

NEBRASKA

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DEPARTMENT OF REVENUE

**2019 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CLAY COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Clay 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 Clay 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: Brenda Hansen, Clay County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The 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 groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county'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.

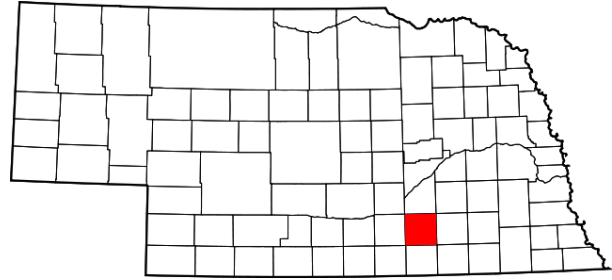
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

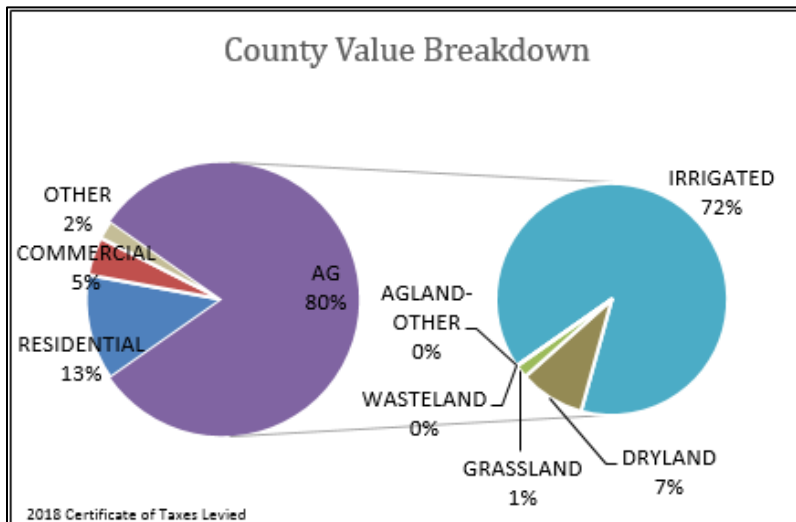
**Further information may be found in Exhibit 94*

County Overview

With a total area of 572 square miles, Clay County had 6,205 residents, per the Census Bureau Quick Facts for 2017, a 5% population decline from the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$81,475 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Clay County are located in and around Sutton, the largest town in the county. According to the latest information available from the U.S. Census Bureau, there were 185 employer establishments with total employment of 1,118.



Agricultural land accounts for 80% of the countywide valuation base. Irrigated land makes up a majority of the land in the county. Clay County is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). In top livestock inventory items, Clay County ranks first in sheep and lambs (USDA AgCensus).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
CLAY CENTER	861	760	-11.7%
DEWEESE	80	67	-16.3%
EDGAR	539	498	-7.6%
FAIRFIELD	467	387	-17.1%
GLENVIL	332	310	-6.6%
HARVARD	998	1,013	1.5%
ONG	67	63	-6.0%
SARONVILLE	61	47	-23.0%
SUTTON	1,447	1,502	3.8%
TRUMBULL	212	205	-3.3%

2019 Residential Correlation for Clay County

Assessment Actions

The Clay County Assessor with the help of its contracted appraiser inspected and reviewed the residential properties in the towns of Fairfield, Trumbull, Harvard Courts, and Inland. They also reviewed the improved parcels in Geocodes 3993, 3995, 3997 and 3999. The inspection process included physical review of the existing property record cards, verifying and updating the measurements, description of property characteristics, observations of quality and condition, and taking new photos.

The county conducted a statistical analysis of the residential property class, which resulted in market adjustment to Saronville. The county assessor adjusted the depreciation schedule for these properties.

All residential pick-up and permit work was completed by office staff for new improvements identified from information obtained from the landowners and the zoning administrator.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. The Property Assessment Division (Division) focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, to ensure that the county assessor is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on their depreciation as well as costing tables in their Computer Assisted Mass Appraisal (CAMA) system.

Part of the review is to ensure that sales information sent to the state is accurate and received on a timely matter; the county submitted the sales timely. Random audits of the Real Estate Transfer Statements (Form 521) revealed the statements were submitted within the required timeframe with a few errors for the county and these were discussed with the county assessor. AVU values were reported with no errors.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. The county assessor has a very high return rate from both. However, when sales questionnaires are incomplete, the staff does make phone calls to follow up. It appears the county assessor has qualified sales without apparent bias. The valuation groups are based on the assessor locations in the county. Costing utilized by the county is from 2011 and this will be need to be addressed going forward. The process used to established land values was reviewed. The

2019 Residential Correlation for Clay County

county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year inspection and review cycle. Standard Appraisal along with the county's staff reviews the properties while the staff enters all the information into their CAMA system.

The county assessor meets all of the statutory reporting schedules by the statutory date.

Description of Analysis

In Clay County, the 164 sales occur in 11 of the 14 valuation groups for the residential class. Clay Center is the county seat; while Sutton is the largest town having the most businesses and services available, these two valuation groups account for over 50% of the residential sales in the county. Valuation Groups 2, 3, 4, 5, 6, 10, and 11 represent the small villages. Valuation Group 14 represents the rural residential properties. Valuation Group 7 is a subdivision in Harvard comprised of the old barracks from the Harvard Army Airfield during World War II converted to single-family housing.

Valuation Group	Description
1	Clay Center
2	Deweese
3	Edgar
4	Fairfield
5	Glenvil
6	Harvard
7	Harvard Courts
8	NAD B-1, B-2
9	NAD Glenvil, Lynn, Inland
10	Ong
11	Saronville
12	Sutton
13	Trumbull
14	Rural Residential

All valuation groups with an adequate number of sales are in the acceptable range. All three measures of central tendency are within the acceptable range and with a variance of seven points, provide support of a level of value within the acceptable range.

In comparing 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificated of Taxes Levied Report (CTL) it shows an overall increase of 2.8% which

2019 Residential Correlation for Clay County

corresponds with the reported assessment actions of the county for the residential class. The reported assessment actions affected both the sales file and the abstract similarly.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	37	98.04	100.85	95.65	13.34	105.44
3	16	95.32	103.34	93.51	22.86	110.51
4	7	96.77	127.31	98.46	33.05	129.30
5	5	97.27	95.86	95.91	03.98	99.95
6	14	96.82	101.62	95.87	15.96	106.00
7	6	97.90	103.76	94.33	15.34	110.00
10	1	93.67	93.67	93.67	00.00	100.00
11	1	94.18	94.18	94.18	00.00	100.00
12	49	93.75	95.17	91.64	16.57	103.85
13	4	95.79	95.89	96.18	02.41	99.70
14	24	96.63	100.87	89.77	20.20	112.36
____ALL____	164	96.71	100.34	92.77	16.66	108.16

Level of Value

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

2019 Commercial Correlation for Clay County

Assessment Actions

Clay County conducted a sales analysis to determine if any adjustments were warranted for the commercial class of properties. The county assessor also updated classification of feedlots changing them from commercial to intensive agricultural use. This resulted in an overall decrease in the county for the commercial class of properties of over 2% as displayed in the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL). The county also completed pick-up and permit work for the commercial class of properties.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the commercial class, the Property Assessment Division (Division) assessment practice review focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU) as well as the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, to ensure that the county is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on for depreciation and costing tables in the Computer Assisted Mass Appraisal (CAMA) system.

As in the residential class, Clay County continues to show no apparent indication of sales bias. Both the sold and unsold parcels had minimal changes and this reflects the reported actions. No errors were found in the AVU. The county assessor submits sales timely with minimal errors.

The county has four valuation groups based on the economic characteristics within the county. These define distinct areas within the county. Depreciation and lot value studies vary from 2011 through 2016 while the costing is at 2011. Depreciation tables are updated as the areas are inspected and reviewed.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. The county has a very high return rate from both. When sales questionnaires are incomplete, the county assessor makes a phone call to follow up. It appears the county assessor has qualified sales without apparent bias. The process used to establish land values was reviewed. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year inspection and review cycle. Standard Appraisal along with the county's staff reviews the properties while the staff enters all the information into the CAMA system.

2019 Commercial Correlation for Clay County

The county assessor meets all of the statutory reporting schedules by the statutory date. The quality of assessment for the commercial class of property adheres to the generally accepted mass appraisal techniques.

Description of Analysis

Clay County contains over 525 improved commercial parcels that have been stratified into four valuation groups.

Valuation Group	Description
1	Clay Center
2	Small villages
3	NAD sites, Former Navy Ammunition Depot
12	Sutton

There are 32 sales in the statistical profile for the commercial class. Analyses of these sales was used to determine if the sales were reliable for measurement purposes. Those analyses included a check for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. The stratification by valuation group revealed that no valuation group had achieved an adequate sample size to be considered as a stand-alone measurement of a substratum of the county.

An analysis of the statistical profile shows that only the median of the three measures of central tendency is within the acceptable range for the commercial class as a whole. The weighted mean and the mean are being impacted by the higher dollar sales that appear to be atypical for the county; the two qualitative measurements indicate that there is some uniformity of assessment.

An analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value can provide insight into the county's market trends, both individually and relative to one another. The expectation is that, economically, increased sales result in increased profit, and thus increase demand for income producing properties. The data supports that assessed values have paralleled with the general economic trends in the county for the two most recent years.

2019 Commercial Correlation for Clay County

Equalization and Quality of Assessment

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. The quality of assessment for the commercial class of property adheres to the generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	98.90	102.59	98.53	06.98	104.12
2	7	103.00	102.97	106.60	14.66	96.59
3	8	118.22	126.24	104.32	38.06	121.01
12	10	96.43	109.85	109.56	27.54	100.26
____ALL____	32	99.12	110.85	106.62	24.86	103.97

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Clay County is 99%.

2019 Agricultural Correlation for Clay County

Assessment Actions

A market analysis was conducted for the current assessment year. Assessed values were reduced for all classes of agricultural land as noted in the 2018 County Abstract of Assessment for Real Property, Form 45, Compared with the 2019 Certificate of Taxes Levied Report (CTL). Irrigated land decreased 2.8%, dryland decreased by 14% and grassland was decreased by 3.8%. Other agricultural land was increased due to the reclassification of feedlots from the commercial class of property. These overall changes were achieved by various adjustments to the Land Capability Groups (LCG) within each majority land use. The county assessor completed the permit and pick-up work for the agricultural class.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. The Property Assessment Division (Division) assessment practice review focuses on the submission and qualification of sales information and the accuracy, and the timely submission of sales. The accuracy of the values reported on the Assessed Value Update (AVU) as also reviewed. Further review includes the stratification of properties into market areas and a review to determine if there is any special value within the county. The county's six-year inspection and review cycle on agricultural improvements is also reviewed, along with: a land use analysis; a review to ensure the county is meeting all the statutory reporting schedules; whether there is a valuation methodology for agricultural outbuildings; a review of agricultural homes, outbuildings and site values; and the dates used for depreciation and costing tables in the Computer Assisted Mass Appraisal (CAMA) system.

Clay County continues to maintain acceptable sales qualification and verification practices. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. The review also looked at the filing of Real Estate Transfer Statement (Form 521), no issues were found and monthly transfers were completed timely. No errors were found in the values reported in the AVU.

Land use is conducted using gWorks aerial imagery, certification from Farm Services Agency (FSA) maps, and questionnaires. Land use is inspected via gWorks, in a two-year cycle and documented on the property record cards. The home site acres are valued at \$13,000 and building sites are valued at \$2000 an acre. Agricultural improvements are priced according to the Marshall & Swift manual and reviewed by the county's contract appraiser. The depreciation tables were last updated in 2014 while 2011 costing is used in conjunction with the six-year inspection and review cycle. The county assessor has determined that there is only one agricultural market area and currently there is no evidence that would indicate the need for an additional market area. Questionnaires on land usage and a request for FSA certifications were sent to each parcel owner and adjustments were made according to the information received and imagery comparison.

2019 Agricultural Correlation for Clay County

Description of Analysis

Of Clay County’s agricultural land, about 70% of the irrigated acres lie in LCG 1A and 1A1. Overall, these LCGs contain over 50% of the county’s total agricultural land composition.

The agricultural statistical sample consists of 50 agricultural sales. Only one of the three measures of central tendency for the overall sample are in the acceptable range, with all three measures being within six points of each other. The measures demonstrate moderate support of each other.

A review of the 80% Majority Land Use (MLU) also demonstrates that the irrigated land in the county has been valued appropriately. There are a limited number of sales in the sample for dryland and no grassland sales. In a comparison of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) the values are similar for irrigated land and grassland with a slightly larger decrease for dry cropland. The trend as evidenced by the comparison of the three years in the study period indicates a declining market. This is reflective of the overall agricultural market in the area.

The counties schedule of values was compared to the adjoining counties with similar markets and it appears that the values are relatively similar.

Equalization and Quality of Assessment

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

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 Clay County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	42	73.50	79.26	75.68	16.23	104.73
1	42	73.50	79.26	75.68	16.23	104.73
____Dry____						
County	1	79.90	79.90	79.90	00.00	100.00
1	1	79.90	79.90	79.90	00.00	100.00
____ALL____	50	73.56	79.91	76.53	16.69	104.42

2019 Agricultural Correlation for Clay County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Clay County is 74%.

2019 Opinions of the Property Tax Administrator for Clay 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 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 5th day of April, 2019.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Clay County

Residential Real Property - Current

Number of Sales	164	Median	96.71
Total Sales Price	\$17,105,592	Mean	100.34
Total Adj. Sales Price	\$17,105,592	Wgt. Mean	92.77
Total Assessed Value	\$15,868,540	Average Assessed Value of the Base	\$60,527
Avg. Adj. Sales Price	\$104,302	Avg. Assessed Value	\$96,759

Confidence Interval - Current

95% Median C.I	94.45 to 98.58
95% Wgt. Mean C.I	89.59 to 95.95
95% Mean C.I	95.84 to 104.84
% of Value of the Class of all Real Property Value in the County	11.61
% of Records Sold in the Study Period	4.49
% of Value Sold in the Study Period	7.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	155	98	98.25
2017	118	98	97.76
2016	116	98	97.62
2015	122	97	97.49

2019 Commission Summary for Clay County

Commercial Real Property - Current

Number of Sales	32	Median	99.12
Total Sales Price	\$3,407,201	Mean	110.85
Total Adj. Sales Price	\$3,407,201	Wgt. Mean	106.62
Total Assessed Value	\$3,632,795	Average Assessed Value of the Base	\$130,670
Avg. Adj. Sales Price	\$106,475	Avg. Assessed Value	\$113,525

Confidence Interval - Current

95% Median C.I	93.80 to 112.68
95% Wgt. Mean C.I	93.67 to 119.57
95% Mean C.I	96.94 to 124.76
% of Value of the Class of all Real Property Value in the County	4.58
% of Records Sold in the Study Period	4.79
% of Value Sold in the Study Period	4.16

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	29	97	97.30
2017	23	96	95.88
2016	21	100	96.80
2015	28	100	97.38

18 Clay
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 164
Total Sales Price : 17,105,592
Total Adj. Sales Price : 17,105,592
Total Assessed Value : 15,868,540
Avg. Adj. Sales Price : 104,302
Avg. Assessed Value : 96,759

MEDIAN : 97
WGT. MEAN : 93
MEAN : 100
COD : 16.66
PRD : 108.16

COV : 29.30
STD : 29.40
Avg. Abs. Dev : 16.11
MAX Sales Ratio : 314.56
MIN Sales Ratio : 60.12

95% Median C.I. : 94.45 to 98.58
95% Wgt. Mean C.I. : 89.59 to 95.95
95% Mean C.I. : 95.84 to 104.84

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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>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	21	99.59	109.95	98.24	15.25	111.92	85.16	248.67	96.79 to 106.48	86,364	84,845	
01-JAN-17 To 31-MAR-17	19	98.04	103.15	99.52	10.53	103.65	83.96	128.57	93.49 to 123.39	80,763	80,379	
01-APR-17 To 30-JUN-17	18	97.58	101.04	95.64	13.12	105.65	75.43	139.86	91.13 to 109.38	124,528	119,096	
01-JUL-17 To 30-SEP-17	27	98.78	100.65	101.05	09.42	99.60	60.39	191.66	94.26 to 99.42	110,206	111,363	
01-OCT-17 To 31-DEC-17	21	96.61	104.64	88.89	24.12	117.72	60.39	195.70	81.69 to 120.69	99,653	88,582	
01-JAN-18 To 31-MAR-18	16	93.35	88.41	83.60	11.03	105.75	65.85	109.66	74.32 to 97.06	126,723	105,943	
01-APR-18 To 30-JUN-18	21	92.35	102.23	93.69	21.83	109.12	60.55	314.56	86.21 to 97.72	94,183	88,236	
01-JUL-18 To 30-SEP-18	21	82.22	90.13	81.92	25.70	110.02	60.12	153.13	65.95 to 102.42	116,297	95,276	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	85	98.79	103.59	98.77	11.89	104.88	60.39	248.67	96.79 to 99.46	100,767	99,523	
01-OCT-17 To 30-SEP-18	79	93.00	96.86	86.75	21.40	111.65	60.12	314.56	87.11 to 95.82	108,106	93,786	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	85	98.36	102.28	96.54	13.99	105.95	60.39	195.70	95.96 to 99.42	104,050	100,447	
<u>ALL</u>	164	96.71	100.34	92.77	16.66	108.16	60.12	314.56	94.45 to 98.58	104,302	96,759	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	37	98.04	100.85	95.65	13.34	105.44	60.55	195.70	94.47 to 101.41	85,899	82,166	
3	16	95.32	103.34	93.51	22.86	110.51	65.85	248.67	78.97 to 115.96	59,094	55,256	
4	7	96.77	127.31	98.46	33.05	129.30	94.26	314.56	94.26 to 314.56	121,474	119,607	
5	5	97.27	95.86	95.91	03.98	99.95	90.20	101.47	N/A	90,200	86,509	
6	14	96.82	101.62	95.87	15.96	106.00	65.95	141.00	87.03 to 123.72	61,925	59,369	
7	6	97.90	103.76	94.33	15.34	110.00	83.96	153.13	83.96 to 153.13	11,667	11,005	
10	1	93.67	93.67	93.67	00.00	100.00	93.67	93.67	N/A	6,000	5,620	
11	1	94.18	94.18	94.18	00.00	100.00	94.18	94.18	N/A	150,000	141,265	
12	49	93.75	95.17	91.64	16.57	103.85	60.12	146.47	88.62 to 99.42	115,667	106,003	
13	4	95.79	95.89	96.18	02.41	99.70	93.00	98.97	N/A	76,250	73,338	
14	24	96.63	100.87	89.77	20.20	112.36	68.65	191.66	80.16 to 111.91	192,286	172,623	
<u>ALL</u>	164	96.71	100.34	92.77	16.66	108.16	60.12	314.56	94.45 to 98.58	104,302	96,759	

18 Clay
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 164
 Total Sales Price : 17,105,592
 Total Adj. Sales Price : 17,105,592
 Total Assessed Value : 15,868,540
 Avg. Adj. Sales Price : 104,302
 Avg. Assessed Value : 96,759

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 100
 COD : 16.66
 PRD : 108.16

COV : 29.30
 STD : 29.40
 Avg. Abs. Dev : 16.11
 MAX Sales Ratio : 314.56
 MIN Sales Ratio : 60.12

95% Median C.I. : 94.45 to 98.58
 95% Wgt. Mean C.I. : 89.59 to 95.95
 95% Mean C.I. : 95.84 to 104.84

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	164	96.71	100.34	92.77	16.66	108.16	60.12	314.56	94.45 to 98.58	104,302	96,759
06											
07											
<u>ALL</u>	164	96.71	100.34	92.77	16.66	108.16	60.12	314.56	94.45 to 98.58	104,302	96,759

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	153.13	174.16	156.04	27.86	111.61	120.69	248.67	N/A	3,033	4,733
Less Than 15,000	13	120.69	142.53	137.80	39.95	103.43	73.48	314.56	93.67 to 195.70	8,104	11,167
Less Than 30,000	20	122.04	133.75	124.02	31.05	107.85	73.48	314.56	97.72 to 141.00	13,205	16,378
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	161	96.61	98.97	92.73	15.48	106.73	60.12	314.56	94.26 to 98.36	106,189	98,474
Greater Than 14,999	151	96.35	96.71	92.49	13.52	104.56	60.12	191.66	94.15 to 98.36	112,584	104,128
Greater Than 29,999	144	96.15	95.71	92.28	12.95	103.72	60.12	191.66	93.75 to 97.45	116,955	107,924
<u>Incremental Ranges</u>											
0 TO 4,999	3	153.13	174.16	156.04	27.86	111.61	120.69	248.67	N/A	3,033	4,733
5,000 TO 14,999	10	101.61	133.03	136.07	42.85	97.77	73.48	314.56	84.54 to 195.70	9,625	13,097
15,000 TO 29,999	7	123.39	117.44	114.89	14.84	102.22	83.96	146.47	83.96 to 146.47	22,679	26,054
30,000 TO 59,999	34	98.80	101.87	104.03	16.78	97.92	60.39	191.66	94.15 to 103.08	42,284	43,988
60,000 TO 99,999	39	96.65	98.87	99.46	11.04	99.41	60.72	139.86	93.00 to 99.46	77,776	77,352
100,000 TO 149,999	30	92.53	92.36	92.37	14.68	99.99	60.55	127.95	86.21 to 98.79	122,233	112,903
150,000 TO 249,999	31	95.96	93.47	93.04	06.80	100.46	60.12	111.91	90.55 to 98.92	178,802	166,364
250,000 TO 499,999	9	79.94	80.57	80.65	11.06	99.90	69.06	99.86	70.66 to 99.42	291,189	234,844
500,000 TO 999,999	1	68.65	68.65	68.65	00.00	100.00	68.65	68.65	N/A	540,000	370,690
1,000,000 +											
<u>ALL</u>	164	96.71	100.34	92.77	16.66	108.16	60.12	314.56	94.45 to 98.58	104,302	96,759

18 Clay
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 32
Total Sales Price : 3,407,201
Total Adj. Sales Price : 3,407,201
Total Assessed Value : 3,632,795
Avg. Adj. Sales Price : 106,475
Avg. Assessed Value : 113,525

MEDIAN : 99
WGT. MEAN : 107
MEAN : 111
COD : 24.86
PRD : 103.97

COV : 36.22
STD : 40.15
Avg. Abs. Dev : 24.64
MAX Sales Ratio : 249.53
MIN Sales Ratio : 56.48

95% Median C.I. : 93.80 to 112.68
95% Wgt. Mean C.I. : 93.67 to 119.57
95% Mean C.I. : 96.94 to 124.76

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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>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	103.97	103.97	103.97	00.00	100.00	103.97	103.97	N/A	115,000	119,565
01-JAN-16 To 31-MAR-16	3	96.95	110.18	127.13	13.97	86.67	96.49	137.11	N/A	133,000	169,082
01-APR-16 To 30-JUN-16	5	93.80	100.61	93.56	13.66	107.54	79.83	140.75	N/A	71,600	66,988
01-JUL-16 To 30-SEP-16	3	97.69	91.91	64.72	22.20	142.01	56.48	121.55	N/A	93,833	60,733
01-OCT-16 To 31-DEC-16	4	98.86	98.50	104.51	13.57	94.25	78.50	117.77	N/A	96,500	100,849
01-JAN-17 To 31-MAR-17	5	169.07	150.82	112.75	20.41	133.76	93.57	199.57	N/A	78,500	88,505
01-APR-17 To 30-JUN-17	3	97.30	84.68	86.53	14.07	97.86	57.84	98.90	N/A	126,067	109,088
01-JUL-17 To 30-SEP-17	2	105.64	105.64	111.50	05.76	94.74	99.55	111.72	N/A	267,500	298,250
01-OCT-17 To 31-DEC-17	2	176.27	176.27	247.12	41.57	71.33	103.00	249.53	N/A	61,000	150,745
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	2	75.85	75.85	75.77	00.69	100.11	75.33	76.36	N/A	105,000	79,563
01-JUL-18 To 30-SEP-18	2	108.18	108.18	112.41	08.18	96.24	99.33	117.03	N/A	115,000	129,273
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	12	96.72	101.11	99.17	15.75	101.96	56.48	140.75	92.77 to 121.55	96,125	95,329
01-OCT-16 To 30-SEP-17	14	102.81	115.24	104.61	26.31	110.16	57.84	199.57	91.66 to 169.07	120,836	126,406
01-OCT-17 To 30-SEP-18	6	101.17	120.10	127.96	36.00	93.86	75.33	249.53	75.33 to 249.53	93,667	119,860
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	15	96.49	100.22	100.23	15.82	99.99	56.48	140.75	91.66 to 117.77	94,967	95,185
01-JAN-17 To 31-DEC-17	12	107.36	130.99	116.82	36.61	112.13	57.84	249.53	97.30 to 179.20	118,975	138,982
<u>ALL</u>	32	99.12	110.85	106.62	24.86	103.97	56.48	249.53	93.80 to 112.68	106,475	113,525

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	7	98.90	102.59	98.53	06.98	104.12	91.66	121.55	91.66 to 121.55	52,743	51,966
2	7	103.00	102.97	106.60	14.66	96.59	78.50	140.75	78.50 to 140.75	53,071	56,572
3	8	118.22	126.24	104.32	38.06	121.01	56.48	199.57	56.48 to 199.57	115,563	120,559
12	10	96.43	109.85	109.56	27.54	100.26	57.84	249.53	76.36 to 117.77	174,200	190,855
<u>ALL</u>	32	99.12	110.85	106.62	24.86	103.97	56.48	249.53	93.80 to 112.68	106,475	113,525

18 Clay
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 32
Total Sales Price : 3,407,201
Total Adj. Sales Price : 3,407,201
Total Assessed Value : 3,632,795
Avg. Adj. Sales Price : 106,475
Avg. Assessed Value : 113,525

MEDIAN : 99
WGT. MEAN : 107
MEAN : 111
COD : 24.86
PRD : 103.97

COV : 36.22
STD : 40.15
Avg. Abs. Dev : 24.64
MAX Sales Ratio : 249.53
MIN Sales Ratio : 56.48

95% Median C.I. : 93.80 to 112.68
95% Wgt. Mean C.I. : 93.67 to 119.57
95% Mean C.I. : 96.94 to 124.76

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	28	99.44	113.73	109.64	24.37	103.73	57.84	249.53	96.49 to 112.68	93,614	102,641
04	4	84.57	90.68	96.55	29.30	93.92	56.48	137.11	N/A	196,500	189,713
<u>ALL</u>	32	99.12	110.85	106.62	24.86	103.97	56.48	249.53	93.80 to 112.68	106,475	113,525

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	121.88	121.88	121.88	15.49	100.00	103.00	140.75	N/A	2,000	2,438
Less Than 15,000	6	107.84	109.56	108.07	14.31	101.38	79.83	140.75	79.83 to 140.75	7,333	7,925
Less Than 30,000	9	112.68	122.46	132.82	22.84	92.20	79.83	179.20	96.49 to 169.07	11,389	15,127
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	30	98.30	110.12	106.60	25.18	103.30	56.48	249.53	93.80 to 111.72	113,440	120,931
Greater Than 14,999	26	97.50	111.15	106.60	26.98	104.27	56.48	249.53	93.57 to 111.72	129,354	137,894
Greater Than 29,999	23	97.30	106.31	105.81	23.66	100.47	56.48	249.53	92.77 to 106.06	143,683	152,028
<u>Incremental Ranges</u>											
0 TO 4,999	2	121.88	121.88	121.88	15.49	100.00	103.00	140.75	N/A	2,000	2,438
5,000 TO 14,999	4	106.12	103.40	106.69	12.92	96.92	79.83	121.55	N/A	10,000	10,669
15,000 TO 29,999	3	169.07	148.25	151.44	16.31	97.89	96.49	179.20	N/A	19,500	29,532
30,000 TO 59,999	5	95.90	112.66	110.99	26.51	101.50	78.50	199.57	N/A	40,700	45,171
60,000 TO 99,999	4	98.14	97.60	97.77	11.16	99.83	76.36	117.77	N/A	81,750	79,925
100,000 TO 149,999	6	95.55	112.96	113.85	39.05	99.22	57.84	249.53	57.84 to 249.53	116,667	132,823
150,000 TO 249,999	5	98.90	94.25	92.24	14.93	102.18	56.48	117.03	N/A	189,840	175,110
250,000 TO 499,999	2	115.34	115.34	115.34	18.87	100.00	93.57	137.11	N/A	300,000	346,030
500,000 TO 999,999	1	111.72	111.72	111.72	00.00	100.00	111.72	111.72	N/A	525,000	586,545
1,000,000 +											
<u>ALL</u>	32	99.12	110.85	106.62	24.86	103.97	56.48	249.53	93.80 to 112.68	106,475	113,525

18 Clay
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 32
 Total Sales Price : 3,407,201
 Total Adj. Sales Price : 3,407,201
 Total Assessed Value : 3,632,795
 Avg. Adj. Sales Price : 106,475
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MEDIAN : 99
 WGT. MEAN : 107
 MEAN : 111
 COD : 24.86
 PRD : 103.97

COV : 36.22
 STD : 40.15
 Avg. Abs. Dev : 24.64
 MAX Sales Ratio : 249.53
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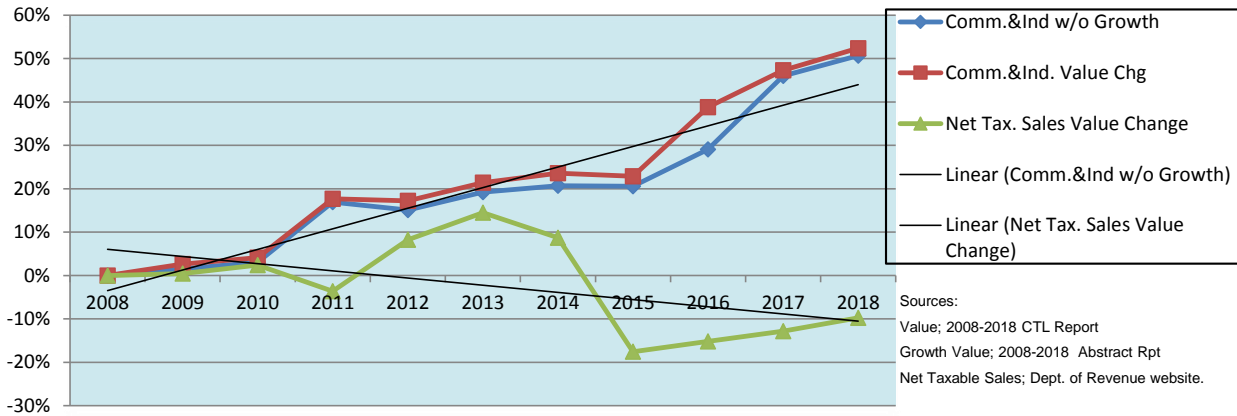
95% Median C.I. : 93.80 to 112.68
 95% Wgt. Mean C.I. : 93.67 to 119.57
 95% Mean C.I. : 96.94 to 124.76

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	249.53	249.53	249.53	00.00	100.00	249.53	249.53	N/A	120,000	299,430
344	5	96.49	93.73	92.04	06.16	101.84	75.33	103.97	N/A	74,800	68,846
350	1	91.66	91.66	91.66	00.00	100.00	91.66	91.66	N/A	50,000	45,830
352	2	98.10	98.10	98.30	00.82	99.80	97.30	98.90	N/A	134,100	131,823
353	1	112.68	112.68	112.68	00.00	100.00	112.68	112.68	N/A	14,000	15,775
384	1	140.75	140.75	140.75	00.00	100.00	140.75	140.75	N/A	2,000	2,815
406	9	117.77	128.85	119.40	28.01	107.91	79.83	199.57	93.80 to 179.20	43,833	52,337
408	1	78.50	78.50	78.50	00.00	100.00	78.50	78.50	N/A	36,000	28,260
442	2	96.70	96.70	102.95	21.03	93.93	76.36	117.03	N/A	130,000	133,838
470	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	175,000	162,345
494	3	106.06	99.88	103.16	25.34	96.82	56.48	137.11	N/A	245,333	253,082
528	3	103.00	90.85	102.39	17.44	88.73	57.84	111.72	N/A	212,333	217,408
531	1	93.57	93.57	93.57	00.00	100.00	93.57	93.57	N/A	300,000	280,720
582	1	97.69	97.69	97.69	00.00	100.00	97.69	97.69	N/A	40,500	39,565
<u>ALL</u>	32	99.12	110.85	106.62	24.86	103.97	56.48	249.53	93.80 to 112.68	106,475	113,525

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
2008	\$ 58,538,800	\$ 6,081,770		\$ 52,457,030	--	\$ 27,907,467	--
2009	\$ 60,081,190	\$ 644,145	1.07%	\$ 59,437,045	1.53%	\$ 28,036,662	0.46%
2010	\$ 60,950,435	\$ 624,731	1.02%	\$ 60,325,704	0.41%	\$ 28,581,139	1.94%
2011	\$ 68,900,365	\$ 472,245	0.69%	\$ 68,428,120	12.27%	\$ 26,904,996	-5.86%
2012	\$ 68,630,835	\$ 1,260,455	1.84%	\$ 67,370,380	-2.22%	\$ 30,201,160	12.25%
2013	\$ 71,052,295	\$ 1,254,885	1.77%	\$ 69,797,410	1.70%	\$ 31,948,398	5.79%
2014	\$ 72,347,915	\$ 1,697,925	2.35%	\$ 70,649,990	-0.57%	\$ 30,330,711	-5.06%
2015	\$ 71,922,400	\$ 1,351,320	1.88%	\$ 70,571,080	-2.46%	\$ 23,002,080	-24.16%
2016	\$ 81,266,430	\$ 5,715,100	7.03%	\$ 75,551,330	5.05%	\$ 23,667,048	2.89%
2017	\$ 86,217,540	\$ 751,720	0.87%	\$ 85,465,820	5.17%	\$ 24,329,811	2.80%
2018	\$ 89,215,625	\$ 1,004,405	1.13%	\$ 88,211,220	2.31%	\$ 25,187,408	3.52%
Ann %chg	4.30%			Average	2.32%	-1.02%	-0.54%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	1.53%	2.63%	0.46%
2010	3.05%	4.12%	2.41%
2011	16.89%	17.70%	-3.59%
2012	15.09%	17.24%	8.22%
2013	19.23%	21.38%	14.48%
2014	20.69%	23.59%	8.68%
2015	20.55%	22.86%	-17.58%
2016	29.06%	38.82%	-15.19%
2017	46.00%	47.28%	-12.82%
2018	50.69%	52.40%	-9.75%

County Number	18
County Name	Clay

18 Clay
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 50
Total Sales Price : 46,009,490
Total Adj. Sales Price : 46,009,490
Total Assessed Value : 35,211,100
Avg. Adj. Sales Price : 920,190
Avg. Assessed Value : 704,222

MEDIAN : 74
WGT. MEAN : 77
MEAN : 80
COD : 16.69
PRD : 104.42

COV : 21.54
STD : 17.21
Avg. Abs. Dev : 12.28
MAX Sales Ratio : 136.00
MIN Sales Ratio : 51.93

95% Median C.I. : 70.99 to 80.16
95% Wgt. Mean C.I. : 72.88 to 80.18
95% Mean C.I. : 75.14 to 84.68

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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>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	1	61.90	61.90	61.90	00.00	100.00	61.90	61.90	N/A	771,000	477,280	
01-JAN-16 To 31-MAR-16	6	70.52	68.24	66.99	08.04	101.87	51.93	75.18	51.93 to 75.18	1,157,432	775,307	
01-APR-16 To 30-JUN-16	4	66.71	69.83	69.75	12.07	100.11	61.14	84.78	N/A	1,116,484	778,734	
01-JUL-16 To 30-SEP-16	2	68.70	68.70	68.83	00.58	99.81	68.30	69.10	N/A	945,898	651,028	
01-OCT-16 To 31-DEC-16	7	69.69	81.24	80.20	19.44	101.30	65.89	110.85	65.89 to 110.85	678,797	544,378	
01-JAN-17 To 31-MAR-17	4	84.19	94.46	83.33	18.99	113.36	73.46	136.00	N/A	961,857	801,538	
01-APR-17 To 30-JUN-17	8	83.46	86.65	82.33	15.48	105.25	63.55	121.54	63.55 to 121.54	842,853	693,879	
01-JUL-17 To 30-SEP-17	1	80.16	80.16	80.16	00.00	100.00	80.16	80.16	N/A	537,800	431,080	
01-OCT-17 To 31-DEC-17	5	95.58	88.21	80.01	14.75	110.25	63.90	110.57	N/A	1,631,717	1,305,565	
01-JAN-18 To 31-MAR-18	5	72.71	78.63	76.95	13.56	102.18	63.47	104.17	N/A	645,725	496,887	
01-APR-18 To 30-JUN-18	6	77.80	80.35	78.91	11.90	101.82	67.19	109.71	67.19 to 109.71	711,554	561,500	
01-JUL-18 To 30-SEP-18	1	71.21	71.21	71.21	00.00	100.00	71.21	71.21	N/A	400,000	284,820	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	13	68.30	68.31	67.83	08.27	100.71	51.93	84.78	61.90 to 73.46	1,082,563	734,316	
01-OCT-16 To 30-SEP-17	20	80.20	85.99	81.86	17.42	105.05	63.55	136.00	73.46 to 91.30	793,982	649,946	
01-OCT-17 To 30-SEP-18	17	76.39	81.62	78.88	15.66	103.47	63.47	110.57	69.67 to 97.40	944,502	745,064	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	19	69.10	73.41	71.34	12.37	102.90	51.93	110.85	67.69 to 75.18	950,206	677,867	
01-JAN-17 To 31-DEC-17	18	84.19	88.46	81.49	16.71	108.55	63.55	136.00	73.59 to 97.40	1,071,480	873,116	
<u>ALL</u>	50	73.56	79.91	76.53	16.69	104.42	51.93	136.00	70.99 to 80.16	920,190	704,222	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	50	73.56	79.91	76.53	16.69	104.42	51.93	136.00	70.99 to 80.16	920,190	704,222	
<u>ALL</u>	50	73.56	79.91	76.53	16.69	104.42	51.93	136.00	70.99 to 80.16	920,190	704,222	

18 Clay
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

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 MEAN : 80
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 PRD : 104.42

COV : 21.54
 STD : 17.21
 Avg. Abs. Dev : 12.28
 MAX Sales Ratio : 136.00
 MIN Sales Ratio : 51.93

95% Median C.I. : 70.99 to 80.16
 95% Wgt. Mean C.I. : 72.88 to 80.18
 95% Mean C.I. : 75.14 to 84.68

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	17	76.39	78.51	74.94	11.27	104.76	61.90	136.00	70.99 to 80.70	1,285,620	963,493
1	17	76.39	78.51	74.94	11.27	104.76	61.90	136.00	70.99 to 80.70	1,285,620	963,493
Dry											
County	1	79.90	79.90	79.90	00.00	100.00	79.90	79.90	N/A	240,000	191,755
1	1	79.90	79.90	79.90	00.00	100.00	79.90	79.90	N/A	240,000	191,755
ALL	50	73.56	79.91	76.53	16.69	104.42	51.93	136.00	70.99 to 80.16	920,190	704,222

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	42	73.50	79.26	75.68	16.23	104.73	51.93	136.00	69.69 to 80.16	992,689	751,313
1	42	73.50	79.26	75.68	16.23	104.73	51.93	136.00	69.69 to 80.16	992,689	751,313
Dry											
County	1	79.90	79.90	79.90	00.00	100.00	79.90	79.90	N/A	240,000	191,755
1	1	79.90	79.90	79.90	00.00	100.00	79.90	79.90	N/A	240,000	191,755
ALL	50	73.56	79.91	76.53	16.69	104.42	51.93	136.00	70.99 to 80.16	920,190	704,222

Clay County 2019 Average Acre Value Comparison

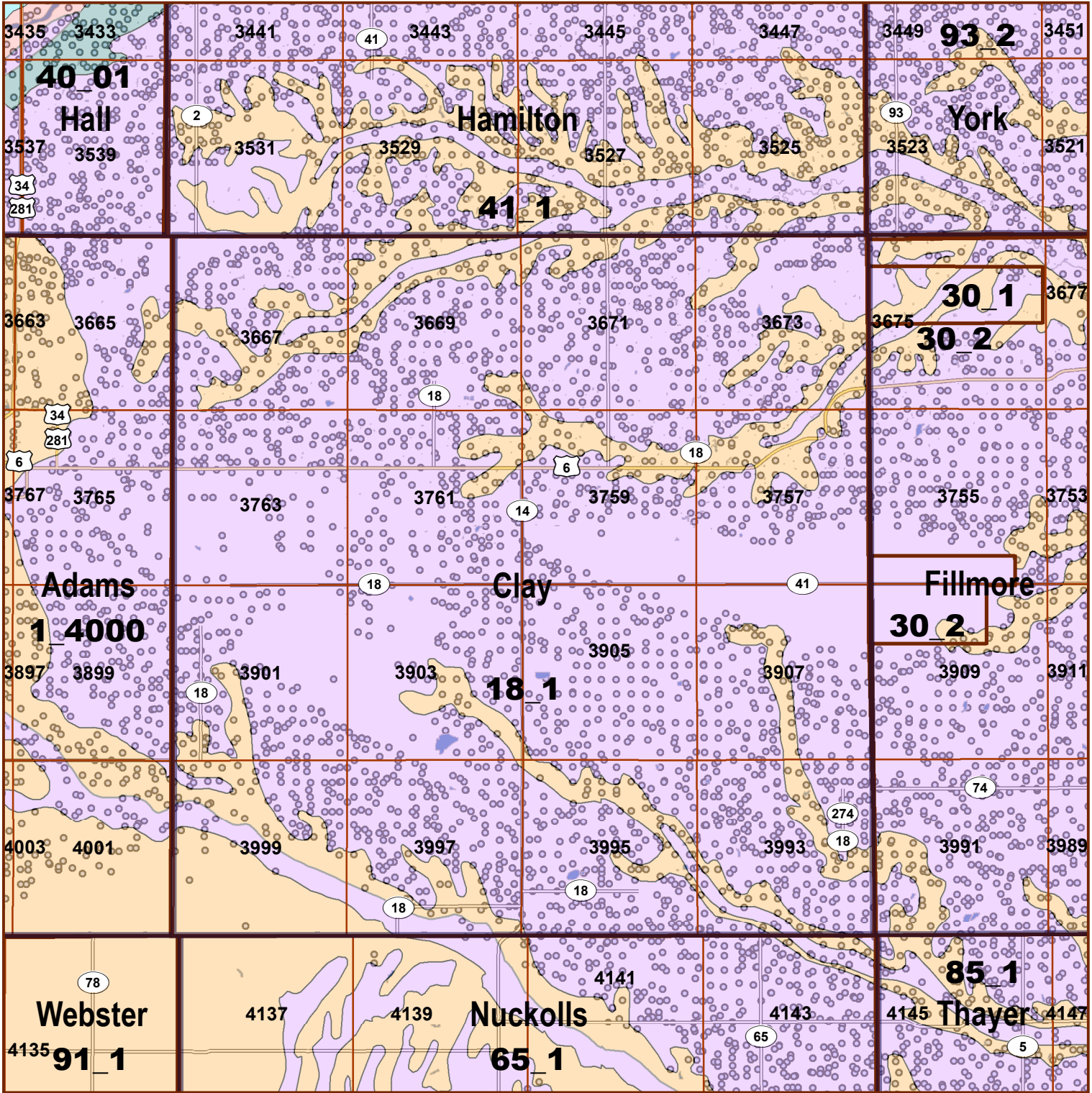
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	6130	6130	6005	6005	5555	n/a	5425	5425	5997
Adams	4000	5649	5599	5459	5370	5298	5094	5032	4740	5497
Hall	1	5975	5975	5281	5279	4204	4204	3988	3977	5417
Hamilton	1	6349	6190	5698	5300	5198	5100	5086	5089	6059
Kearney	1	n/a	5889	5460	5200	4330	3035	3035	3035	5223
Nuckolls	1	5690	5690	5025	5025	4900	4900	4775	4775	5431
Thayer	1	6500	6375	6300	6175	5850	5675	5550	5550	6162

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	2760	2525	2435	2360	2285	n/a	2210	2210	2488
Adams	4000	3260	3075	2890	2700	2700	2700	2515	2515	2971
Hall	1	3073	3073	2719	2719	2328	2328	2052	2052	2694
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	4824
Kearney	1	n/a	3125	2770	2770	2230	1785	1785	1785	2764
Nuckolls	1	2285	2285	2215	2215	2140	2140	1950	1948	2223
Thayer	1	3650	3650	3475	3475	3000	3000	2925	2925	3397

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1385	1385	1385	1385	1315	n/a	1315	1175	1269
Adams	4000	1595	1595	1540	1485	1430	1405	1405	1405	1454
Hall	1	2220	2220	1835	1835	1410	1410	1410	1410	1527
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	2081
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	1300
Nuckolls	1	1265	1265	1265	1265	1265	1265	1265	1265	1265
Thayer	1	1420	1420	1400	1385	1385	1385	1385	1370	1386

County	Mkt Area	CRP	TIMBER	WASTE
Clay	1	n/a	n/a	n/a
Adams	4000	n/a	n/a	200
Hall	1	n/a	n/a	100
Hamilton	1	n/a	n/a	900
Kearney	1	n/a	n/a	150
Nuckolls	1	n/a	115	123
Thayer	1	2534	500	200

Source: 2019 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.



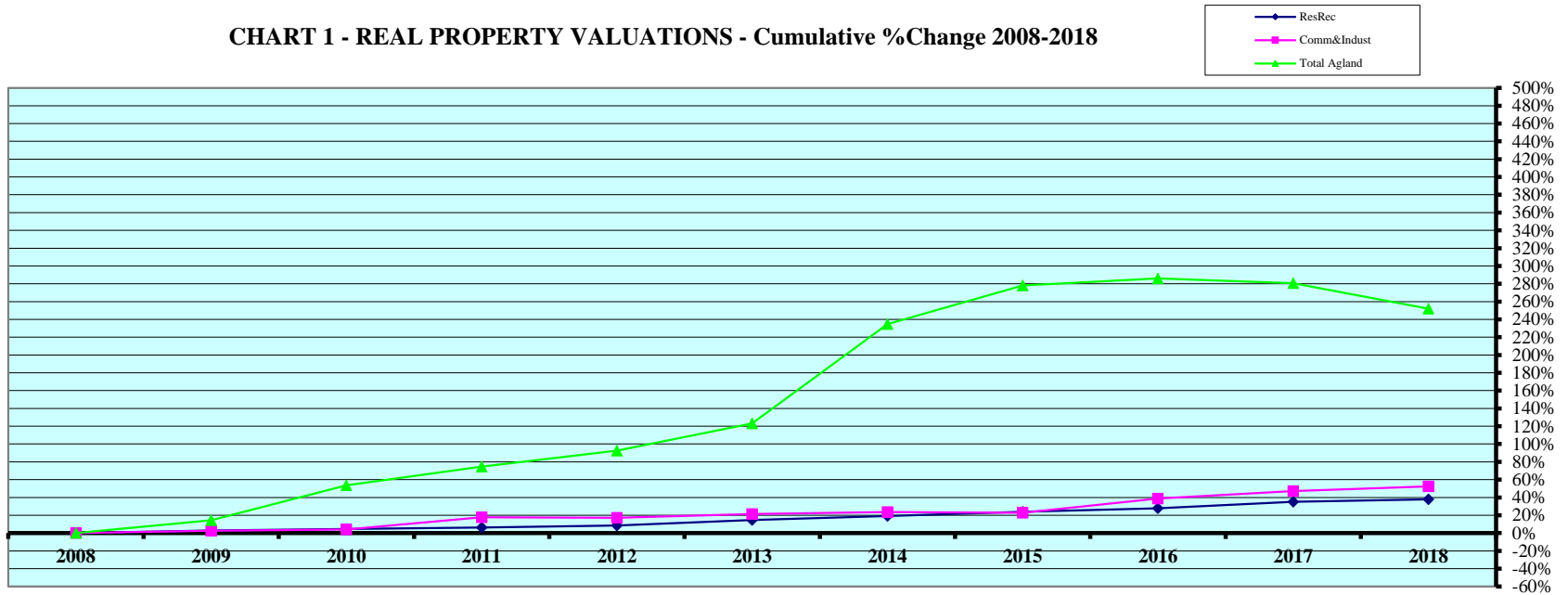
Legend

- 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 subsols 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

Clay County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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
2008	155,798,025	--	--	--	58,538,800	--	--	--	447,824,615	--	--	--
2009	160,366,130	4,568,105	2.93%	2.93%	60,081,190	1,542,390	2.63%	2.63%	512,038,885	64,214,270	14.34%	14.34%
2010	162,792,065	2,425,935	1.51%	4.49%	60,950,435	869,245	1.45%	4.12%	687,910,815	175,871,930	34.35%	53.61%
2011	165,496,375	2,704,310	1.66%	6.22%	68,900,365	7,949,930	13.04%	17.70%	781,644,925	93,734,110	13.63%	74.54%
2012	168,873,325	3,376,950	2.04%	8.39%	68,630,835	-269,530	-0.39%	17.24%	862,463,460	80,818,535	10.34%	92.59%
2013	178,398,365	9,525,040	5.64%	14.51%	71,052,295	2,421,460	3.53%	21.38%	999,496,850	137,033,390	15.89%	123.19%
2014	185,421,505	7,023,140	3.94%	19.01%	72,347,915	1,295,620	1.82%	23.59%	1,498,931,305	499,434,455	49.97%	234.71%
2015	192,821,550	7,400,045	3.99%	23.76%	71,922,400	-425,515	-0.59%	22.86%	1,693,093,650	194,162,345	12.95%	278.07%
2016	199,306,025	6,484,475	3.36%	27.93%	81,266,430	9,344,030	12.99%	38.82%	1,728,755,515	35,661,865	2.11%	286.03%
2017	210,416,245	11,110,220	5.57%	35.06%	86,217,540	4,951,110	6.09%	47.28%	1,704,326,015	-24,429,500	-1.41%	280.58%
2018	214,813,030	4,396,785	2.09%	37.88%	89,215,625	2,998,085	3.48%	52.40%	1,576,679,720	-127,646,295	-7.49%	252.08%

Rate Annual %chg: Residential & Recreational **3.26%**

Commercial & Industrial **4.30%**

Agricultural Land **13.41%**

Cnty# **18**
County **CLAY**

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.

Total Real Property Sum Lines 17, 25, & 30	Records : 7,606	Value : 1,904,948,655	Growth 6,485,528	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	409	1,364,355	0	0	509	342,895	918	1,707,250	
02. Res Improve Land	2,201	7,653,585	0	0	488	9,806,795	2,689	17,460,380	
03. Res Improvements	2,223	133,854,260	0	0	505	67,856,915	2,728	201,711,175	
04. Res Total	2,632	142,872,200	0	0	1,014	78,006,605	3,646	220,878,805	3,421,390
% of Res Total	72.19	64.68	0.00	0.00	27.81	35.32	47.94	11.60	52.75
05. Com UnImp Land	114	260,125	0	0	14	89,460	128	349,585	
06. Com Improve Land	382	1,220,330	0	0	67	3,291,830	449	4,512,160	
07. Com Improvements	382	48,343,465	0	0	69	14,482,625	451	62,826,090	
08. Com Total	496	49,823,920	0	0	83	17,863,915	579	67,687,835	897,425
% of Com Total	85.66	73.61	0.00	0.00	14.34	26.39	7.61	3.55	13.84
09. Ind UnImp Land	0	0	0	0	13	90,965	13	90,965	
10. Ind Improve Land	0	0	0	0	76	722,010	76	722,010	
11. Ind Improvements	0	0	0	0	76	18,786,470	76	18,786,470	
12. Ind Total	0	0	0	0	89	19,599,445	89	19,599,445	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.17	1.03	0.00
13. Rec UnImp Land	0	0	0	0	6	198,205	6	198,205	
14. Rec Improve Land	0	0	0	0	1	26,465	1	26,465	
15. Rec Improvements	0	0	0	0	1	2,420	1	2,420	
16. Rec Total	0	0	0	0	7	227,090	7	227,090	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.09	0.01	0.00
Res & Rec Total	2,632	142,872,200	0	0	1,021	78,233,695	3,653	221,105,895	3,421,390
% of Res & Rec Total	72.05	64.62	0.00	0.00	27.95	35.38	48.03	11.61	52.75
Com & Ind Total	496	49,823,920	0	0	172	37,463,360	668	87,287,280	897,425
% of Com & Ind Total	74.25	57.08	0.00	0.00	25.75	42.92	8.78	4.58	13.84

17. Taxable Total	3,128	192,696,120	0	0	1,193	115,697,055	4,321	308,393,175	4,318,815
% of Taxable Total	72.39	62.48	0.00	0.00	27.61	37.52	56.81	16.19	66.59

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	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	279	0	116	395

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	106	2,706,820	0	0	2,527	1,224,028,185	2,633	1,226,735,005
28. Ag-Improved Land	14	283,670	0	0	560	299,228,315	574	299,511,985
29. Ag Improvements	16	300,740	0	0	636	70,007,750	652	70,308,490

30. Ag Total					3,285	1,596,555,480
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	4	4.00	52,000	0	0.00	0	
33. HomeSite Improvements	4	0.00	114,230	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.34	680	0	0.00	0	
36. FarmSite Improv Land	10	7.00	14,015	0	0.00	0	
37. FarmSite Improvements	16	0.00	186,510	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	8	11.88	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	8	8.00	104,000	8	8.00	104,000	
32. HomeSite Improv Land	260	280.11	3,641,365	264	284.11	3,693,365	
33. HomeSite Improvements	263	0.00	28,661,560	267	0.00	28,775,790	731,805
34. HomeSite Total				275	292.11	32,573,155	
35. FarmSite UnImp Land	28	40.75	81,495	29	41.09	82,175	
36. FarmSite Improv Land	543	1,477.70	2,955,240	553	1,484.70	2,969,255	
37. FarmSite Improvements	629	0.00	41,346,190	645	0.00	41,532,700	1,434,908
38. FarmSite Total				674	1,525.79	44,584,130	
39. Road & Ditches	2,888	8,024.33	0	2,896	8,036.21	0	
40. Other- Non Ag Use	29	1,546.85	2,267,180	29	1,546.85	2,267,180	
41. Total Section VI				949	11,400.96	79,424,465	2,166,713

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	26	1,476.75	4,521,015	26	1,476.75	4,521,015

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	59,948.48	26.35%	367,483,680	26.93%	6,129.99
46. 1A	99,513.46	43.74%	610,014,855	44.71%	6,129.97
47. 2A1	22,574.65	9.92%	135,559,690	9.94%	6,004.95
48. 2A	2,582.55	1.14%	15,508,065	1.14%	6,004.94
49. 3A1	23,699.16	10.42%	131,647,460	9.65%	5,554.94
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	12,040.44	5.29%	65,318,375	4.79%	5,424.92
52. 4A	7,169.66	3.15%	38,894,920	2.85%	5,424.93
53. Total	227,528.40	100.00%	1,364,427,045	100.00%	5,996.73
Dry					
54. 1D1	9,622.77	19.30%	26,558,705	21.41%	2,759.99
55. 1D	20,471.05	41.06%	51,689,225	41.67%	2,524.99
56. 2D1	6,326.18	12.69%	15,403,875	12.42%	2,434.94
57. 2D	1,145.62	2.30%	2,703,625	2.18%	2,359.97
58. 3D1	6,917.70	13.87%	15,806,825	12.74%	2,284.98
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,468.14	6.96%	7,664,425	6.18%	2,209.95
61. 4D	1,907.29	3.83%	4,214,855	3.40%	2,209.87
62. Total	49,858.75	100.00%	124,041,535	100.00%	2,487.86
Grass					
63. 1G1	902.59	4.06%	1,250,075	4.44%	1,384.99
64. 1G	2,801.97	12.62%	3,880,690	13.77%	1,384.99
65. 2G1	1,974.50	8.89%	2,734,640	9.70%	1,384.98
66. 2G	1,143.18	5.15%	1,583,300	5.62%	1,385.00
67. 3G1	1,583.31	7.13%	2,082,000	7.39%	1,314.97
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	3,089.25	13.91%	4,062,400	14.41%	1,315.01
70. 4G	10,714.92	48.24%	12,590,075	44.67%	1,175.00
71. Total	22,209.72	100.00%	28,183,180	100.00%	1,268.96
Irrigated Total					
	227,528.40	75.85%	1,364,427,045	89.93%	5,996.73
Dry Total					
	49,858.75	16.62%	124,041,535	8.18%	2,487.86
Grass Total					
	22,209.72	7.40%	28,183,180	1.86%	1,268.96
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	390.57	0.13%	479,255	0.03%	1,227.07
74. Exempt	10.17	0.00%	0	0.00%	0.00
75. Market Area Total	299,987.44	100.00%	1,517,131,015	100.00%	5,057.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	319.92	1,927,460	0.00	0	227,208.48	1,362,499,585	227,528.40	1,364,427,045
77. Dry Land	348.25	905,500	0.00	0	49,510.50	123,136,035	49,858.75	124,041,535
78. Grass	67.64	90,835	0.00	0	22,142.08	28,092,345	22,209.72	28,183,180
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	390.57	479,255	390.57	479,255
81. Exempt	9.13	0	0.00	0	1.04	0	10.17	0
82. Total	735.81	2,923,795	0.00	0	299,251.63	1,514,207,220	299,987.44	1,517,131,015

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	227,528.40	75.85%	1,364,427,045	89.93%	5,996.73
Dry Land	49,858.75	16.62%	124,041,535	8.18%	2,487.86
Grass	22,209.72	7.40%	28,183,180	1.86%	1,268.96
Waste	0.00	0.00%	0	0.00%	0.00
Other	390.57	0.13%	479,255	0.03%	1,227.07
Exempt	10.17	0.00%	0	0.00%	0.00
Total	299,987.44	100.00%	1,517,131,015	100.00%	5,057.32

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 Clay Center	43	290,035	338	1,347,810	339	24,306,365	382	25,944,210	687,720
83.2 Deweese	18	21,455	49	74,235	50	1,805,880	68	1,901,570	162,190
83.3 Edgar	68	125,940	265	509,605	268	10,230,480	336	10,866,025	7,830
83.4 Fairfield	33	142,440	200	1,038,205	200	10,193,935	233	11,374,580	53,870
83.5 Glenvil	15	40,285	134	447,165	135	7,683,735	150	8,171,185	7,900
83.6 Harvard	56	139,600	295	851,825	299	14,359,660	355	15,351,085	56,710
83.7 Harvard Courts	7	8,545	103	91,670	103	741,350	110	841,565	0
83.8 Nad Glenvil	3	0	9	94,740	11	502,310	14	597,050	0
83.9 Ong	39	68,075	61	135,790	62	767,245	101	971,110	0
83.10 Rural	9	198,205	3	64,680	4	631,560	13	894,445	0
83.11 Rural Res	503	342,895	477	9,673,840	491	66,725,465	994	76,742,200	1,190,560
83.12 Saronville	16	11,385	32	42,300	32	1,312,335	48	1,366,020	0
83.13 Sutton	102	467,535	638	2,648,885	644	55,170,720	746	58,287,140	1,108,620
83.14 Trumbull	12	49,060	86	466,095	91	7,282,555	103	7,797,710	145,990
84 Residential Total	924	1,905,455	2,690	17,486,845	2,729	201,713,595	3,653	221,105,895	3,421,390

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clay Center	21	42,105	58	174,335	58	6,285,620	79	6,502,060	13,800
85.2	Deweese	5	8,595	14	33,680	14	744,685	19	786,960	40,700
85.3	Edgar	16	26,145	59	76,635	59	3,418,660	75	3,521,440	59,000
85.4	Fairfield	5	6,655	39	88,490	39	3,995,635	44	4,090,780	30,040
85.5	Glenvil	3	3,755	15	23,380	15	370,235	18	397,370	0
85.6	Harvard	18	22,890	42	64,895	42	2,799,305	60	2,887,090	0
85.7	Harvard Courts	0	0	2	6,245	2	87,255	2	93,500	0
85.8	Nad B-1	4	7,995	48	150,880	48	4,860,400	52	5,019,275	0
85.9	Nad B-2	6	16,085	22	77,665	22	2,508,925	28	2,602,675	0
85.10	Nad Glenvil	1	3,290	24	110,085	24	1,105,900	25	1,219,275	0
85.11	Nad Inland	3	66,885	17	3,459,315	17	15,679,705	20	19,205,905	0
85.12	Nad Lynn	0	0	1	89,370	1	1,295,960	1	1,385,330	0
85.13	Ong	7	3,865	16	22,445	16	752,770	23	779,080	0
85.14	Rural	3	4,250	4	12,430	5	1,964,430	8	1,981,110	1,300
85.15	Rural Res	10	81,920	26	110,275	27	5,769,520	37	5,961,715	551,615
85.16	Saronville	8	2,945	5	7,230	5	3,615,045	13	3,625,220	0
85.17	Sutton	27	137,645	119	658,700	119	22,786,925	146	23,583,270	200,100
85.18	Trumbull	4	5,525	14	68,115	14	3,571,585	18	3,645,225	870
86	Commercial Total	141	440,550	525	5,234,170	527	81,612,560	668	87,287,280	897,425

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	902.59	4.06%	1,250,075	4.44%	1,384.99
88. 1G	2,801.97	12.62%	3,880,690	13.77%	1,384.99
89. 2G1	1,974.50	8.89%	2,734,640	9.70%	1,384.98
90. 2G	1,143.18	5.15%	1,583,300	5.62%	1,385.00
91. 3G1	1,583.31	7.13%	2,082,000	7.39%	1,314.97
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	3,089.25	13.91%	4,062,400	14.41%	1,315.01
94. 4G	10,714.92	48.24%	12,590,075	44.67%	1,175.00
95. Total	22,209.72	100.00%	28,183,180	100.00%	1,268.96
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	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,209.72	100.00%	28,183,180	100.00%	1,268.96
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,209.72	100.00%	28,183,180	100.00%	1,268.96

**2019 County Abstract of Assessment for Real Property, Form 45
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

18 Clay

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	214,585,820	220,878,805	6,292,985	2.93%	3,421,390	1.34%
02. Recreational	227,210	227,090	-120	-0.05%	0	-0.05%
03. Ag-Homesite Land, Ag-Res Dwelling	31,853,445	32,573,155	719,710	2.26%	731,805	-0.04%
04. Total Residential (sum lines 1-3)	246,666,475	253,679,050	7,012,575	2.84%	4,153,195	1.16%
05. Commercial	69,616,180	67,687,835	-1,928,345	-2.77%	897,425	-4.06%
06. Industrial	19,599,445	19,599,445	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	89,215,625	87,287,280	-1,928,345	-2.16%	897,425	-3.17%
08. Ag-Farmsite Land, Outbuildings	42,030,015	44,584,130	2,554,115	6.08%	1,434,908	2.66%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,221,655	2,267,180	45,525	2.05%		
11. Total Non-Agland (sum lines 8-10)	44,251,670	46,851,310	2,599,640	5.87%	1,434,908	2.63%
12. Irrigated	1,403,116,825	1,364,427,045	-38,689,780	-2.76%		
13. Dryland	144,212,040	124,041,535	-20,170,505	-13.99%		
14. Grassland	29,295,120	28,183,180	-1,111,940	-3.80%		
15. Wasteland	0	0	0			
16. Other Agland	55,735	479,255	423,520	759.88%		
17. Total Agricultural Land	1,576,679,720	1,517,131,015	-59,548,705	-3.78%		
18. Total Value of all Real Property (Locally Assessed)	1,956,813,490	1,904,948,655	-51,864,835	-2.65%	6,485,528	-2.98%

2019 Assessment Survey for Clay County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	One, works 15 hours per week when needed.
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$300,617
7.	Adopted budget, or granted budget if different from above:
	\$300,617
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$93,290
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$31,976
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$22,328

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS - County Solutions
2.	CAMA software:
	MIPS - County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	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?
	https://clay.gworks.com
7.	Who maintains the GIS software and maps?
	Office staff and gWorks.
8.	Personal Property software:
	MIPS - County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No. The City of Sutton has their own zoning. The Village of Ong has no zoning.
3.	What municipalities in the county are zoned?
	All municipalities except Ong are zoned.
4.	When was zoning implemented?
	In 1975, with updated rules and permit requirements in 2004.

D. Contracted Services

1.	Appraisal Services:
	Standard Appraisal for commercial and township reviews. They are currently in year four of our six year rotation to review the cities and villages as well.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS - County Solutions

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be licensed and approved by State Appraisal Board.
4.	Have the existing contracts been approved by the PTA?
	Yes, along with approval by the County Board and County Attorney.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes for commercial parcels only. Provides recommendations to the county assessor for use in establishing final value estimates on residential and agricultural improvements.

2019 Residential Assessment Survey for Clay County

1.	Valuation data collection done by:																
	Assessor, Staff, Appraiser																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Clay Center (population 732 - 2014). County seat located in the center of the county. Clay Center has a somewhat of an active real estate market; some influence with the Meat Animal Research Center just west of town and consolidated school to the south. The newest subdivision on the north side of town has seen the construction of many new homes in the last couple of years. Clay Center no longer has a school but is consolidated with the South Central Unified District #5 in rural Clay County. A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese (population 65 – 2014). Located on the south central border of the county and sits along the south bank of the Little Blue River. Deweese is a weekend home for several who enjoy the recreational lifestyle and a weekend away from the city. Older buildings have been refurbished, new building constructed & several camping spots made for these weekend getaways. There has not been a new home erected in over a decade. Deweese is part of the South Central Unified District #5 in rural Clay County also.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 & Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. Glenvil is also a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Harvard (population 979 – 2014). Located in the north half of the county, just a few miles to the north of Highway 6. Residential properties include some new homes. There is a growing school, one of the three remaining in Clay County.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Harvard Courts A unique area located on the north edge of Harvard. The Courts served as a barracks for the Naval Ammunition Depot and the Harvard Army Airfield during World War II. Each property is the same, with some changing the original flat roof to pitched, and single car garages attached to a few. Some of the properties, which originally housed 2 families in each unit, have remodeled two units into one larger unit by removing interior walls.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Clay Center (population 732 - 2014). County seat located in the center of the county. Clay Center has a somewhat of an active real estate market; some influence with the Meat Animal Research Center just west of town and consolidated school to the south. The newest subdivision on the north side of town has seen the construction of many new homes in the last couple of years. Clay Center no longer has a school but is consolidated with the South Central Unified District #5 in rural Clay County. A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.	2	Deweese (population 65 – 2014). Located on the south central border of the county and sits along the south bank of the Little Blue River. Deweese is a weekend home for several who enjoy the recreational lifestyle and a weekend away from the city. Older buildings have been refurbished, new building constructed & several camping spots made for these weekend getaways. There has not been a new home erected in over a decade. Deweese is part of the South Central Unified District #5 in rural Clay County also.	3	Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.	4	Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 & Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.	5	Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. Glenvil is also a part of the South Central Unified District #5 in rural Clay County.	6	Harvard (population 979 – 2014). Located in the north half of the county, just a few miles to the north of Highway 6. Residential properties include some new homes. There is a growing school, one of the three remaining in Clay County.	7	Harvard Courts A unique area located on the north edge of Harvard. 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8	NAD B-1, B-2 Located along Highway 6 also. The former Naval Ammunition Depot (NAD) is one of Nebraska's former four major ammunition plants built between 1942 & 1943. Properties consist of bunkers that are now used for light industrial manufacturing or storage.
9	NAD Glenvil - Formerly federal land with majority use as ag and residential. NAD Lynn - Formerly federal land, majority is agricultural. NAD Inland - Former federal land with large commercial parcels, some agricultural.
10	Ong (population 61 – 2014). Located near the southeastern border. Residential properties are older with most inhabitable and/or in need of repair. There is not a school located in the community, but Ong is a member of the Shickley School District located in neighboring Fillmore County.
11	Saronville (population 45 – 2014). Located on the north half of the county, just off Hwy 6. Residential parcels are mostly well maintained. It is five miles from the city of Sutton and is part of Sutton's school district.
12	Sutton (population 1445 – 2014). The largest town in the county located in the northeast quarter of the county along Highway 6. Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.
13	Trumbull (population 199 – 2014). Located in the northwest corner of the county. It has become a bedroom community for Grand Island and Hastings. Quite a few new homes mixed with the old. School has consolidated with Doniphan.
14	Rural Residential. These parcels consist of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.
Ag	Agricultural outbuildings and improvements

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost Approach and Sales Comparison
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?
	County develops their own depreciation studies
5.	Are individual depreciation tables developed for each valuation group?
	Yes
6.	Describe the methodology used to determine the residential lot values?
	Currently on square foot-previously on front foot pricing
7.	How are rural residential site values developed?
	Values are the same for all rural sites. \$13,000 for the first acre home site, and \$2,000 per acre for either the building site on agricultural properties, or the remaining acres for the single family rural locations.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	All lots are valued per square foot, considering the quality of the lot. Lots in subdivisions just being developed receive a discount until sold. Once sold, vacant lots are valued as all other lots in the area. Overall, there are very few vacant lots in the county.

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2011	2011	2012	2017
	2	2015	2011	2014	2015
	3	2014	2011	2015	2014
	4	2012	2011	2012	2018
	5	2011	2011	2012	2017
	6	2013	2011	2013	2013
	7	2013	2011	2013	2013
	8	2012	2011	2012	2015
	9	2011	2011	2012	2015 & 2017
	10	2013	2011	2013	2013
	11	2014	2011	2014	2014
	12	2016	2011	2016	2016
	13	2012	2011	2012	2018
	14	2011-2015	2011	2013	2013-2018
	Ag	2014	2011	2014	2013-2018
<p>Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.</p>					

2019 Commercial Assessment Survey for Clay County

1.	Valuation data collection done by:										
	Assessor, Staff, and Appraiser.										
2.	List the valuation group recognized in the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, variety store, attorney's office, flower & gift shop, health clinic, post office, 2 banks and convenience store. Clay Center is also home to a Farm Service Agency office & Crooked Creek Golf Course, with a new medical clinic scheduled to open in the summer of 2019. There is some economic growth.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull. This valuation grouping includes all our small villages throughout the county. These villages consist of limited businesses, services and commercial activities with little to no economic growth.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Naval Ammunition Depot (NAD). This area was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions. Today, referred to as NAD B-1, B-2, NAD Glenvil and NAD Inland, the buildings and bunkers are used for various types of manufacturing, storage and commercial businesses. Scattered throughout the area you will find some agricultural and a few residential properties.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Sutton. Clay County residents tend to support all the businesses in Sutton, that continues to have a very active downtown business district along with a few manufacturing properties. Various medical clinics, pharmacy, attorneys, grocery store, insurance agencies, grain facilities, agricultural supply businesses, golf course, nursing home, car dealership and a motel are among the many commercial properties. Sutton has the most economic growth in Clay County.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, variety store, attorney's office, flower & gift shop, health clinic, post office, 2 banks and convenience store. Clay Center is also home to a Farm Service Agency office & Crooked Creek Golf Course, with a new medical clinic scheduled to open in the summer of 2019. There is some economic growth.	2	Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull. This valuation grouping includes all our small villages throughout the county. These villages consist of limited businesses, services and commercial activities with little to no economic growth.	3	Naval Ammunition Depot (NAD). This area was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions. Today, referred to as NAD B-1, B-2, NAD Glenvil and NAD Inland, the buildings and bunkers are used for various types of manufacturing, storage and commercial businesses. Scattered throughout the area you will find some agricultural and a few residential properties.	12	Sutton. Clay County residents tend to support all the businesses in Sutton, that continues to have a very active downtown business district along with a few manufacturing properties. Various medical clinics, pharmacy, attorneys, grocery store, insurance agencies, grain facilities, agricultural supply businesses, golf course, nursing home, car dealership and a motel are among the many commercial properties. Sutton has the most economic growth in Clay County.
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	Cost Approach, Income Approach, and Sales Comparison.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	The contract appraiser utilizes sales of similar properties from the across the state and adjusting for local market.										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?										
	The contract appraiser develops the depreciation studies										
5.	Are individual depreciation tables developed for each valuation grouping?										
	Yes										
6.	Describe the methodology used to determine the commercial lot values.										

All lots are valued per square foot or by the acres for the larger parcels, based on any sales comparisons there may be. There are very few commercial lot sales in the county.

7.

<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2011	2011	2017
2	2011-2015	2011	2012-2015	2013-2018
3	2015	2011	2015	2015
12	2016	2011	2016	2016

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2019 Agricultural Assessment Survey for Clay County

1.	Valuation data collection done by:							
	Assessor, Staff, and Appraiser.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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1	With no apparent differences in selling price or soil associations identified, Clay County has only one market area.	Ongoing						
	<p>It is the county's practice to update the land use on an ongoing basis. Clay County has always updated land use whenever a change is reported or discovered. New well permits and registrations are monitored as they are reported by the NRD's, with letters of requests for land use changes due to these registrations & permits. The county has updated the soil codes to reflect the latest State NRCS soil coding changes and we continue to conduct a countywide review of all ag land as new imagery is obtained on our gWorks system dividing it in half and reviewing the entire county in a two year period.</p>							
3.	Describe the process used to determine and monitor market areas.							
	Annually, sales are plotted, the available sales are verified and analyzed. Any changes in value statistics are noted and incorporated into the valuation process if necessary.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales verification from questionnaires received, reviewed sales, and checking real estate listings.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, the first acre, for farm homes and the rural residential home sites are valued at \$13,000 for the first acre and the outbuilding site acres are valued at \$2,000 per acre. The acre of the site is determined on a parcel by parcel basis using GIS data.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	A separate land classification for feedlots was established in Clay County for 2019. There were no sales of feedlots in the area for a conclusive market analysis. The value was arrived at by taking the average price per acre for feedlots in the surrounding area and applying it to the feedlots in Clay County.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Sale verification; information obtained from buyers and sellers is the methods used. The land is assessed at 100% of market value.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many special valuation applications are on file?							

	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

CLAY COUNTY
3-YEAR PLAN OF ASSESSMENT
AS FOLLOWS FOR THE TAX YEAR:

For Tax Year 2020 (reviewed in 2019)

Residential-the following parcels will be up for review in our rotation of residential parcels. Stanard Appraisal has been contracted to review. The assessor and staff will do the pickup work including permits and Stanard Appraisal will be consulted with the new assessments.

Harvard- 613 parcels
Ong – 140 parcels
Verona-32 parcels

Rural Residential and Agricultural land-the following township properties will be up for review:

Sutton Twp-274 parcels
Lewis Twp-286 parcels
Lynn Twp-166 parcels
Inland Twp-85 parcels

Commercial-Stanard Appraisal has been contracted to review commercial properties in all of the above. The assessor and staff will do the pickup work for the commercial whenever possible. Stanard Appraisal will be consulted with the new assessments.

FOR TAX YEAR 2021 (reviewed in 2020)

Residential-the following parcels will be up for review in our rotation of residential parcels. Stanard Appraisal has been contracted to review. The assessor and staff will do the pickup work including permits and Stanard Appraisal will be consulted with the new assessments.

:

Edgar-480 parcels
Saronville-83 parcels
Eldorado Village-27 parcels

Rural residential and Agricultural land-the following townships will be up for review in our rotation of rural properties:

School Creek Twp-334 parcels
Eldorado Twp-259 parcels
Harvard Twp-306 parcels
Leicester Twp-254 parcels

Commercial –Stanard Appraisal will be contracted to review commercial properties in all of the above. The assessor and staff will do the pickup work for the commercial whenever possible. Stanard Appraisal will be consulted with the new assessments.

For Tax Year 2022 (reviewed in 2021)

Residential- Commercial-Rural Residential and Agricultural land- the following will be up for review in our rotation schedule:

Deweese Village – 100
NAD Inland – 36
NAD Lynn – 3
NAD Area B-1 – 55
NAD Area B-2 – 29
NAD Glenvil (Commercial Only) - 21