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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Pam Vice, Richardson County Assessor

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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.

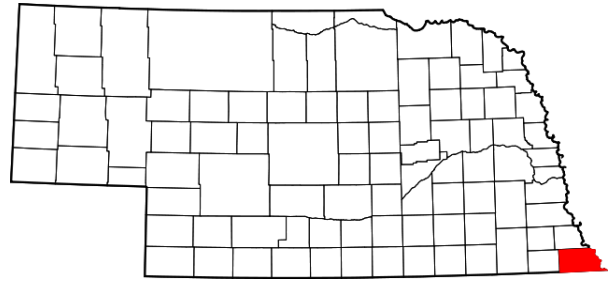
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

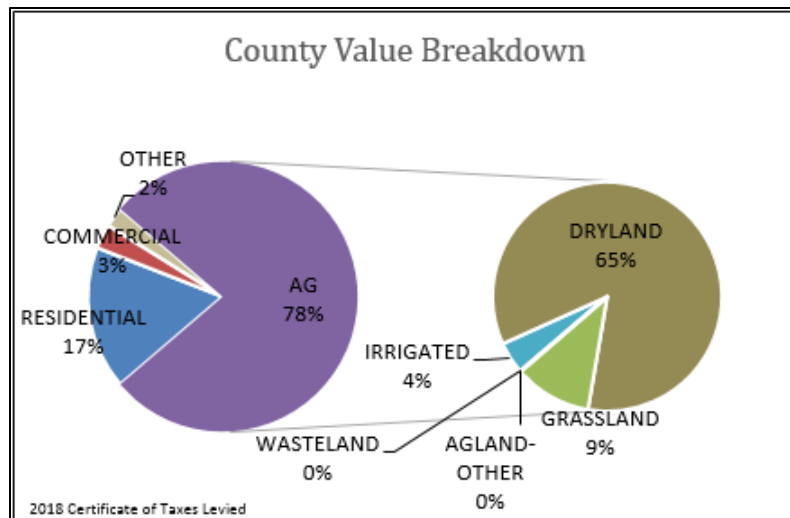
**Further information may be found in Exhibit 94*

County Overview

With a total area of 552 square miles, Richardson County had 7,969 residents, per the Census Bureau Quick Facts for 2017, a 5% population decline from the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$53,322 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Richardson County are located in and around Falls City with some commercial contribution from Humboldt as well. According to the latest information available from the U.S. Census Bureau, there were 268 employer establishments with total employment of 1,877.



According to the latest information available from the U.S. Census Bureau, there were 268 employer establishments with total employment of 1,877.

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

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BARADA	28	24	-14.3%
DAWSON	209	146	-30.1%
FALLS CITY	4,671	4,325	-7.4%
HUMBOLDT	941	877	-6.8%
PRESTON	-	28	
RULO	226	172	-23.9%
SALEM	138	112	-18.8%
SHUBERT	252	150	-40.5%
STELLA	220	152	-30.9%
VERDON	223	172	-22.9%

2019 Residential Correlation for Richardson County

Assessment Actions

For 2019, The Richardson County Assessor reviewed and made percentage adjustments to some Valuation Groups. Valuation Group 1 and 11 increased 3%, Valuation Group 3 increased 7% and Valuation Group 7 increased 10%, and Valuation Group 11 (Rural Residential).

Included in this inspection process was the review of all parcels to record the current condition of all buildings and the addition of new buildings as well as the removal of non-usable buildings. New photos were taken of the buildings and residences that were inspected. Any updates to measurements or condition observations were documented.

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

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Richardson County Assessor has done an acceptable job in both of these categories. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were, discrepancies between the Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. 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. Richardson County's usability rate was 51%. The disqualified sales had comments and the comments typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. Reviewing Richardson County's data 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.

2019 Residential Correlation for Richardson County

Valuation groups were examined. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor is on schedule to comply with the six-year inspection and review requirement.

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. Richardson County is reviewed and updated lot values in 2019. Falls City lots values were reviewed and updated for 2019. Costing and depreciation tables were updated and current. The Richardson County Assessor does have a written valuation methodology and has updated their three-year plan.

Description of Analysis

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

Valuation Group	Description
1	Falls City
2	Dawson, Shubert & Stella
3	Humbolt
5	Salem
6	Rulo
7	Verdon
11	Rural Residential

For the residential property class, a review of Richardson's statistical analysis profiles 174 residential sales, representing the valuation groups. Valuation group 1 (Falls City) constitutes about 68% of the sales in the residential class of property and is the major trade center of the county. All valuation groups with an adequate sample of sales are within the acceptable level of value. Two of the three measures of central tendency for the residential class of property are within the acceptable range; the weighted mean is under the acceptable parameter. The weighted mean is skewed by outlying sales and improvement is observed when high dollar sales with low ratios are removed.

A review of the preliminary statistical profile using the 2018 values compared to the R&O profile using the 2019 values shows a change in the sample of 1%. A review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows residential with a 2% increase (excluding growth) and this indicates the residential base (unsold property) was treated in a similar manner to the sold (sample).

2019 Residential Correlation for Richardson County

Equalization and Quality of Assessment

The assessment practices have been reviewed and the statistical profile indicates all the valuation groups with an adequate number of sales are within the acceptable level of value range. The quality of assessment of residential property in Richardson County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	118	92.94	95.45	88.28	21.06	108.12
2	7	94.96	106.72	90.90	25.55	117.40
3	24	91.73	96.12	81.23	23.81	118.33
5	3	87.43	103.16	106.77	24.99	96.62
6	1	54.54	54.54	54.54	00.00	100.00
7	6	88.79	102.54	86.58	25.79	118.43
11	15	91.74	90.31	89.98	14.37	100.37
____ALL____	174	92.32	95.70	87.76	21.51	109.05

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Richardson County is 92%.

2019 Commercial Correlation for Richardson County

Assessment Actions

The Richardson County Assessor conducted an analysis of the commercial class of property. There was no adjustments made to the class for 2019. New construction for commercial property was completed for the entire county by reviewing all building permits as well as observed construction without a permit.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county to the state sales file to see if it was done on a timely basis and for accuracy. The Richardson County Assessor has done an acceptable job in both of these categories. 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. If there were, discrepancies between the Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. 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. Richardson County's usability rate was 50%. The disqualified sales had comments and the comments typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. The review of Richardson County's data 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 develops tables for each valuation group as they are reviewed and reappraised. The valuation groups were examined. The review and analysis indicates that the county assessor has adequately identified three economic areas for the commercial property class. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on schedule to comply with their six-year inspection and review requirement.

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. Richardson County reviewed and updated lot values for 2019. The Richardson County Assessor contracted with Stanard Appraisal to reappraise Falls City and Humbolt in 2017 for 2018. After the reappraisal, the condition of the properties were updated and the values changed. All costing tables are dated 2016.

2019 Commercial Correlation for Richardson County

The Richardson County Assessor is working has a written valuation methodology.

Description of Analysis

For the commercial class of property, three Valuation Groups are used.

Valuation Group	Description
1	Falls City
2	Humboldt
3	Remainder of County

A review of the Richardson County statistical profile includes 12 commercial sales, representing the all three valuation groups. Although the calculated statistics indicate the overall median level of value is in the acceptable range, the weighted mean is well outside the acceptable range. The change in value over 10 years for Richardson County has risen an annual percentage without growth of approximately 3%, which parallels the residential market and supports that commercial assessments have been increased at a rate similar to surrounding counties.

A review of the preliminary statistical profile using the 2018 values compared to the R&O profile using the 2019 values shows a change in the sample of 0%. A review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows commercial and industrial with a 0% increase (excluding growth), supporting the reported actions, that only pickup work was completed.

Equalization and Quality of Assessment

Based on the analysis of commercial valuation changes over time and the assessment practice review. The quality of assessment of commercial property in Richardson County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	90.06	94.89	92.81	20.70	102.24
2	5	97.37	90.55	61.05	19.80	148.32
3	2	90.70	90.70	89.66	04.56	101.16
____ALL____	12	92.45	92.38	67.96	18.50	135.93

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Richardson County is determined to be at the statutory level of 100% of market value.

2019 Agricultural Correlation for Richardson County

Assessment Actions

The Richardson County Assessor continually verifies sales along with updating land use in the agricultural class of property. This review was primarily conducted using aerial imagery; when additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county also updated the soil conversion. After a market analysis of the sales and a review of the statistics was completed. The county assessor created another market area (44). The Richardson County Assessor made an adjustment decrease of 7% to Market Area 44.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Richardson County Assessor has done an acceptable job in both of these categories. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were discrepancies between the scanned Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. 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. Richardson County's usability rate was 58%. The disqualified sales had comments and the comments typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. A review of Richardson County's data 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 Richardson County Assessor has two market areas for the agricultural property class. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on schedule to comply with their six-year inspection and review requirement.

2019 Agricultural Correlation for Richardson County

The Richardson County Assessor reviews land by multiple methods, including aerial imagery, Pictometry, physical inspections and Farm Service Agency (FSA) maps when supplied by the property owner. The county also reviewed well registrations and water rights provided by the Natural Resources Districts (NRD) to aid in detecting irrigation in the county. The County uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.

Rural residential home sites are valued at \$11,130 and the farm home sites are valued at \$10,000. Another portion of the assessment practice review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. This is determined by the predominate present use of the parcel. The county assessor values Conservation Reserve Program (CRP) no different from what it was valued before it was entered into the program. The Costing date for agricultural improvements is 2016 using Marshall & Swift in conjunction with six-year review cycle. Richardson County has no special valuation applications on file. The Richardson Assessor has a written valuation methodology and has an updated three-year plan.

Description of Analysis

The majority of agricultural land in Richardson County is dryland at 73%, then grassland at 20% with very little irrigated land. The county uses a schedule of values based generally on the Land Capability Group (LCG) structure with some variations by soil type.

The agricultural statistical sample consists of 52 agricultural sales. Two of the three measures of central tendency for the overall sample are in the acceptable range. The mean is subject to outliers is three points over the range. A review of the 80% Majority Land Use (MLU) also demonstrates that the dryland in the county has been valued appropriately. There are a limited number of sales in the sample for both irrigated land and grassland. The trend, as evidenced by the comparison of the three years in the study period, indicates a six-point drop in the most recent year in the sample. This is reflective of the overall agricultural market in the area.

In comparing the schedule of values in Richardson County, one can see that they are relatively consistent with the adjoining counties, which provides additional evidence that values established by the county assessor are equalized within the area.

2019 Agricultural Correlation for Richardson County

Equalization and Quality of Assessment

Based on the statistical analysis and comparison of values with adjoining counties, the quality of assessment of agricultural property in Richardson 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	1	89.90	89.90	89.90	00.00	100.00
50	1	89.90	89.90	89.90	00.00	100.00
<u> Dry </u>						
County	35	69.74	81.91	71.48	28.45	114.59
50	35	69.74	81.91	71.48	28.45	114.59
<u> Grass </u>						
County	4	61.26	69.58	66.69	13.91	104.33
50	4	61.26	69.58	66.69	13.91	104.33
<u> ALL </u>						
	52	69.10	78.39	71.47	24.02	109.68

Level of Value

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

2019 Opinions of the Property Tax Administrator for Richardson County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 Richardson County

Residential Real Property - Current

Number of Sales	174	Median	92.32
Total Sales Price	\$11,798,200	Mean	95.70
Total Adj. Sales Price	\$11,798,200	Wgt. Mean	87.76
Total Assessed Value	\$10,353,926	Average Assessed Value of the Base	\$44,933
Avg. Adj. Sales Price	\$67,806	Avg. Assessed Value	\$59,505

Confidence Interval - Current

95% Median C.I	88.94 to 96.70
95% Wgt. Mean C.I	83.95 to 91.57
95% Mean C.I	91.78 to 99.62
% of Value of the Class of all Real Property Value in the County	14.92
% of Records Sold in the Study Period	4.04
% of Value Sold in the Study Period	5.35

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	196	93	93.18
2017	230	92	91.74
2016	250	96	95.82
2015	215	97	97.26

2019 Commission Summary for Richardson County

Commercial Real Property - Current

Number of Sales	12	Median	92.45
Total Sales Price	\$1,582,828	Mean	92.38
Total Adj. Sales Price	\$1,582,828	Wgt. Mean	67.96
Total Assessed Value	\$1,075,619	Average Assessed Value of the Base	\$61,672
Avg. Adj. Sales Price	\$131,902	Avg. Assessed Value	\$89,635

Confidence Interval - Current

95% Median C.I	74.50 to 107.09
95% Wgt. Mean C.I	44.88 to 91.03
95% Mean C.I	77.16 to 107.60
% of Value of the Class of all Real Property Value in the County	2.99
% of Records Sold in the Study Period	1.91
% of Value Sold in the Study Period	2.78

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	18	94	93.80
2017	21	100	87.92
2016	27	100	84.95
2015	19	100	84.56

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PAD 2019 R&O Statistics (Using 2019 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 174
 Total Sales Price : 11,798,200
 Total Adj. Sales Price : 11,798,200
 Total Assessed Value : 10,353,926
 Avg. Adj. Sales Price : 67,806
 Avg. Assessed Value : 59,505

MEDIAN : 92
 WGT. MEAN : 88
 MEAN : 96
 COD : 21.51
 PRD : 109.05

COV : 27.58
 STD : 26.39
 Avg. Abs. Dev : 19.86
 MAX Sales Ratio : 210.62
 MIN Sales Ratio : 41.30

95% Median C.I. : 88.94 to 96.70
 95% Wgt. Mean C.I. : 83.95 to 91.57
 95% Mean C.I. : 91.78 to 99.62

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	20	81.62	89.40	83.81	21.36	106.67	59.87	165.53	74.51 to 98.78	49,443	41,438	
01-JAN-17 To 31-MAR-17	16	92.43	95.31	91.47	16.15	104.20	56.36	145.31	80.10 to 110.40	71,969	65,833	
01-APR-17 To 30-JUN-17	14	105.21	102.23	93.36	15.34	109.50	64.95	136.70	78.58 to 116.99	72,071	67,282	
01-JUL-17 To 30-SEP-17	21	100.60	104.77	96.52	16.52	108.55	70.69	142.79	92.36 to 118.22	47,298	45,651	
01-OCT-17 To 31-DEC-17	32	97.24	100.87	97.16	16.30	103.82	54.09	150.20	89.64 to 113.07	56,445	54,844	
01-JAN-18 To 31-MAR-18	20	90.91	89.91	90.69	16.69	99.14	54.54	132.57	77.76 to 100.31	100,760	91,375	
01-APR-18 To 30-JUN-18	25	78.63	85.10	75.22	25.82	113.13	41.30	145.98	69.21 to 91.35	90,496	68,069	
01-JUL-18 To 30-SEP-18	26	88.19	98.20	81.88	31.26	119.93	54.32	210.62	73.75 to 106.34	60,452	49,499	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	71	94.44	97.81	91.31	19.20	107.12	56.36	165.53	87.90 to 104.71	58,347	53,278	
01-OCT-17 To 30-SEP-18	103	90.14	94.24	85.84	23.18	109.79	41.30	210.62	86.67 to 95.97	74,326	63,798	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	83	97.54	101.01	94.94	16.96	106.39	54.09	150.20	93.27 to 105.70	59,759	56,735	
<u>ALL</u>	174	92.32	95.70	87.76	21.51	109.05	41.30	210.62	88.94 to 96.70	67,806	59,505	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	118	92.94	95.45	88.28	21.06	108.12	54.09	210.62	88.36 to 100.31	66,970	59,119	
2	7	94.96	106.72	90.90	25.55	117.40	78.16	138.82	78.16 to 138.82	47,252	42,951	
3	24	91.73	96.12	81.23	23.81	118.33	41.30	184.46	81.94 to 107.30	51,350	41,714	
5	3	87.43	103.16	106.77	24.99	96.62	78.24	143.80	N/A	9,500	10,143	
6	1	54.54	54.54	54.54	00.00	100.00	54.54	54.54	N/A	62,500	34,088	
7	6	88.79	102.54	86.58	25.79	118.43	73.25	145.31	73.25 to 145.31	26,250	22,727	
11	15	91.74	90.31	89.98	14.37	100.37	59.87	117.66	74.51 to 104.71	138,938	125,012	
<u>ALL</u>	174	92.32	95.70	87.76	21.51	109.05	41.30	210.62	88.94 to 96.70	67,806	59,505	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	167	92.27	95.29	87.50	21.53	108.90	41.30	210.62	88.94 to 96.70	67,143	58,747	
06	1	86.33	86.33	86.33	00.00	100.00	86.33	86.33	N/A	210,000	181,302	
07	6	103.60	108.49	96.38	20.83	112.56	81.67	140.86	81.67 to 140.86	62,567	60,305	
<u>ALL</u>	174	92.32	95.70	87.76	21.51	109.05	41.30	210.62	88.94 to 96.70	67,806	59,505	

**74 Richardson
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 : 174
 Total Sales Price : 11,798,200
 Total Adj. Sales Price : 11,798,200
 Total Assessed Value : 10,353,926
 Avg. Adj. Sales Price : 67,806
 Avg. Assessed Value : 59,505

MEDIAN : 92
 WGT. MEAN : 88
 MEAN : 96
 COD : 21.51
 PRD : 109.05

COV : 27.58
 STD : 26.39
 Avg. Abs. Dev : 19.86
 MAX Sales Ratio : 210.62
 MIN Sales Ratio : 41.30

95% Median C.I. : 88.94 to 96.70
 95% Wgt. Mean C.I. : 83.95 to 91.57
 95% Mean C.I. : 91.78 to 99.62

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	138.82	138.82	138.82	00.00	100.00	138.82	138.82	N/A	4,261	5,915	
Less Than 15,000	18	113.12	113.44	110.66	26.53	102.51	59.01	184.46	85.78 to 140.86	9,126	10,099	
Less Than 30,000	55	106.61	107.99	104.71	22.31	103.13	54.09	210.62	93.27 to 115.98	17,451	18,273	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	173	92.27	95.45	87.74	21.35	108.79	41.30	210.62	88.94 to 96.28	68,173	59,815	
Greater Than 14,999	156	91.93	93.65	87.44	20.10	107.10	41.30	210.62	87.90 to 95.64	74,577	65,206	
Greater Than 29,999	119	88.94	90.01	86.26	18.75	104.35	41.30	150.20	83.71 to 92.55	91,079	78,562	
<u>Incremental Ranges</u>												
0 TO 4,999	1	138.82	138.82	138.82	00.00	100.00	138.82	138.82	N/A	4,261	5,915	
5,000 TO 14,999	17	103.27	111.95	109.92	28.75	101.85	59.01	184.46	78.24 to 142.79	9,412	10,345	
15,000 TO 29,999	37	106.61	105.34	103.48	19.46	101.80	54.09	210.62	93.27 to 113.17	21,501	22,249	
30,000 TO 59,999	41	94.96	97.94	96.61	19.28	101.38	59.87	145.98	85.00 to 103.51	42,453	41,015	
60,000 TO 99,999	44	91.51	90.19	90.49	16.87	99.67	54.32	150.20	80.10 to 95.64	73,970	66,934	
100,000 TO 149,999	14	73.31	75.54	74.75	18.59	101.06	55.13	105.70	61.35 to 88.94	124,550	93,106	
150,000 TO 249,999	17	86.33	83.99	83.85	15.64	100.17	41.30	107.84	72.46 to 97.43	181,729	152,387	
250,000 TO 499,999	3	78.63	80.75	81.99	15.85	98.49	63.13	100.50	N/A	336,667	276,048	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	174	92.32	95.70	87.76	21.51	109.05	41.30	210.62	88.94 to 96.70	67,806	59,505	

74 Richardson

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 : 12
 Total Sales Price : 1,582,828
 Total Adj. Sales Price : 1,582,828
 Total Assessed Value : 1,075,619
 Avg. Adj. Sales Price : 131,902
 Avg. Assessed Value : 89,635

MEDIAN : 92
 WGT. MEAN : 68
 MEAN : 92
 COD : 18.50
 PRD : 135.93

COV : 25.94
 STD : 23.96
 Avg. Abs. Dev : 17.10
 MAX Sales Ratio : 141.53
 MIN Sales Ratio : 54.97

95% Median C.I. : 74.50 to 107.09
 95% Wgt. Mean C.I. : 44.88 to 91.03
 95% Mean C.I. : 77.16 to 107.60

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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	1	90.06	90.06	90.06	00.00	100.00	90.06	90.06	N/A	55,000	49,534
01-JAN-16 To 31-MAR-16	2	84.67	84.67	76.68	12.01	110.42	74.50	94.83	N/A	14,000	10,735
01-APR-16 To 30-JUN-16	1	97.27	97.27	97.27	00.00	100.00	97.27	97.27	N/A	34,000	33,071
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	86.56	86.56	86.56	00.00	100.00	86.56	86.56	N/A	5,000	4,328
01-JAN-17 To 31-MAR-17	1	97.37	97.37	97.37	00.00	100.00	97.37	97.37	N/A	50,000	48,687
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	107.09	107.09	107.09	00.00	100.00	107.09	107.09	N/A	10,000	10,709
01-JAN-18 To 31-MAR-18	4	72.80	85.53	62.01	39.52	137.93	54.97	141.53	N/A	332,957	206,462
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	1	118.80	118.80	118.80	00.00	100.00	118.80	118.80	N/A	69,000	81,974
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	4	92.45	89.17	88.95	07.45	100.25	74.50	97.27	N/A	29,250	26,019
01-OCT-16 To 30-SEP-17	2	91.97	91.97	96.39	05.88	95.41	86.56	97.37	N/A	27,500	26,508
01-OCT-17 To 30-SEP-18	6	97.07	94.67	65.11	28.65	145.40	54.97	141.53	54.97 to 141.53	235,138	153,088
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	90.70	88.29	87.86	08.56	100.49	74.50	97.27	N/A	16,750	14,717
01-JAN-17 To 31-DEC-17	2	102.23	102.23	98.99	04.75	103.27	97.37	107.09	N/A	30,000	29,698
<u>ALL</u>	12	92.45	92.38	67.96	18.50	135.93	54.97	141.53	74.50 to 107.09	131,902	89,635

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	90.06	94.89	92.81	20.70	102.24	58.55	141.53	N/A	67,360	62,519
2	5	97.37	90.55	61.05	19.80	148.32	54.97	118.80	N/A	247,606	151,171
3	2	90.70	90.70	89.66	04.56	101.16	86.56	94.83	N/A	4,000	3,587
<u>ALL</u>	12	92.45	92.38	67.96	18.50	135.93	54.97	141.53	74.50 to 107.09	131,902	89,635

**74 Richardson
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 : 12
 Total Sales Price : 1,582,828
 Total Adj. Sales Price : 1,582,828
 Total Assessed Value : 1,075,619
 Avg. Adj. Sales Price : 131,902
 Avg. Assessed Value : 89,635

MEDIAN : 92
 WGT. MEAN : 68
 MEAN : 92
 COD : 18.50
 PRD : 135.93

COV : 25.94
 STD : 23.96
 Avg. Abs. Dev : 17.10
 MAX Sales Ratio : 141.53
 MIN Sales Ratio : 54.97

95% Median C.I. : 74.50 to 107.09
 95% Wgt. Mean C.I. : 44.88 to 91.03
 95% Mean C.I. : 77.16 to 107.60

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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	12	92.45	92.38	67.96	18.50	135.93	54.97	141.53	74.50 to 107.09	131,902	89,635
04											
<u>ALL</u>	12	92.45	92.38	67.96	18.50	135.93	54.97	141.53	74.50 to 107.09	131,902	89,635

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	1	94.83	94.83	94.83	00.00	100.00	94.83	94.83	N/A	3,000	2,845
Less Than 15,000	3	94.83	96.16	99.34	07.21	96.80	86.56	107.09	N/A	6,000	5,961
Less Than 30,000	4	90.70	90.75	84.90	11.27	106.89	74.50	107.09	N/A	10,750	9,127
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	90.06	92.16	67.90	20.23	135.73	54.97	141.53	58.55 to 118.80	143,621	97,525
Greater Than 14,999	9	90.06	91.12	67.59	22.20	134.81	54.97	141.53	58.55 to 118.80	173,870	117,526
Greater Than 29,999	8	93.67	93.20	67.48	21.93	138.11	54.97	141.53	54.97 to 141.53	192,479	129,889
<u>Incremental Ranges</u>											
0 TO 4,999	1	94.83	94.83	94.83	00.00	100.00	94.83	94.83	N/A	3,000	2,845
5,000 TO 14,999	2	96.83	96.83	100.25	10.61	96.59	86.56	107.09	N/A	7,500	7,519
15,000 TO 29,999	1	74.50	74.50	74.50	00.00	100.00	74.50	74.50	N/A	25,000	18,625
30,000 TO 59,999	3	97.27	94.90	94.45	02.51	100.48	90.06	97.37	N/A	46,333	43,764
60,000 TO 99,999	3	118.80	115.79	117.65	15.29	98.42	87.05	141.53	N/A	71,333	83,925
100,000 TO 149,999	1	58.55	58.55	58.55	00.00	100.00	58.55	58.55	N/A	102,800	60,186
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +	1	54.97	54.97	54.97	00.00	100.00	54.97	54.97	N/A	1,084,028	595,858
<u>ALL</u>	12	92.45	92.38	67.96	18.50	135.93	54.97	141.53	74.50 to 107.09	131,902	89,635

**74 Richardson
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 : 12
 Total Sales Price : 1,582,828
 Total Adj. Sales Price : 1,582,828
 Total Assessed Value : 1,075,619
 Avg. Adj. Sales Price : 131,902
 Avg. Assessed Value : 89,635

MEDIAN : 92
 WGT. MEAN : 68
 MEAN : 92
 COD : 18.50
 PRD : 135.93

COV : 25.94
 STD : 23.96
 Avg. Abs. Dev : 17.10
 MAX Sales Ratio : 141.53
 MIN Sales Ratio : 54.97

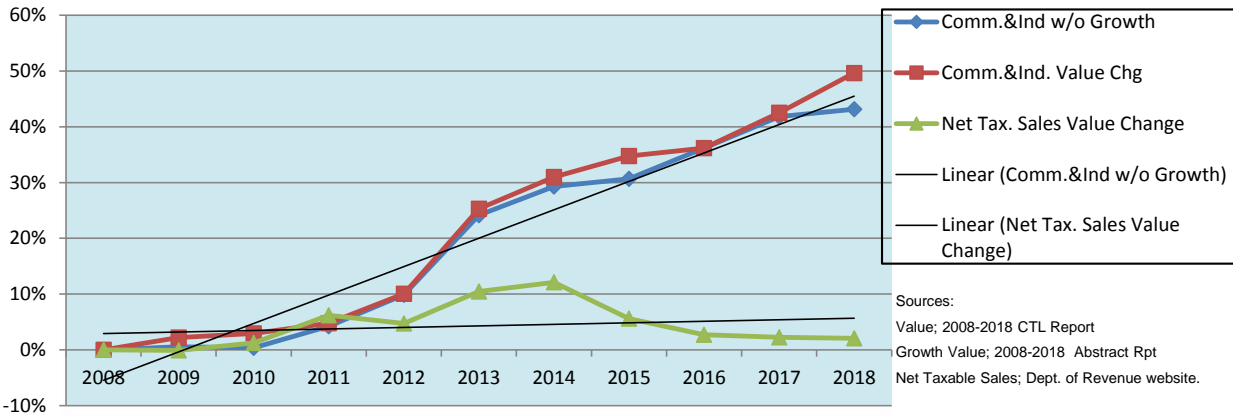
95% Median C.I. : 74.50 to 107.09
 95% Wgt. Mean C.I. : 44.88 to 91.03
 95% Mean C.I. : 77.16 to 107.60

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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
Blank	1	90.06	90.06	90.06	00.00	100.00	90.06	90.06	N/A	55,000	49,534
304	1	94.83	94.83	94.83	00.00	100.00	94.83	94.83	N/A	3,000	2,845
325	1	97.37	97.37	97.37	00.00	100.00	97.37	97.37	N/A	50,000	48,687
344	4	97.07	98.56	93.37	26.54	105.56	58.55	141.53	N/A	64,450	60,174
353	4	80.53	78.33	56.78	16.88	137.95	54.97	97.27	N/A	287,007	162,971
531	1	118.80	118.80	118.80	00.00	100.00	118.80	118.80	N/A	69,000	81,974
<u>ALL</u>	12	92.45	92.38	67.96	18.50	135.93	54.97	141.53	74.50 to 107.09	131,902	89,635

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 25,816,916	\$ 226,157		\$ 25,590,759	--	\$ 45,784,609	--
2009	\$ 26,383,760	\$ 427,081	1.62%	\$ 25,956,679	0.54%	\$ 45,738,870	-0.10%
2010	\$ 26,573,036	\$ 665,621	2.50%	\$ 25,907,415	-1.81%	\$ 46,357,400	1.35%
2011	\$ 27,051,344	\$ 143,842	0.53%	\$ 26,907,502	1.26%	\$ 48,633,029	4.91%
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045	4.85%	\$ 47,943,860	-1.42%
2013	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067	12.78%	\$ 50,569,199	5.48%
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
2016	\$ 35,160,406	\$ 8,268	0.02%	\$ 35,152,138	1.05%	\$ 47,030,296	-2.73%
2017	\$ 36,790,601	\$ 181,961	0.49%	\$ 36,608,640	4.12%	\$ 46,811,267	-0.47%
2018	\$ 38,633,615	\$ 1,677,587	4.34%	\$ 36,956,028	0.45%	\$ 46,725,892	-0.18%
Ann %chg	4.11%			Average	2.62%	0.20%	0.25%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	0.54%	2.20%	-0.10%
2010	0.35%	2.93%	1.25%
2011	4.22%	4.78%	6.22%
2012	9.86%	10.08%	4.72%
2013	24.14%	25.29%	10.45%
2014	29.27%	30.97%	12.10%
2015	30.66%	34.74%	5.60%
2016	36.16%	36.19%	2.72%
2017	41.80%	42.51%	2.24%
2018	43.15%	49.64%	2.06%

County Number: 74
 County Name: Richardson

74 Richardson
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 : 52
Total Sales Price : 30,051,150
Total Adj. Sales Price : 30,051,150
Total Assessed Value : 21,477,050
Avg. Adj. Sales Price : 577,907
Avg. Assessed Value : 413,020

MEDIAN : 69
WGT. MEAN : 71
MEAN : 78
COD : 24.02
PRD : 109.68

COV : 58.09
STD : 45.54
Avg. Abs. Dev : 16.60
MAX Sales Ratio : 383.00
MIN Sales Ratio : 49.06

95% Median C.I. : 65.86 to 75.14
95% Wgt. Mean C.I. : 66.85 to 76.09
95% Mean C.I. : 66.01 to 90.77

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	11	69.12	66.74	65.34	08.85	102.14	53.80	77.72	57.83 to 76.29	765,755	500,337	
01-JAN-16 To 31-MAR-16	5	63.89	66.15	65.41	04.74	101.13	62.39	75.14	N/A	362,540	237,121	
01-APR-16 To 30-JUN-16	2	76.90	76.90	75.37	11.72	102.03	67.89	85.91	N/A	578,000	435,648	
01-JUL-16 To 30-SEP-16	2	77.91	77.91	78.12	21.74	99.73	60.97	94.84	N/A	197,500	154,288	
01-OCT-16 To 31-DEC-16	5	72.88	77.48	75.46	13.71	102.68	63.83	103.68	N/A	545,713	411,810	
01-JAN-17 To 31-MAR-17	2	66.12	66.12	65.34	25.80	101.19	49.06	83.18	N/A	339,500	221,831	
01-APR-17 To 30-JUN-17	6	62.86	71.44	65.37	23.45	109.29	54.09	102.56	54.09 to 102.56	524,974	343,181	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	6	72.81	129.13	85.09	91.54	151.76	50.73	383.00	50.73 to 383.00	609,286	518,413	
01-JAN-18 To 31-MAR-18	5	69.08	73.01	74.48	14.75	98.03	61.16	89.90	N/A	529,456	394,318	
01-APR-18 To 30-JUN-18	7	79.03	77.60	73.98	12.16	104.89	58.71	90.75	58.71 to 90.75	643,391	476,003	
01-JUL-18 To 30-SEP-18	1	70.22	70.22	70.22	00.00	100.00	70.22	70.22	N/A	900,000	631,978	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	20	66.88	68.73	66.76	10.74	102.95	53.80	94.84	63.48 to 73.15	589,350	393,459	
01-OCT-16 To 30-SEP-17	13	68.45	72.94	69.57	20.16	104.84	49.06	103.68	57.48 to 88.77	504,416	350,908	
01-OCT-17 To 30-SEP-18	19	72.92	92.28	77.27	38.30	119.43	50.73	383.00	66.85 to 89.90	616,144	476,109	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	14	68.17	73.41	72.63	13.75	101.07	60.97	103.68	63.48 to 85.91	435,162	316,038	
01-JAN-17 To 31-DEC-17	14	68.35	95.40	75.00	54.97	127.20	49.06	383.00	54.09 to 102.56	534,612	400,945	
<u>ALL</u>	52	69.10	78.39	71.47	24.02	109.68	49.06	383.00	65.86 to 75.14	577,907	413,020	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
50	52	69.10	78.39	71.47	24.02	109.68	49.06	383.00	65.86 to 75.14	577,907	413,020	
<u>ALL</u>	52	69.10	78.39	71.47	24.02	109.68	49.06	383.00	65.86 to 75.14	577,907	413,020	

74 Richardson
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 : 52
Total Sales Price : 30,051,150
Total Adj. Sales Price : 30,051,150
Total Assessed Value : 21,477,050
Avg. Adj. Sales Price : 577,907
Avg. Assessed Value : 413,020

MEDIAN : 69
WGT. MEAN : 71
MEAN : 78
COD : 24.02
PRD : 109.68

COV : 58.09
STD : 45.54
Avg. Abs. Dev : 16.60
MAX Sales Ratio : 383.00
MIN Sales Ratio : 49.06

95% Median C.I. : 65.86 to 75.14
95% Wgt. Mean C.I. : 66.85 to 76.09
95% Mean C.I. : 66.01 to 90.77

Printed:3/20/2019 11:30:19AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	89.90	89.90	89.90	00.00	100.00	89.90	89.90	N/A	692,000	622,139
50	1	89.90	89.90	89.90	00.00	100.00	89.90	89.90	N/A	692,000	622,139
_____Dry_____											
County	12	71.10	72.76	69.04	14.67	105.39	50.73	102.56	64.09 to 83.18	589,862	407,246
50	12	71.10	72.76	69.04	14.67	105.39	50.73	102.56	64.09 to 83.18	589,862	407,246
_____Grass_____											
County	2	77.91	77.91	78.12	21.74	99.73	60.97	94.84	N/A	197,500	154,288
50	2	77.91	77.91	78.12	21.74	99.73	60.97	94.84	N/A	197,500	154,288
_____ALL_____	52	69.10	78.39	71.47	24.02	109.68	49.06	383.00	65.86 to 75.14	577,907	413,020

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	1	89.90	89.90	89.90	00.00	100.00	89.90	89.90	N/A	692,000	622,139
50	1	89.90	89.90	89.90	00.00	100.00	89.90	89.90	N/A	692,000	622,139
_____Dry_____											
County	35	69.74	81.91	71.48	28.45	114.59	50.73	383.00	64.14 to 77.72	632,080	451,837
50	35	69.74	81.91	71.48	28.45	114.59	50.73	383.00	64.14 to 77.72	632,080	451,837
_____Grass_____											
County	4	61.26	69.58	66.69	13.91	104.33	60.97	94.84	N/A	306,250	204,235
50	4	61.26	69.58	66.69	13.91	104.33	60.97	94.84	N/A	306,250	204,235
_____ALL_____	52	69.10	78.39	71.47	24.02	109.68	49.06	383.00	65.86 to 75.14	577,907	413,020

Richardson County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	50	5450	5325	4487	4845	4715	4615	3171	3195	4786
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5023
Pawnee	1	4260	4260	3860	3860	3000	2910	2820	2820	3463

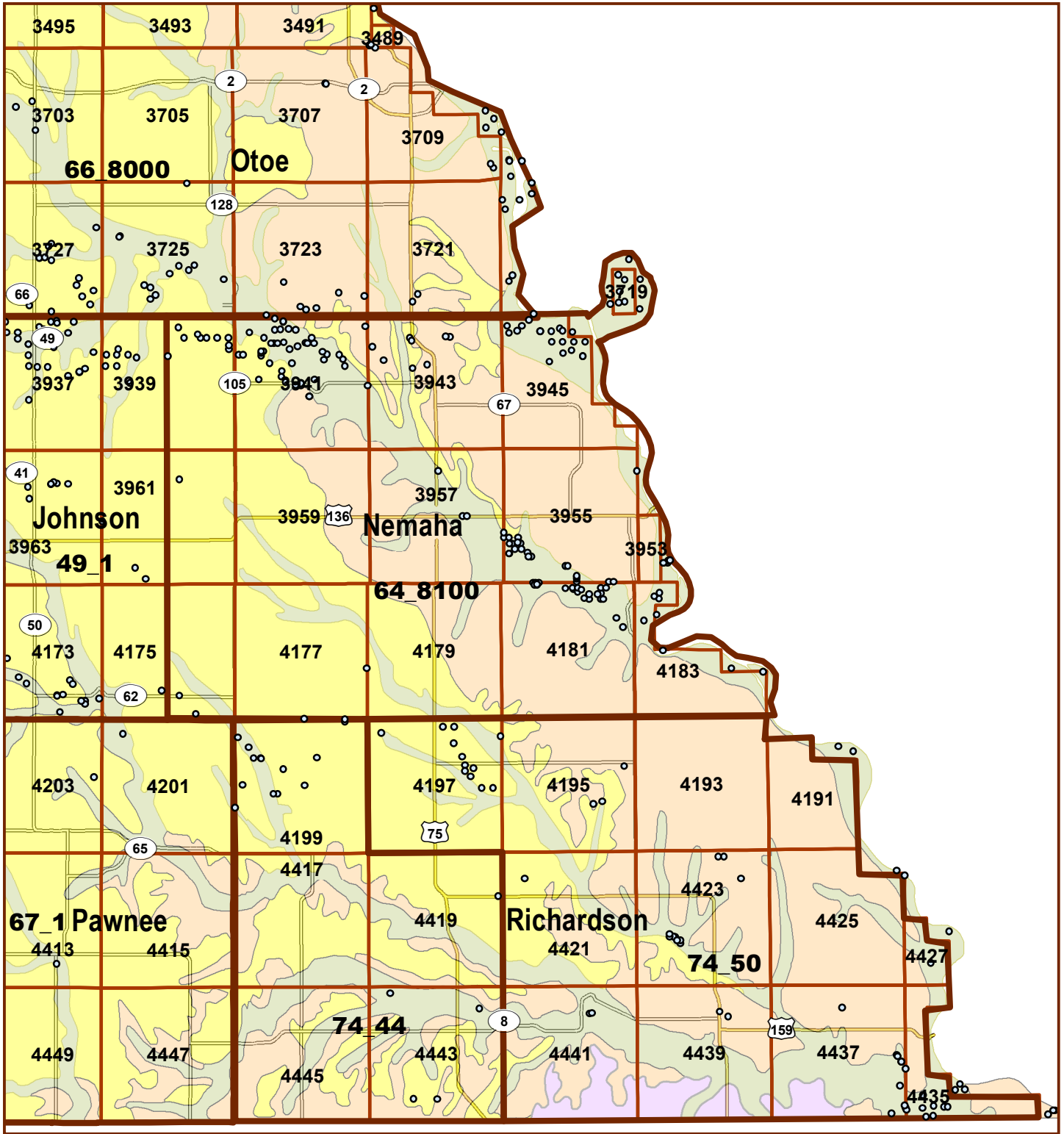
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	50	4673	4585	4256	4208	3794	3400	2498	2500	3774
Nemaha	1	4820	4669	4368	4120	3820	3669	2770	2520	3843
Pawnee	1	3550	3550	3215	3208	2500	2425	2350	2350	2819

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	50	2365	2275	2030	1950	1875	1760	1725	1500	1824
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1623
Pawnee	1	2139	2126	1811	1815	1657	1600	1560	1560	1676

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	50	n/a	828	100
Nemaha	1	2476	900	99
Pawnee	1	2142	1049	990

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.



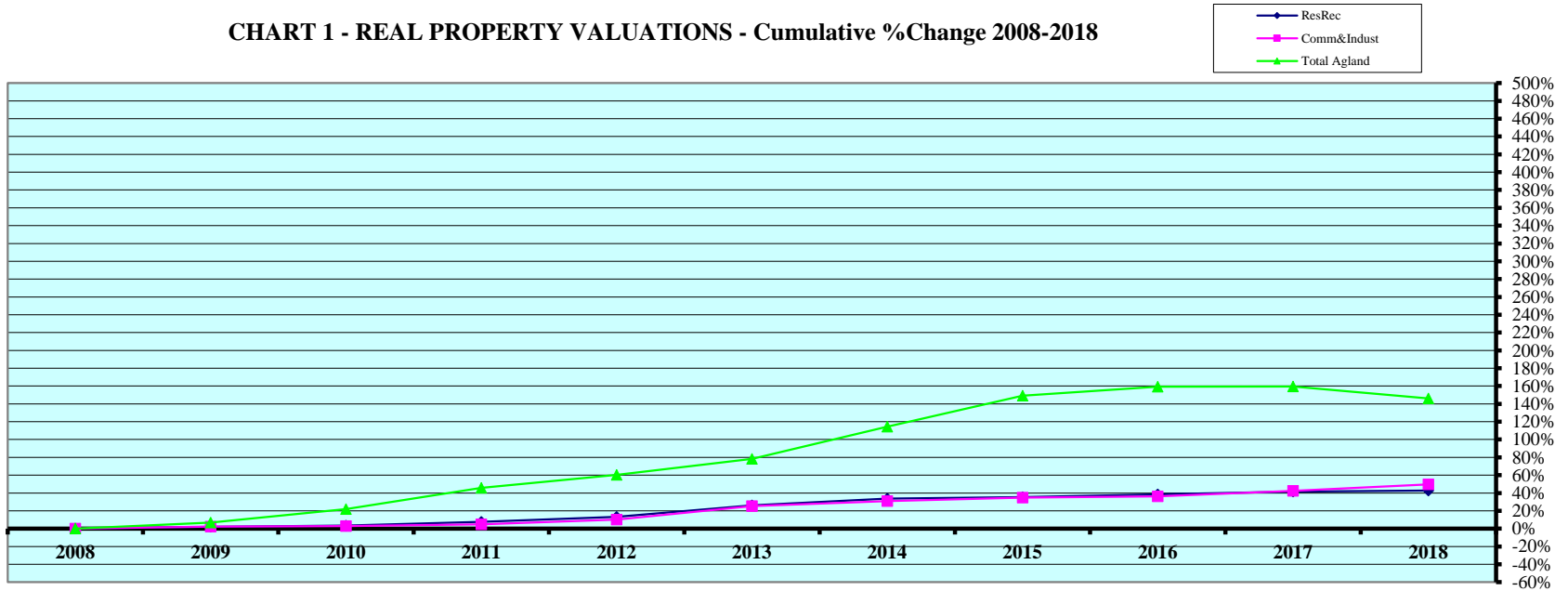
Legend

- Irrigation Wells
- 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
- ▭ Major Roads

Richardson 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	131,836,603	--	--	--	25,816,916	--	--	--	412,803,556	--	--	--
2009	134,579,056	2,742,453	2.08%	2.08%	26,383,760	566,844	2.20%	2.20%	440,872,576	28,069,020	6.80%	6.80%
2010	136,290,470	1,711,414	1.27%	3.38%	26,573,036	189,276	0.72%	2.93%	503,508,645	62,636,069	14.21%	21.97%
2011	141,819,530	5,529,060	4.06%	7.57%	27,051,344	478,308	1.80%	4.78%	601,650,364	98,141,719	19.49%	45.75%
2012	149,109,091	7,289,561	5.14%	13.10%	28,418,520	1,367,176	5.05%	10.08%	661,303,067	59,652,703	9.91%	60.20%
2013	166,290,545	17,181,454	11.52%	26.13%	32,346,663	3,928,143	13.82%	25.29%	735,764,896	74,461,829	11.26%	78.24%
2014	176,187,837	9,897,292	5.95%	33.64%	33,812,753	1,466,090	4.53%	30.97%	885,282,531	149,517,635	20.32%	114.46%
2015	178,555,913	2,368,076	1.34%	35.44%	34,786,495	973,742	2.88%	34.74%	1,028,239,794	142,957,263	16.15%	149.09%
2016	182,618,043	4,062,130	2.27%	38.52%	35,160,406	373,911	1.07%	36.19%	1,070,732,923	42,493,129	4.13%	159.38%
2017	186,596,204	3,978,161	2.18%	41.54%	36,790,601	1,630,195	4.64%	42.51%	1,071,110,002	377,079	0.04%	159.47%
2018	188,169,261	1,573,057	0.84%	42.73%	38,633,615	1,843,014	5.01%	49.64%	1,016,203,278	-54,906,724	-5.13%	146.17%

Rate Annual %chg: Residential & Recreational **3.62%** Commercial & Industrial **4.11%** Agricultural Land **9.43%**

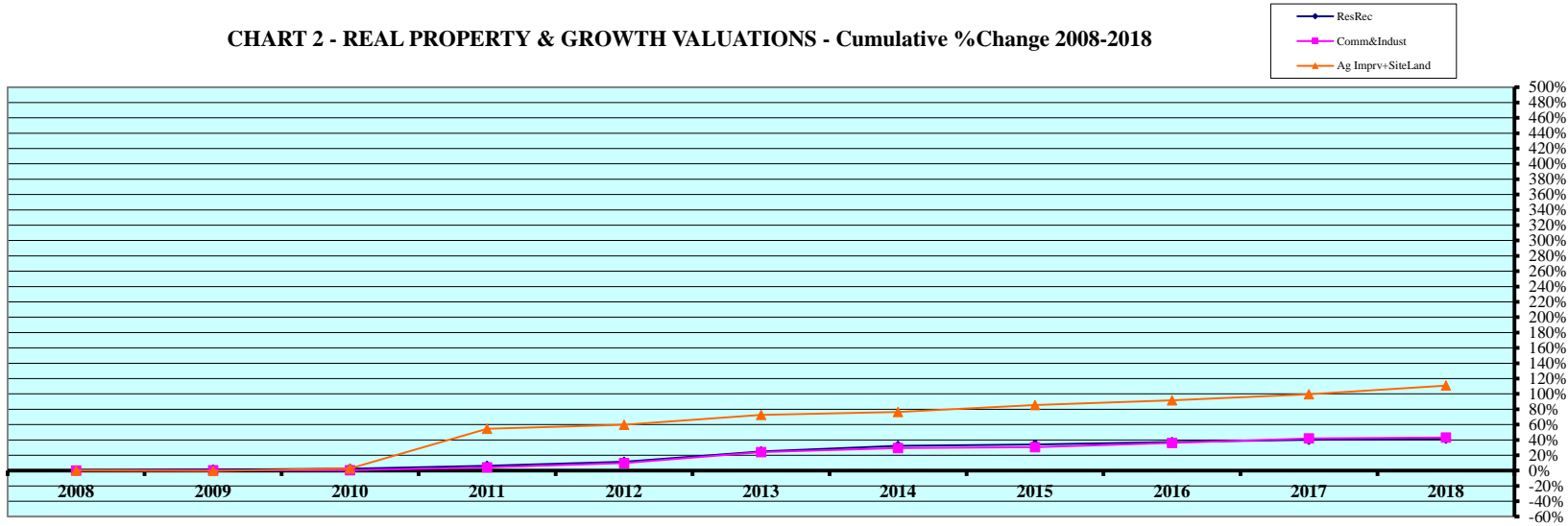
Cnty# **74**
County **RICHARDSON**

CHART 1

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

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	131,836,603	1,208,650	0.92%	130,627,953	--	--	25,816,916	226,157	0.88%	25,590,759	--	--
2009	134,579,056	1,055,534	0.78%	133,523,522	1.28%	1.28%	26,383,760	427,081	1.62%	25,956,679	0.54%	0.54%
2010	136,290,470	1,231,028	0.90%	135,059,442	0.36%	2.44%	26,573,036	665,621	2.50%	25,907,415	-1.81%	0.35%
2011	141,819,530	1,886,956	1.33%	139,932,574	2.67%	6.14%	27,051,344	143,842	0.53%	26,907,502	1.26%	4.22%
2012	149,109,091	2,211,244	1.48%	146,897,847	3.58%	11.42%	28,418,520	55,475	0.20%	28,363,045	4.85%	9.86%
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	24.84%	32,346,663	296,596	0.92%	32,050,067	12.78%	24.14%
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	32.22%	33,812,753	438,620	1.30%	33,374,133	3.18%	29.27%
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	34.14%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	30.66%
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	37.38%	35,160,406	8,268	0.02%	35,152,138	1.05%	36.16%
2017	186,596,204	1,826,008	0.98%	184,770,196	1.18%	40.15%	36,790,601	181,961	0.49%	36,608,640	4.12%	41.80%
2018	188,169,261	1,503,132	0.80%	186,666,129	0.04%	41.59%	38,633,615	1,677,587	4.34%	36,956,028	0.45%	43.15%
Rate Ann%chg	3.62%						4.11%					
							C & I w/o growth					
							2.62%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	18,874,251	11,076,294	29,950,545	1,001,434	3.34%	28,949,111	--	--
2009	19,556,979	11,401,201	30,958,180	1,140,791	3.68%	29,817,389	-0.44%	-0.44%
2010	20,190,021	11,766,170	31,956,191	1,205,011	3.77%	30,751,180	-0.67%	2.67%
2011	28,531,882	19,259,218	47,791,100	1,518,027	3.18%	46,273,073	44.80%	54.50%
2012	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504	0.21%	59.90%
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	2.35%	72.66%
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	-1.75%	76.29%
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	85.44%
2016	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587	0.97%	91.76%
2017	36,348,612	26,665,285	63,013,897	3,237,574	5.14%	59,776,323	-0.99%	99.58%
2018	37,435,841	26,582,657	64,018,498	882,496	1.38%	63,136,002	0.19%	110.80%
Rate Ann%chg	7.09%	9.15%	7.89%	Ag Imprv+Site w/o growth			4.61%	

(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.

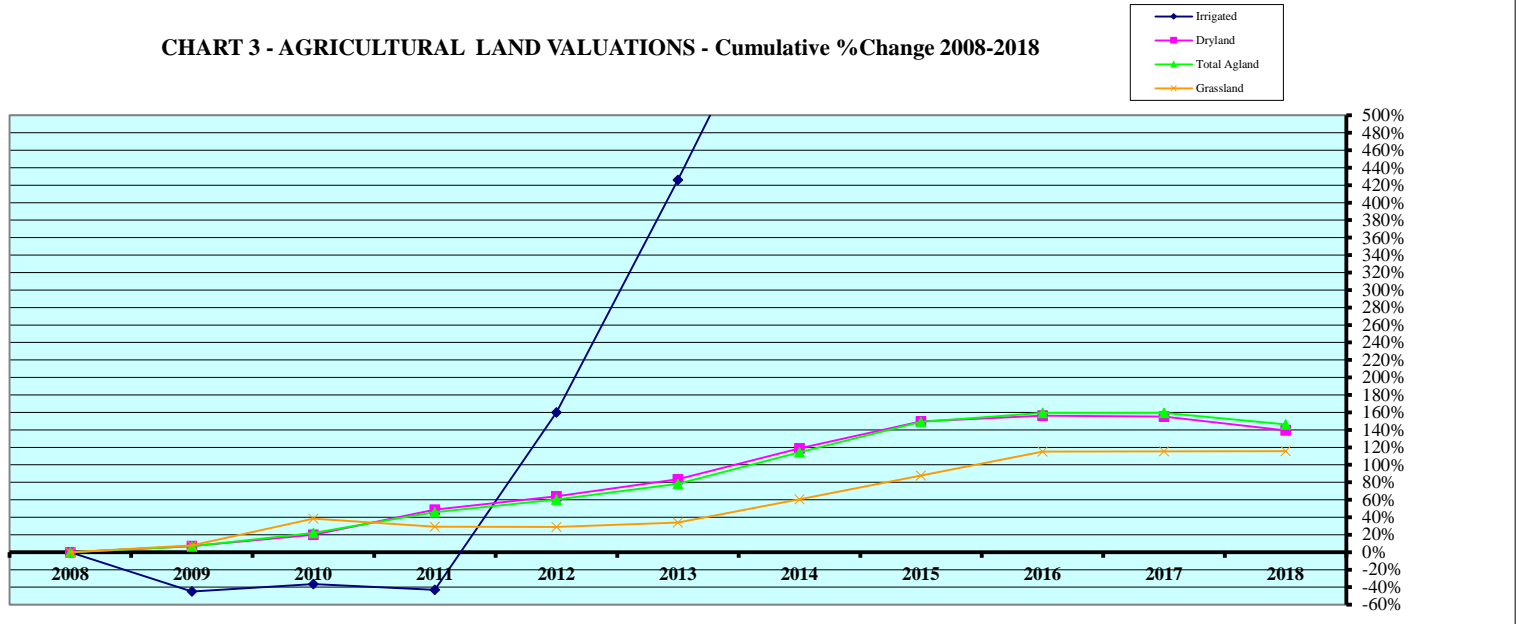
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	74
County	RICHARDSON

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	2,223,518	--	--	--	358,386,829	--	--	--	51,508,800	--	--	--
2009	1,222,864	-1,000,654	-45.00%	-45.00%	383,399,822	25,012,993	6.98%	6.98%	55,556,611	4,047,811	7.86%	7.86%
2010	1,409,639	186,775	15.27%	-36.60%	430,147,544	46,747,722	12.19%	20.02%	71,262,759	15,706,148	28.27%	38.35%
2011	1,265,749	-143,890	-10.21%	-43.07%	533,045,562	102,898,018	23.92%	48.73%	66,519,102	-4,743,657	-6.66%	29.14%
2012	5,777,673	4,511,924	356.46%	159.84%	587,625,007	54,579,445	10.24%	63.96%	66,390,910	-128,192	-0.19%	28.89%
2013	11,694,843	5,917,170	102.41%	425.96%	657,442,042	69,817,035	11.88%	83.44%	69,034,738	2,643,828	3.98%	34.03%
2014	17,901,384	6,206,541	53.07%	705.09%	783,789,630	126,347,588	19.22%	118.70%	82,676,924	13,642,186	19.76%	60.51%
2015	36,257,952	18,356,568	102.54%	1530.66%	894,425,683	110,636,053	14.12%	149.57%	96,620,192	13,943,268	16.86%	87.58%
2016	40,687,176	4,429,224	12.22%	1729.86%	918,310,386	23,884,703	2.67%	156.23%	110,753,735	14,133,543	14.63%	115.02%
2017	44,865,444	4,178,268	10.27%	1917.77%	914,363,379	-3,947,007	-0.43%	155.13%	110,891,797	138,062	0.12%	115.29%
2018	46,069,694	1,204,250	2.68%	1971.93%	858,081,454	-56,281,925	-6.16%	139.43%	111,058,446	166,649	0.15%	115.61%

Rate Ann.%chg: Irrigated **35.41%** Dryland **9.12%** Grassland **7.99%**

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	678,889	--	--	--	5,520	--	--	--	412,803,556	--	--	--
2009	687,759	8,870	1.31%	1.31%	5,520	0	0.00%	0.00%	440,872,576	28,069,020	6.80%	6.80%
2010	683,184	-4,575	-0.67%	0.63%	5,519	-1	-0.02%	-0.02%	503,508,645	62,636,069	14.21%	21.97%
2011	787,643	104,459	15.29%	16.02%	32,308	26,789	485.40%	485.29%	601,650,364	98,141,719	19.49%	45.75%
2012	1,621,955	834,312	105.93%	138.91%	(112,478)	-144,786	-448.14%	-2137.64%	661,303,067	59,652,703	9.91%	60.20%
2013	1,283,555	-338,400	-20.86%	89.07%	(3,690,282)	-3,577,804		-66952.93%	735,764,896	74,461,829	11.26%	78.24%
2014	904,593	-378,962	-29.52%	33.25%	10,000	3,700,282		81.16%	885,282,531	149,517,635	20.32%	114.46%
2015	925,967	21,374	2.36%	36.39%	10,000	0	0.00%	81.16%	1,028,239,794	142,957,263	16.15%	149.09%
2016	971,626	45,659	4.93%	43.12%	10,000	0	0.00%	81.16%	1,070,732,923	42,493,129	4.13%	159.38%
2017	979,382	7,756	0.80%	44.26%	10,000	0	0.00%	81.16%	1,071,110,002	377,079	0.04%	159.47%
2018	983,684	4,302	0.44%	44.90%	10,000	0	0.00%	81.16%	1,016,203,278	-54,906,724	-5.13%	146.17%

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

Rate Ann.%chg: Total Agric Land **9.43%**

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	2,223,518	1,546	1,438			358,628,878	233,405	1,537			51,531,061	76,349	675		
2009	2,292,645	1,546	1,483	3.11%	3.11%	381,966,247	233,384	1,637	6.52%	6.52%	55,520,846	76,360	727	7.73%	7.73%
2010	1,409,639	616	2,288	54.34%	59.14%	431,330,288	234,151	1,842	12.55%	19.89%	71,194,371	76,632	929	27.77%	37.65%
2011	1,265,749	616	2,055	-10.21%	42.89%	535,127,163	233,717	2,290	24.29%	49.02%	66,533,214	76,876	865	-6.84%	28.23%
2012	4,614,764	1,586	2,910	41.62%	102.37%	589,898,161	232,674	2,535	10.73%	65.00%	66,537,591	77,033	864	-0.20%	27.98%
2013	7,485,261	2,405	3,113	6.97%	116.47%	653,920,546	231,415	2,826	11.46%	83.91%	72,764,276	76,589	950	9.99%	40.76%
2014	18,014,233	4,524	3,982	27.92%	176.92%	786,189,082	232,190	3,386	19.83%	120.37%	82,353,179	78,828	1,045	9.96%	54.79%
2015	36,257,952	7,892	4,594	15.37%	219.49%	895,007,250	227,809	3,929	16.03%	155.69%	96,511,292	78,990	1,222	16.95%	81.03%
2016	40,687,176	8,615	4,723	2.81%	228.45%	918,453,238	226,962	4,047	3.00%	163.37%	111,128,568	78,838	1,410	15.37%	108.85%
2017	44,865,444	9,459	4,743	0.43%	229.86%	914,550,236	226,024	4,046	-0.01%	163.34%	110,751,463	78,589	1,409	-0.02%	108.80%
2018	46,069,694	9,603	4,798	1.14%	233.64%	857,893,504	225,696	3,801	-6.06%	147.39%	111,089,692	78,704	1,411	0.16%	109.13%

Rate Annual %chg Average Value/Acre: 12.80%

9.48%

7.66%

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	678,933	16,739	41			5,520	138	40			413,067,910	328,177	1,259		
2009	679,086	16,742	41	0.00%	0.00%	5,520	138	40	0.00%	0.00%	440,464,344	328,170	1,342	6.63%	6.63%
2010	696,266	16,548	42	3.73%	3.73%	6,850	171	40	-0.02%	-0.02%	504,637,414	328,118	1,538	14.59%	22.19%
2011	794,988	16,276	49	16.09%	20.42%	7,864	185	43	6.49%	6.47%	603,728,978	327,670	1,842	19.80%	46.38%
2012	1,621,753	16,224	100	104.65%	146.45%	46,861	206	227	433.93%	468.45%	662,719,130	327,722	2,022	9.75%	60.66%
2013	1,617,677	16,183	100	0.00%	146.45%	45,205	190	239	4.89%	496.28%	735,832,965	326,782	2,252	11.35%	78.90%
2014	800,875	8,015	100	-0.03%	146.37%	115,718	1,058	109	-54.15%	173.39%	887,473,087	324,615	2,734	21.41%	117.21%
2015	909,321	9,100	100	0.00%	146.36%	119,790	1,099	109	-0.33%	172.49%	1,028,805,605	324,890	3,167	15.83%	151.58%
2016	935,734	9,364	100	0.00%	146.37%	122,467	1,126	109	-0.20%	171.95%	1,071,327,183	324,904	3,297	4.13%	161.97%
2017	975,985	9,767	100	0.00%	146.37%	123,387	1,135	109	-0.07%	171.77%	1,071,266,515	324,973	3,296	-0.03%	161.90%
2018	982,072	9,827	100	0.00%	146.37%	123,387	1,135	109	0.00%	171.77%	1,016,158,349	324,965	3,127	-5.14%	148.43%

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RICHARDSON

Rate Annual %chg Average Value/Acre: 9.53%

(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
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,363	RICHARDSON	41,341,912	22,687,006	55,431,881	186,534,356	32,013,017	6,620,598	1,634,905	1,016,203,278	37,435,841	26,582,657	5,033,380	1,431,518,831
	cnty sector value % of total value:	2.89%	1.58%	3.87%	13.03%	2.24%	0.46%	0.11%	70.99%	2.62%	1.86%	0.35%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	46	4,055	356	424,978	9,367	0	0	0	0	0	0	438,802
0.29%	%sector of county sector	0.00%	0.02%	0.00%	0.23%	0.03%							0.03%
	%sector of municipality	0.01%	0.92%	0.08%	96.85%	2.13%							100.00%
146	DAWSON	20,220	175,139	353,546	2,108,722	453,428	0	0	0	0	0	0	3,111,055
1.75%	%sector of county sector	0.05%	0.77%	0.64%	1.13%	1.42%							0.22%
	%sector of municipality	0.65%	5.63%	11.36%	67.78%	14.57%							100.00%
4,325	FALLS CITY	8,790,833	4,086,966	2,489,511	109,142,553	22,607,673	6,519,928	0	61,115	29,564	48,257	0	153,776,400
51.72%	%sector of county sector	21.26%	18.01%	4.49%	58.51%	70.62%	98.48%		0.01%	0.08%	0.18%		10.74%
	%sector of municipality	5.72%	2.66%	1.62%	70.97%	14.70%	4.24%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	394,725	673,132	1,212,186	13,492,022	3,739,149	100,670	0	0	0	12,900	0	19,624,784
10.49%	%sector of county sector	0.95%	2.97%	2.19%	7.23%	11.68%	1.52%				0.05%		1.37%
	%sector of municipality	2.01%	3.43%	6.18%	68.75%	19.05%	0.51%				0.07%		100.00%
28	PRESTON	0	0	0	562,303	0	0	0	0	0	0	0	562,303
0.33%	%sector of county sector				0.30%								0.04%
	%sector of municipality				100.00%								100.00%
172	RULO	42,299	364,740	962,122	2,519,844	581,404	0	0	0	0	1,025	0	4,471,434
2.06%	%sector of county sector	0.10%	1.61%	1.74%	1.35%	1.82%					0.00%		0.31%
	%sector of municipality	0.95%	8.16%	21.52%	56.35%	13.00%					0.02%		100.00%
112	SALEM	11,587	94,068	8,247	1,279,208	35,708	0	0	0	0	0	0	1,428,818
1.34%	%sector of county sector	0.03%	0.41%	0.01%	0.69%	0.11%							0.10%
	%sector of municipality	0.81%	6.58%	0.58%	89.53%	2.50%							100.00%
150	SHUBERT	9,252	60,420	5,297	3,207,426	163,757	0	0	0	0	0	0	3,446,152
1.79%	%sector of county sector	0.02%	0.27%	0.01%	1.72%	0.51%							0.24%
	%sector of municipality	0.27%	1.75%	0.15%	93.07%	4.75%							100.00%
152	STELLA	24,300	201,380	296,835	3,072,250	817,579	0	0	0	0	0	0	4,412,344
1.82%	%sector of county sector	0.06%	0.89%	0.54%	1.65%	2.55%							0.31%
	%sector of municipality	0.55%	4.56%	6.73%	69.63%	18.53%							100.00%
172	VERDON	1,021,059	204,483	519,531	2,598,336	480,774	0	0	0	0	0	0	4,824,183
2.06%	%sector of county sector	2.47%	0.90%	0.94%	1.39%	1.50%							0.34%
	%sector of municipality	21.17%	4.24%	10.77%	53.86%	9.97%							100.00%
6,158	Total Municipalities	10,314,321	5,864,383	5,847,631	138,407,642	28,888,839	6,620,598	0	61,115	29,564	62,182	0	196,096,275
73.63%	%all municip.sectors of cnty	24.95%	25.85%	10.55%	74.20%	90.24%	100.00%		0.01%	0.08%	0.23%		13.70%

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Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,079	Value : 1,297,311,290	Growth 1,985,751	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	797	2,710,958	12	50,989	26	228,602	835	2,990,549	
02. Res Improve Land	2,986	8,300,502	72	1,524,509	352	7,047,381	3,410	16,872,392	
03. Res Improvements	3,010	131,925,764	72	6,646,182	361	33,540,545	3,443	172,112,491	
04. Res Total	3,807	142,937,224	84	8,221,680	387	40,816,528	4,278	191,975,432	619,413
% of Res Total	88.99	74.46	1.96	4.28	9.05	21.26	47.12	14.80	31.19
05. Com UnImp Land	123	675,518	23	633,717	10	132,536	156	1,441,771	
06. Com Improve Land	393	3,189,241	23	622,017	18	325,348	434	4,136,606	
07. Com Improvements	406	23,240,347	24	2,154,045	22	1,136,496	452	26,530,888	
08. Com Total	529	27,105,106	47	3,409,779	32	1,594,380	608	32,109,265	203,272
% of Com Total	87.01	84.42	7.73	10.62	5.26	4.97	6.70	2.48	10.24
09. Ind UnImp Land	2	30,400	10	1,150,600	0	0	12	1,181,000	
10. Ind Improve Land	3	102,715	5	619,500	0	0	8	722,215	
11. Ind Improvements	3	1,184,692	5	3,532,691	0	0	8	4,717,383	
12. Ind Total	5	1,317,807	15	5,302,791	0	0	20	6,620,598	0
% of Ind Total	25.00	19.90	75.00	80.10	0.00	0.00	0.22	0.51	0.00
13. Rec UnImp Land	0	0	4	89,781	13	323,327	17	413,108	
14. Rec Improve Land	0	0	0	0	12	349,044	12	349,044	
15. Rec Improvements	0	0	0	0	14	880,001	14	880,001	
16. Rec Total	0	0	4	89,781	27	1,552,372	31	1,642,153	0
% of Rec Total	0.00	0.00	12.90	5.47	87.10	94.53	0.34	0.13	0.00
Res & Rec Total	3,807	142,937,224	88	8,311,461	414	42,368,900	4,309	193,617,585	619,413
% of Res & Rec Total	88.35	73.82	2.04	4.29	9.61	21.88	47.46	14.92	31.19
Com & Ind Total	534	28,422,913	62	8,712,570	32	1,594,380	628	38,729,863	203,272
% of Com & Ind Total	85.03	73.39	9.87	22.50	5.10	4.12	6.92	2.99	10.24

17. Taxable Total	4,341	171,360,137	150	17,024,031	446	43,963,280	4,937	232,347,448	822,685
% of Taxable Total	87.93	73.75	3.04	7.33	9.03	18.92	54.38	17.91	41.43

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	7	260,837	1,699,529	3	403,721	17,073,304
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	10	664,558	18,772,833
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				10	664,558	18,772,833

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	57	3,113,410	57	3,113,410	0
24. Non-Producing	1	0	5	0	87	1,655,280	93	1,655,280	0
25. Total	1	0	5	0	144	4,768,690	150	4,768,690	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	408	79	344	831

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,900	352	61,995,343	2,524	612,792,832	2,877	674,801,075
28. Ag-Improved Land	0	0	125	31,194,249	976	303,684,804	1,101	334,879,053
29. Ag Improvements	1	1,025	125	5,603,558	989	44,910,441	1,115	50,515,024

30. Ag Total					3,992	1,060,195,152
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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	2	1.95	19,500	
32. HomeSite Improv Land	0	0.00	0	65	65.96	662,990	
33. HomeSite Improvements	0	0.00	0	68	63.96	3,496,006	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	25	43.38	114,266	
36. FarmSite Improv Land	0	0.00	0	101	211.41	653,999	
37. FarmSite Improvements	1	0.00	1,025	117	0.00	2,107,552	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	446.69	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	31	31.93	300,865	33	33.88	320,365	
32. HomeSite Improv Land	587	604.91	5,981,785	652	670.87	6,644,775	
33. HomeSite Improvements	551	529.58	27,609,308	619	593.54	31,105,314	1,163,066
34. HomeSite Total				652	704.75	38,070,454	
35. FarmSite UnImp Land	188	1,861.42	1,588,109	214	1,909.10	1,715,275	
36. FarmSite Improv Land	841	1,724.83	5,154,227	942	1,936.24	5,808,226	
37. FarmSite Improvements	918	0.00	17,301,133	1,036	0.00	19,409,710	0
38. FarmSite Total				1,250	3,845.34	26,933,211	
39. Road & Ditches	0	5,096.57	0	0	5,543.26	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,902	10,093.35	65,003,665	1,163,066

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	691.48	278,337	14	691.48	278,337

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. 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	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 44

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	496.31	19.76%	2,528,699	22.28%	5,095.00
46. 1A	241.66	9.62%	1,202,262	10.59%	4,975.01
47. 2A1	58.57	2.33%	265,616	2.34%	4,535.02
48. 2A	440.97	17.56%	1,997,610	17.60%	4,530.04
49. 3A1	1,065.58	42.43%	4,693,882	41.36%	4,405.00
50. 3A	16.17	0.64%	69,774	0.61%	4,315.03
51. 4A1	184.70	7.36%	570,723	5.03%	3,090.00
52. 4A	7.22	0.29%	21,552	0.19%	2,985.04
53. Total	2,511.18	100.00%	11,350,118	100.00%	4,519.83
Dry					
54. 1D1	6,639.63	10.11%	29,048,438	12.25%	4,375.01
55. 1D	7,443.77	11.34%	31,896,574	13.45%	4,285.00
56. 2D1	636.70	0.97%	2,562,733	1.08%	4,025.02
57. 2D	5,422.04	8.26%	21,335,755	8.99%	3,935.01
58. 3D1	37,355.92	56.88%	132,613,945	55.90%	3,550.01
59. 3D	808.34	1.23%	2,566,485	1.08%	3,175.01
60. 4D1	5,891.22	8.97%	13,756,015	5.80%	2,335.00
61. 4D	1,472.48	2.24%	3,438,263	1.45%	2,335.02
62. Total	65,670.10	100.00%	237,218,208	100.00%	3,612.27
Grass					
63. 1G1	2,005.70	5.59%	2,645,701	5.32%	1,319.09
64. 1G	2,080.86	5.80%	3,226,527	6.49%	1,550.57
65. 2G1	829.65	2.31%	896,808	1.80%	1,080.95
66. 2G	1,663.96	4.64%	2,571,969	5.17%	1,545.69
67. 3G1	11,813.28	32.94%	18,547,975	37.29%	1,570.10
68. 3G	170.21	0.47%	245,917	0.49%	1,444.79
69. 4G1	5,787.30	16.14%	8,193,933	16.47%	1,415.85
70. 4G	11,513.99	32.10%	13,415,357	26.97%	1,165.14
71. Total	35,864.95	100.00%	49,744,187	100.00%	1,386.99
Irrigated Total					
	2,511.18	2.35%	11,350,118	3.80%	4,519.83
Dry Total					
	65,670.10	61.51%	237,218,208	79.45%	3,612.27
Grass Total					
	35,864.95	33.59%	49,744,187	16.66%	1,386.99
72. Waste	2,281.33	2.14%	228,133	0.08%	100.00
73. Other	435.01	0.41%	43,501	0.01%	100.00
74. Exempt	791.34	0.74%	0	0.00%	0.00
75. Market Area Total	106,762.57	100.00%	298,584,147	100.00%	2,796.71

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	930.24	13.06%	5,069,818	14.87%	5,450.01
46. 1A	754.04	10.58%	4,015,272	11.78%	5,325.01
47. 2A1	1,250.06	17.55%	5,609,566	16.45%	4,487.44
48. 2A	1,109.13	15.57%	5,373,737	15.76%	4,845.00
49. 3A1	2,164.57	30.38%	10,205,953	29.93%	4,715.00
50. 3A	634.12	8.90%	2,926,466	8.58%	4,615.00
51. 4A1	263.59	3.70%	835,861	2.45%	3,171.06
52. 4A	18.16	0.25%	58,023	0.17%	3,195.10
53. Total	7,123.91	100.00%	34,094,696	100.00%	4,785.95
Dry					
54. 1D1	10,897.05	6.81%	50,917,972	8.43%	4,672.64
55. 1D	28,498.05	17.81%	130,663,674	21.63%	4,585.00
56. 2D1	14,931.58	9.33%	63,550,184	10.52%	4,256.09
57. 2D	8,765.98	5.48%	36,889,060	6.11%	4,208.21
58. 3D1	29,799.80	18.62%	113,059,357	18.72%	3,793.96
59. 3D	45,686.69	28.55%	155,334,766	25.72%	3,400.00
60. 4D1	18,969.23	11.85%	47,378,800	7.84%	2,497.67
61. 4D	2,486.68	1.55%	6,216,700	1.03%	2,500.00
62. Total	160,035.06	100.00%	604,010,513	100.00%	3,774.24
Grass					
63. 1G1	3,503.95	8.19%	5,012,531	8.69%	1,430.54
64. 1G	4,634.15	10.84%	7,905,478	13.71%	1,705.92
65. 2G1	2,329.43	5.45%	2,970,072	5.15%	1,275.02
66. 2G	1,414.55	3.31%	2,216,218	3.84%	1,566.73
67. 3G1	5,443.15	12.73%	8,447,775	14.65%	1,552.00
68. 3G	5,627.27	13.16%	8,578,154	14.88%	1,524.39
69. 4G1	6,922.47	16.19%	9,661,477	16.75%	1,395.67
70. 4G	12,894.71	30.15%	12,874,182	22.33%	998.41
71. Total	42,769.68	100.00%	57,665,887	100.00%	1,348.29
Irrigated Total					
Irrigated Total	7,123.91	3.26%	34,094,696	4.89%	4,785.95
Dry Total					
Dry Total	160,035.06	73.34%	604,010,513	86.71%	3,774.24
Grass Total					
Grass Total	42,769.68	19.60%	57,665,887	8.28%	1,348.29
72. Waste	7,570.31	3.47%	756,358	0.11%	99.91
73. Other	700.01	0.32%	79,886	0.01%	114.12
74. Exempt	2,498.39	1.15%	0	0.00%	0.00
75. Market Area Total	218,198.97	100.00%	696,607,340	100.00%	3,192.53

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	684.42	3,339,639	8,950.67	42,105,175	9,635.09	45,444,814
77. Dry Land	0.00	0	20,785.32	78,012,921	204,919.84	763,215,800	225,705.16	841,228,721
78. Grass	0.00	0	7,286.73	10,304,703	71,347.90	97,105,371	78,634.63	107,410,074
79. Waste	0.00	0	695.25	69,525	9,156.39	914,966	9,851.64	984,491
80. Other	0.00	0	120.49	12,049	1,014.53	111,338	1,135.02	123,387
81. Exempt	0.00	0	28.40	0	3,261.33	0	3,289.73	0
82. Total	0.00	0	29,572.21	91,738,837	295,389.33	903,452,650	324,961.54	995,191,487

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	9,635.09	2.96%	45,444,814	4.57%	4,716.59
Dry Land	225,705.16	69.46%	841,228,721	84.53%	3,727.11
Grass	78,634.63	24.20%	107,410,074	10.79%	1,365.94
Waste	9,851.64	3.03%	984,491	0.10%	99.93
Other	1,135.02	0.35%	123,387	0.01%	108.71
Exempt	3,289.73	1.01%	0	0.00%	0.00
Total	324,961.54	100.00%	995,191,487	100.00%	3,062.49

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreage	1	8,350	28	609,749	28	1,926,955	29	2,545,054	0
83.2 Barada	16	45,813	16	81,377	17	302,803	33	429,993	5,159
83.3 Dawson	42	69,805	87	184,917	89	1,838,935	131	2,093,657	0
83.4 Falls City	244	1,308,703	1,916	6,017,262	1,930	104,948,882	2,174	112,274,847	325,351
83.5 Humboldt	101	619,488	419	1,155,248	419	12,659,920	520	14,434,656	43,570
83.6 Preston	17	15,154	21	17,173	21	529,976	38	562,303	0
83.7 Rulo	146	214,730	114	154,853	117	2,153,593	263	2,523,176	70,403
83.8 Rural	51	682,032	406	8,223,397	413	38,724,163	464	47,629,592	48,195
83.9 Salem	128	183,475	86	159,517	86	1,007,367	214	1,350,359	96,434
83.10 Shubert	26	119,234	113	207,310	115	2,775,699	141	3,102,243	0
83.11 Shubert	4	8,380	2	4,269	3	85,044	7	97,693	0
83.12 Stella	42	85,220	106	208,754	107	2,991,004	149	3,284,978	0
83.13 Verdon	29	38,429	103	107,092	103	2,710,423	132	2,855,944	30,301
83.14 [none]	5	4,844	5	90,518	9	337,728	14	433,090	0
84 Residential Total	852	3,403,657	3,422	17,221,436	3,457	172,992,492	4,309	193,617,585	619,413

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Barada	0	0	2	1,425	2	7,942	2	9,367	0
85.2	Dawson	6	2,250	12	28,907	12	422,271	18	453,428	0
85.3	Falls City	75	2,354,502	252	3,710,735	258	22,923,798	333	28,989,035	178,253
85.4	Humboldt	21	50,547	74	330,246	78	3,492,462	99	3,873,255	25,019
85.5	Rulo	23	38,478	13	33,448	14	509,478	37	581,404	0
85.6	Rural	21	164,966	30	677,983	35	2,237,351	56	3,080,300	0
85.7	Salem	3	456	7	2,372	7	32,880	10	35,708	0
85.8	Shubert	4	3,870	15	17,163	15	137,754	19	158,787	0
85.9	Shubert	0	0	1	1,225	1	3,745	1	4,970	0
85.10	Stella	11	7,163	19	16,506	20	793,910	31	817,579	0
85.11	Verdon	4	539	16	16,411	17	462,851	21	479,801	0
85.12	[none]	0	0	1	22,400	1	223,829	1	246,229	0
86	Commercial Total	168	2,622,771	442	4,858,821	460	31,248,271	628	38,729,863	203,272

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

Market Area 44

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	598.69	2.38%	1,323,115	3.20%	2,210.02
88. 1G	1,101.05	4.37%	2,339,787	5.66%	2,125.05
89. 2G1	164.25	0.65%	311,257	0.75%	1,895.02
90. 2G	1,193.34	4.74%	2,171,879	5.25%	1,820.00
91. 3G1	9,577.46	38.04%	16,714,589	40.41%	1,745.20
92. 3G	130.11	0.52%	214,033	0.52%	1,645.02
93. 4G1	4,573.96	18.17%	7,338,518	17.74%	1,604.41
94. 4G	7,835.40	31.12%	10,950,664	26.47%	1,397.59
95. Total	25,174.26	100.00%	41,363,842	100.00%	1,643.10
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	1,407.01	13.16%	1,322,586	15.78%	940.00
106. 1T	979.81	9.17%	886,740	10.58%	905.01
107. 2T1	665.40	6.22%	585,551	6.99%	880.00
108. 2T	470.62	4.40%	400,090	4.77%	850.13
109. 3T1	2,235.82	20.91%	1,833,386	21.88%	820.01
110. 3T	40.10	0.38%	31,884	0.38%	795.11
111. 4T1	1,213.34	11.35%	855,415	10.21%	705.01
112. 4T	3,678.59	34.41%	2,464,693	29.41%	670.01
113. Total	10,690.69	100.00%	8,380,345	100.00%	783.89
<hr/>					
Grass Total	25,174.26	70.19%	41,363,842	83.15%	1,643.10
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	10,690.69	29.81%	8,380,345	16.85%	783.89
<hr/>					
114. Market Area Total	35,864.95	100.00%	49,744,187	100.00%	1,386.99

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

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,096.35	4.91%	2,592,886	6.36%	2,365.02
88. 1G	2,613.15	11.70%	5,945,034	14.59%	2,275.05
89. 2G1	718.13	3.21%	1,457,832	3.58%	2,030.04
90. 2G	893.19	4.00%	1,741,766	4.27%	1,950.05
91. 3G1	3,676.04	16.45%	6,892,696	16.91%	1,875.03
92. 3G	4,170.02	18.66%	7,339,236	18.01%	1,760.00
93. 4G1	4,572.00	20.46%	7,886,828	19.35%	1,725.03
94. 4G	4,602.54	20.60%	6,903,810	16.94%	1,500.00
95. Total	22,341.42	100.00%	40,760,088	100.00%	1,824.42
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	2,407.60	11.79%	2,419,645	14.31%	1,005.00
106. 1T	2,021.00	9.89%	1,960,444	11.60%	970.04
107. 2T1	1,611.30	7.89%	1,512,240	8.95%	938.52
108. 2T	521.36	2.55%	474,452	2.81%	910.03
109. 3T1	1,767.11	8.65%	1,555,079	9.20%	880.01
110. 3T	1,457.25	7.13%	1,238,918	7.33%	850.18
111. 4T1	2,350.47	11.51%	1,774,649	10.50%	755.02
112. 4T	8,292.17	40.59%	5,970,372	35.32%	720.00
113. Total	20,428.26	100.00%	16,905,799	100.00%	827.57
<hr/>					
Grass Total	22,341.42	52.24%	40,760,088	70.68%	1,824.42
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	20,428.26	47.76%	16,905,799	29.32%	827.57
<hr/>					
114. Market Area Total	42,769.68	100.00%	57,665,887	100.00%	1,348.29

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

74 Richardson

	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	186,534,356	191,975,432	5,441,076	2.92%	619,413	2.58%
02. Recreational	1,634,905	1,642,153	7,248	0.44%	0	0.44%
03. Ag-Homesite Land, Ag-Res Dwelling	37,435,841	38,070,454	634,613	1.70%	1,163,066	-1.41%
04. Total Residential (sum lines 1-3)	225,605,102	231,688,039	6,082,937	2.70%	1,782,479	1.91%
05. Commercial	32,013,017	32,109,265	96,248	0.30%	203,272	-0.33%
06. Industrial	6,620,598	6,620,598	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	38,633,615	38,729,863	96,248	0.25%	203,272	-0.28%
08. Ag-Farmsite Land, Outbuildings	26,582,657	26,933,211	350,554	1.32%	0	1.32%
09. Minerals	5,033,380	4,768,690	-264,690	-5.26	0	-5.26%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	31,616,037	31,701,901	85,864	0.27%	0	0.27%
12. Irrigated	46,069,694	45,444,814	-624,880	-1.36%		
13. Dryland	858,081,454	841,228,721	-16,852,733	-1.96%		
14. Grassland	111,058,446	107,410,074	-3,648,372	-3.29%		
15. Wasteland	983,684	984,491	807	0.08%		
16. Other Agland	10,000	123,387	113,387	1,133.87%		
17. Total Agricultural Land	1,016,203,278	995,191,487	-21,011,791	-2.07%		
18. Total Value of all Real Property (Locally Assessed)	1,312,058,032	1,297,311,290	-14,746,742	-1.12%	1,985,751	-1.28%

2019 Assessment Survey for Richardson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$226,600.93
7.	Adopted budget, or granted budget if different from above:
	\$222,003.47
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,800 is for the Pritchard & Abbott for mineral appraisal.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	Data processing \$7,870; website \$5,250; GIS \$11,000
11.	Amount of the assessor's budget set aside for education/workshops:
	Funded out of County General
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:
	Thomson Reuter
2.	CAMA software:
	Thomson Reuter
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://www.richardson.assessor.gworks.com/
7.	Who maintains the GIS software and maps?
	gWorks
8.	Personal Property software:
	Thomson Reuter

C. Zoning Information

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Richardson County

1.	Valuation data collection done by:																
	County assessor and 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="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>Falls City - County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Dawson - population of 150, limited services limited retail Shubert - population 149, limited services Stella - population 151, limited retail and services</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Humboldt - population 877 Retail, HTRS High School. Retail</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Salem - population 111, limited services. Preston</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rulo - population 112, cafe, limited retail and services</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Verdon - population 170, limited services and retail</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Rural Residential</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Falls City - County seat and largest community, trade center for county	2	Dawson - population of 150, limited services limited retail Shubert - population 149, limited services Stella - population 151, limited retail and services	3	Humboldt - population 877 Retail, HTRS High School. Retail	5	Salem - population 111, limited services. Preston	6	Rulo - population 112, cafe, limited retail and services	7	Verdon - population 170, limited services and retail	11	Rural Residential
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
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5	Salem - population 111, limited services. Preston																
6	Rulo - population 112, cafe, limited retail and services																
7	Verdon - population 170, limited services and retail																
11	Rural Residential																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost Approach and Market Analysis. The county uses the Cost approach and arrives at market value by making adjustments for items of depreciation.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	The County utilizes local market information in developing the depreciation tables.																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes, They are reviewed during the reappraisal cycle.																
6.	Describe the methodology used to determine the residential lot values?																
	The County completes a market analysis on the vacant land sales and uses an allocation procedure on improved sales to verify the results of the vacant land analysis.																
7.	How are rural residential site values developed?																
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	The vacant lots are being valued at market value.																

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2012	2016	2018	2017-2018
	2	2016	2016	2018	2017-2018
	3	2016	2016	2014	2015
	5	2016	2016	2013	2014
	6	2016	2016	2013	2014
	7	2016	2016	2014	2017-2018
	11	2016	2016	2014	2015

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

2019 Commercial Assessment Survey for Richardson County

1.	Valuation data collection done by:																							
	County assessor staff																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Along with the cost approach the county relies on sales of similar property outside the county. The county then applies multipliers to adjust to the local market of commercial properties.																							
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																							
	The County develops depreciation tables based on the local market.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county uses a square foot method derived from vacant lot sales.																							
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	Groups 01 and 02 comprise the more populated communities in the county, with each reflecting their own unique market. Grouping 03 is a grouping of convenience where the remainder of the county is combined. The market in this group varies substantially with limited sales to array any statistical data that would provide any confidence in any statistical analysis.																							

2019 Agricultural Assessment Survey for Richardson County

1.	Valuation data collection done by:						
	County assessor and staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">50</td> <td>The entire county is considered as one market area.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	50	The entire county is considered as one market area.	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
50	The entire county is considered as one market area.	2014					
	The counties agricultural land is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	They review all areas in the county to determine if there is enough information available to determine if there are characteristics that affect the market differently from one location to the next. Typically they will review the sales /assessment ratio on sales in the various townships in the county to see if the market value is different or tends to trend in one direction or the other. During the review the county remains cognizant of the time frame of the sales as well as the impact of different land uses.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	No, farm home site \$10,000; rural res \$11,130.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Intensive use has not been identified in the county.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	A thorough sales verification process is in place. The county sends out questionnaires on the transfers and asks for the motivation of the buyer in purchasing the property. The county uses similar sales within the county to arrive at the market value for the parcels enrolled.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many special valuation applications are on file?						
	None						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	Sales Study						

	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	None
8d.	Where is the influenced area located within the county?
	None
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	None

Date: June 6, 2018

3 Year Plan of Assessment

2019

Reappraise residential properties in villages of Salem, Rulo, Barada, Preston and Humboldt

- Review all classes for level of assessment
- Do sales review – all classes
- Do all-county new construction (pickup work) valuation
- Review agland for Market Areas

2020

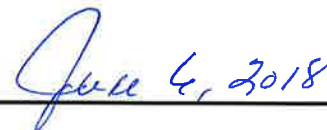
- All-county new construction (pickup work) valuation
- Start rural review of classes 4000 & 4500
- Review all classes for level of assessment
- Do sales review – all classes
- Start agland review with GIS an Pictometry

2021

- Continue and finish rural review of classes 4000 & 4500
- Review all classes for level of assessment
- Do all-county new construction (pickup work) valuation
- Do sales review – all classes



Pamela G Vice



Date