating land use in the agricultural class of property. This review was primarily conducted using aerial imagery; when additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county also updated the soil conversion. After a market analysis of the sales and a review of the statistics was completed, the lower class dry soil values (3D1, 3D, 4D1 & 4D) were decreased approximately 10% throughout the county for 2018.

Description of Analysis

The majority of agricultural land in Richardson County is predominately dry land then grassland with very little irrigated land. Richardson County utilizes only one market area in the valuation of agricultural land. The county uses a schedule of values based generally on the LCG structure with some variations by soil type.

There are 52 agricultural land sales in the statistical profile of the county. The calculated median of the sample is rounded to 69%. A review of the statistical profile for the 80% MLU by Market Area indicates that the 33 dry land sales are just below the range. Looking at the three-year study stat, the older sales are outside the range but the newer sales are in the range. Comparing the average acre value to the surrounding area Richardson County is within in the range. The grassland uses have a very limited number of sales for accurate measurement.

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
50	52	69.19	72.36	68.71	20.71	105.31
___ ALL ___	52	69.19	72.36	68.71	20.71	105.31

Assessment Practice Review

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

One assessment practice reviewed is that of sales qualification and verification. Richardson County's process consists of a mailed questionnaire sent to one or both parties of an agricultural land transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county

2018 Agricultural Correlation for Richardson County

assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land. The inspection and review cycle for all real property was also examined. Within the agricultural class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Therefore, the last review of agricultural improvements was completed for the current assessment year. Land use was updated for this assessment year, via comparison of each record to the information supplied by the geographic information system (GIS).

The review process also examines the agricultural market to ensure that the areas are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified that the establishment of market areas for the agricultural land class is not currently necessary.

Equalization

All dwellings located on both agricultural and residential use land are valued using the same cost index and depreciation schedule. Farm home sites do not carry the same value as rural residential home sites, because the county assessor believes there are market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Richardson County complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	33	68.45	71.88	65.70	20.98	109.41
50	33	68.45	71.88	65.70	20.98	109.41
<u> Grass </u>						
County	2	83.47	83.47	83.70	21.73	99.73
50	2	83.47	83.47	83.70	21.73	99.73
<u> ALL </u>						
	52	69.19	72.36	68.71	20.71	105.31

Level of Value

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

2018 Opinions of the Property Tax Administrator for Richardson 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	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	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 Richardson County

Residential Real Property - Current

Number of Sales	196	Median	93.18
Total Sales Price	\$10,357,995	Mean	106.77
Total Adj. Sales Price	\$10,357,995	Wgt. Mean	90.65
Total Assessed Value	\$9,389,439	Average Assessed Value of the Base	\$43,659
Avg. Adj. Sales Price	\$52,847	Avg. Assessed Value	\$47,905

Confidence Interval - Current

95% Median C.I	90.21 to 99.78
95% Wgt. Mean C.I	86.74 to 94.56
95% Mean C.I	97.44 to 116.10
% of Value of the Class of all Real Property Value in the County	14.33
% of Records Sold in the Study Period	4.55
% of Value Sold in the Study Period	4.99

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	230	92	91.74
2016	250	96	95.82
2015	215	97	97.26
2014	186	98	97.81

2018 Commission Summary for Richardson County

Commercial Real Property - Current

Number of Sales	18	Median	93.80
Total Sales Price	\$1,005,244	Mean	115.57
Total Adj. Sales Price	\$1,005,244	Wgt. Mean	88.27
Total Assessed Value	\$887,342	Average Assessed Value of the Base	\$63,184
Avg. Adj. Sales Price	\$55,847	Avg. Assessed Value	\$49,297

Confidence Interval - Current

95% Median C.I	86.56 to 97.37
95% Wgt. Mean C.I	78.45 to 98.09
95% Mean C.I	65.26 to 165.88
% of Value of the Class of all Real Property Value in the County	3.01
% of Records Sold in the Study Period	2.88
% of Value Sold in the Study Period	2.24

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	21	100	87.92
2016	27	100	84.95
2015	19	100	84.56
2014	21	100	84.95

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PAD 2018 R&O Statistics (Using 2018 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 196
 Total Sales Price : 10,357,995
 Total Adj. Sales Price : 10,357,995
 Total Assessed Value : 9,389,439
 Avg. Adj. Sales Price : 52,847
 Avg. Assessed Value : 47,905

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 107
 COD : 34.28
 PRD : 117.78

COV : 62.43
 STD : 66.66
 Avg. Abs. Dev : 31.94
 MAX Sales Ratio : 553.99
 MIN Sales Ratio : 21.49

95% Median C.I. : 90.21 to 99.78
 95% Wgt. Mean C.I. : 86.74 to 94.56
 95% Mean C.I. : 97.44 to 116.10

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	26	89.54	94.02	91.29	22.22	102.99	47.47	160.90	79.64 to 106.29	58,250	53,174
01-JAN-16 To 31-MAR-16	21	100.80	127.94	93.99	42.60	136.12	63.74	295.13	87.13 to 147.37	29,858	28,063
01-APR-16 To 30-JUN-16	33	90.33	92.85	88.29	19.48	105.16	29.43	164.45	83.67 to 98.42	47,723	42,134
01-JUL-16 To 30-SEP-16	30	95.29	95.44	99.05	17.58	96.36	55.89	172.76	86.32 to 102.36	63,280	62,680
01-OCT-16 To 31-DEC-16	28	81.60	138.57	86.66	88.64	159.90	21.49	553.99	73.73 to 101.46	40,365	34,979
01-JAN-17 To 31-MAR-17	18	92.20	94.43	91.67	17.20	103.01	53.24	132.42	80.31 to 108.99	74,194	68,014
01-APR-17 To 30-JUN-17	15	102.69	95.02	88.71	19.33	107.11	33.70	136.70	76.33 to 109.71	69,767	61,889
01-JUL-17 To 30-SEP-17	25	97.61	114.51	82.44	41.48	138.90	30.87	456.40	84.75 to 114.89	49,240	40,592
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	110	94.15	100.53	93.37	24.73	107.67	29.43	295.13	89.63 to 100.00	51,043	47,661
01-OCT-16 To 30-SEP-17	86	92.38	114.74	87.43	46.53	131.24	21.49	553.99	84.75 to 102.69	55,154	48,218
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	112	92.51	111.55	92.53	39.55	120.56	21.49	553.99	87.13 to 99.78	46,701	43,210
<u>ALL</u>	196	93.18	106.77	90.65	34.28	117.78	21.49	553.99	90.21 to 99.78	52,847	47,905

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	123	93.53	107.21	91.20	32.81	117.55	33.70	553.99	89.97 to 99.78	59,155	53,950
02	17	100.46	114.13	93.03	37.06	122.68	30.87	290.14	79.98 to 136.70	28,615	26,620
03	26	92.77	101.68	83.89	27.33	121.21	53.24	220.35	80.67 to 109.50	38,949	32,673
05	3	101.58	158.32	109.81	71.18	144.18	78.24	295.13	N/A	4,667	5,125
06	4	87.48	143.13	80.95	108.49	176.81	21.49	376.06	N/A	10,271	8,314
07	9	79.65	92.46	93.92	33.03	98.45	55.89	164.45	63.74 to 132.42	42,778	40,176
11	14	91.56	91.10	91.13	25.14	99.97	29.43	172.76	59.23 to 108.99	81,619	74,378
<u>ALL</u>	196	93.18	106.77	90.65	34.28	117.78	21.49	553.99	90.21 to 99.78	52,847	47,905

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	192	93.18	107.30	90.94	34.45	117.99	21.49	553.99	90.21 to 99.78	52,549	47,790
06	1	84.75	84.75	84.75	00.00	100.00	84.75	84.75	N/A	210,000	177,978
07	3	100.00	79.64	61.16	26.69	130.22	29.43	109.50	N/A	19,528	11,944
<u>ALL</u>	196	93.18	106.77	90.65	34.28	117.78	21.49	553.99	90.21 to 99.78	52,847	47,905

**74 Richardson
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 : 196
 Total Sales Price : 10,357,995
 Total Adj. Sales Price : 10,357,995
 Total Assessed Value : 9,389,439
 Avg. Adj. Sales Price : 52,847
 Avg. Assessed Value : 47,905

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 107
 COD : 34.28
 PRD : 117.78

COV : 62.43
 STD : 66.66
 Avg. Abs. Dev : 31.94
 MAX Sales Ratio : 553.99
 MIN Sales Ratio : 21.49

95% Median C.I. : 90.21 to 99.78
 95% Wgt. Mean C.I. : 86.74 to 94.56
 95% Mean C.I. : 97.44 to 116.10

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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	11	138.82	214.75	212.03	76.32	101.28	81.19	478.53	100.00 to 456.40	3,427	7,266	
Less Than 15,000	42	121.57	166.08	152.58	61.00	108.85	63.74	553.99	101.58 to 138.82	7,295	11,130	
Less Than 30,000	79	103.88	133.72	112.49	50.30	118.87	21.49	553.99	98.42 to 113.84	13,847	15,577	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	185	91.75	100.35	90.21	28.81	111.24	21.49	553.99	89.45 to 97.54	55,785	50,322	
Greater Than 14,999	154	90.52	90.59	88.76	20.17	102.06	21.49	194.99	86.49 to 93.47	65,270	57,935	
Greater Than 29,999	117	89.45	88.56	88.07	18.46	100.56	29.43	172.76	84.65 to 92.65	79,180	69,734	
<u>Incremental Ranges</u>												
0 TO 4,999	11	138.82	214.75	212.03	76.32	101.28	81.19	478.53	100.00 to 456.40	3,427	7,266	
5,000 TO 14,999	31	119.82	148.80	144.24	51.39	103.16	63.74	553.99	100.00 to 136.70	8,667	12,501	
15,000 TO 29,999	37	93.47	97.00	96.90	25.01	100.10	21.49	194.99	89.96 to 103.88	21,284	20,624	
30,000 TO 59,999	49	86.73	87.09	85.74	21.28	101.57	29.43	132.62	80.84 to 97.54	43,508	37,303	
60,000 TO 99,999	42	91.32	92.90	93.36	17.14	99.51	48.39	172.76	84.65 to 96.02	74,767	69,804	
100,000 TO 149,999	12	80.99	80.32	80.19	15.30	100.16	53.24	105.48	63.18 to 91.38	121,917	97,770	
150,000 TO 249,999	14	90.86	87.80	88.02	14.22	99.75	37.42	106.29	73.73 to 102.72	180,643	159,002	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	196	93.18	106.77	90.65	34.28	117.78	21.49	553.99	90.21 to 99.78	52,847	47,905	

74 Richardson

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 : 18
 Total Sales Price : 1,005,244
 Total Adj. Sales Price : 1,005,244
 Total Assessed Value : 887,342
 Avg. Adj. Sales Price : 55,847
 Avg. Assessed Value : 49,297

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 116
 COD : 34.71
 PRD : 130.93

COV : 87.53
 STD : 101.16
 Avg. Abs. Dev : 32.56
 MAX Sales Ratio : 516.26
 MIN Sales Ratio : 68.72

95% Median C.I. : 86.56 to 97.37
 95% Wgt. Mean C.I. : 78.45 to 98.09
 95% Mean C.I. : 65.26 to 165.88

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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-14 To 31-DEC-14	2	119.17	119.17	102.76	17.91	115.97	97.83	140.50	N/A	18,372	18,879
01-JAN-15 To 31-MAR-15	5	91.17	85.03	76.62	11.59	110.98	68.72	99.21	N/A	66,800	51,183
01-APR-15 To 30-JUN-15	2	94.51	94.51	94.09	01.20	100.45	93.38	95.63	N/A	95,000	89,388
01-JUL-15 To 30-SEP-15	1	79.26	79.26	79.26	00.00	100.00	79.26	79.26	N/A	105,000	83,218
01-OCT-15 To 31-DEC-15	1	90.06	90.06	90.06	00.00	100.00	90.06	90.06	N/A	55,000	49,534
01-JAN-16 To 31-MAR-16	3	91.55	86.96	89.36	07.41	97.31	74.50	94.83	N/A	63,500	56,747
01-APR-16 To 30-JUN-16	1	97.27	97.27	97.27	00.00	100.00	97.27	97.27	N/A	34,000	33,071
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	86.56	86.56	86.56	00.00	100.00	86.56	86.56	N/A	5,000	4,328
01-JAN-17 To 31-MAR-17	2	306.82	306.82	135.45	68.26	226.52	97.37	516.26	N/A	27,500	37,250
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	10	93.80	93.18	83.47	13.11	111.63	68.72	140.50	71.85 to 99.21	66,574	55,567
01-OCT-15 To 30-SEP-16	5	91.55	89.64	90.46	06.02	99.09	74.50	97.27	N/A	55,900	50,569
01-OCT-16 To 30-SEP-17	3	97.37	233.40	131.38	147.10	177.65	86.56	516.26	N/A	20,000	26,276
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	9	91.17	87.06	82.96	08.84	104.94	68.72	99.21	71.85 to 95.63	76,000	63,049
01-JAN-16 To 31-DEC-16	5	91.55	88.94	90.47	06.78	98.31	74.50	97.27	N/A	45,900	41,528
<u>ALL</u>	18	93.80	115.57	88.27	34.71	130.93	68.72	516.26	86.56 to 97.37	55,847	49,297

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	9	91.55	89.78	85.78	06.28	104.66	71.85	97.83	79.26 to 97.27	93,222	79,967
02	5	94.22	170.21	100.57	99.85	169.25	68.72	516.26	N/A	25,400	25,544
03	4	97.02	105.28	101.73	15.03	103.49	86.56	140.50	N/A	9,811	9,981
<u>ALL</u>	18	93.80	115.57	88.27	34.71	130.93	68.72	516.26	86.56 to 97.37	55,847	49,297

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
02											
03	18	93.80	115.57	88.27	34.71	130.93	68.72	516.26	86.56 to 97.37	55,847	49,297
04											
<u>ALL</u>	18	93.80	115.57	88.27	34.71	130.93	68.72	516.26	86.56 to 97.37	55,847	49,297

**74 Richardson
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 : 18
 Total Sales Price : 1,005,244
 Total Adj. Sales Price : 1,005,244
 Total Assessed Value : 887,342
 Avg. Adj. Sales Price : 55,847
 Avg. Assessed Value : 49,297

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 116
 COD : 34.71
 PRD : 130.93

COV : 87.53
 STD : 101.16
 Avg. Abs. Dev : 32.56
 MAX Sales Ratio : 516.26
 MIN Sales Ratio : 68.72

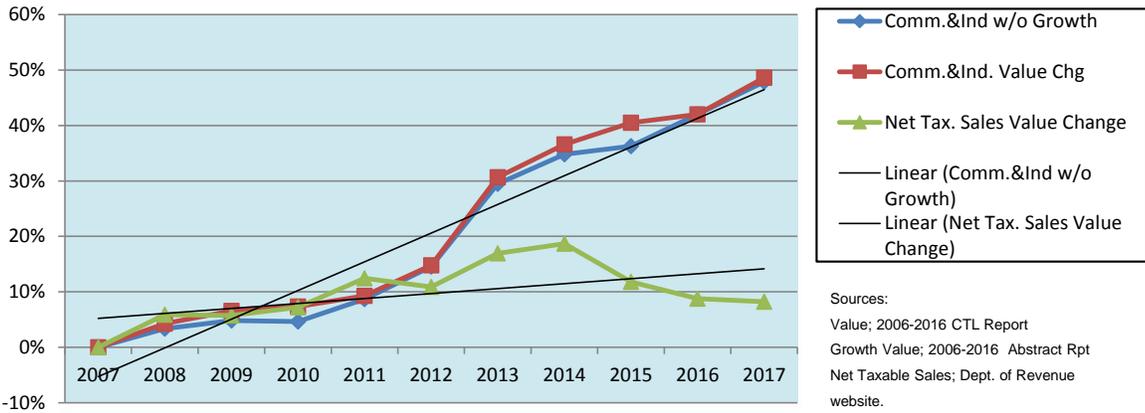
95% Median C.I. : 86.56 to 97.37
 95% Wgt. Mean C.I. : 78.45 to 98.09
 95% Mean C.I. : 65.26 to 165.88

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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	2	117.67	117.67	121.59	19.41	96.78	94.83	140.50	N/A	3,622	4,404	
Less Than 15,000	5	94.83	186.47	180.72	100.39	103.18	86.56	516.26	N/A	5,249	9,486	
Less Than 30,000	7	94.83	158.01	118.65	75.43	133.17	74.50	516.26	74.50 to 516.26	11,178	13,263	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	16	92.47	115.30	88.03	36.33	130.98	68.72	516.26	79.26 to 97.37	62,375	54,908	
Greater Than 14,999	13	91.55	88.29	85.79	08.84	102.91	68.72	99.21	74.50 to 97.37	75,308	64,609	
Greater Than 29,999	11	91.55	88.55	85.71	07.98	103.31	68.72	97.83	71.85 to 97.37	84,273	72,227	
<u>Incremental Ranges</u>												
0 TO 4,999	2	117.67	117.67	121.59	19.41	96.78	94.83	140.50	N/A	3,622	4,404	
5,000 TO 14,999	3	94.22	232.35	203.27	152.02	114.31	86.56	516.26	N/A	6,333	12,874	
15,000 TO 29,999	2	86.86	86.86	87.33	14.23	99.46	74.50	99.21	N/A	26,000	22,706	
30,000 TO 59,999	6	94.22	90.40	90.45	07.52	99.94	68.72	97.83	68.72 to 97.83	41,583	37,612	
60,000 TO 99,999	1	95.63	95.63	95.63	00.00	100.00	95.63	95.63	N/A	60,000	57,378	
100,000 TO 149,999	2	86.32	86.32	87.07	08.18	99.14	79.26	93.38	N/A	117,500	102,308	
150,000 TO 249,999	2	81.70	81.70	80.22	12.06	101.84	71.85	91.55	N/A	191,250	153,419	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	18	93.80	115.57	88.27	34.71	130.93	68.72	516.26	86.56 to 97.37	55,847	49,297	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	3	90.06	86.96	87.29	04.55	99.62	79.26	91.55	N/A	107,500	93,841	
304	1	94.83	94.83	94.83	00.00	100.00	94.83	94.83	N/A	3,000	2,845	
306	1	93.38	93.38	93.38	00.00	100.00	93.38	93.38	N/A	130,000	121,398	
325	1	97.37	97.37	97.37	00.00	100.00	97.37	97.37	N/A	50,000	48,687	
344	2	98.52	98.52	98.46	00.70	100.06	97.83	99.21	N/A	29,750	29,291	
353	7	91.17	147.16	97.49	75.11	150.95	68.72	516.26	68.72 to 516.26	29,571	28,828	
406	2	117.36	117.36	109.05	19.72	107.62	94.22	140.50	N/A	6,622	7,222	
494	1	71.85	71.85	71.85	00.00	100.00	71.85	71.85	N/A	220,000	158,068	
<u>ALL</u>	18	93.80	115.57	88.27	34.71	130.93	68.72	516.26	86.56 to 97.37	55,847	49,297	

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	\$ 24,757,212	\$ 118,018	0.48%	\$ 24,639,194	-	\$ 43,246,083	-
2008	\$ 25,816,916	\$ 226,157	0.88%	\$ 25,590,759	3.37%	\$ 45,784,609	5.87%
2009	\$ 26,383,760	\$ 427,081	1.62%	\$ 25,956,679	0.54%	\$ 45,738,870	-0.10%
2010	\$ 26,573,036	\$ 665,621	2.50%	\$ 25,907,415	-1.81%	\$ 46,357,400	1.35%
2011	\$ 27,051,344	\$ 143,842	0.53%	\$ 26,907,502	1.26%	\$ 48,633,029	4.91%
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045	4.85%	\$ 47,943,860	-1.42%
2013	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067	12.78%	\$ 50,569,199	5.48%
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
2016	\$ 35,160,406	\$ 8,268	0.02%	\$ 35,152,138	1.05%	\$ 47,030,296	-2.73%
2017	\$ 36,790,601	\$ 181,961	0.49%	\$ 36,608,640	4.12%	\$ 46,811,267	-0.47%
Ann %chg	4.04%			Average	2.91%	0.94%	0.86%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	3.37%	4.28%	5.87%
2009	4.84%	6.57%	5.76%
2010	4.65%	7.33%	7.19%
2011	8.69%	9.27%	12.46%
2012	14.56%	14.79%	10.86%
2013	29.46%	30.66%	16.93%
2014	34.81%	36.58%	18.68%
2015	36.26%	40.51%	11.80%
2016	41.99%	42.02%	8.75%
2017	47.87%	48.61%	8.24%

County Number	74
County Name	Richardson

74 Richardson
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 : 52
Total Sales Price : 30,938,043
Total Adj. Sales Price : 30,938,043
Total Assessed Value : 21,257,241
Avg. Adj. Sales Price : 594,962
Avg. Assessed Value : 408,793

MEDIAN : 69
WGT. MEAN : 69
MEAN : 72
COD : 20.71
PRD : 105.31

COV : 26.91
STD : 19.47
Avg. Abs. Dev : 14.33
MAX Sales Ratio : 143.07
MIN Sales Ratio : 33.89

95% Median C.I. : 64.09 to 77.72
95% Wgt. Mean C.I. : 63.46 to 73.96
95% Mean C.I. : 67.07 to 77.65

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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	3	68.07	63.04	52.08	17.67	121.04	42.48	78.57	N/A	675,400	351,759
01-JAN-15 To 31-MAR-15	6	72.53	66.58	71.73	31.26	92.82	33.89	91.11	33.89 to 91.11	856,379	614,303
01-APR-15 To 30-JUN-15	9	69.09	69.42	67.45	18.09	102.92	48.63	94.23	50.79 to 89.98	592,128	399,382
01-JUL-15 To 30-SEP-15	1	143.07	143.07	143.07	00.00	100.00	143.07	143.07	N/A	100,000	143,069
01-OCT-15 To 31-DEC-15	11	69.28	68.59	66.62	11.48	102.96	53.80	81.66	57.83 to 78.29	765,755	510,159
01-JAN-16 To 31-MAR-16	5	65.86	67.06	66.55	05.38	100.77	62.39	75.14	N/A	362,540	241,288
01-APR-16 To 30-JUN-16	2	82.30	82.30	80.66	11.71	102.03	72.66	91.94	N/A	578,000	466,237
01-JUL-16 To 30-SEP-16	2	83.47	83.47	83.70	21.73	99.73	65.33	101.61	N/A	197,500	165,312
01-OCT-16 To 31-DEC-16	5	78.05	79.98	77.04	14.68	103.82	63.83	111.02	N/A	545,713	420,398
01-JAN-17 To 31-MAR-17	2	69.05	69.05	68.13	28.95	101.35	49.06	89.03	N/A	339,500	231,310
01-APR-17 To 30-JUN-17	6	65.21	74.47	67.71	27.25	109.98	54.09	109.78	54.09 to 109.78	524,974	355,457
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	19	69.09	71.39	67.32	27.40	106.05	33.89	143.07	50.79 to 88.33	662,822	446,242
01-OCT-15 To 30-SEP-16	20	68.85	71.06	68.56	12.53	103.65	53.80	101.61	64.09 to 75.14	589,350	404,065
01-OCT-16 To 30-SEP-17	13	71.91	75.75	71.63	22.47	105.75	49.06	111.02	57.48 to 95.03	504,416	361,335
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	27	69.28	71.18	68.64	21.91	103.70	33.89	143.07	58.99 to 78.29	703,360	482,780
01-JAN-16 To 31-DEC-16	14	70.56	76.19	75.04	15.31	101.53	62.39	111.02	63.83 to 91.94	435,162	326,538
<u>ALL</u>	52	69.19	72.36	68.71	20.71	105.31	33.89	143.07	64.09 to 77.72	594,962	408,793

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
50	52	69.19	72.36	68.71	20.71	105.31	33.89	143.07	64.09 to 77.72	594,962	408,793
<u>ALL</u>	52	69.19	72.36	68.71	20.71	105.31	33.89	143.07	64.09 to 77.72	594,962	408,793

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
<u>Dry</u>											
County	16	70.60	76.92	67.35	24.83	114.21	42.48	143.07	58.51 to 89.98	575,260	387,444
50	16	70.60	76.92	67.35	24.83	114.21	42.48	143.07	58.51 to 89.98	575,260	387,444
<u>Grass</u>											
County	2	83.47	83.47	83.70	21.73	99.73	65.33	101.61	N/A	197,500	165,312
50	2	83.47	83.47	83.70	21.73	99.73	65.33	101.61	N/A	197,500	165,312
<u>ALL</u>	52	69.19	72.36	68.71	20.71	105.31	33.89	143.07	64.09 to 77.72	594,962	408,793

74 Richardson
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 : 52
 Total Sales Price : 30,938,043
 Total Adj. Sales Price : 30,938,043
 Total Assessed Value : 21,257,241
 Avg. Adj. Sales Price : 594,962
 Avg. Assessed Value : 408,793

MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 72
 COD : 20.71
 PRD : 105.31

COV : 26.91
 STD : 19.47
 Avg. Abs. Dev : 14.33
 MAX Sales Ratio : 143.07
 MIN Sales Ratio : 33.89

95% Median C.I. : 64.09 to 77.72
 95% Wgt. Mean C.I. : 63.46 to 73.96
 95% Mean C.I. : 67.07 to 77.65

Printed: 3/22/2018 10:36:54AM

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
<u> Dry </u>											
County	33	68.45	71.88	65.70	20.98	109.41	33.89	143.07	62.39 to 77.78	610,758	401,272
50	33	68.45	71.88	65.70	20.98	109.41	33.89	143.07	62.39 to 77.78	610,758	401,272
<u> Grass </u>											
County	2	83.47	83.47	83.70	21.73	99.73	65.33	101.61	N/A	197,500	165,312
50	2	83.47	83.47	83.70	21.73	99.73	65.33	101.61	N/A	197,500	165,312
<u> ALL </u>	52	69.19	72.36	68.71	20.71	105.31	33.89	143.07	64.09 to 77.72	594,962	408,793

Richardson County 2018 Average Acre Value Comparison

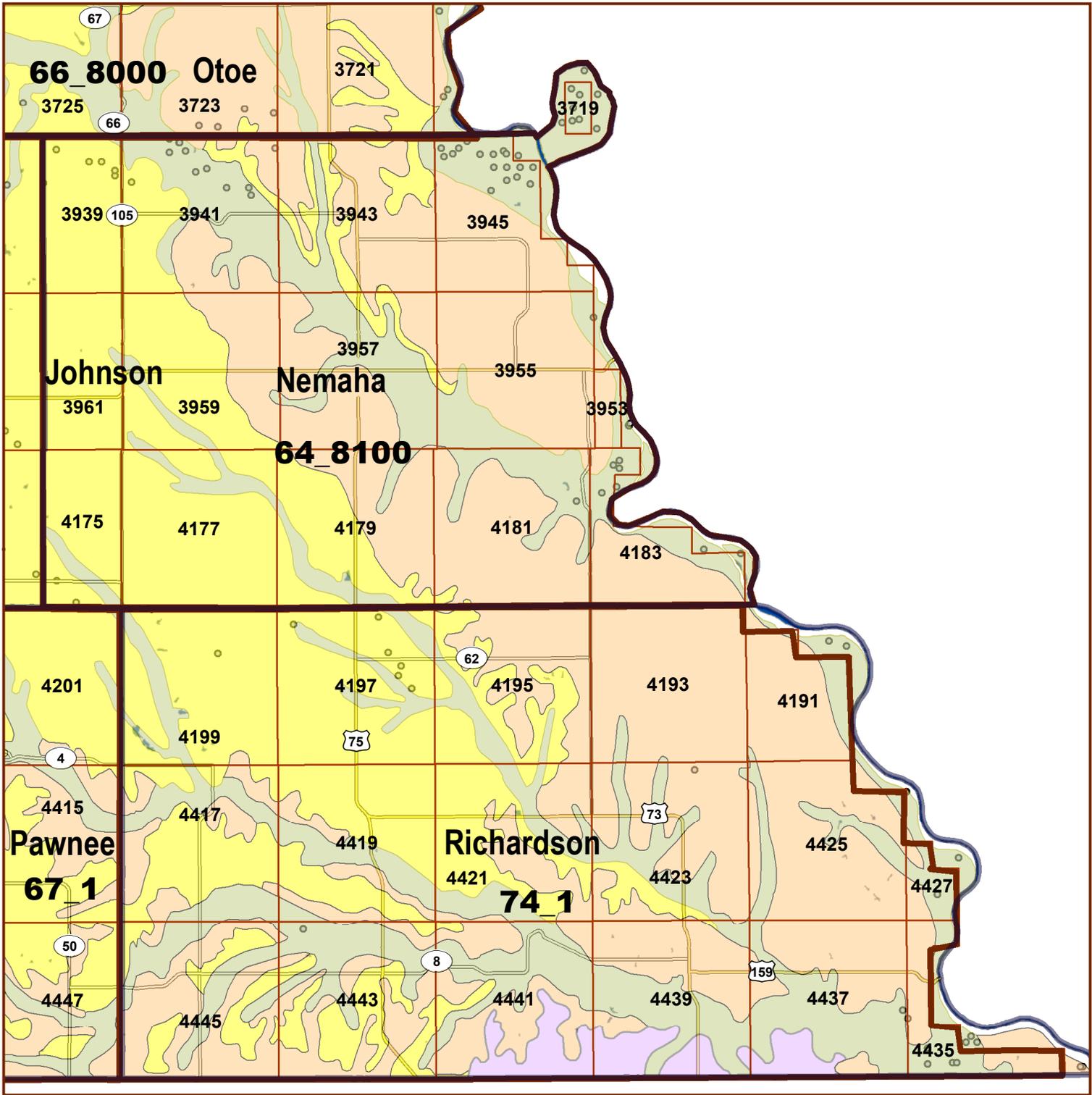
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	50	5450	5325	4504	4845	4715	4615	3226	3195	4798
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5023
Pawnee	1	4260	4260	3860	3860	3000	2910	2820	2820	3562

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	50	4675	4585	4258	4209	3797	3400	2498	2500	3801
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	3844
Pawnee	1	3550	3550	3215	3215	2500	2425	2350	2350	2825

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	50	2365	2275	2030	1950	1871	1760	1722	1498	1791
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1622
Pawnee	1	2120	2121	1810	1806	1651	1600	1558	1555	1671

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	50	n/a	832	100
Nemaha	1	2479	900	99
Pawnee	1	2139	1037	984

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

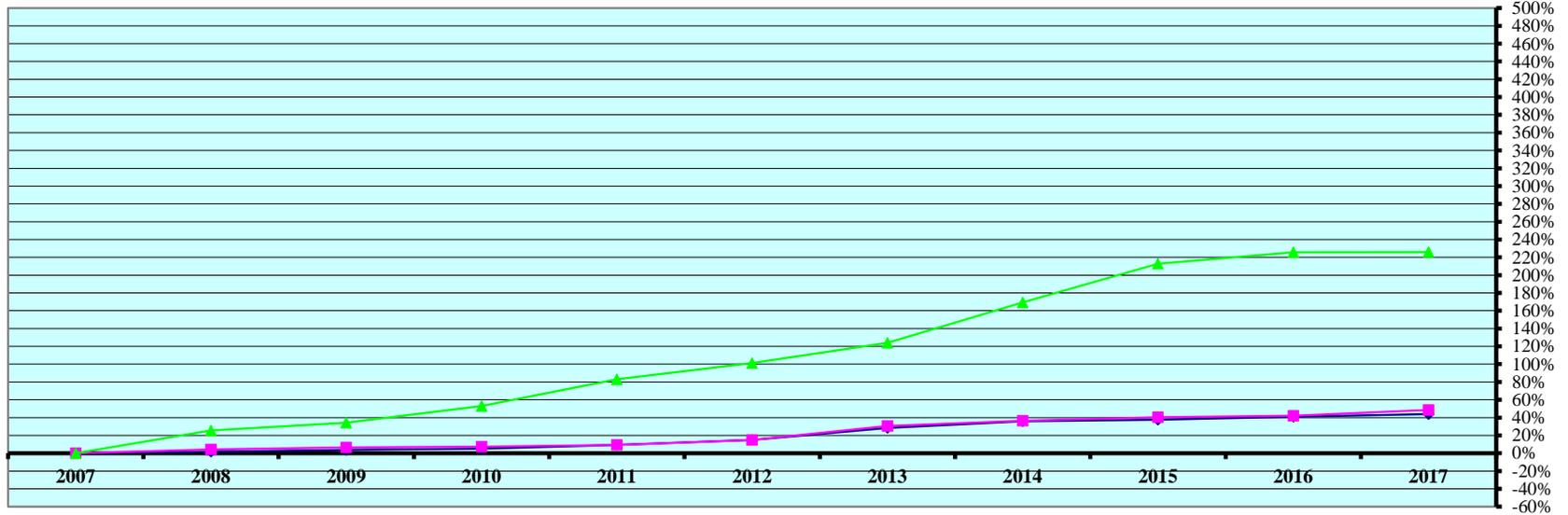
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium 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

Richardson County Map



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

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	129,643,125	--	--	--	24,757,212	--	--	--	328,706,544	--	--	--
2008	131,836,603	2,193,478	1.69%	1.69%	25,816,916	1,059,704	4.28%	4.28%	412,803,556	84,097,012	25.58%	25.58%
2009	134,579,056	2,742,453	2.08%	3.81%	26,383,760	566,844	2.20%	6.57%	440,872,576	28,069,020	6.80%	34.12%
2010	136,290,470	1,711,414	1.27%	5.13%	26,573,036	189,276	0.72%	7.33%	503,508,645	62,636,069	14.21%	53.18%
2011	141,819,530	5,529,060	4.06%	9.39%	27,051,344	478,308	1.80%	9.27%	601,650,364	98,141,719	19.49%	83.04%
2012	149,109,091	7,289,561	5.14%	15.02%	28,418,520	1,367,176	5.05%	14.79%	661,303,067	59,652,703	9.91%	101.18%
2013	166,290,545	17,181,454	11.52%	28.27%	32,346,663	3,928,143	13.82%	30.66%	735,764,896	74,461,829	11.26%	123.84%
2014	176,187,837	9,897,292	5.95%	35.90%	33,812,753	1,466,090	4.53%	36.58%	885,282,531	149,517,635	20.32%	169.32%
2015	178,555,913	2,368,076	1.34%	37.73%	34,786,495	973,742	2.88%	40.51%	1,028,239,794	142,957,263	16.15%	212.81%
2016	182,618,043	4,062,130	2.27%	40.86%	35,160,406	373,911	1.07%	42.02%	1,070,732,923	42,493,129	4.13%	225.74%
2017	186,596,204	3,978,161	2.18%	43.93%	36,790,601	1,630,195	4.64%	48.61%	1,071,110,002	377,079	0.04%	225.86%

Rate Annual %chg: Residential & Recreational **3.71%**

Commercial & Industrial **4.04%**

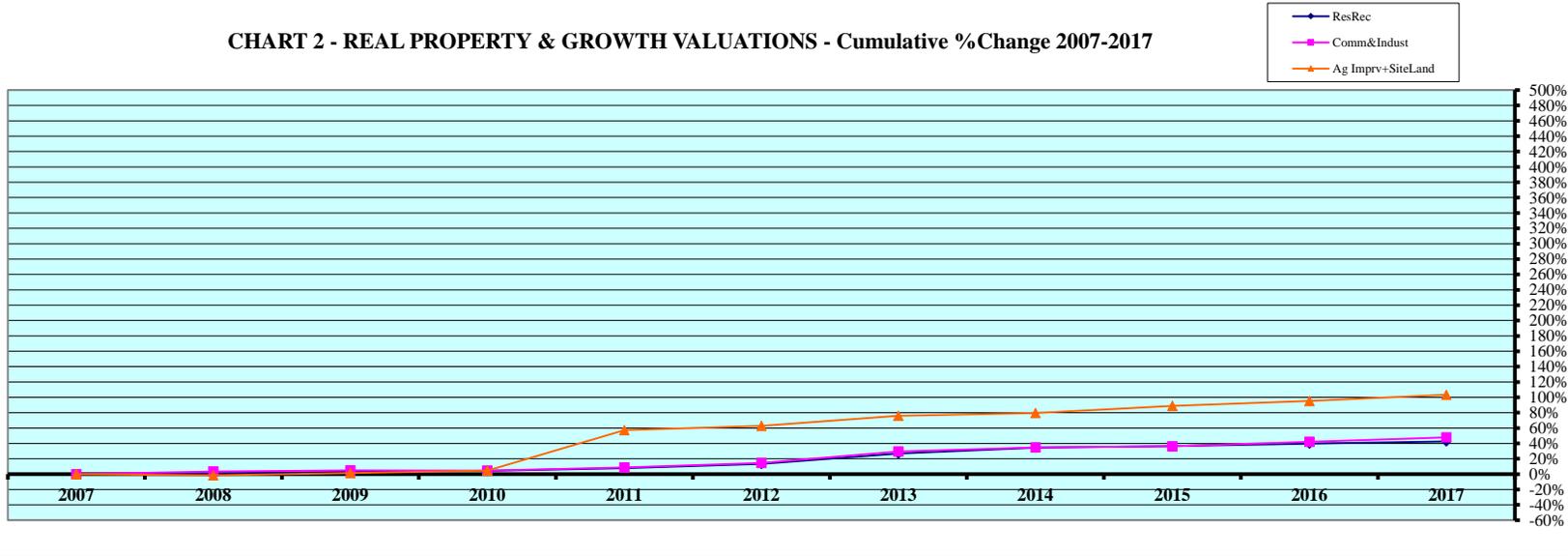
Agricultural Land **12.54%**

Cnty# **74**
County **RICHARDSON**

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	129,643,125	2,338,125	1.80%	127,305,000	--	--	24,757,212	118,018	0.48%	24,639,194	--	--
2008	131,836,603	1,208,650	0.92%	130,627,953	0.76%	0.76%	25,816,916	226,157	0.88%	25,590,759	3.37%	3.37%
2009	134,579,056	1,055,534	0.78%	133,523,522	1.28%	2.99%	26,383,760	427,081	1.62%	25,956,679	0.54%	4.84%
2010	136,290,470	1,231,028	0.90%	135,059,442	0.36%	4.18%	26,573,036	665,621	2.50%	25,907,415	-1.81%	4.65%
2011	141,819,530	1,886,956	1.33%	139,932,574	2.67%	7.94%	27,051,344	143,842	0.53%	26,907,502	1.26%	8.69%
2012	149,109,091	2,211,244	1.48%	146,897,847	3.58%	13.31%	28,418,520	55,475	0.20%	28,363,045	4.85%	14.56%
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	26.95%	32,346,663	296,596	0.92%	32,050,067	12.78%	29.46%
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	34.46%	33,812,753	438,620	1.30%	33,374,133	3.18%	34.81%
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	36.41%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	36.26%
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	39.71%	35,160,406	8,268	0.02%	35,152,138	1.05%	41.99%
2017	186,596,204	1,826,008	0.98%	184,770,196	1.18%	42.52%	36,790,601	181,961	0.49%	36,608,640	4.12%	47.87%
Rate Ann%chg	3.71%				2.68%		4.04%			C & I w/o growth 2.91%		

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	18,529,104	10,869,849	29,398,953	452,435	1.54%	28,946,518	--	--
2008	18,874,251	11,076,294	29,950,545	1,001,434	3.34%	28,949,111	-1.53%	-1.53%
2009	19,556,979	11,401,201	30,958,180	1,140,791	3.68%	29,817,389	-0.44%	1.42%
2010	20,190,021	11,766,170	31,956,191	1,205,011	3.77%	30,751,180	-0.67%	4.60%
2011	28,531,882	19,259,218	47,791,100	1,518,027	3.18%	46,273,073	44.80%	57.40%
2012	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504	0.21%	62.90%
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	2.35%	75.90%
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	-1.75%	79.60%
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	88.92%
2016	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587	0.97%	95.36%
2017	36,348,612	26,665,285	63,013,897	3,237,574	5.14%	59,776,323	-0.99%	103.33%
Rate Ann%chg	6.97%	9.39%	7.92%			Ag Imprv+Site w/o growth	4.44%	

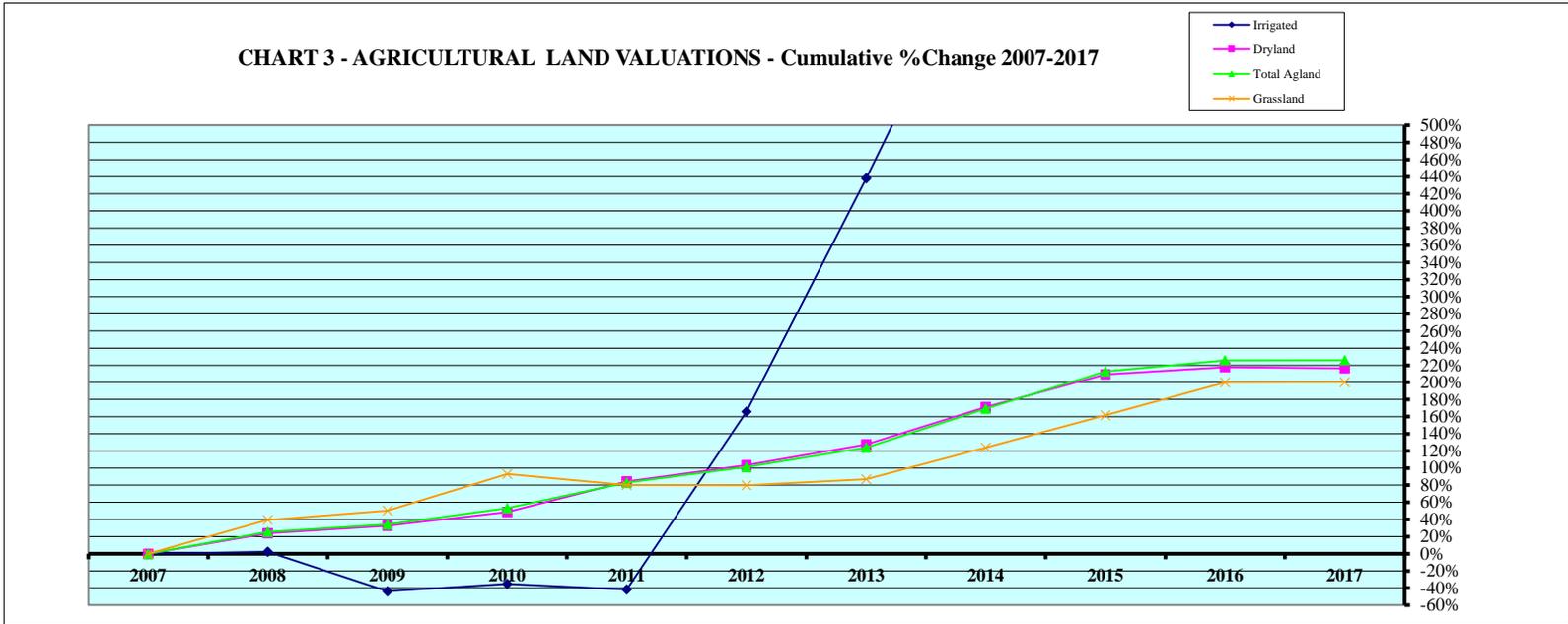
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 74
County RICHARDSON

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	2,173,829	--	--	--	289,017,023	--	--	--	36,934,267	--	--	--
2008	2,223,518	49,689	2.29%	2.29%	358,386,829	69,369,806	24.00%	24.00%	51,508,800	14,574,533	39.46%	39.46%
2009	1,222,864	-1,000,654	-45.00%	-43.75%	383,399,822	25,012,993	6.98%	32.66%	55,556,611	4,047,811	7.86%	50.42%
2010	1,409,639	186,775	15.27%	-35.15%	430,147,544	46,747,722	12.19%	48.83%	71,262,759	15,706,148	28.27%	92.94%
2011	1,265,749	-143,890	-10.21%	-41.77%	533,045,562	102,898,018	23.92%	84.43%	66,519,102	-4,743,657	-6.66%	80.10%
2012	5,777,673	4,511,924	356.46%	165.78%	587,625,007	54,579,445	10.24%	103.32%	66,390,910	-128,192	-0.19%	79.75%
2013	11,694,843	5,917,170	102.41%	437.98%	657,442,042	69,817,035	11.88%	127.48%	69,034,738	2,643,828	3.98%	86.91%
2014	17,901,384	6,206,541	53.07%	723.50%	783,789,630	126,347,588	19.22%	171.19%	82,676,924	13,642,186	19.76%	123.85%
2015	36,257,952	18,356,568	102.54%	1567.93%	894,425,683	110,636,053	14.12%	209.47%	96,620,192	13,943,268	16.86%	161.60%
2016	40,687,176	4,429,224	12.22%	1771.68%	918,310,386	23,884,703	2.67%	217.74%	110,753,735	14,133,543	14.63%	199.87%
2017	44,865,444	4,178,268	10.27%	1963.89%	914,363,379	-3,947,007	-0.43%	216.37%	110,891,797	138,062	0.12%	200.24%

Rate Ann.%chg: Irrigated **35.35%** Dryland **12.21%** Grassland **11.62%**

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	577,285	--	--	--	4,140	--	--	--	328,706,544	--	--	--
2008	678,889	101,604	17.60%	17.60%	5,520	1,380	33.33%	33.33%	412,803,556	84,097,012	25.58%	25.58%
2009	687,759	8,870	1.31%	19.14%	5,520	0	0.00%	33.33%	440,872,576	28,069,020	6.80%	34.12%
2010	683,184	-4,575	-0.67%	18.34%	5,519	-1	-0.02%	33.31%	503,508,645	62,636,069	14.21%	53.18%
2011	787,643	104,459	15.29%	36.44%	32,308	26,789	485.40%	680.39%	601,650,364	98,141,719	19.49%	83.04%
2012	1,621,955	834,312	105.93%	180.96%	(112,478)	-144,786	-448.14%	-2816.86%	661,303,067	59,652,703	9.91%	101.18%
2013	1,283,555	-338,400	-20.86%	122.34%	(3,690,282)	-3,577,804	--	-89237.25%	735,764,896	74,461,829	11.26%	123.84%
2014	904,593	-378,962	-29.52%	56.70%	10,000	3,700,282	--	141.55%	885,282,531	149,517,635	20.32%	169.32%
2015	925,967	21,374	2.36%	60.40%	10,000	0	0.00%	141.55%	1,028,239,794	142,957,263	16.15%	212.81%
2016	971,626	45,659	4.93%	68.31%	10,000	0	0.00%	141.55%	1,070,732,923	42,493,129	4.13%	225.74%
2017	979,382	7,756	0.80%	69.65%	10,000	0	0.00%	141.55%	1,071,110,002	377,079	0.04%	225.86%

Cnty# **74**
County **RICHARDSON**

Rate Ann.%chg: Total Agric Land **12.54%**

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	2,342,342	1,884	1,243			289,463,412	233,157	1,241			36,881,309	76,275	484		
2008	2,223,518	1,546	1,438	15.66%	15.66%	358,628,878	233,405	1,537	23.76%	23.76%	51,531,061	76,349	675	39.58%	39.58%
2009	2,292,645	1,546	1,483	3.11%	19.26%	381,966,247	233,384	1,637	6.52%	31.83%	55,520,846	76,360	727	7.73%	50.37%
2010	1,409,639	616	2,288	54.34%	84.06%	431,330,288	234,151	1,842	12.55%	48.38%	71,194,371	76,632	929	27.77%	92.14%
2011	1,265,749	616	2,055	-10.21%	65.27%	535,127,163	233,717	2,290	24.29%	84.43%	66,533,214	76,876	865	-6.84%	78.99%
2012	4,614,764	1,586	2,910	41.62%	134.07%	589,898,161	232,674	2,535	10.73%	104.21%	66,537,591	77,033	864	-0.20%	78.63%
2013	7,485,261	2,405	3,113	6.97%	150.37%	653,920,546	231,415	2,826	11.46%	127.61%	72,764,276	76,589	950	9.99%	96.48%
2014	18,014,233	4,524	3,982	27.92%	220.28%	786,189,082	232,190	3,386	19.83%	172.73%	82,353,179	78,828	1,045	9.96%	116.06%
2015	36,257,952	7,892	4,594	15.37%	269.52%	895,007,250	227,809	3,929	16.03%	216.45%	96,511,292	78,990	1,222	16.95%	152.69%
2016	40,687,176	8,615	4,723	2.81%	279.89%	918,453,238	226,962	4,047	3.00%	225.96%	111,128,568	78,838	1,410	15.37%	191.52%
2017	44,865,444	9,459	4,743	0.43%	281.52%	914,550,236	226,024	4,046	-0.01%	225.92%	110,751,463	78,589	1,409	-0.02%	191.45%

Rate Annual %chg Average Value/Acre: **14.33%**

12.54%

11.29%

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	577,353	16,745	34			4,140	138	30			329,268,556	328,200	1,003		
2008	678,933	16,739	41	17.64%	17.64%	5,520	138	40	33.33%	33.33%	413,067,910	328,177	1,259	25.46%	25.46%
2009	679,086	16,742	41	0.00%	17.64%	5,520	138	40	0.00%	33.33%	440,464,344	328,170	1,342	6.63%	33.78%
2010	696,266	16,548	42	3.73%	22.03%	6,850	171	40	-0.02%	33.30%	504,637,414	328,118	1,538	14.59%	53.30%
2011	794,988	16,276	49	16.09%	41.67%	7,864	185	43	6.49%	41.95%	603,728,978	327,670	1,842	19.80%	83.65%
2012	1,621,753	16,224	100	104.65%	189.92%	46,861	206	227	433.93%	657.94%	662,719,130	327,722	2,022	9.75%	101.56%
2013	1,617,677	16,183	100	0.00%	189.92%	45,205	190	239	4.89%	695.04%	735,832,965	326,782	2,252	11.35%	124.44%
2014	800,875	8,015	100	-0.03%	189.83%	115,718	1,058	109	-54.15%	264.52%	887,473,087	324,615	2,734	21.41%	172.51%
2015	909,321	9,100	100	0.00%	189.82%	119,790	1,099	109	-0.33%	263.31%	1,028,805,605	324,890	3,167	15.83%	215.63%
2016	935,734	9,364	100	0.00%	189.83%	122,467	1,126	109	-0.20%	262.60%	1,071,327,183	324,904	3,297	4.13%	228.67%
2017	975,985	9,767	100	0.00%	189.84%	123,387	1,135	109	-0.07%	262.36%	1,071,266,515	324,973	3,296	-0.03%	228.58%

74
RICHARDSON

Rate Annual %chg Average Value/Acre: **12.63%**

(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
8,363	RICHARDSON	46,311,166	22,948,984	49,344,522	184,960,296	30,099,514	6,691,087	1,635,908	1,071,110,002	36,348,612	26,665,285	3,310,540	1,479,425,916
cnty sectorvalue % of total value:		3.13%	1.55%	3.34%	12.50%	2.03%	0.45%	0.11%	72.40%	2.46%	1.80%	0.22%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	0	4,759	334	424,978	9,367	0	0	0	0	0	0	439,438
0.29%	%sector of county sector		0.02%	0.00%	0.23%	0.03%							0.03%
	%sector of municipality		1.08%	0.08%	96.71%	2.13%							100.00%
146	DAWSON	22,193	156,705	310,045	2,134,159	431,510	0	0	0	0	0	0	3,054,612
1.75%	%sector of county sector	0.05%	0.68%	0.63%	1.15%	1.43%							0.21%
	%sector of municipality	0.73%	5.13%	10.15%	69.87%	14.13%							100.00%
4,325	FALLS CITY	9,539,592	4,636,574	2,260,718	108,195,725	21,439,265	6,523,152	0	63,302	29,564	48,257	0	152,736,149
51.72%	%sector of county sector	20.60%	20.20%	4.58%	58.50%	71.23%	97.49%		0.01%	0.08%	0.18%		10.32%
	%sector of municipality	6.25%	3.04%	1.48%	70.84%	14.04%	4.27%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	457,617	711,995	1,085,619	13,523,077	2,964,343	167,935	0	0	0	12,900	0	18,923,486
10.49%	%sector of county sector	0.99%	3.10%	2.20%	7.31%	9.85%	2.51%				0.05%		1.28%
	%sector of municipality	2.42%	3.76%	5.74%	71.46%	15.66%	0.89%				0.07%		100.00%
28	PRESTON	0	0	0	572,892	0	0	0	0	0	0	0	572,892
0.33%	%sector of county sector				0.31%								0.04%
	%sector of municipality				100.00%								100.00%
172	RULO	47,004	378,070	852,772	2,537,299	581,404	0	0	0	0	1,025	0	4,397,574
2.06%	%sector of county sector	0.10%	1.65%	1.73%	1.37%	1.93%					0.00%		0.30%
	%sector of municipality	1.07%	8.60%	19.39%	57.70%	13.22%					0.02%		100.00%
112	SALEM	15,985	110,381	7,739	1,281,673	35,708	0	0	0	0	0	0	1,451,486
1.34%	%sector of county sector	0.03%	0.48%	0.02%	0.69%	0.12%							0.10%
	%sector of municipality	1.10%	7.60%	0.53%	88.30%	2.46%							100.00%
150	SHUBERT	6,175	70,898	4,971	3,191,415	163,757	0	0	0	0	0	0	3,437,216
1.79%	%sector of county sector	0.01%	0.31%	0.01%	1.73%	0.54%							0.23%
	%sector of municipality	0.18%	2.06%	0.14%	92.85%	4.76%							100.00%
152	STELLA	63,700	222,583	273,509	3,076,326	817,566	0	0	0	0	0	0	4,453,684
1.82%	%sector of county sector	0.14%	0.97%	0.55%	1.66%	2.72%							0.30%
	%sector of municipality	1.43%	5.00%	6.14%	69.07%	18.36%							100.00%
172	VERDON	817,811	212,034	472,154	2,527,184	480,774	0	0	0	0	0	0	4,509,957
2.06%	%sector of county sector	1.77%	0.92%	0.96%	1.37%	1.60%							0.30%
	%sector of municipality	18.13%	4.70%	10.47%	56.04%	10.66%							100.00%
6,158	Total Municipalities	10,970,077	6,503,999	5,267,861	137,464,728	26,923,694	6,691,087	0	63,302	29,564	62,182	0	193,976,494
73.63%	%all municip.sectors of cnty	23.69%	28.34%	10.68%	74.32%	89.45%	100.00%		0.01%	0.08%	0.23%		13.11%

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 : 9,063	Value : 1,312,973,721	Growth 4,063,215	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	790	2,697,552	11	29,389	25	239,536	826	2,966,477	
02. Res Improve Land	2,994	8,327,043	73	1,544,798	349	6,994,918	3,416	16,866,759	
03. Res Improvements	3,019	127,437,006	73	6,541,705	360	32,678,105	3,452	166,656,816	
04. Res Total	3,809	138,461,601	84	8,115,892	385	39,912,559	4,278	186,490,052	1,503,132
% of Res Total	89.04	74.25	1.96	4.35	9.00	21.40	47.20	14.20	36.99
05. Com UnImp Land	121	674,373	23	646,568	11	135,549	155	1,456,490	
06. Com Improve Land	393	3,181,818	23	622,013	18	325,348	434	4,129,179	
07. Com Improvements	405	24,015,362	24	2,154,045	22	1,177,361	451	27,346,768	
08. Com Total	526	27,871,553	47	3,422,626	33	1,638,258	606	32,932,437	1,677,587
% of Com Total	86.80	84.63	7.76	10.39	5.45	4.97	6.69	2.51	41.29
09. Ind UnImp Land	2	30,400	10	1,150,600	0	0	12	1,181,000	
10. Ind Improve Land	3	102,715	5	619,500	0	0	8	722,215	
11. Ind Improvements	3	1,184,692	5	3,532,691	0	0	8	4,717,383	
12. Ind Total	5	1,317,807	15	5,302,791	0	0	20	6,620,598	0
% of Ind Total	25.00	19.90	75.00	80.10	0.00	0.00	0.22	0.50	0.00
13. Rec UnImp Land	0	0	4	89,781	13	323,325	17	413,106	
14. Rec Improve Land	0	0	0	0	12	350,049	12	350,049	
15. Rec Improvements	0	0	0	0	14	872,753	14	872,753	
16. Rec Total	0	0	4	89,781	27	1,546,127	31	1,635,908	0
% of Rec Total	0.00	0.00	12.90	5.49	87.10	94.51	0.34	0.12	0.00
Res & Rec Total	3,809	138,461,601	88	8,205,673	412	41,458,686	4,309	188,125,960	1,503,132
% of Res & Rec Total	88.40	73.60	2.04	4.36	9.56	22.04	47.54	14.33	36.99
Com & Ind Total	531	29,189,360	62	8,725,417	33	1,638,258	626	39,553,035	1,677,587
% of Com & Ind Total	84.82	73.80	9.90	22.06	5.27	4.14	6.91	3.01	41.29
17. Taxable Total	4,340	167,650,961	150	16,931,090	445	43,096,944	4,935	227,678,995	3,180,719
% of Taxable Total	87.94	73.63	3.04	7.44	9.02	18.93	54.45	17.34	78.28

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	189,957	1,075,823	3	403,721	17,073,304
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	9	593,678	18,149,127
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	593,678	18,149,127

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	57	3,394,000	57	3,394,000	0
24. Non-Producing	1	0	5	0	87	1,639,380	93	1,639,380	0
25. Total	1	0	5	0	144	5,033,380	150	5,033,380	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	407	78	343	828

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,900	350	62,847,416	2,511	623,330,363	2,862	686,190,679
28. Ag-Improved Land	0	0	125	31,876,360	976	312,569,097	1,101	344,445,457
29. Ag Improvements	1	1,025	125	5,603,558	990	44,020,627	1,116	49,625,210
30. Ag Total							3,978	1,080,261,346

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	1.95	19,500	
32. HomeSite Improv Land	0	0.00	0	65	65.96	662,990	
33. HomeSite Improvements	0	0.00	0	68	63.96	3,496,006	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	24	43.05	113,276	
36. FarmSite Improv Land	0	0.00	0	101	211.81	655,199	
37. FarmSite Improvements	1	0.00	1,025	117	0.00	2,107,552	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	446.71	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	32	32.93	310,865	34	34.88	330,365	
32. HomeSite Improv Land	585	602.91	5,959,525	650	668.87	6,622,515	
33. HomeSite Improvements	551	529.58	27,048,357	619	593.54	30,544,363	882,496
34. HomeSite Total				653	703.75	37,497,243	
35. FarmSite UnImp Land	183	1,853.89	1,565,519	208	1,901.24	1,691,695	
36. FarmSite Improv Land	844	1,732.82	5,178,013	945	1,944.63	5,833,212	
37. FarmSite Improvements	922	0.00	16,972,270	1,040	0.00	19,080,847	0
38. FarmSite Total				1,248	3,845.87	26,605,754	
39. Road & Ditches	0	5,097.12	0	0	5,543.83	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,901	10,093.45	64,102,997	882,496

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	14	691.48	278,337	14	691.48	278,337

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	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,407.73	14.66%	7,672,145	16.65%	5,450.01
46. 1A	993.70	10.35%	5,291,464	11.49%	5,325.01
47. 2A1	1,308.63	13.63%	5,893,923	12.79%	4,503.89
48. 2A	1,538.39	16.02%	7,453,519	16.18%	4,845.01
49. 3A1	3,230.15	33.64%	15,230,165	33.06%	4,715.00
50. 3A	650.29	6.77%	3,001,091	6.51%	4,615.00
51. 4A1	448.29	4.67%	1,446,296	3.14%	3,226.25
52. 4A	25.38	0.26%	81,091	0.18%	3,195.07
53. Total	9,602.56	100.00%	46,069,694	100.00%	4,797.65
Dry					
54. 1D1	17,540.69	7.77%	82,010,218	9.56%	4,675.43
55. 1D	35,941.96	15.92%	164,794,021	19.21%	4,585.00
56. 2D1	15,567.97	6.90%	66,289,846	7.73%	4,258.09
57. 2D	14,199.73	6.29%	59,765,186	6.97%	4,208.90
58. 3D1	67,157.26	29.76%	255,017,727	29.73%	3,797.32
59. 3D	46,489.37	20.60%	158,063,878	18.42%	3,400.00
60. 4D1	24,839.60	11.01%	62,054,725	7.23%	2,498.22
61. 4D	3,959.16	1.75%	9,897,903	1.15%	2,500.00
62. Total	225,695.74	100.00%	857,893,504	100.00%	3,801.11
Grass					
63. 1G1	5,547.76	7.05%	7,913,232	7.12%	1,426.38
64. 1G	6,715.38	8.53%	11,361,694	10.23%	1,691.89
65. 2G1	3,159.08	4.01%	3,928,982	3.54%	1,243.71
66. 2G	3,078.51	3.91%	4,971,554	4.48%	1,614.92
67. 3G1	17,257.43	21.93%	28,325,479	25.50%	1,641.35
68. 3G	5,806.20	7.38%	8,856,589	7.97%	1,525.37
69. 4G1	12,731.69	16.18%	18,478,041	16.63%	1,451.34
70. 4G	24,407.70	31.01%	27,254,121	24.53%	1,116.62
71. Total	78,703.75	100.00%	111,089,692	100.00%	1,411.49
Irrigated Total					
Irrigated Total	9,602.56	2.95%	46,069,694	4.53%	4,797.65
Dry Total					
Dry Total	225,695.74	69.45%	857,893,504	84.43%	3,801.11
Grass Total					
Grass Total	78,703.75	24.22%	111,089,692	10.93%	1,411.49
72. Waste	9,827.45	3.02%	982,072	0.10%	99.93
73. Other	1,135.02	0.35%	123,387	0.01%	108.71
74. Exempt	3,289.64	1.01%	0	0.00%	0.00
75. Market Area Total	324,964.52	100.00%	1,016,158,349	100.00%	3,126.98

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	684.42	3,415,795	8,918.14	42,653,899	9,602.56	46,069,694
77. Dry Land	0.00	0	20,785.41	79,156,487	204,910.33	778,737,017	225,695.74	857,893,504
78. Grass	0.00	0	7,286.83	10,618,955	71,416.92	100,470,737	78,703.75	111,089,692
79. Waste	0.00	0	695.25	69,525	9,132.20	912,547	9,827.45	982,072
80. Other	0.00	0	120.49	12,049	1,014.53	111,338	1,135.02	123,387
81. Exempt	0.00	0	28.31	0	3,261.33	0	3,289.64	0
82. Total	0.00	0	29,572.40	93,272,811	295,392.12	922,885,538	324,964.52	1,016,158,349

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	9,602.56	2.95%	46,069,694	4.53%	4,797.65
Dry Land	225,695.74	69.45%	857,893,504	84.43%	3,801.11
Grass	78,703.75	24.22%	111,089,692	10.93%	1,411.49
Waste	9,827.45	3.02%	982,072	0.10%	99.93
Other	1,135.02	0.35%	123,387	0.01%	108.71
Exempt	3,289.64	1.01%	0	0.00%	0.00
Total	324,964.52	100.00%	1,016,158,349	100.00%	3,126.98

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 Acreage	1	8,350	28	609,749	28	1,892,909	29	2,511,008	0
83.2 Barada	16	45,813	16	81,377	17	297,788	33	424,978	0
83.3 Dawson	41	69,303	87	185,419	89	1,854,000	130	2,108,722	0
83.4 Falls City	243	1,304,968	1,920	6,028,642	1,934	101,774,104	2,177	109,107,714	856,783
83.5 Humboldt	99	617,037	421	1,164,845	421	11,716,164	520	13,498,046	0
83.6 Preston	16	8,250	22	24,077	22	540,459	38	572,786	0
83.7 Rulo	147	215,500	113	154,083	116	2,090,582	263	2,460,165	0
83.8 Rural	50	673,016	404	8,198,945	412	37,786,063	462	46,658,024	536,434
83.9 Salem	128	184,701	86	157,600	86	918,078	214	1,260,379	0
83.10 Shubert	26	119,234	113	207,310	115	2,783,189	141	3,109,733	17,173
83.11 Shubert	4	8,380	2	4,269	3	85,044	7	97,693	0
83.12 Stella	40	84,392	108	202,882	110	2,999,208	150	3,286,482	12,321
83.13 Verdon	28	37,447	103	107,092	103	2,452,897	131	2,597,436	80,421
83.14 [none]	4	3,192	5	90,518	10	339,084	14	432,794	0
84 Residential Total	843	3,379,583	3,428	17,216,808	3,466	167,529,569	4,309	188,125,960	1,503,132

Schedule XII : Commercial 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>	
85.1	Barada	0	0	2	1,425	2	7,942	2	9,367	0
85.2	Dawson	6	2,250	12	28,907	12	443,903	18	475,060	51,170
85.3	Falls City	72	2,352,384	254	3,712,853	259	23,708,932	331	29,774,169	623,706
85.4	Humboldt	21	63,398	72	320,705	76	3,460,711	97	3,844,814	778,882
85.5	Rulo	23	38,478	13	33,448	14	509,478	37	581,404	0
85.6	Rural	21	164,966	30	677,979	35	2,278,216	56	3,121,161	0
85.7	Salem	3	456	7	2,372	7	32,880	10	35,708	0
85.8	Shubert	4	3,870	15	17,163	15	137,754	19	158,787	0
85.9	Shubert	0	0	1	1,225	1	3,745	1	4,970	0
85.10	Stella	11	7,163	19	16,506	20	793,910	31	817,579	0
85.11	Verdon	4	1,512	16	16,411	17	462,851	21	480,774	0
85.12	[none]	2	3,013	1	22,400	1	223,829	3	249,242	223,829
86	Commercial Total	167	2,637,490	442	4,851,394	459	32,064,151	626	39,553,035	1,677,587

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,718.89	3.61%	4,065,205	4.77%	2,365.02
88. 1G	3,714.57	7.81%	8,450,814	9.92%	2,275.05
89. 2G1	882.38	1.85%	1,791,265	2.10%	2,030.04
90. 2G	2,086.53	4.39%	4,068,834	4.78%	1,950.05
91. 3G1	13,254.50	27.86%	24,802,878	29.12%	1,871.28
92. 3G	4,308.85	9.06%	7,583,578	8.90%	1,760.00
93. 4G1	9,167.78	19.27%	15,787,229	18.53%	1,722.03
94. 4G	12,436.94	26.14%	18,635,165	21.88%	1,498.37
95. Total	47,570.44	100.00%	85,184,968	100.00%	1,790.71
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	3,828.87	12.30%	3,848,027	14.85%	1,005.00
106. 1T	3,000.81	9.64%	2,910,880	11.24%	970.03
107. 2T1	2,276.70	7.31%	2,137,717	8.25%	938.95
108. 2T	991.98	3.19%	902,720	3.48%	910.02
109. 3T1	4,002.93	12.86%	3,522,601	13.60%	880.01
110. 3T	1,497.35	4.81%	1,273,011	4.91%	850.18
111. 4T1	3,563.91	11.45%	2,690,812	10.39%	755.02
112. 4T	11,970.76	38.45%	8,618,956	33.27%	720.00
113. Total	31,133.31	100.00%	25,904,724	100.00%	832.06
<hr/>					
Grass Total	47,570.44	60.44%	85,184,968	76.68%	1,790.71
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	31,133.31	39.56%	25,904,724	23.32%	832.06
<hr/>					
114. Market Area Total	78,703.75	100.00%	111,089,692	100.00%	1,411.49

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

74 Richardson

	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	184,960,296	186,490,052	1,529,756	0.83%	1,503,132	0.01%
02. Recreational	1,635,908	1,635,908	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	36,348,612	37,497,243	1,148,631	3.16%	882,496	0.73%
04. Total Residential (sum lines 1-3)	222,944,816	225,623,203	2,678,387	1.20%	2,385,628	0.13%
05. Commercial	30,099,514	32,932,437	2,832,923	9.41%	1,677,587	3.84%
06. Industrial	6,691,087	6,620,598	-70,489	-1.05%	0	-1.05%
07. Total Commercial (sum lines 5-6)	36,790,601	39,553,035	2,762,434	7.51%	1,677,587	2.95%
08. Ag-Farmsite Land, Outbuildings	26,665,285	26,605,754	-59,531	-0.22%	0	-0.22%
09. Minerals	3,310,540	5,033,380	1,722,840	52.04	0	52.04%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	29,975,825	31,639,134	1,663,309	5.55%	0	5.55%
12. Irrigated	44,865,444	46,069,694	1,204,250	2.68%		
13. Dryland	914,363,379	857,893,504	-56,469,875	-6.18%		
14. Grassland	110,891,797	111,089,692	197,895	0.18%		
15. Wasteland	979,382	982,072	2,690	0.27%		
16. Other Agland	10,000	123,387	113,387	1,133.87%		
17. Total Agricultural Land	1,071,110,002	1,016,158,349	-54,951,653	-5.13%		
18. Total Value of all Real Property (Locally Assessed)	1,360,821,244	1,312,973,721	-47,847,523	-3.52%	4,063,215	-3.81%

2018 Assessment Survey for Richardson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 Part Time. March 30-32 hours per week.
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$220,295
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,700 is for the Pritchard & Abbott for mineral appraisal. \$39,320 for Stanard Appaisal.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	Data processing \$7,200; website \$5,300; GIS \$11,000
11.	Amount of the assessor's budget set aside for education/workshops:
	Funded out of County General
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$19,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thompsen Reuter
2.	CAMA software:
	Thompsen Reuter
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://www.richardson.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	Thompsen Reuter

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	None
3.	What municipalities in the county are zoned?
	Falls City and Humboldt are zoned.
4.	When was zoning implemented?
	Unsure of date

D. Contracted Services

1.	Appraisal Services:
	Prichard & Abbot - mineral interests. Stanard Appraisal Service - Commercial
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thompsen Reuter

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for minerals & commercial
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	No requirement
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2018 Residential Assessment Survey for Richardson County

1.	Valuation data collection done by:																
	County 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; width: 15%;"><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>Falls City - County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Dawson - population of 150, limited services limited retail Shubert - population 149, limited services Stella - population 151, limited retail and services</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Humboldt - population 877 Retail, HTRS High School. Retail</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Salem - population 111, limited services. Preston</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Rulo - population 112, cafe, limited retail and services</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Verdon - population 170, limited services and retail</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Rural Residential</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Falls City - County seat and largest community, trade center for county	02	Dawson - population of 150, limited services limited retail Shubert - population 149, limited services Stella - population 151, limited retail and services	03	Humboldt - population 877 Retail, HTRS High School. Retail	05	Salem - population 111, limited services. Preston	06	Rulo - population 112, cafe, limited retail and services	07	Verdon - population 170, limited services and retail	11	Rural Residential
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11	Rural Residential																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost Approach and Market Analysis. The county uses the Cost approach and arrives at market value by making adjustments for items of depreciation.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	The County utilizes local market information in developing the depreciation tables.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes, They are reviewed during the reappraisal cycle.																
6.	Describe the methodology used to determine the residential lot values?																
	The County completes a market analysis on the vacant land sales and uses an allocation procedure on improved sales to verify the results of the vacant land analysis.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	The vacant lots are being valued at market value.																

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	2012	2012	2012	2017-2018
	02	2016	2016	2011	2017-2018
	03	2016	2016	2014	2015
	05	2016	2016	2013	2014
	06	2016	2016	2013	2014
	07	2016	2016	2014	2017-2018
	11	2016	2016	2014	2015

The County feels that each town has its own unique market and each offer distinct amenities that affect the market values of the residential properties. They also have an appraisal cycle set up to review each location. In their analysis a market study is set up to follow these valuation groups.

2018 Commercial Assessment Survey for Richardson County

1.	Valuation data collection done by:																							
	County assessor staff																							
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																							
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03	Remainder of the county- comprised of smaller communities without an organized commercial market,																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Along with the cost approach the county relies on sales of similar property outside the county. The county then applies multipliers to adjust to the local market of commercial properties.																							
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																							
	The County develops depreciation tables based on the local market.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county uses a square foot method derived from vacant lot sales.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<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	2012	2012	2016	2016	02	2012	2012	2016	2016	03	2012	2012	2016	2016
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02	2012	2012	2016	2016																				
03	2012	2012	2016	2016																				
	Groups 01 and 02 comprise the more populated communities in the county, with each reflecting their own unique market. Grouping 03 is a grouping of convenience where the remainder of the county is combined. The market in this group varies substantially with limited sales to array any statistical data that would provide any confidence in any statistical analysis.																							

2018 Agricultural Assessment Survey for Richardson County

1.	Valuation data collection done by:						
	County 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">50</td> <td>The entire county is considered as one market area.</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	50	The entire county is considered as one market area.	2013
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
50	The entire county is considered as one market area.	2013					
	The counties agricultural land is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	They review all areas in the county to determine if there is enough information available to determine if there are characteristics that affect the market differently from one location to the next. Typically they will review the sales /assessment ratio on sales in the various townships in the county to see if the market value is different or tends to trend in one direction or the other. During the review the county remains cognizant of the time frame of the sales as well as the impact of different land uses.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	No, farm home site \$10,000; rural res \$11,130.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	A thorough sales verification process is in place. The county sends out questionnaires on the transfers and asks for the motivation of the buyer in purchasing the property. The county uses similar sales within the county to arrive at the market value for the parcels enrolled.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	None						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	Sales Study						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
7c.	Describe the non-agricultural influences recognized within the county.						
	None						

RICHARDSON COUNTY ASSESSOR

Pamela G. Vice

1700 Stone St.

Falls City, NE 68355

Phone (402) 245-4012

Fax (402) 245-4899

E-mail richcoassessor@sentco.net

3-Year Plan of Assessment Report

2018

Reappraise Falls City Residential.

Do all-county Commercial Review.

All-county new construction (pick-up work) valuation.

Review all classes for level of assessment.

Do sales review for all classes.

Review Dawson, Shubert, Stella and Verdon.

2019

Reappraise residential properties in villages of Salem, Verdon, Barada & Preston.

Review all classes for level of assessment.

Do all-county new construction (pick-up work) valuation.

Do sales review for all classes.

2020

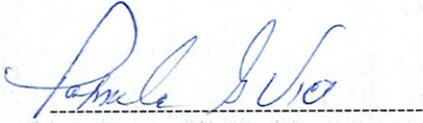
Reappraise residential properties in town of Humboldt & village of Verdon.

Review all classes for level of assessment.

Do all-county new construction (pick-up work) valuation.

Do sales review – all classes.

Start rural review of classes 4000 & 4500.



Handwritten signature of Pamela G. Vice in blue ink, written over a horizontal dashed line.

Pamela G. Vice

Richardson County Assessor



Handwritten date "Oct. 30, 2017" in blue ink, written over a horizontal dashed line.

Date