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DEPARTMENT OF REVENUE

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

COLFAX 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 Colfax County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Colfax County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

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

cc: Viola Bender, Colfax County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all 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.

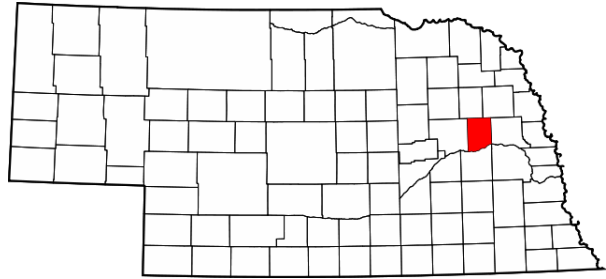
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

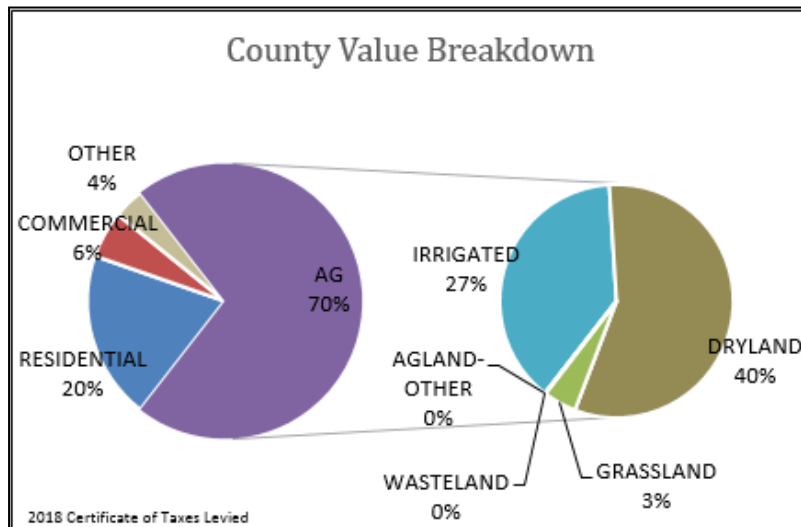
**Further information may be found in Exhibit 94*

County Overview

With a total area of 412 square miles, Colfax County had 10,585 residents, per the Census Bureau Quick Facts for 2017, a 1% population increase over the 2010 U.S. Census. Reports indicated that 68% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$89,449 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Colfax County are located in and around Schuyler, the county seat. According to the latest information available from the U.S. Census Bureau, there were 264 employer establishments in with total employment of 3,712.



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

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
CLARKSON	685	658	-3.9%
HOWELLS	632	561	-11.2%
LEIGH	442	405	-8.4%
RICHLAND	-	73	
ROGERS	95	95	0.0%
SCHUYLER	5,406	6,213	14.9%

2019 Residential Correlation for Colfax County

Assessment Actions

For the current assessment year, the county assessor inspected, reviewed, and revalued the town of Clarkson. Tax Valuation, Inc. is currently in the middle of a two-year inspection and review of all the rural residential and farm homes throughout the county for a revaluation in 2020.

A sales analysis was conducted and based on the findings, the county increased the value of one-story homes built between 1950-1969, with less than 1,600 square feet, in the town of Schuyler by approximately 12%. Rural residential and farm homes were increased approximately 11% on the improvement only. All pick-up work was completed in a timely fashion.

Assessment Practice Review

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

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done in a timely fashion and for accuracy. Sales were received eight out of the last 12 months, which was a result of an issue at the vendor level with a new sales export format. This was not a county assessor error or delay. The accuracy of the data submitted by the county was acceptable. All sales for the study period have been submitted.

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

The review also included checking the reported values from the assessed value update and verifying their accuracy when compared to the property record card.

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

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

2019 Residential Correlation for Colfax County

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

Description of Analysis

Residential parcels are analyzed utilizing four valuation groups that are based on the assessor locations in the county.

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

For the residential property class, a review of Colfax County’s statistical analysis profiles 160 residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable range. Two of the three measures of central tendency are in the acceptable range, with the weighted mean being out by two points, which is not deemed a concern.

The movement of the residential base, less growth, confirms the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all information, and the assessment practices suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	49	91.92	93.53	91.63	11.55	102.07
3	1	96.54	96.54	96.54	00.00	100.00
4	12	92.19	85.51	86.40	14.85	98.97
5	98	92.89	93.06	90.49	15.06	102.84
____ALL____	160	92.74	92.66	90.17	13.89	102.76

2019 Residential Correlation for Colfax County

Level of Value

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

2019 Commercial Correlation for Colfax County

Assessment Actions

For the current assessment year, Tax Valuation, Inc. is in the middle of a two-year inspection and review of the commercial parcels in the rural areas (Valuation Group 2). The inspection will be completed in 2019 with new values and updated cost and depreciation tables for the 2020 assessment year. No other assessment actions were deemed necessary. All pick-up was completed in a timely fashion.

Assessment Practice Review

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

The Property Assessment Division (Division) reviews the transmission of data from the county to the sales file to see if it was done in a timely fashion and for accuracy. Sales were received eight out of the last 12 months which was a result of a Computer Assisted Mass Appraisal (CAMA) system vendor issue with a new sales export format. This was not a county assessor error or delay. The accuracy of the data submitted by the county was acceptable. All sales for the study period have been submitted.

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

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

The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card.

Valuation Group 2 has some older cost and depreciation tables, but is currently in the middle of a two-year inspection and review process that will be completed for the 2020 assessment year. At that time, it is expected that the tables will be current as well as a lot value study will have been completed.

2019 Commercial Correlation for Colfax County

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

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

Description of Analysis

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

Valuation Group	Description
1	Schuyler
2	All parcels outside of Schuyler

For this study period, there were 18 commercial sales profiled for the valuation groups. The median is the only measure of central tendency that is within the range, while the mean and weighted mean are outside the range. The mean and weighted mean are being influenced by a few sales. The weighted mean is being influenced by one high dollar sale, if that sale was removed from measurement, the weighted mean would come in at 99%. The mean is being impacted by properties with low assessed values. There are five sales that have assessed values under \$16,000 and if those sales were removed from measurement, the mean would be at 97%. The central tendencies of properties with low assessed values are easily skewed by even minor changes in the sales prices and can impact the statistics excessively.

The movement of the commercial market for the county confirm the assessment actions report of the county assessor that other than completing pick-up work, no other action was taken in the county. While the commercial base increased 4% over the prior year, the overall value decreased approximately 1% when growth is removed. The overall movement in the commercial class is similar to the movement of the general area, which suggests the county's limited assessment actions were an appropriate response to the market.

2019 Commercial Correlation for Colfax County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all information, and the assessment practices suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	97.16	101.50	71.35	18.89	142.26
2	7	113.85	124.54	108.02	21.81	115.29
____ALL____	18	99.64	110.46	74.19	22.73	148.89

Level of Value

Based on all available information, Colfax County has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

2019 Agricultural Correlation for Colfax County

Assessment Actions

For the current assessment year, the Colfax County Assessor completed a sales analysis and as a result, the county created a sub-class for a poorer quality soil and decreased the value approximately 18%. No other changes were deemed necessary. Colfax County is currently in the second year of a two-year inspection of rural residential and farm homes by Tax Valuation, Inc. New values will be applied in 2020. All pick-up work was completed in a timely fashion.

Assessment Practice Review

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

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done in a timely fashion and for accuracy. Sales were received eight out of the last 12 months which was a result of a Computer Assisted Mass Appraisal (CAMA system vendor with a new sales export format. This was not a county assessor error or delay. The accuracy of the data submitted by the county was acceptable. All sales for the study period have been submitted.

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

The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card.

Colfax County continually verifies sales along with updating land use in the agricultural class of property. The current process of land use verification is through aerial imagery which is completed biennially. The county assessor also utilizes Farm Services Agency (FSA) maps when available. The county assessor will call the buyer and seller and sometimes the realtor during the sales verification process. The county assessor's practice considers all available information when determining the primary use of the parcel.

The county assessor has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The review supported that the county

2019 Agricultural Correlation for Colfax County

assessor has used all available sales for the measurement of agricultural land. The process used by the county assessor gathers sufficient information to adequately make qualification determinations and the sales that have been disqualified have comments to explain why. Sales usability percentages have been somewhat low, but that is explained by the number of easement purchases for the Hwy 30 expansion throughout the county. The agricultural land review in Colfax County was determined to be systematic and comprehensive.

In 2018, the county assessor mailed out letters to landowners that may have Conservation Reserve Program (CRP) on their parcels. The county assessor has indicated that there has been a good response and have been able to identify many CRP acres. All Wetland Reserve Program (WRP) acres in the county have been identified.

The county assessor continues to meet the six-year inspection and review cycle requirement for agricultural parcels.

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

Description of Analysis

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

The initial analysis was done using the 32 sales within Colfax County for the current study periods. Two of the three measures of central tendency are within the acceptable range with the mean only being out by a point, which is not deemed a concern.

Another analysis studied the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. For this analysis, only dryland had a sufficient number of sales for measurement purposes and the median was within the acceptable range.

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

The response to the county assessor's letters to landowners in regards to identifying CRP was successful as can be seen in the overall increase in grassland value from the Form 45 report comparing the 2019 Certificate of Taxes Levied value to the 2018 Abstract value on Line 14 – Grassland. The nearly 10% increase in value was attributed to the reclassifying of land that was not previously identified as CRP to the CRP category, which is a subset of grassland.

The general movement of the overall agricultural base confirms the assessment actions reported by the county assessor that the only adjustment was to a sub-class of poor quality soil.

2019 Agricultural Correlation for Colfax County

Equalization and Quality of Assessment

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	7	66.52	78.02	70.30	24.92	110.98
1	7	66.52	78.02	70.30	24.92	110.98
<u> Dry </u>						
County	18	73.01	72.45	71.84	07.90	100.85
1	18	73.01	72.45	71.84	07.90	100.85
<u> ALL </u>						
	32	73.01	75.85	71.33	15.22	106.34

Level of Value

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

2019 Opinions of the Property Tax Administrator for Colfax County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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
Property Tax Administrator

APPENDICES

2019 Commission Summary for Colfax County

Residential Real Property - Current

Number of Sales	160	Median	92.74
Total Sales Price	\$18,745,050	Mean	92.66
Total Adj. Sales Price	\$18,745,050	Wgt. Mean	90.17
Total Assessed Value	\$16,902,635	Average Assessed Value of the Base	\$73,140
Avg. Adj. Sales Price	\$117,157	Avg. Assessed Value	\$105,641

Confidence Interval - Current

95% Median C.I	90.61 to 94.13
95% Wgt. Mean C.I	87.88 to 92.46
95% Mean C.I	88.41 to 96.91
% of Value of the Class of all Real Property Value in the County	16.12
% of Records Sold in the Study Period	4.17
% of Value Sold in the Study Period	6.02

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	159	94	94.27
2017	167	98	97.69
2016	153	95	95.23
2015	151	97	96.61

2019 Commission Summary for Colfax County

Commercial Real Property - Current

Number of Sales	18	Median	99.64
Total Sales Price	\$2,045,800	Mean	110.46
Total Adj. Sales Price	\$2,045,800	Wgt. Mean	74.19
Total Assessed Value	\$1,517,845	Average Assessed Value of the Base	\$170,754
Avg. Adj. Sales Price	\$113,656	Avg. Assessed Value	\$84,325

Confidence Interval - Current

95% Median C.I	94.04 to 125.73
95% Wgt. Mean C.I	41.47 to 106.92
95% Mean C.I	94.35 to 126.57
% of Value of the Class of all Real Property Value in the County	5.60
% of Records Sold in the Study Period	3.15
% of Value Sold in the Study Period	1.56

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	24	97	97.31
2017	16	100	91.94
2016	17	100	95.16
2015	17	100	96.32

**19 Colfax
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 : 160
 Total Sales Price : 18,745,050
 Total Adj. Sales Price : 18,745,050
 Total Assessed Value : 16,902,635
 Avg. Adj. Sales Price : 117,157
 Avg. Assessed Value : 105,641

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 93
 COD : 13.89
 PRD : 102.76

COV : 29.57
 STD : 27.40
 Avg. Abs. Dev : 12.88
 MAX Sales Ratio : 369.13
 MIN Sales Ratio : 29.58

95% Median C.I. : 90.61 to 94.13
 95% Wgt. Mean C.I. : 87.88 to 92.46
 95% Mean C.I. : 88.41 to 96.91

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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
____ Qtrs ____											
01-OCT-16 To 31-DEC-16	22	93.52	103.19	90.79	23.67	113.66	59.18	369.13	84.73 to 98.69	91,843	83,383
01-JAN-17 To 31-MAR-17	15	97.12	97.88	98.39	08.63	99.48	78.92	125.30	89.77 to 102.97	93,353	91,849
01-APR-17 To 30-JUN-17	17	93.39	94.67	95.03	07.00	99.62	74.60	111.58	90.64 to 101.94	132,012	125,447
01-JUL-17 To 30-SEP-17	21	94.88	93.88	92.27	11.02	101.74	50.17	139.88	93.37 to 99.28	142,143	131,155
01-OCT-17 To 31-DEC-17	18	92.17	89.70	88.96	12.26	100.83	58.74	110.56	74.99 to 100.27	120,778	107,438
01-JAN-18 To 31-MAR-18	13	89.88	87.64	87.49	09.91	100.17	67.70	109.86	76.68 to 94.33	155,346	135,905
01-APR-18 To 30-JUN-18	24	85.69	85.87	87.64	12.18	97.98	29.58	103.46	82.00 to 98.38	136,713	119,812
01-JUL-18 To 30-SEP-18	30	86.54	89.73	85.01	17.03	105.55	62.45	167.90	81.99 to 92.84	87,347	74,250
____ Study Yrs ____											
01-OCT-16 To 30-SEP-17	75	94.40	97.59	93.63	13.42	104.23	50.17	369.13	93.09 to 97.15	115,334	107,987
01-OCT-17 To 30-SEP-18	85	88.38	88.32	87.21	13.77	101.27	29.58	167.90	84.21 to 91.56	118,765	103,572
____ Calendar Yrs ____											
01-JAN-17 To 31-DEC-17	71	94.40	93.85	93.13	09.96	100.77	50.17	139.88	92.94 to 97.36	123,993	115,471
____ ALL ____	160	92.74	92.66	90.17	13.89	102.76	29.58	369.13	90.61 to 94.13	117,157	105,641

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	49	91.92	93.53	91.63	11.55	102.07	62.05	159.66	89.88 to 94.98	80,316	73,592
3	1	96.54	96.54	96.54	00.00	100.00	96.54	96.54	N/A	77,000	74,335
4	12	92.19	85.51	86.40	14.85	98.97	50.17	110.99	67.70 to 100.82	223,250	192,887
5	98	92.89	93.06	90.49	15.06	102.84	29.58	369.13	88.38 to 95.93	122,995	111,303
____ ALL ____	160	92.74	92.66	90.17	13.89	102.76	29.58	369.13	90.61 to 94.13	117,157	105,641

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	157	92.94	93.29	90.62	13.44	102.95	50.17	369.13	90.64 to 94.33	117,255	106,255
06	3	58.74	59.64	65.66	34.63	90.83	29.58	90.61	N/A	112,000	73,535
07											
____ ALL ____	160	92.74	92.66	90.17	13.89	102.76	29.58	369.13	90.61 to 94.13	117,157	105,641

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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 : 160
 Total Sales Price : 18,745,050
 Total Adj. Sales Price : 18,745,050
 Total Assessed Value : 16,902,635
 Avg. Adj. Sales Price : 117,157
 Avg. Assessed Value : 105,641

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 93
 COD : 13.89
 PRD : 102.76

COV : 29.57
 STD : 27.40
 Avg. Abs. Dev : 12.88
 MAX Sales Ratio : 369.13
 MIN Sales Ratio : 29.58

95% Median C.I. : 90.61 to 94.13
 95% Wgt. Mean C.I. : 87.88 to 92.46
 95% Mean C.I. : 88.41 to 96.91

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	2	264.40	264.40	234.13	39.61	112.93	159.66	369.13	N/A	11,250	26,340	
Less Than 30,000	7	125.30	159.04	135.73	46.22	117.17	91.63	369.13	91.63 to 369.13	19,429	26,371	
__Ranges Excl. Low \$__												
Greater Than 4,999	160	92.74	92.66	90.17	13.89	102.76	29.58	369.13	90.61 to 94.13	117,157	105,641	
Greater Than 14,999	158	92.28	90.49	90.00	11.78	100.54	29.58	167.90	90.27 to 94.04	118,497	106,645	
Greater Than 29,999	153	91.63	89.63	89.84	11.35	99.77	29.58	139.88	89.77 to 93.94	121,628	109,268	
__Incremental Ranges__												
0 TO 4,999												
5,000 TO 14,999	2	264.40	264.40	234.13	39.61	112.93	159.66	369.13	N/A	11,250	26,340	
15,000 TO 29,999	5	102.30	116.90	116.22	20.37	100.59	91.63	167.90	N/A	22,700	26,383	
30,000 TO 59,999	18	92.74	91.93	91.16	14.92	100.84	29.58	139.88	88.01 to 99.89	45,528	41,503	
60,000 TO 99,999	51	88.93	87.41	87.62	11.41	99.76	59.18	118.52	84.46 to 94.04	75,177	65,870	
100,000 TO 149,999	56	91.27	89.57	89.25	10.67	100.36	62.45	111.92	88.21 to 94.81	125,598	112,095	
150,000 TO 249,999	18	95.71	92.91	92.69	10.13	100.24	50.17	110.99	91.19 to 99.91	185,611	172,045	
250,000 TO 499,999	9	92.94	91.99	91.60	07.71	100.43	75.14	108.10	84.08 to 100.82	337,333	308,993	
500,000 TO 999,999	1	83.77	83.77	83.77	00.00	100.00	83.77	83.77	N/A	545,000	456,545	
1,000,000 +												
___ALL___	160	92.74	92.66	90.17	13.89	102.76	29.58	369.13	90.61 to 94.13	117,157	105,641	

19 Colfax
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 : 18
Total Sales Price : 2,045,800
Total Adj. Sales Price : 2,045,800
Total Assessed Value : 1,517,845
Avg. Adj. Sales Price : 113,656
Avg. Assessed Value : 84,325

MEDIAN : 100
WGT. MEAN : 74
MEAN : 110
COD : 22.73
PRD : 148.89

COV : 29.33
STD : 32.40
Avg. Abs. Dev : 22.65
MAX Sales Ratio : 172.00
MIN Sales Ratio : 42.07

95% Median C.I. : 94.04 to 125.73
95% Wgt. Mean C.I. : 41.47 to 106.92
95% Mean C.I. : 94.35 to 126.57

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	2	88.78	88.78	88.79	00.06	99.99	88.73	88.82	N/A	119,000	105,655
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	3	122.95	115.89	102.09	08.24	113.52	97.16	127.55	N/A	154,333	157,557
01-JUL-16 To 30-SEP-16	1	99.41	99.41	99.41	00.00	100.00	99.41	99.41	N/A	52,500	52,190
01-OCT-16 To 31-DEC-16	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	136,000	127,895
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	3	105.14	106.13	111.06	12.12	95.56	87.52	125.73	N/A	31,500	34,985
01-JUL-17 To 30-SEP-17	4	98.66	116.10	98.79	20.11	117.52	95.07	172.00	N/A	34,500	34,083
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	113.85	113.85	113.85	00.00	100.00	113.85	113.85	N/A	10,000	11,385
01-APR-18 To 30-JUN-18	3	160.00	124.33	43.89	26.84	283.28	42.07	170.92	N/A	304,600	133,703
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	98.29	104.10	97.70	12.75	106.55	88.73	127.55	88.73 to 127.55	125,583	122,695
01-OCT-16 To 30-SEP-17	8	98.66	109.60	100.18	16.30	109.40	87.52	172.00	87.52 to 172.00	46,063	46,148
01-OCT-17 To 30-SEP-18	4	136.93	121.71	44.65	31.95	272.59	42.07	170.92	N/A	230,950	103,124
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	5	99.41	108.22	100.19	11.93	108.01	94.04	127.55	N/A	130,300	130,551
01-JAN-17 To 31-DEC-17	7	99.87	111.83	103.78	17.57	107.76	87.52	172.00	87.52 to 172.00	33,214	34,469
<u>ALL</u>	18	99.64	110.46	74.19	22.73	148.89	42.07	172.00	94.04 to 125.73	113,656	84,325

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	11	97.16	101.50	71.35	18.89	142.26	42.07	160.00	88.73 to 127.55	171,545	122,392
2	7	113.85	124.54	108.02	21.81	115.29	87.52	172.00	87.52 to 172.00	22,686	24,504
<u>ALL</u>	18	99.64	110.46	74.19	22.73	148.89	42.07	172.00	94.04 to 125.73	113,656	84,325

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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 : 18	MEDIAN : 100	COV : 29.33	95% Median C.I. : 94.04 to 125.73
Total Sales Price : 2,045,800	WGT. MEAN : 74	STD : 32.40	95% Wgt. Mean C.I. : 41.47 to 106.92
Total Adj. Sales Price : 2,045,800	MEAN : 110	Avg. Abs. Dev : 22.65	95% Mean C.I. : 94.35 to 126.57
Total Assessed Value : 1,517,845			
Avg. Adj. Sales Price : 113,656	COD : 22.73	MAX Sales Ratio : 172.00	
Avg. Assessed Value : 84,325	PRD : 148.89	MIN Sales Ratio : 42.07	

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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	18	99.64	110.46	74.19	22.73	148.89	42.07	172.00	94.04 to 125.73	113,656	84,325
04											
<u>ALL</u>	18	99.64	110.46	74.19	22.73	148.89	42.07	172.00	94.04 to 125.73	113,656	84,325

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	171.46	171.46	171.15	00.31	100.18	170.92	172.00	N/A	2,400	4,108
Less Than 15,000	5	160.00	144.38	135.09	15.49	106.88	105.14	172.00	N/A	6,360	8,592
Less Than 30,000	5	160.00	144.38	135.09	15.49	106.88	105.14	172.00	N/A	6,360	8,592
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	16	98.43	102.84	73.97	16.74	139.03	42.07	160.00	88.82 to 122.95	127,563	94,352
Greater Than 14,999	13	97.16	97.41	73.23	13.99	133.02	42.07	127.55	88.73 to 122.95	154,923	113,453
Greater Than 29,999	13	97.16	97.41	73.23	13.99	133.02	42.07	127.55	88.73 to 122.95	154,923	113,453
<u>Incremental Ranges</u>											
0 TO 4,999	2	171.46	171.46	171.15	00.31	100.18	170.92	172.00	N/A	2,400	4,108
5,000 TO 14,999	3	113.85	126.33	128.69	16.06	98.17	105.14	160.00	N/A	9,000	11,582
15,000 TO 29,999											
30,000 TO 59,999	7	99.41	107.95	109.81	13.82	98.31	87.52	127.55	87.52 to 127.55	40,714	44,709
60,000 TO 99,999	2	94.30	94.30	93.80	05.91	100.53	88.73	99.87	N/A	82,500	77,383
100,000 TO 149,999	2	91.43	91.43	91.32	02.85	100.12	88.82	94.04	N/A	142,000	129,673
150,000 TO 249,999											
250,000 TO 499,999	1	97.16	97.16	97.16	00.00	100.00	97.16	97.16	N/A	380,000	369,195
500,000 TO 999,999	1	42.07	42.07	42.07	00.00	100.00	42.07	42.07	N/A	900,000	378,615
1,000,000 +											
<u>ALL</u>	18	99.64	110.46	74.19	22.73	148.89	42.07	172.00	94.04 to 125.73	113,656	84,325

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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 : 18
 Total Sales Price : 2,045,800
 Total Adj. Sales Price : 2,045,800
 Total Assessed Value : 1,517,845
 Avg. Adj. Sales Price : 113,656
 Avg. Assessed Value : 84,325

MEDIAN : 100
 WGT. MEAN : 74
 MEAN : 110
 COD : 22.73
 PRD : 148.89

COV : 29.33
 STD : 32.40
 Avg. Abs. Dev : 22.65
 MAX Sales Ratio : 172.00
 MIN Sales Ratio : 42.07

95% Median C.I. : 94.04 to 125.73
 95% Wgt. Mean C.I. : 41.47 to 106.92
 95% Mean C.I. : 94.35 to 126.57

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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	88.82	88.82	88.82	00.00	100.00	88.82	88.82	N/A	148,000	131,450
344	2	111.31	111.31	111.57	14.59	99.77	95.07	127.55	N/A	30,500	34,030
352	3	94.04	77.76	61.84	19.52	125.74	42.07	97.16	N/A	472,000	291,902
353	5	125.73	128.98	101.85	26.51	126.64	87.52	172.00	N/A	36,460	37,134
380	1	160.00	160.00	160.00	00.00	100.00	160.00	160.00	N/A	10,000	16,000
384	2	105.65	105.65	101.36	07.76	104.23	97.45	113.85	N/A	21,000	21,285
386	1	99.41	99.41	99.41	00.00	100.00	99.41	99.41	N/A	52,500	52,190
442	1	122.95	122.95	122.95	00.00	100.00	122.95	122.95	N/A	52,000	63,935
471	1	105.14	105.14	105.14	00.00	100.00	105.14	105.14	N/A	7,000	7,360
528	1	99.87	99.87	99.87	00.00	100.00	99.87	99.87	N/A	75,000	74,905
ALL	18	99.64	110.46	74.19	22.73	148.89	42.07	172.00	94.04 to 125.73	113,656	84,325

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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 : 32
 Total Sales Price : 27,456,830
 Total Adj. Sales Price : 27,456,830
 Total Assessed Value : 19,585,485
 Avg. Adj. Sales Price : 858,026
 Avg. Assessed Value : 612,046

MEDIAN : 73
 WGT. MEAN : 71
 MEAN : 76
 COD : 15.22
 PRD : 106.34

COV : 26.08
 STD : 19.78
 Avg. Abs. Dev : 11.11
 MAX Sales Ratio : 156.24
 MIN Sales Ratio : 52.62

95% Median C.I. : 66.52 to 77.24
 95% Wgt. Mean C.I. : 66.24 to 76.42
 95% Mean C.I. : 69.00 to 82.70

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	6	72.10	71.65	70.03	08.46	102.31	60.95	81.01	60.95 to 81.01	943,095	660,436
01-JAN-16 To 31-MAR-16	2	57.38	57.38	56.57	08.30	101.43	52.62	62.14	N/A	1,586,337	897,315
01-APR-16 To 30-JUN-16	5	73.03	68.91	67.36	06.87	102.30	60.93	75.06	N/A	610,884	411,501
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	3	73.16	72.50	72.20	01.44	100.42	70.59	73.74	N/A	612,023	441,853
01-JAN-17 To 31-MAR-17	2	59.63	59.63	56.69	08.77	105.19	54.40	64.85	N/A	1,173,900	665,445
01-APR-17 To 30-JUN-17	1	80.39	80.39	80.39	00.00	100.00	80.39	80.39	N/A	625,264	502,655
01-JUL-17 To 30-SEP-17	2	112.22	112.22	81.13	39.23	138.32	68.20	156.24	N/A	714,604	579,775
01-OCT-17 To 31-DEC-17	1	77.32	77.32	77.32	00.00	100.00	77.32	77.32	N/A	2,565,000	1,983,315
01-JAN-18 To 31-MAR-18	6	75.28	76.93	75.54	10.49	101.84	66.08	94.89	66.08 to 94.89	701,068	529,621
01-APR-18 To 30-JUN-18	2	68.03	68.03	66.76	07.31	101.90	63.06	72.99	N/A	593,320	396,110
01-JUL-18 To 30-SEP-18	2	110.75	110.75	109.02	10.67	101.59	98.93	122.56	N/A	687,390	749,410
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	13	69.19	68.40	65.75	09.91	104.03	52.62	81.01	60.95 to 75.06	914,282	601,135
01-OCT-16 To 30-SEP-17	8	71.88	80.20	69.23	21.83	115.85	54.40	156.24	54.40 to 156.24	779,793	539,832
01-OCT-17 To 30-SEP-18	11	77.32	81.50	79.85	15.62	102.07	63.06	122.56	66.08 to 98.93	848,439	677,462
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	10	71.81	67.68	64.21	08.31	105.40	52.62	75.06	60.93 to 73.74	806,316	517,770
01-JAN-17 To 31-DEC-17	6	72.76	83.57	71.43	28.97	117.00	54.40	156.24	54.40 to 156.24	1,161,212	829,402
<u>ALL</u>	32	73.01	75.85	71.33	15.22	106.34	52.62	156.24	66.52 to 77.24	858,026	612,046

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	32	73.01	75.85	71.33	15.22	106.34	52.62	156.24	66.52 to 77.24	858,026	612,046
ALL	32	73.01	75.85	71.33	15.22	106.34	52.62	156.24	66.52 to 77.24	858,026	612,046

19 Colfax
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 : 32
 Total Sales Price : 27,456,830
 Total Adj. Sales Price : 27,456,830
 Total Assessed Value : 19,585,485
 Avg. Adj. Sales Price : 858,026
 Avg. Assessed Value : 612,046

MEDIAN : 73
 WGT. MEAN : 71
 MEAN : 76
 COD : 15.22
 PRD : 106.34

COV : 26.08
 STD : 19.78
 Avg. Abs. Dev : 11.11
 MAX Sales Ratio : 156.24
 MIN Sales Ratio : 52.62

95% Median C.I. : 66.52 to 77.24
 95% Wgt. Mean C.I. : 66.24 to 76.42
 95% Mean C.I. : 69.00 to 82.70

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95%MLU By Market Area

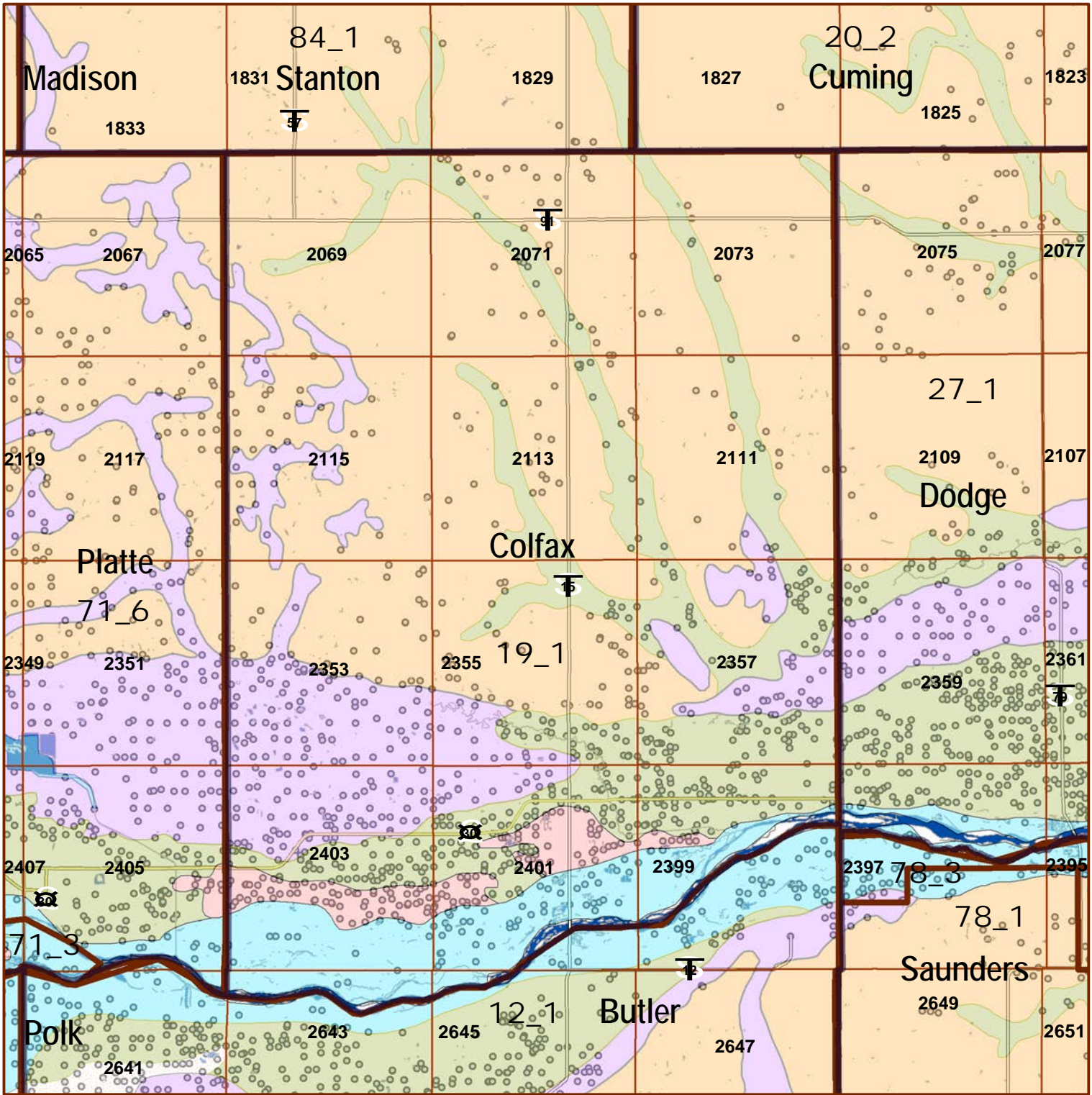
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	80.39	79.45	77.10	13.20	103.05	63.06	94.89	N/A	614,021	473,418
1	3	80.39	79.45	77.10	13.20	103.05	63.06	94.89	N/A	614,021	473,418
Dry											
County	12	73.10	71.72	71.09	09.36	100.89	60.93	98.93	62.14 to 75.01	705,287	501,355
1	12	73.10	71.72	71.09	09.36	100.89	60.93	98.93	62.14 to 75.01	705,287	501,355
ALL	32	73.01	75.85	71.33	15.22	106.34	52.62	156.24	66.52 to 77.24	858,026	612,046

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	7	66.52	78.02	70.30	24.92	110.98	52.62	122.56	52.62 to 122.56	993,722	698,559
1	7	66.52	78.02	70.30	24.92	110.98	52.62	122.56	52.62 to 122.56	993,722	698,559
Dry											
County	18	73.01	72.45	71.84	07.90	100.85	60.93	98.93	69.19 to 75.01	737,256	529,628
1	18	73.01	72.45	71.84	07.90	100.85	60.93	98.93	69.19 to 75.01	737,256	529,628
ALL	32	73.01	75.85	71.33	15.22	106.34	52.62	156.24	66.52 to 77.24	858,026	612,046

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	4680	1479	150
Butler	1	3026	1499	600
Cuming	1	4628	1090	125
Dodge	1	3210	n/a	167
Platte	6	3439	1318	100
Saunders	1	2475	719	177
Stanton	1	2882	190	190

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.



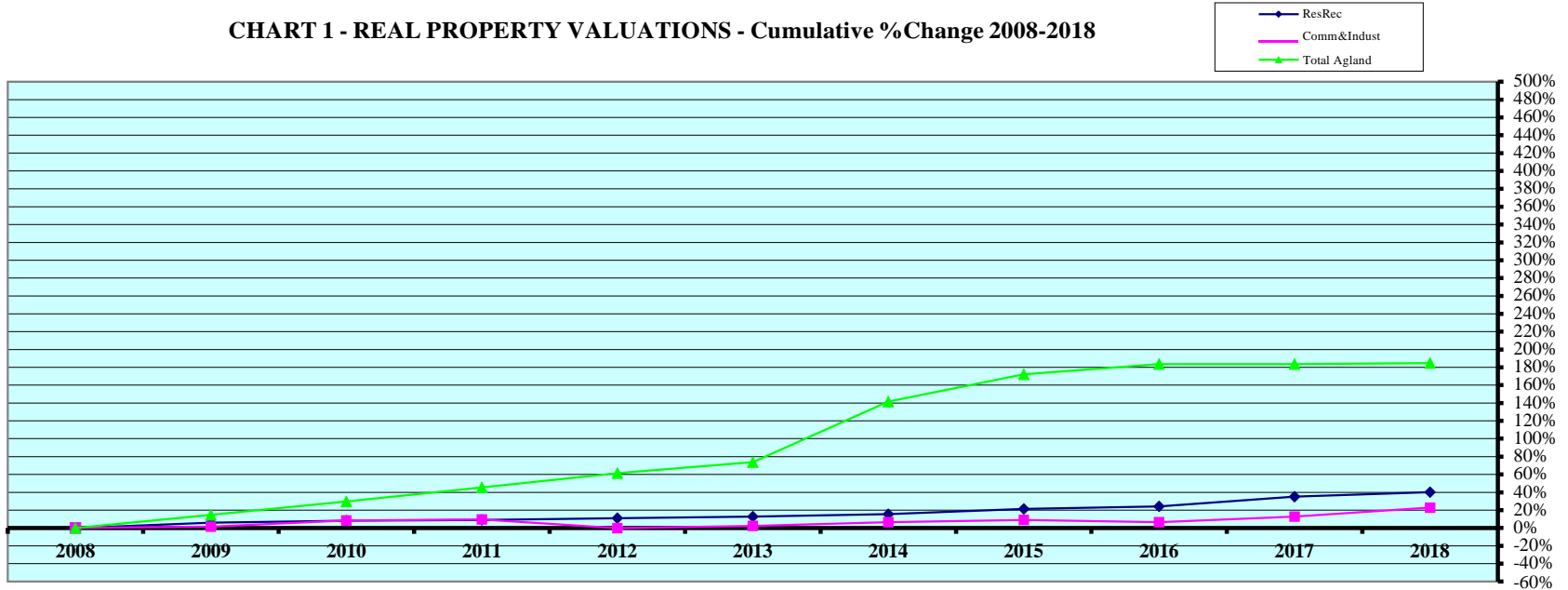
Legend

- 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 subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- IrrigationWells

Colfax 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	190,597,985	--	--	--	77,106,356	--	--	--	429,004,840	--	--	--
2009	202,187,920	11,589,935	6.08%	6.08%	78,341,481	1,235,125	1.60%	1.60%	491,393,910	62,389,070	14.54%	14.54%
2010	206,465,590	4,277,670	2.12%	8.33%	83,537,515	5,196,034	6.63%	8.34%	556,734,785	65,340,875	13.30%	29.77%
2011	207,685,860	1,220,270	0.59%	8.97%	84,505,938	968,423	1.16%	9.60%	623,621,980	66,887,195	12.01%	45.36%
2012	211,488,285	3,802,425	1.83%	10.96%	76,943,074	-7,562,864	-8.95%	-0.21%	692,131,525	68,509,545	10.99%	61.33%
2013	214,584,180	3,095,895	1.46%	12.58%	78,948,086	2,005,012	2.61%	2.39%	745,551,015	53,419,490	7.72%	73.79%
2014	220,078,955	5,494,775	2.56%	15.47%	82,190,826	3,242,740	4.11%	6.59%	1,035,922,325	290,371,310	38.95%	141.47%
2015	231,499,350	11,420,395	5.19%	21.46%	83,997,891	1,807,065	2.20%	8.94%	1,168,169,450	132,247,125	12.77%	172.30%
2016	236,565,970	5,066,620	2.19%	24.12%	82,204,356	-1,793,535	-2.14%	6.61%	1,216,844,785	48,675,335	4.17%	183.64%
2017	257,314,195	20,748,225	8.77%	35.00%	86,775,046	4,570,690	5.56%	12.54%	1,216,628,840	-215,945	-0.02%	183.59%
2018	267,181,015	9,866,820	3.83%	40.18%	94,723,836	7,948,790	9.16%	22.85%	1,221,238,525	4,609,685	0.38%	184.67%

Rate Annual %chg: Residential & Recreational **3.44%** Commercial & Industrial **2.08%** Agricultural Land **11.03%**

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

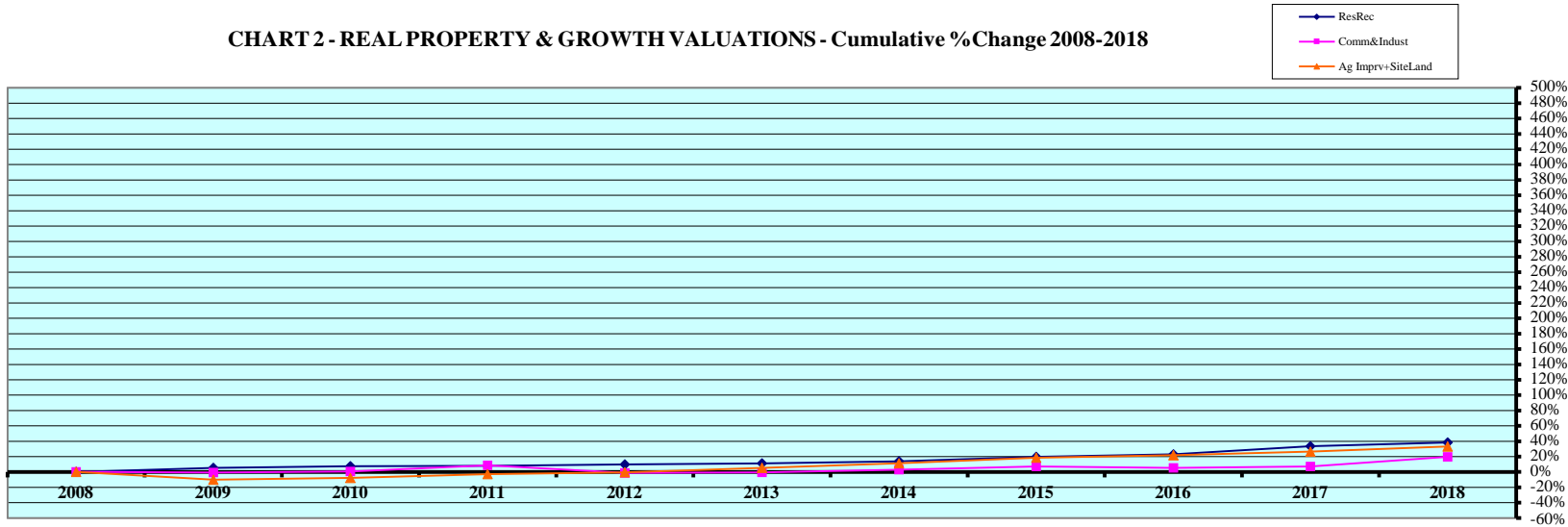
CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	190,597,985	1,870,350	0.98%	188,727,635	--	--	77,106,356	225,160	0.29%	76,881,196	--	--
2009	202,187,920	1,507,495	0.75%	200,680,425	5.29%	5.29%	78,341,481	1,848,285	2.36%	76,493,196	-0.80%	-0.80%
2010	206,465,590	1,737,660	0.84%	204,727,930	1.26%	7.41%	83,537,515	5,977,336	7.16%	77,560,179	-1.00%	0.59%
2011	207,685,860	1,714,925	0.83%	205,970,935	-0.24%	8.07%	84,505,938	882,935	1.04%	83,623,003	0.10%	8.45%
2012	211,488,285	2,162,960	1.02%	209,325,325	0.79%	9.83%	76,943,074	822,829	1.07%	76,120,245	-9.92%	-1.28%
2013	214,584,180	2,839,265	1.32%	211,744,915	0.12%	11.10%	78,948,086	2,164,757	2.74%	76,783,329	-0.21%	-0.42%
2014	220,078,955	3,147,148	1.43%	216,931,807	1.09%	13.82%	82,190,826	2,717,935	3.31%	79,472,891	0.66%	3.07%
2015	231,499,350	3,213,290	1.39%	228,286,060	3.73%	19.77%	83,997,891	1,278,925	1.52%	82,718,966	0.64%	7.28%
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	23.03%	82,204,356	983,445	1.20%	81,220,911	-3.31%	5.34%
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	33.41%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	7.09%
2018	267,181,015	3,551,904	1.33%	263,629,111	2.45%	38.32%	94,723,836	2,510,020	2.65%	92,213,816	6.27%	19.59%
Rate Ann%chg	3.44%			2.33%			2.08%			C & I w/o growth -0.71%		

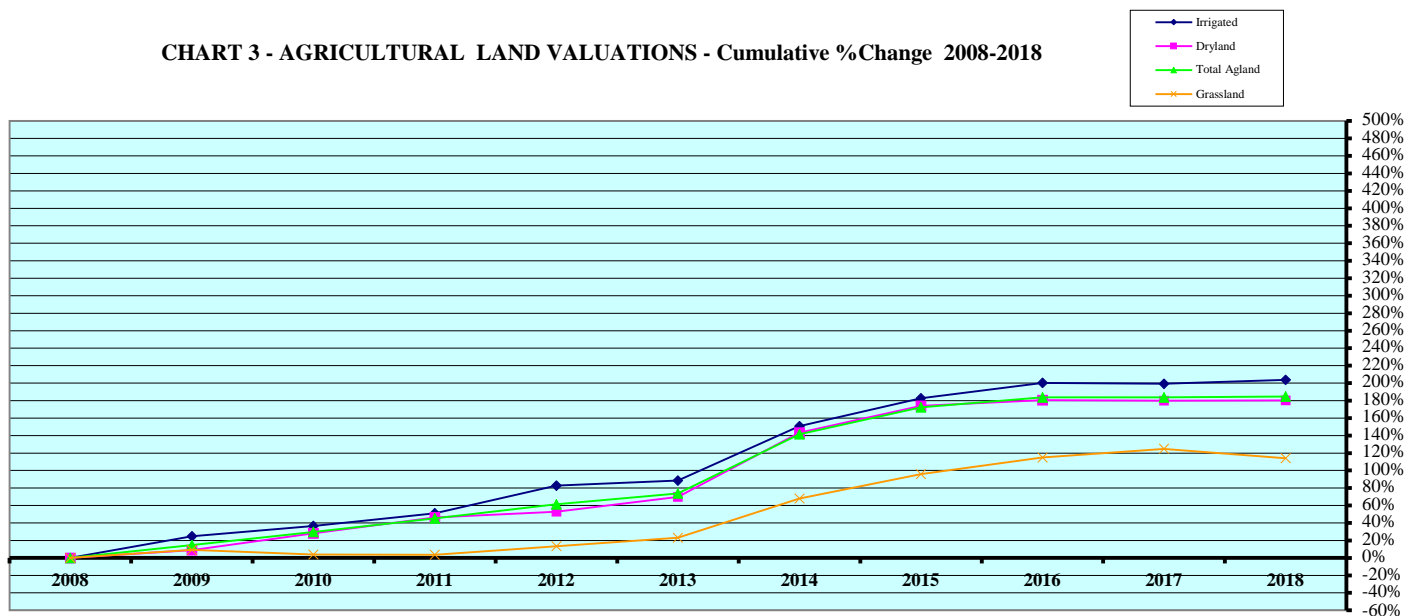
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2008	66,101,665	33,690,577	99,792,242	2,324,375	2.33%	97,467,867	--	--
2009	58,817,600	34,078,322	92,895,922	3,131,407	3.37%	89,764,515	-10.05%	-10.05%
2010	59,171,110	35,723,947	94,895,057	2,805,538	2.96%	92,089,519	-0.87%	-7.72%
2011	61,971,950	38,702,312	100,674,262	3,706,316	3.68%	96,967,946	2.18%	-2.83%
2012	62,681,790	43,497,022	106,178,812	6,886,148	6.49%	99,292,664	-1.37%	-0.50%
2013	64,662,950	47,573,275	112,236,225	7,069,610	6.30%	105,166,615	-0.95%	5.39%
2014	66,288,365	49,172,505	115,460,870	4,528,330	3.92%	110,932,540	-1.16%	11.16%
2015	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	2.49%	18.58%
2016	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	21.69%
2017	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	26.38%
2018	73,284,290	62,473,740	135,758,030	2,792,235	2.06%	132,965,795	1.73%	33.24%
Rate Ann%chg	1.04%	6.37%	3.13%	Ag Imprv+Site w/o growth		-0.84%		

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2008 - 2018 CTL Growth Value; 2008-2018 Abstract of Asmnt Rpt. NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

Cnty# 19
County COLFAX

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	154,710,460	--	--	--	247,494,395	--	--	--	26,301,375	--	--	--
2009	193,004,735	38,294,275	24.75%	24.75%	269,177,310	21,682,915	8.76%	8.76%	28,678,515	2,377,140	9.04%	9.04%
2010	211,308,130	18,303,395	9.48%	36.58%	317,323,920	48,146,610	17.89%	28.21%	27,291,530	-1,386,985	-4.84%	3.76%
2011	233,521,505	22,213,375	10.51%	50.94%	361,931,135	44,607,215	14.06%	46.24%	27,237,620	-53,910	-0.20%	3.56%
2012	282,855,385	49,333,880	21.13%	82.83%	378,478,565	16,547,430	4.57%	52.92%	29,793,280	2,555,660	9.38%	13.28%
2013	291,600,990	8,745,605	3.09%	88.48%	420,177,510	41,698,945	11.02%	69.77%	32,355,770	2,562,490	8.60%	23.02%
2014	387,823,345	96,222,355	33.00%	150.68%	602,453,970	182,276,460	43.38%	143.42%	44,150,605	11,794,835	36.45%	67.86%
2015	437,160,715	49,337,370	12.72%	182.57%	677,992,995	75,539,025	12.54%	173.94%	51,502,350	7,351,745	16.65%	95.82%
2016	464,499,835	27,339,120	6.25%	200.24%	694,324,590	16,331,595	2.41%	180.54%	56,540,445	5,038,095	9.78%	114.97%
2017	463,097,500	-1,402,335	-0.30%	199.33%	692,979,100	-1,345,490	-0.19%	180.00%	59,114,625	2,574,180	4.55%	124.76%
2018	469,816,725	6,719,225	1.45%	203.67%	693,923,185	944,085	0.14%	180.38%	56,312,820	-2,801,805	-4.74%	114.11%

Rate Ann.%chg: Irrigated **11.75%** Dryland **10.86%** Grassland **7.91%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	177,220	--	--	--	321,390	--	--	--	429,004,840	--	--	--
2009	189,460	12,240	6.91%	6.91%	343,890	22,500	7.00%	7.00%	491,393,910	62,389,070	14.54%	14.54%
2010	404,810	215,350	113.67%	128.42%	406,395	62,505	18.18%	26.45%	556,734,785	65,340,875	13.30%	29.77%
2011	397,290	-7,520	-1.86%	124.18%	534,430	128,035	31.51%	66.29%	623,621,980	66,887,195	12.01%	45.36%
2012	397,310	20	0.01%	124.19%	606,985	72,555	13.58%	88.86%	692,131,525	68,509,545	10.99%	61.33%
2013	783,140	385,830	97.11%	341.90%	633,605	26,620	4.39%	97.15%	745,551,015	53,419,490	7.72%	73.79%
2014	789,565	6,425	0.82%	345.53%	704,840	71,235	11.24%	119.31%	1,035,922,325	290,371,310	38.95%	141.47%
2015	820,095	30,530	3.87%	362.76%	693,295	-11,545	-1.64%	115.72%	1,168,169,450	132,247,125	12.77%	172.30%
2016	1,226,625	406,530	49.57%	592.15%	253,290	-440,005	-63.47%	-21.19%	1,216,844,785	48,675,335	4.17%	183.64%
2017	1,184,275	-42,350	-3.45%	568.25%	253,340	50	0.02%	-21.17%	1,216,628,840	-215,945	-0.02%	183.59%
2018	1,185,795	1,520	0.13%	569.11%	0	-253,340	-100.00%	-100.00%	1,221,238,525	4,609,685	0.38%	184.67%

Cntv# **19**
County **COLFAX**

Rate Ann.%cha: Total Agric Land **11.03%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	154,730,780	69,430	2,229			247,362,520	134,295	1,842			26,316,595	39,971	658		
2009	193,786,725	70,841	2,736	22.75%	22.75%	268,777,435	133,243	2,017	9.51%	9.51%	28,688,470	38,958	736	11.85%	11.85%
2010	211,549,435	73,079	2,895	5.82%	29.89%	317,478,320	134,933	2,353	16.64%	27.74%	27,145,765	30,522	889	20.77%	35.08%
2011	233,647,275	74,019	3,157	9.04%	41.64%	362,225,520	133,985	2,703	14.90%	46.77%	27,282,935	30,686	889	-0.03%	35.04%
2012	282,858,870	74,311	3,806	20.59%	70.80%	378,506,415	133,682	2,831	4.73%	53.72%	29,782,770	30,337	982	10.42%	49.11%
2013	291,682,980	76,813	3,797	-0.24%	70.39%	420,185,810	131,612	3,193	12.76%	73.33%	32,373,160	29,924	1,082	10.20%	64.32%
2014	387,520,560	77,033	5,031	32.48%	125.73%	602,760,570	131,422	4,586	43.66%	149.00%	44,186,220	29,883	1,479	36.67%	124.58%
2015	437,235,070	77,461	5,645	12.21%	153.28%	678,294,330	132,170	5,132	11.89%	178.62%	51,413,125	28,522	1,803	21.91%	173.78%
2016	464,320,630	77,637	5,981	5.95%	168.36%	695,181,350	132,008	5,266	2.62%	185.91%	56,480,485	28,513	1,981	9.89%	200.86%
2017	463,079,995	77,393	5,983	0.05%	168.49%	693,296,250	131,654	5,266	0.00%	185.90%	59,348,315	29,204	2,032	2.59%	208.66%
2018	469,722,125	78,542	5,981	-0.05%	168.35%	694,233,725	131,830	5,266	0.00%	185.90%	56,154,935	27,567	2,037	0.24%	209.40%

Rate Annual %chg Average Value/Acre: **10.38%**

11.08%

11.96%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	176,850	3,537	50			0	0				428,586,745	247,232	1,734		
2009	183,400	3,668	50	0.00%	0.00%	343,890	229	1,500			491,779,920	246,940	1,991	14.88%	14.88%
2010	404,250	8,076	50	0.10%	0.10%	407,655	272	1,500	0.00%		556,985,425	246,882	2,256	13.29%	30.14%
2011	406,675	8,125	50	-0.01%	0.10%	405,225	270	1,500	0.00%		623,967,630	247,084	2,525	11.93%	45.67%
2012	397,220	7,936	50	0.00%	0.10%	204,010	340	600	-60.00%		691,749,285	246,606	2,805	11.08%	61.81%
2013	782,915	7,829	100	99.79%	99.99%	204,010	340	600	0.00%		745,228,875	246,518	3,023	7.77%	74.38%
2014	786,575	7,866	100	0.00%	99.98%	204,010	340	600	0.00%		1,035,457,935	246,544	4,200	38.93%	142.27%
2015	817,230	8,172	100	0.00%	99.98%	217,095	362	600	-0.01%		1,167,976,850	246,688	4,735	12.73%	173.12%
2016	1,225,990	8,171	150	50.05%	200.07%	253,290	362	700	16.67%		1,217,461,745	246,692	4,935	4.24%	184.69%
2017	1,154,980	7,698	150	-0.01%	200.05%	253,340	362	700	0.00%		1,217,132,880	246,311	4,941	0.13%	185.05%
2018	1,188,940	7,924	150	0.00%	200.04%	0	0				1,221,299,725	245,863	4,967	0.53%	186.55%

Rate Annual %chg Average Value/Acre: **11.10%**

19
COLFAX

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

Total Real Property
Sum Lines 17, 25, & 30

Records : 8,255

Value : 1,742,388,266

Growth 10,916,495

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	302	1,613,090	40	661,565	257	1,238,430	599	3,513,085	
02. Res Improve Land	2,492	15,295,605	86	3,927,120	303	8,373,080	2,881	27,595,805	
03. Res Improvements	2,651	185,009,980	87	18,365,425	345	38,224,220	3,083	241,599,625	
04. Res Total	2,953	201,918,675	127	22,954,110	602	47,835,730	3,682	272,708,515	3,504,880
% of Res Total	80.20	74.04	3.45	8.42	16.35	17.54	44.60	15.65	32.11
05. Com UnImp Land	68	665,680	6	227,815	4	561,665	78	1,455,160	
06. Com Improve Land	434	4,422,625	23	788,910	22	1,152,960	479	6,364,495	
07. Com Improvements	440	46,125,111	27	9,373,710	23	8,360,370	490	63,859,191	
08. Com Total	508	51,213,416	33	10,390,435	27	10,074,995	568	71,678,846	3,972,285
% of Com Total	89.44	71.45	5.81	14.50	4.75	14.06	6.88	4.11	36.39
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	3	1,035,630	0	0	3	1,035,630	
11. Ind Improvements	0	0	3	24,785,940	0	0	3	24,785,940	
12. Ind Total	0	0	3	25,821,570	0	0	3	25,821,570	0
% of Ind Total	0.00	0.00	100.00	100.00	0.00	0.00	0.04	1.48	0.00
13. Rec UnImp Land	1	5,180	7	54,635	29	746,585	37	806,400	
14. Rec Improve Land	0	0	29	398,395	35	1,680,890	64	2,079,285	
15. Rec Improvements	0	0	67	1,985,045	54	3,277,375	121	5,262,420	
16. Rec Total	1	5,180	74	2,438,075	83	5,704,850	158	8,148,105	0
% of Rec Total	0.63	0.06	46.84	29.92	52.53	70.01	1.91	0.47	0.00
Res & Rec Total	2,954	201,923,855	201	25,392,185	685	53,540,580	3,840	280,856,620	3,504,880
% of Res & Rec Total	76.93	71.90	5.23	9.04	17.84	19.06	46.52	16.12	32.11
Com & Ind Total	508	51,213,416	36	36,212,005	27	10,074,995	571	97,500,416	3,972,285
% of Com & Ind Total	88.97	52.53	6.30	37.14	4.73	10.33	6.92	5.60	36.39

17. Taxable Total	3,462	253,137,271	237	61,604,190	712	63,615,575	4,411	378,357,036	7,477,165
% of Taxable Total	78.49	66.90	5.37	16.28	16.14	16.81	53.43	21.71	68.49



Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	15,000	1,263,735	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	15,000	1,263,735
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	15,000	1,263,735

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	296	2	222	520

Schedule V : Agricultural Records

	Urban Records	Urban Value	SubUrban Records	SubUrban Value	Rural Records	Rural Value	Total Records	Total Value
27. Ag-Vacant Land	15	1,584,225	7	967,595	2,902	936,285,885	2,924	938,837,705
28. Ag-Improved Land	1	97,560	0	0	873	301,625,395	874	301,722,955
29. Ag Improvements	1	146,855	0	0	919	123,323,715	920	123,470,570

30. Ag Total				3,844	1,364,031,230
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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	1	1.00	17,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	113,645	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	4.29	12,870	0	0.00	0	
37. FarmSite Improvements	1	0.00	33,210	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.93	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	54	59.23	975,690	54	59.23	975,690	
32. HomeSite Improv Land	594	608.79	10,370,170	595	609.79	10,387,170	
33. HomeSite Improvements	601	0.00	69,970,960	602	0.00	70,084,605	26,795
34. HomeSite Total				656	669.02	81,447,465	
35. FarmSite UnImp Land	71	134.64	403,910	71	134.64	403,910	
36. FarmSite Improv Land	797	3,227.75	9,683,250	798	3,232.04	9,696,120	
37. FarmSite Improvements	891	0.00	53,352,755	892	0.00	53,385,965	3,412,535
38. FarmSite Total				963	3,366.68	63,485,995	
39. Road & Ditches	3,099	5,280.72	0	3,100	5,281.65	0	
40. Other- Non Ag Use	30	729.08	929,645	30	729.08	929,645	
41. Total Section VI				1,619	10,046.43	145,863,105	3,439,330

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. 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	10,453.74	13.32%	68,733,505	14.70%	6,575.02
46. 1A	13,365.86	17.03%	83,537,910	17.87%	6,250.10
47. 2A1	15,634.45	19.93%	96,152,070	20.57%	6,150.01
48. 2A	9,810.06	12.50%	59,350,990	12.70%	6,050.01
49. 3A1	6,482.47	8.26%	36,034,920	7.71%	5,558.83
50. 3A	18,439.46	23.50%	101,417,030	21.70%	5,500.00
51. 4A1	3,926.65	5.00%	20,480,030	4.38%	5,215.65
52. 4A	349.33	0.45%	1,737,945	0.37%	4,975.08
53. Total	78,462.02	100.00%	467,444,400	100.00%	5,957.59
Dry					
54. 1D1	6,017.11	4.60%	35,090,365	5.10%	5,831.76
55. 1D	32,529.37	24.89%	186,859,410	27.17%	5,744.33
56. 2D1	7,737.01	5.92%	42,924,615	6.24%	5,547.96
57. 2D	6,248.01	4.78%	34,046,605	4.95%	5,449.19
58. 3D1	14,089.84	10.78%	73,694,930	10.71%	5,230.36
59. 3D	45,455.01	34.78%	228,498,760	33.22%	5,026.92
60. 4D1	16,862.83	12.90%	79,077,205	11.50%	4,689.44
61. 4D	1,768.50	1.35%	7,629,610	1.11%	4,314.17
62. Total	130,707.68	100.00%	687,821,500	100.00%	5,262.29
Grass					
63. 1G1	458.60	1.60%	1,262,255	2.05%	2,752.41
64. 1G	2,880.84	10.02%	7,336,665	11.89%	2,546.71
65. 2G1	2,115.39	7.36%	5,257,670	8.52%	2,485.44
66. 2G	3,400.12	11.83%	8,639,575	14.00%	2,540.96
67. 3G1	2,421.15	8.42%	4,980,495	8.07%	2,057.08
68. 3G	8,395.36	29.20%	18,351,125	29.73%	2,185.87
69. 4G1	6,833.76	23.77%	11,754,690	19.04%	1,720.09
70. 4G	2,242.99	7.80%	4,138,955	6.71%	1,845.28
71. Total	28,748.21	100.00%	61,721,430	100.00%	2,146.97
Irrigated Total					
	78,462.02	31.92%	467,444,400	38.37%	5,957.59
Dry Total					
	130,707.68	53.18%	687,821,500	56.46%	5,262.29
Grass Total					
	28,748.21	11.70%	61,721,430	5.07%	2,146.97
72. Waste	7,869.97	3.20%	1,180,795	0.10%	150.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	45.75	0.02%	0	0.00%	0.00
75. Market Area Total	245,787.88	100.00%	1,218,168,125	100.00%	4,956.18

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	227.37	1,300,175	128.43	744,200	78,106.22	465,400,025	78,462.02	467,444,400
77. Dry Land	41.77	219,035	42.68	222,060	130,623.23	687,380,405	130,707.68	687,821,500
78. Grass	42.76	132,425	0.00	0	28,705.45	61,589,005	28,748.21	61,721,430
79. Waste	1.85	280	8.90	1,335	7,859.22	1,179,180	7,869.97	1,180,795
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	45.75	0	45.75	0
82. Total	313.75	1,651,915	180.01	967,595	245,294.12	1,215,548,615	245,787.88	1,218,168,125

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,462.02	31.92%	467,444,400	38.37%	5,957.59
Dry Land	130,707.68	53.18%	687,821,500	56.46%	5,262.29
Grass	28,748.21	11.70%	61,721,430	5.07%	2,146.97
Waste	7,869.97	3.20%	1,180,795	0.10%	150.04
Other	0.00	0.00%	0	0.00%	0.00
Exempt	45.75	0.02%	0	0.00%	0.00
Total	245,787.88	100.00%	1,218,168,125	100.00%	4,956.18

Schedule XI: Residential Records - Assessor Location Detail

<u>Line#</u> <u>LA</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Clarkson	2	19,550	320	1,708,420	320	16,147,150	322	17,875,120	76,640
83.2 Clarkson V	51	253,780	4	19,265	4	185,420	55	458,465	177,250
83.3 Howells	1	3,360	295	1,135,365	295	19,899,240	296	21,037,965	652,820
83.4 Howells V	52	156,240	2	16,555	2	121,020	54	293,815	121,020
83.5 Leigh	3	13,085	217	995,940	218	12,661,735	221	13,670,760	596,875
83.6 Leigh V	29	105,100	1	15,000	1	57,970	30	178,070	57,970
83.7 Richland	0	0	44	33,625	44	1,449,470	44	1,483,095	0
83.8 Richland V	8	6,050	1	800	1	2,595	9	9,445	0
83.9 Rogers	0	0	36	35,415	36	1,195,435	36	1,230,850	0
83.10 Rogers V	8	6,680	0	0	0	0	8	6,680	0
83.11 Rural	254	1,315,560	363	10,447,675	368	41,433,630	622	53,196,865	773,190
83.12 Rural Mh	0	0	0	0	94	3,197,340	94	3,197,340	4,950
83.13 Rural V	50	743,155	1	2,995	1	60,880	51	807,030	0
83.14 Schuyler	2	30,605	1,567	11,349,530	1,567	130,463,020	1,569	141,843,155	135,710
83.15 Schuyler Mh	0	0	0	0	157	2,799,185	157	2,799,185	69,025
83.16 Schuyler Sub	2	17,000	86	3,842,675	88	16,486,395	90	20,346,070	170,895
83.17 Schuyler Sub V	27	625,500	1	22,500	1	333,825	28	981,825	301,300
83.18 Schuyler V	147	1,023,820	7	49,330	7	367,735	154	1,440,885	367,235
84 Residential Total	636	4,319,485	2,945	29,675,090	3,204	246,862,045	3,840	280,856,620	3,504,880

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>L Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clarkson	2	1,165	65	350,705	65	5,434,386	67	5,786,256	0
85.2	Clarkson V	13	52,435	2	2,205	2	3,480	15	58,120	400
85.3	Howells	0	0	56	142,765	56	3,167,085	56	3,309,850	43,240
85.4	Howells V	13	19,120	0	0	0	0	13	19,120	0
85.5	Leigh	1	1,745	53	204,985	53	4,282,315	54	4,489,045	355,475
85.6	Leigh V	6	22,335	0	0	0	0	6	22,335	0
85.7	Richland	0	0	11	26,535	11	712,835	11	739,370	0
85.8	Richland Mh	0	0	0	0	2	651,905	2	651,905	0
85.9	Richland V	2	2,710	0	0	0	0	2	2,710	0
85.10	Rogers	0	0	5	25,655	7	375,245	7	400,900	0
85.11	Rogers V	1	5,220	0	0	0	0	1	5,220	0
85.12	Rural	1	48,800	48	2,977,500	49	41,418,995	50	44,445,295	2,888,695
85.13	Rural Mh	0	0	0	0	5	1,110,605	5	1,110,605	0
85.14	Rural V	9	740,680	0	0	0	0	9	740,680	0
85.15	Schuyler	2	21,090	239	3,586,515	240	31,305,875	242	34,913,480	511,415
85.16	Schuyler V	28	539,860	3	83,260	3	182,405	31	805,525	173,060
86	Commercial Total	78	1,455,160	482	7,400,125	493	88,645,131	571	97,500,416	3,972,285

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	392.95	1.69%	917,525	1.94%	2,334.97
88. 1G	2,660.28	11.46%	6,211,730	13.10%	2,334.99
89. 2G1	1,840.17	7.93%	4,048,410	8.54%	2,200.02
90. 2G	2,971.54	12.80%	6,537,400	13.79%	2,200.00
91. 3G1	1,534.09	6.61%	3,021,740	6.37%	1,969.73
92. 3G	7,934.66	34.18%	16,266,445	34.31%	2,050.05
93. 4G1	3,685.59	15.88%	6,458,070	13.62%	1,752.25
94. 4G	2,193.93	9.45%	3,949,085	8.33%	1,800.01
95. Total	23,213.21	100.00%	47,410,405	100.00%	2,042.39
CRP					
96. 1C1	65.38	3.42%	344,225	3.84%	5,264.99
97. 1C	215.58	11.27%	1,115,620	12.46%	5,174.97
98. 2C1	224.07	11.71%	1,119,235	12.50%	4,995.02
99. 2C	428.58	22.40%	2,102,175	23.48%	4,904.98
100. 3C1	164.56	8.60%	766,630	8.56%	4,658.67
101. 3C	460.70	24.08%	2,084,680	23.28%	4,525.03
102. 4C1	305.34	15.96%	1,231,365	13.75%	4,032.77
103. 4C	49.06	2.56%	189,870	2.12%	3,870.16
104. Total	1,913.27	100.00%	8,953,800	100.00%	4,679.84
Timber					
105. 1T1	0.27	0.01%	505	0.01%	1,870.37
106. 1T	4.98	0.14%	9,315	0.17%	1,870.48
107. 2T1	51.15	1.41%	90,025	1.68%	1,760.02
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	722.50	19.95%	1,192,125	22.25%	1,650.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	2,842.83	78.49%	4,065,255	75.88%	1,430.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,621.73	100.00%	5,357,225	100.00%	1,479.19
Grass Total					
	23,213.21	80.75%	47,410,405	76.81%	2,042.39
CRP Total					
	1,913.27	6.66%	8,953,800	14.51%	4,679.84
Timber Total					
	3,621.73	12.60%	5,357,225	8.68%	1,479.19
114. Market Area Total	28,748.21	100.00%	61,721,430	100.00%	2,146.97

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

19 Colfax

	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	259,619,160	272,708,515	13,089,355	5.04%	3,504,880	3.69%
02. Recreational	7,561,855	8,148,105	586,250	7.75%	0	7.75%
03. Ag-Homesite Land, Ag-Res Dwelling	73,284,290	81,447,465	8,163,175	11.14%	26,795	11.10%
04. Total Residential (sum lines 1-3)	340,465,305	362,304,085	21,838,780	6.41%	3,531,675	5.38%
05. Commercial	68,743,501	71,678,846	2,935,345	4.27%	3,972,285	-1.51%
06. Industrial	25,980,335	25,821,570	-158,765	-0.61%	0	-0.61%
07. Total Commercial (sum lines 5-6)	94,723,836	97,500,416	2,776,580	2.93%	3,972,285	-1.26%
08. Ag-Farmsite Land, Outbuildings	61,547,160	63,485,995	1,938,835	3.15%	3,412,535	-2.39%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	926,580	929,645	3,065	0.33%		
11. Total Non-Agland (sum lines 8-10)	62,473,740	64,415,640	1,941,900	3.11%	3,412,535	-2.35%
12. Irrigated	469,816,725	467,444,400	-2,372,325	-0.50%		
13. Dryland	693,923,185	687,821,500	-6,101,685	-0.88%		
14. Grassland	56,312,820	61,721,430	5,408,610	9.60%		
15. Wasteland	1,185,795	1,180,795	-5,000	-0.42%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,221,238,525	1,218,168,125	-3,070,400	-0.25%		
18. Total Value of all Real Property (Locally Assessed)	1,718,901,406	1,742,388,266	23,486,860	1.37%	10,916,495	0.73%

2019 Assessment Survey for Colfax County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$222,525
7.	Adopted budget, or granted budget if different from above:
	\$222,525; All of the cost of health care and benefits are paid from the county general budget, not the assessor's budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	There is no separate fund. If a project is identified, the Board would have to fund it.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$46,200: this includes \$19,200 for MIPS and \$27,000 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,700
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor office staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	https://colfax.gworks.com/
7.	Who maintains the GIS software and maps?
	Assessor office staff
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All except Leigh
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation, Inc.
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Colfax County

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

In the past, Colfax County has utilized a Discounted Cash Flow(DCF) methodology for developments of subdivisions and those developments have been completed. There are two new subdivisions under development, but there have been no applications for DCF valuation as provided for in LB 191.

<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	2016	2016	2017	2016;2018
2	2012	2011	2012	2014
3	2016	2016	2011	2016
4	2012	2011	2012	2014
5	2016	2016	2016	2016
Ag	2012	2011	2012	2014

----In V-group #1, Clarkson was inspected in 2018 and Howells and Leigh were last reviewed in 2016. Rural residential and agricultural homes are in the middle of a 2-year inspection and review(2018-2019) with new values being applied in 2020. New cost and depreciation tables will be updated as well as a lot study.

2019 Commercial Assessment Survey for Colfax County

1.	Valuation data collection done by:			
	Assessor, Appraiser and Office Staff			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.		
	2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county hires specialized appraisers and searches for comparable sales in other counties.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The county develops depreciation tables.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes; in some cases depreciation is developed for individual occupancy codes or groups.			
6.	Describe the methodology used to determine the commercial lot values.			
	Commercial lots are valued primarily using market information derived from vacant lot sales.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2016	2016	2016
	2	2008	2011	2013
	Valuation grouping #2 is being inspected and reviewed at the same time as the rural residential which will take place in 2018-2019 with new values being applied in 2020. Cost, depreciation and a lot study is expected to be completed.			

2019 Agricultural Assessment Survey for Colfax County

1.	Valuation data collection done by:	
	Assessor, Appraiser and Office Staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.
	<u>Year Land Use Completed</u>	2017
	Land use was verified by comparing the GIS base maps from 2014 to the most recent maps from 2016. If there were any questions that were not clearly shown on the maps, the land owner was called to verify the current land use.	
3.	Describe the process used to determine and monitor market areas.	
	The county plots and analyzes sales to annually monitor the potential for different markets.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	The county calls and fills out questionnaires with an interview, verifies land use, and physically reviews parcels. They also call landowners if there are any questions from the review. If questions remain, the county will drive to the property for on-site review if the parcel is accessible.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes; both have a first acre valued at \$17,000; beginning in 2018. Secondary site acres are valued at \$3,000 for both ag and rural residential sites.	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Since there are no feedlot sales, the county took an average of the dry land capability group values. This methodology was based on the fact that the land owner could put the land back into crop ground.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	The county relies on sales analysis and sales review to identify any potential influences. The county has used their own sales and also gathered and reviewed sales from nearby counties to analyze the market for WRP acres.	
	<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><u>If your county recognizes a special value, please answer the following</u></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

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

June 1, 2018

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

Respectively Submitted

Viola M. Bender
Colfax County Assessor

GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract
Colfax County has a total parcel count of 8,746 parcels.

Residential-----	3,669
Industrial-----	3
Commercial-----	565
Agricultural-----	3,834
Rec land-----	152
Exempt-----	523

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

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

Budget

2018 General Budget: 222,525

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

Procedures Manual

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

Responsibilities

Record maintenance: Cadastral Maps

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

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

Report Generation

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

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

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

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

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

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

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

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

Homestead Exemptions

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

Filing for Personal Property

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

Real Property

Residential: For 2018 we plan on reviewing the city of Clarkson and any changes made will be implemented for 2019.

In 2019 plans are to review the village of Leigh and any changes made will be implemented for 2020.

The plans for 2020 are to review the village of Howells and any changes will be implemented for 2021.

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

The 2018 level of value is Assessment Ratio: 94, COD 13.60 and the PRD: 106.18

Computerized

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

Commercial Property

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

For 2019 we plan on reviewing commercial property in the village of Leigh and any changes will be implemented for 2020.

In 2020 we plan on reviewing the commercial property in the village of Howells and any changes will be implemented for 2021.

In 2018 & 2019 we have contracted with Tax Valuation Inc. to do a reappraisal of rural commercial property. This will be done in a two year cycle and implemented in 2020.

The 2018 level of value is Assessment Ratio: 100, COD 22.10 and the PRD: 110.44

Agricultural

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

In 2018 we sent letters to all rural land owners asking them to verify if they have any CRP ground. This will then be implemented in 2019.

For 2018 the level of value was Assessment Ratio: 73, COD: 13.99 and the PRD: 107.66

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

Pick-up Work

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

Sales Review

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

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