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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

WAYNE COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Wayne 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 Wayne 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

A handwritten signature in black ink that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Dawn Duffy, Wayne County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O 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 information 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 generally accepted mass appraisal techniques 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 for 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 of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 values 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 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 the recognition by IAAO 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about 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.

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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 assessor'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 generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

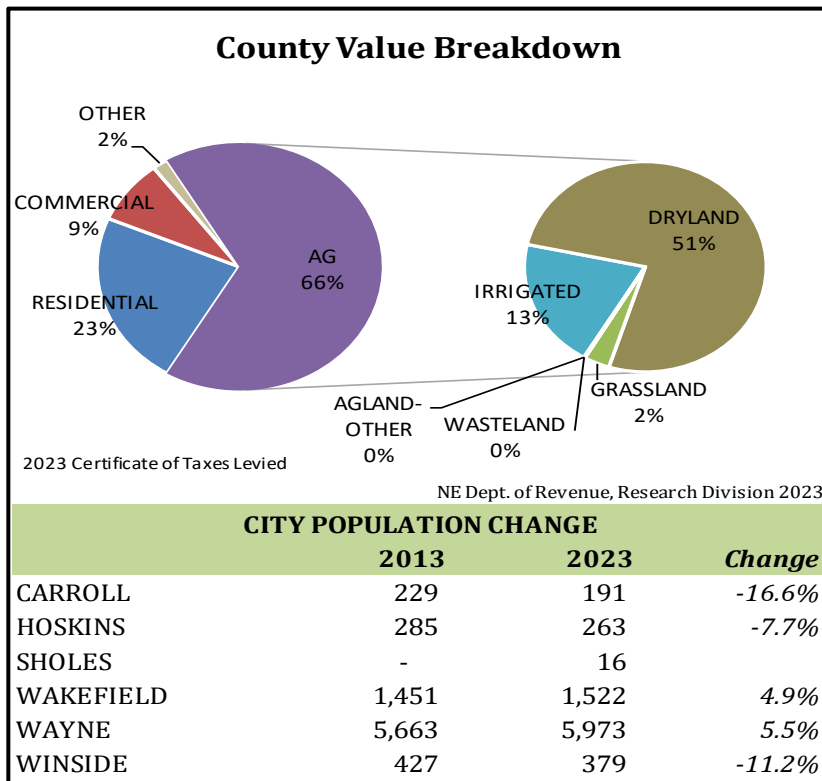
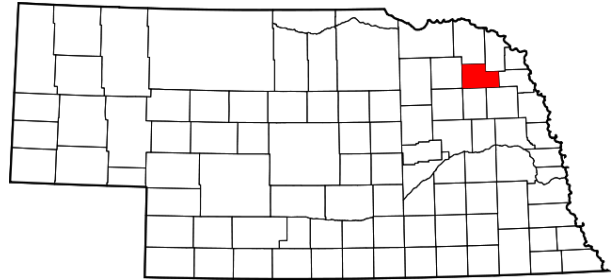
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques 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 443 square miles, Wayne County has 9,871 residents, per the Census Bureau Quick Facts for 2024, a 2% population incline from the 2020 U.S. Census. Reports indicate that 69% of county residents are homeowners and 79% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$166,236 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Wayne County are located in and around Wayne, the county seat. According to the latest information available from the U.S. Census Bureau, there are 246 employer establishments with total employment of 3,561, for a 3% decrease in employment.

Wayne County is included in the Lower Elkhorn Natural Resources District (NRD).

2024 Residential Correlation for Wayne County

Assessment Actions

For 2024, the Wayne County Assessor increased the homesite value from \$20,000 to \$25,000 for rural residential and added \$10,000 to suburban homes first acre. Quality and condition was re-evaluated on all homes in both the rural and suburban areas. The small villages had an adjustment to depreciation on improvements.

Routine maintenance and pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county assessor regularly submitted sales and the usability of sales within the residential class of property for Wayne County is above the statewide average. Review of the sales qualifications supports that sales have been properly verified. All disqualified sales show documentation for their exclusion, therefore all arm's length transactions were made available for current measurement purposes.

There are nine valuation groups used to analyze residential properties. The valuation groups are based upon assessor locations. Valuation groups 1 and 4 are subdivisions in the county, valuation group 5 is rural properties, valuations groups 2,3,6 and 8 are small towns, valuation group 7 is the largest town, valuation group 20 is suburban parcels.

The Wayne County Assessor is up to date on the six-year inspection and review cycle with inspection dates of all parcels dated 2021. The assessor and her staff used aerial imagery updated in the Spring of 2021 allowing for a complete desk review along with physical inspections. Depreciation tables are dated 2018 to 2022 depending on location. Cost tables were updated in the small towns of Carroll, Hoskins, Sholes, and Wakefield to 2022, and Winside is on 2019 cost tables. For 2023 the county assessor implemented 2021 cost tables on all Rural and Suburban residential properties. New Pictometry will be flown to enable the study of rural residential parcels in the Spring of 2024 and the cycle will begin again.

The Wayne County Assessor has a written valuation methodology.

2024 Residential Correlation for Wayne County

Description of Analysis

Valuation Group	Description
1	Beverly Hills/Paradise Hills
2	Carroll
3	Hoskins
4	Muhs Acres
5	Rural & Sholes
6	Wakefield
7	Wayne
8	Winside
20	Suburban

A review of the overall residential statistics shows 213 qualified sales for measurement purposes. All measures of central tendency are within the acceptable range. The COD and PRD are within the IAAO recommended range. Analysis of the valuation group substrata shows that all groups with a substantial number of sales have medians within the range.

A review of the 2024 County Abstract of Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property, and reflects the reported assessment actions

Equalization and Quality of Assessment

A review of the statistics, and the assessment practices, suggest that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of assessment of the residential property in Wayne County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2	89.35	89.35	87.16	15.80	102.51
2	8	96.96	97.38	96.20	04.61	101.23
3	2	96.57	96.57	96.65	01.39	99.92
4	2	88.61	88.61	88.85	04.97	99.73
5	16	96.71	95.10	94.91	03.49	100.20
6	8	96.53	101.07	95.32	11.23	106.03
7	154	95.95	94.09	92.88	07.35	101.30
8	14	95.80	98.38	93.42	09.60	105.31
9	1	63.97	63.97	63.97	00.00	100.00
20	6	96.10	91.87	87.40	08.57	105.11
<u> ALL </u>	213	95.95	94.56	92.68	07.44	102.03

2024 Residential Correlation for Wayne County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Wayne County is 96%.

2024 Commercial Correlation for Wayne County

Assessment Actions

For 2024, the Wayne County Assessor adjusted economic depreciation factors and revalued lots in the City of Wayne. The land on the rural commercial parcels was revalued to \$25,000 to be more comparable to rural residential acreage land values. Economic factors were adjusted 2% to 5%. All pickup work and general maintenance was completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Within the commercial class, the county has utilized approximately a third of their commercial sales, this rate is lower than the statewide average; The county qualified commercial sales without bias, using all arm's-length sales available for valuation.

The seven commercial valuation groups are based upon assessor locations throughout the county. Valuation group 7 is the City of Wayne. The city is the commercial hub and home to the majority of the county's commercial properties and is the most active city for sales.

The county assessor is in compliance with the required six-year inspection and review cycle with inspection dates ranging from 2020 to 2021. Costing tables are dated 2008 to 2022 depending on the area of inspection and depreciation tables are dated 2017 to 2023. Lot studies for the commercial class were completed in 2017 and 2023. Areas dated 2008 to 2017 will be reviewed in 2024 and updated for 2025.

The county has a valuation methodology.

Description of Analysis

For the commercial class, there are seven valuation groups based on assessor locations.

Valuation Group	Description
2	Carroll
3	Hoskins
5	Rural & Sholes
6	Wakefield
7	Wayne
8	Winside
20	Suburban

2024 Commercial Correlation for Wayne County

Review of the overall sample shows 18 sales that represent only three of the seven valuation groups. The COD is within the IAAO recommended range. The PRD is high, impacted by one high dollar sale, the PRD moves into the standard range with the removal of that sale.

All three measures of central tendency are within the acceptable range in the one group with enough sales. The remaining valuation groups have samples too small to analyze for measurement purposes, with only one or two qualified sales in each. Review of the assessment practices supports that all valuation groups are cyclically reviewed and revalued using similar techniques, supporting that all valuation groups are assessed within the acceptable range.

The Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggest that assessments within the county are valued uniformly and are therefore equalized. The quality of the assessment of the commercial property in Wayne County suggests that the county assessor complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	1	102.16	102.16	102.16	00.00	100.00
7	15	99.59	97.05	93.08	07.29	104.27
20	2	76.64	76.64	76.54	00.84	100.13
____ALL____	18	98.24	95.07	90.79	08.90	104.71

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Wayne County is 98%.

2024 Agricultural Correlation for Wayne County

Assessment Actions

For 2024, the Wayne County assessor increased all agricultural land values based on a sales study; irrigated land rose between 25% to 29%, dryland by 9% to 20%, grassland by 9% and Conservation Reserve Program (CRP) land by 15%. The Wayne County Assessor also began to utilize the timber land category for the first time. Homesites were increased for the first acre from \$20,000 to \$25,000. All pickup work was done timely.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

After a review of sales qualifications and verifications we find the usability rate is lower than the statewide average. A review of the arm's length sales shows that all sales were made available for measurement purposes. The qualified and non-qualified sales rosters confirmed that sales are qualified without a bias.

The Wayne County Assessor has one market area for its agricultural land. Land use was reviewed last year using Pictometry, new aerial images will be flown this spring and review will begin again. The six-year inspection and review cycles are current. Agricultural homes and outbuildings are valued using the same process as the rural residential homes and outbuildings. Costing and depreciation tables are date.

The latest Lot value study was done in 2023. Costing was updated on improvements and outbuildings and depreciation was updated on homes in 2023.

Description of Analysis

The agricultural statistical sample includes 31 sales. All three measures of central tendency are within the acceptable range. In reviewing the 80% Majority Land Use (MLU) substrata the only subclass with sufficient sales is dryland and is within the acceptable range. Review of the irrigated land, dryland, and grassland in all areas compared to surrounding counties, indicates that the agricultural land values use in Wayne County are comparable with surrounding counties.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

Wayne County has a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistics can be found in the appendix of this report, the small sample has a median of 50%, however, review of the statistics and the reduced values reported by the Wayne County Assessor support that the statutory level of value has been achieved.

2024 Agricultural Correlation for Wayne County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Wayne County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area					
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD
<u>Irrigated</u>					
County	2	54.94	54.94	55.22	03.29
1	2	54.94	54.94	55.22	03.29
<u>Dry</u>					
County	28	74.06	75.37	71.46	18.76
1	28	74.06	75.37	71.46	18.76
<u>Grass</u>					
County	1	71.48	71.48	71.48	00.00
1	1	71.48	71.48	71.48	00.00
<u>ALL</u>					
	31	71.92	73.92	68.97	19.10

Level of Value

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

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Wayne County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Wayne County is 50%.

2024 Opinions of the Property Tax Administrator for Wayne 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 (R.R.S. 2011). 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary

for Wayne County

Residential Real Property - Current

Number of Sales	213	Median	95.95
Total Sales Price	\$40,843,430	Mean	94.56
Total Adj. Sales Price	\$40,843,430	Wgt. Mean	92.68
Total Assessed Value	\$37,852,735	Average Assessed Value of the Base	\$140,739
Avg. Adj. Sales Price	\$191,753	Avg. Assessed Value	\$177,712

Confidence Interval - Current

95% Median C.I	94.35 to 96.58
95% Wgt. Mean C.I	91.23 to 94.13
95% Mean C.I	93.15 to 95.97
% of Value of the Class of all Real Property Value in the County	18.53
% of Records Sold in the Study Period	6.19
% of Value Sold in the Study Period	7.81

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	240	95	94.54
2022	214	96	96.43
2021	215	94	94.49
2020	203	95	94.86

2024 Commission Summary for Wayne County

Commercial Real Property - Current

Number of Sales	18	Median	98.24
Total Sales Price	\$3,252,416	Mean	95.07
Total Adj. Sales Price	\$3,252,416	Wgt. Mean	90.79
Total Assessed Value	\$2,952,920	Average Assessed Value of the Base	\$403,419
Avg. Adj. Sales Price	\$180,690	Avg. Assessed Value	\$164,051

Confidence Interval - Current

95% Median C.I	83.12 to 102.16
95% Wgt. Mean C.I	84.06 to 97.52
95% Mean C.I	89.58 to 100.56
% of Value of the Class of all Real Property Value in the County	7.79
% of Records Sold in the Study Period	3.56
% of Value Sold in the Study Period	1.45

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	15	100	99.59
2022	15	100	95.90
2021	14	100	99.22
2020	16	100	94.37

**90 Wayne
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 213
 Total Sales Price : 40,843,430
 Total Adj. Sales Price : 40,843,430
 Total Assessed Value : 37,852,735
 Avg. Adj. Sales Price : 191,753
 Avg. Assessed Value : 177,712

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 95
 COD : 07.44
 PRD : 102.03

COV : 11.13
 STD : 10.52
 Avg. Abs. Dev : 07.14
 MAX Sales Ratio : 160.36
 MIN Sales Ratio : 63.97

95% Median C.I. : 94.35 to 96.58
 95% Wgt. Mean C.I. : 91.23 to 94.13
 95% Mean C.I. : 93.15 to 95.97

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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-21 To 31-DEC-21	29	98.50	98.14	96.82	04.90	101.36	83.15	120.63	95.88 to 100.77	207,991	201,377	
01-JAN-22 To 31-MAR-22	33	98.46	101.51	98.73	07.50	102.82	86.19	160.36	96.49 to 101.29	132,435	130,756	
01-APR-22 To 30-JUN-22	38	95.98	94.47	93.26	05.59	101.30	82.78	105.05	91.64 to 98.47	212,437	198,118	
01-JUL-22 To 30-SEP-22	26	91.88	92.72	92.47	06.63	100.27	74.75	106.89	89.07 to 97.28	203,217	187,908	
01-OCT-22 To 31-DEC-22	23	96.39	94.98	94.99	05.22	99.99	80.85	111.09	91.43 to 99.06	171,626	163,035	
01-JAN-23 To 31-MAR-23	11	95.97	95.91	92.21	08.16	104.01	75.23	114.33	82.09 to 105.62	179,409	165,441	
01-APR-23 To 30-JUN-23	27	89.11	88.78	88.11	09.46	100.76	67.49	109.49	84.48 to 94.35	222,266	195,833	
01-JUL-23 To 30-SEP-23	26	89.47	88.73	85.74	09.60	103.49	63.97	103.92	84.21 to 97.09	198,577	170,254	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	126	96.75	96.80	94.99	06.43	101.91	74.75	160.36	95.90 to 98.30	188,558	179,119	
01-OCT-22 To 30-SEP-23	87	92.94	91.31	89.46	08.83	102.07	63.97	114.33	88.81 to 95.95	196,380	175,675	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	120	96.41	96.13	94.49	06.49	101.74	74.75	160.36	95.32 to 97.90	180,617	170,657	
<u>ALL</u>	213	95.95	94.56	92.68	07.44	102.03	63.97	160.36	94.35 to 96.58	191,753	177,712	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	2	89.35	89.35	87.16	15.80	102.51	75.23	103.47	N/A	460,500	401,358	
2	8	96.96	97.38	96.20	04.61	101.23	87.76	108.49	87.76 to 108.49	112,875	108,582	
3	2	96.57	96.57	96.65	01.39	99.92	95.23	97.90	N/A	184,840	178,648	
4	2	88.61	88.61	88.85	04.97	99.73	84.21	93.01	N/A	225,500	200,365	
5	16	96.71	95.10	94.91	03.49	100.20	82.83	100.83	90.99 to 98.76	276,188	262,130	
6	8	96.53	101.07	95.32	11.23	106.03	86.10	149.55	86.10 to 149.55	231,125	220,299	
7	154	95.95	94.09	92.88	07.35	101.30	67.49	120.63	93.35 to 96.99	178,715	165,982	
8	14	95.80	98.38	93.42	09.60	105.31	80.85	160.36	84.92 to 100.12	116,332	108,677	
9	1	63.97	63.97	63.97	00.00	100.00	63.97	63.97	N/A	195,000	124,745	
20	6	96.10	91.87	87.40	08.57	105.11	70.59	101.71	70.59 to 101.71	430,833	376,558	
<u>ALL</u>	213	95.95	94.56	92.68	07.44	102.03	63.97	160.36	94.35 to 96.58	191,753	177,712	

**90 Wayne
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 213
 Total Sales Price : 40,843,430
 Total Adj. Sales Price : 40,843,430
 Total Assessed Value : 37,852,735
 Avg. Adj. Sales Price : 191,753
 Avg. Assessed Value : 177,712

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 95
 COD : 07.44
 PRD : 102.03

COV : 11.13
 STD : 10.52
 Avg. Abs. Dev : 07.14
 MAX Sales Ratio : 160.36
 MIN Sales Ratio : 63.97

95% Median C.I. : 94.35 to 96.58
 95% Wgt. Mean C.I. : 91.23 to 94.13
 95% Mean C.I. : 93.15 to 95.97

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	213	95.95	94.56	92.68	07.44	102.03	63.97	160.36	94.35 to 96.58	191,753	177,712
06											
07											
<u>ALL</u>	213	95.95	94.56	92.68	07.44	102.03	63.97	160.36	94.35 to 96.58	191,753	177,712

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											
Less Than 15,000	1	160.36	160.36	160.36	00.00	100.00	160.36	160.36	N/A	14,000	22,450
Less Than 30,000	2	127.85	127.85	126.72	25.44	100.89	95.33	160.36	N/A	14,500	18,375
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	213	95.95	94.56	92.68	07.44	102.03	63.97	160.36	94.35 to 96.58	191,753	177,712
Greater Than 14,999	212	95.95	94.24	92.65	07.16	101.72	63.97	149.55	94.35 to 96.49	192,592	178,445
Greater Than 29,999	211	95.95	94.24	92.65	07.19	101.72	63.97	149.55	94.16 to 96.58	193,433	179,223
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	160.36	160.36	160.36	00.00	100.00	160.36	160.36	N/A	14,000	22,450
15,000 TO 29,999	1	95.33	95.33	95.33	00.00	100.00	95.33	95.33	N/A	15,000	14,300
30,000 TO 59,999	4	101.36	99.64	99.86	03.54	99.78	91.91	103.92	N/A	41,000	40,944
60,000 TO 99,999	24	100.79	101.73	101.80	08.49	99.93	80.85	149.55	95.90 to 104.25	79,991	81,429
100,000 TO 149,999	47	98.29	95.38	95.53	05.81	99.84	67.77	106.72	95.32 to 99.64	120,412	115,030
150,000 TO 249,999	96	95.55	93.34	93.17	06.62	100.18	63.97	111.09	91.60 to 96.48	193,576	180,360
250,000 TO 499,999	36	91.57	90.91	91.13	07.08	99.76	69.12	103.47	88.81 to 96.32	332,111	302,668
500,000 TO 999,999	4	80.94	82.09	82.18	11.34	99.89	70.59	95.88	N/A	633,000	520,220
1,000,000 +											
<u>ALL</u>	213	95.95	94.56	92.68	07.44	102.03	63.97	160.36	94.35 to 96.58	191,753	177,712

**90 Wayne
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 18
 Total Sales Price : 3,252,416
 Total Adj. Sales Price : 3,252,416
 Total Assessed Value : 2,952,920
 Avg. Adj. Sales Price : 180,690
 Avg. Assessed Value : 164,051

MEDIAN : 98
 WGT. MEAN : 91
 MEAN : 95
 COD : 08.90
 PRD : 104.71

COV : 11.60
 STD : 11.03
 Avg. Abs. Dev : 08.74
 MAX Sales Ratio : 111.69
 MIN Sales Ratio : 76.00

95% Median C.I. : 83.12 to 102.16
 95% Wgt. Mean C.I. : 84.06 to 97.52
 95% Mean C.I. : 89.58 to 100.56

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	3	100.80	102.84	103.73	02.83	99.14	99.59	108.14	N/A	143,000	148,330
01-JAN-21 To 31-MAR-21	1	100.93	100.93	100.93	00.00	100.00	100.93	100.93	N/A	75,000	75,695
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	1	105.61	105.61	105.61	00.00	100.00	105.61	105.61	N/A	95,000	100,325
01-OCT-21 To 31-DEC-21	2	102.99	102.99	103.29	00.81	99.71	102.16	103.82	N/A	73,128	75,538
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	3	88.88	87.00	85.51	07.54	101.74	76.00	96.11	N/A	196,667	168,175
01-JUL-22 To 30-SEP-22	2	89.41	89.41	89.09	13.57	100.36	77.28	101.53	N/A	195,000	173,733
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	3	83.12	86.34	87.26	06.62	98.95	79.70	96.19	N/A	186,833	163,032
01-APR-23 To 30-JUN-23	1	96.89	96.89	96.89	00.00	100.00	96.89	96.89	N/A	56,660	54,900
01-JUL-23 To 30-SEP-23	2	97.22	97.22	86.25	14.88	112.72	82.75	111.69	N/A	455,000	392,425
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	5	100.93	103.01	103.67	02.65	99.36	99.59	108.14	N/A	119,800	124,202
01-OCT-21 To 30-SEP-22	7	96.11	92.25	89.06	09.72	103.58	76.00	103.82	76.00 to 103.82	160,894	143,295
01-OCT-22 To 30-SEP-23	6	89.66	91.72	87.01	11.01	105.41	79.70	111.69	79.70 to 111.69	254,527	221,474
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	4	102.99	103.13	103.43	01.54	99.71	100.93	105.61	N/A	79,064	81,774
01-JAN-22 To 31-DEC-22	5	88.88	87.96	86.94	09.98	101.17	76.00	101.53	N/A	196,000	170,398
<u>ALL</u>	18	98.24	95.07	90.79	08.90	104.71	76.00	111.69	83.12 to 102.16	180,690	164,051

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	1	102.16	102.16	102.16	00.00	100.00	102.16	102.16	N/A	46,256	47,255
7	15	99.59	97.05	93.08	07.29	104.27	79.70	111.69	88.88 to 103.82	182,077	169,473
20	2	76.64	76.64	76.54	00.84	100.13	76.00	77.28	N/A	237,500	181,783
<u>ALL</u>	18	98.24	95.07	90.79	08.90	104.71	76.00	111.69	83.12 to 102.16	180,690	164,051

**90 Wayne
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 18
 Total Sales Price : 3,252,416
 Total Adj. Sales Price : 3,252,416
 Total Assessed Value : 2,952,920
 Avg. Adj. Sales Price : 180,690
 Avg. Assessed Value : 164,051

MEDIAN : 98
 WGT. MEAN : 91
 MEAN : 95
 COD : 08.90
 PRD : 104.71

COV : 11.60
 STD : 11.03
 Avg. Abs. Dev : 08.74
 MAX Sales Ratio : 111.69
 MIN Sales Ratio : 76.00

95% Median C.I. : 83.12 to 102.16
 95% Wgt. Mean C.I. : 84.06 to 97.52
 95% Mean C.I. : 89.58 to 100.56

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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	2	89.66	89.66	89.90	07.29	99.73	83.12	96.19	N/A	207,750	186,763
03	16	100.20	95.74	90.92	08.57	105.30	76.00	111.69	82.75 to 103.82	177,307	161,212
04											
<u>ALL</u>	<u>18</u>	<u>98.24</u>	<u>95.07</u>	<u>90.79</u>	<u>08.90</u>	<u>104.71</u>	<u>76.00</u>	<u>111.69</u>	<u>83.12 to 102.16</u>	<u>180,690</u>	<u>164,051</u>

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											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	18	98.24	95.07	90.79	08.90	104.71	76.00	111.69	83.12 to 102.16	180,690	164,051
Greater Than 14,999	18	98.24	95.07	90.79	08.90	104.71	76.00	111.69	83.12 to 102.16	180,690	164,051
Greater Than 29,999	18	98.24	95.07	90.79	08.90	104.71	76.00	111.69	83.12 to 102.16	180,690	164,051
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	100.80	99.95	99.79	01.75	100.16	96.89	102.16	N/A	52,305	52,195
60,000 TO 99,999	2	103.27	103.27	103.54	02.27	99.74	100.93	105.61	N/A	85,000	88,010
100,000 TO 149,999	4	96.35	96.02	94.75	12.17	101.34	79.70	111.69	N/A	113,750	107,780
150,000 TO 249,999	7	96.19	94.57	94.46	07.84	100.12	77.28	108.14	77.28 to 108.14	199,357	188,313
250,000 TO 499,999	1	76.00	76.00	76.00	00.00	100.00	76.00	76.00	N/A	275,000	209,010
500,000 TO 999,999	1	82.75	82.75	82.75	00.00	100.00	82.75	82.75	N/A	800,000	661,995
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>18</u>	<u>98.24</u>	<u>95.07</u>	<u>90.79</u>	<u>08.90</u>	<u>104.71</u>	<u>76.00</u>	<u>111.69</u>	<u>83.12 to 102.16</u>	<u>180,690</u>	<u>164,051</u>

**90 Wayne
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 18
 Total Sales Price : 3,252,416
 Total Adj. Sales Price : 3,252,416
 Total Assessed Value : 2,952,920
 Avg. Adj. Sales Price : 180,690
 Avg. Assessed Value : 164,051

MEDIAN : 98
 WGT. MEAN : 91
 MEAN : 95
 COD : 08.90
 PRD : 104.71

COV : 11.60
 STD : 11.03
 Avg. Abs. Dev : 08.74
 MAX Sales Ratio : 111.69
 MIN Sales Ratio : 76.00

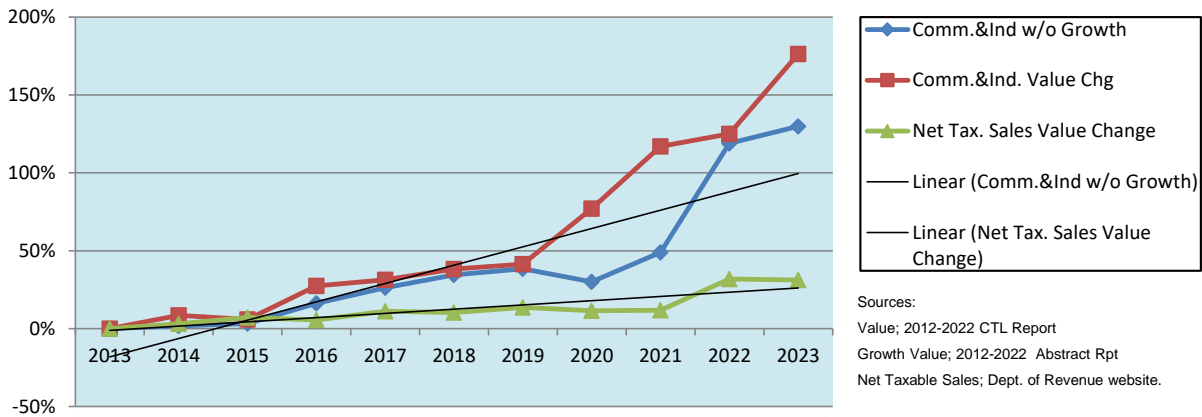
95% Median C.I. : 83.12 to 102.16
 95% Wgt. Mean C.I. : 84.06 to 97.52
 95% Mean C.I. : 89.58 to 100.56

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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
340	1	82.75	82.75	82.75	00.00	100.00	82.75	82.75	N/A	800,000	661,995
344	1	103.82	103.82	103.82	00.00	100.00	103.82	103.82	N/A	100,000	103,820
350	1	111.69	111.69	111.69	00.00	100.00	111.69	111.69	N/A	110,000	122,855
352	2	89.66	89.66	89.90	07.29	99.73	83.12	96.19	N/A	207,750	186,763
353	3	101.53	102.69	102.48	01.54	100.20	100.93	105.61	N/A	120,000	122,977
406	5	96.11	89.96	86.93	09.80	103.49	76.00	100.80	N/A	183,800	159,783
408	1	102.16	102.16	102.16	00.00	100.00	102.16	102.16	N/A	46,256	47,255
442	1	96.89	96.89	96.89	00.00	100.00	96.89	96.89	N/A	56,660	54,900
529	1	88.88	88.88	88.88	00.00	100.00	88.88	88.88	N/A	100,000	88,875
531	1	108.14	108.14	108.14	00.00	100.00	108.14	108.14	N/A	200,000	216,280
532	1	79.70	79.70	79.70	00.00	100.00	79.70	79.70	N/A	145,000	115,570
<u>ALL</u>	18	98.24	95.07	90.79	08.90	104.71	76.00	111.69	83.12 to 102.16	180,690	164,051

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
2012	\$ 65,368,630	\$ 1,766,855	2.70%	\$ 63,601,775		\$ 67,204,877	
2013	\$ 70,955,805	\$ 4,410,695	6.22%	\$ 66,545,110	1.80%	\$ 69,242,242	3.03%
2014	\$ 69,179,240	\$ 1,735,300	2.51%	\$ 67,443,940	-4.95%	\$ 72,093,871	4.12%
2015	\$ 83,277,960	\$ 7,320,050	8.79%	\$ 75,957,910	9.80%	\$ 70,945,327	-1.59%
2016	\$ 85,846,980	\$ 3,300,060	3.84%	\$ 82,546,920	-0.88%	\$ 74,719,653	5.32%
2017	\$ 90,423,925	\$ 2,561,075	2.83%	\$ 87,862,850	2.35%	\$ 74,187,262	-0.71%
2018	\$ 92,424,430	\$ 1,970,400	2.13%	\$ 90,454,030	0.03%	\$ 76,293,786	2.84%
2019	\$ 115,750,730	\$ 30,758,110	26.57%	\$ 84,992,620	-8.04%	\$ 74,924,722	-1.79%
2020	\$ 141,879,305	\$ 44,524,570	31.38%	\$ 97,354,735	-15.89%	\$ 75,133,877	0.28%
2021	\$ 147,073,270	\$ 3,941,025	2.68%	\$ 143,132,245	0.88%	\$ 88,616,366	17.94%
2022	\$ 180,669,655	\$ 30,407,835	16.83%	\$ 150,261,820	2.17%	\$ 88,200,628	-0.47%
2023	\$ 190,783,340	\$ 1,416,870	0.74%	\$ 189,366,470	4.81%	\$ 90,466,286	2.57%
Ann %chg	10.40%			Average	-0.72%	2.71%	2.87%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	1.80%	8.55%	3.03%
2014	3.17%	5.83%	7.27%
2015	16.20%	27.40%	5.57%
2016	26.28%	31.33%	11.18%
2017	34.41%	38.33%	10.39%
2018	38.38%	41.39%	13.52%
2019	30.02%	77.07%	11.49%
2020	48.93%	117.04%	11.80%
2021	118.96%	124.99%	31.86%
2022	129.87%	176.39%	31.24%
2023	189.69%	191.86%	34.61%

County Number	90
County Name	Wayne

90 Wayne
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 31
 Total Sales Price : 35,782,136
 Total Adj. Sales Price : 35,782,136
 Total Assessed Value : 24,679,370
 Avg. Adj. Sales Price : 1,154,262
 Avg. Assessed Value : 796,109

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 74
 COD : 19.10
 PRD : 107.18

COV : 24.31
 STD : 17.97
 Avg. Abs. Dev : 13.74
 MAX Sales Ratio : 131.83
 MIN Sales Ratio : 51.71

95% Median C.I. : 59.80 to 81.87
 95% Wgt. Mean C.I. : 61.22 to 76.72
 95% Mean C.I. : 67.33 to 80.51

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	4	93.30	100.84	102.36	12.84	98.52	84.93	131.83	N/A	1,048,950	1,073,656
01-JAN-21 To 31-MAR-21	1	91.41	91.41	91.41	00.00	100.00	91.41	91.41	N/A	503,132	459,895
01-APR-21 To 30-JUN-21	2	89.81	89.81	89.35	06.26	100.51	84.19	95.43	N/A	628,000	561,098
01-JUL-21 To 30-SEP-21	1	71.48	71.48	71.48	00.00	100.00	71.48	71.48	N/A	528,000	377,410
01-OCT-21 To 31-DEC-21	3	81.87	79.36	70.28	15.30	112.92	59.31	96.89	N/A	1,400,831	984,455
01-JAN-22 To 31-MAR-22	8	74.06	72.88	68.88	08.48	105.81	56.75	90.12	56.75 to 90.12	998,432	687,759
01-APR-22 To 30-JUN-22	2	69.80	69.80	68.58	14.33	101.78	59.80	79.79	N/A	762,449	522,913
01-JUL-22 To 30-SEP-22	1	54.86	54.86	54.86	00.00	100.00	54.86	54.86	N/A	1,958,319	1,074,240
01-OCT-22 To 31-DEC-22	3	65.39	64.51	64.95	08.00	99.32	56.22	71.92	N/A	1,007,333	654,242
01-JAN-23 To 31-MAR-23	3	55.34	58.93	57.56	10.86	102.38	51.71	69.75	N/A	1,855,823	1,068,140
01-APR-23 To 30-JUN-23	1	53.25	53.25	53.25	00.00	100.00	53.25	53.25	N/A	866,000	461,120
01-JUL-23 To 30-SEP-23	2	53.29	53.29	53.27	00.30	100.04	53.13	53.44	N/A	2,085,285	1,110,740
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	8	92.10	93.23	96.47	11.11	96.64	71.48	131.83	71.48 to 131.83	810,367	781,766
01-OCT-21 To 30-SEP-22	14	74.06	72.54	67.48	13.00	107.50	54.86	96.89	59.31 to 81.87	1,119,512	755,393
01-OCT-22 To 30-SEP-23	9	55.34	58.91	57.61	10.39	102.26	51.71	71.92	53.13 to 69.75	1,514,004	872,194
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	7	84.19	82.94	75.70	12.06	109.56	59.31	96.89	59.31 to 96.89	927,089	701,838
01-JAN-22 To 31-DEC-22	14	71.72	69.36	66.14	11.15	104.87	54.86	90.12	56.75 to 75.92	1,035,191	684,633
<u>ALL</u>	31	71.92	73.92	68.97	19.10	107.18	51.71	131.83	59.80 to 81.87	1,154,262	796,109

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	31	71.92	73.92	68.97	19.10	107.18	51.71	131.83	59.80 to 81.87	1,154,262	796,109
<u>ALL</u>	31	71.92	73.92	68.97	19.10	107.18	51.71	131.83	59.80 to 81.87	1,154,262	796,109

90 Wayne
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 31
 Total Sales Price : 35,782,136
 Total Adj. Sales Price : 35,782,136
 Total Assessed Value : 24,679,370
 Avg. Adj. Sales Price : 1,154,262
 Avg. Assessed Value : 796,109

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 74
 COD : 19.10
 PRD : 107.18

COV : 24.31
 STD : 17.97
 Avg. Abs. Dev : 13.74
 MAX Sales Ratio : 131.83
 MIN Sales Ratio : 51.71

95% Median C.I. : 59.80 to 81.87
 95% Wgt. Mean C.I. : 61.22 to 76.72
 95% Mean C.I. : 67.33 to 80.51

Printed:3/21/2024 9:29:29AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	25	74.94	76.47	73.67	18.61	103.80	53.25	131.83	65.39 to 84.93	1,018,224	750,128
1	25	74.94	76.47	73.67	18.61	103.80	53.25	131.83	65.39 to 84.93	1,018,224	750,128
<u> Grass </u>											
County	1	71.48	71.48	71.48	00.00	100.00	71.48	71.48	N/A	528,000	377,410
1	1	71.48	71.48	71.48	00.00	100.00	71.48	71.48	N/A	528,000	377,410
<u> ALL </u>	31	71.92	73.92	68.97	19.10	107.18	51.71	131.83	59.80 to 81.87	1,154,262	796,109

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Irrigated </u>											
County	2	54.94	54.94	55.22	03.29	99.49	53.13	56.75	N/A	2,742,018	1,514,190
1	2	54.94	54.94	55.22	03.29	99.49	53.13	56.75	N/A	2,742,018	1,514,190
<u> Dry </u>											
County	28	74.06	75.37	71.46	18.76	105.47	51.71	131.83	64.95 to 84.19	1,063,218	759,771
1	28	74.06	75.37	71.46	18.76	105.47	51.71	131.83	64.95 to 84.19	1,063,218	759,771
<u> Grass </u>											
County	1	71.48	71.48	71.48	00.00	100.00	71.48	71.48	N/A	528,000	377,410
1	1	71.48	71.48	71.48	00.00	100.00	71.48	71.48	N/A	528,000	377,410
<u> ALL </u>	31	71.92	73.92	68.97	19.10	107.18	51.71	131.83	59.80 to 81.87	1,154,262	796,109

Wayne County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Wayne	1	8,750	8,550	8,550	8,265	8,000	7,700	7,085	6,750	7,658
Cedar	2	7,460	7,140	7,140	7,140	7,090	7,090	6,355	6,355	6,705
Cuming	3	7,516	7,149	7,149	7,185	5,525	6,665	6,424	5,302	6,700
Dixon	1	7,520	7,140	7,140	6,910	6,900	6,480	5,835	5,600	6,737
Madison	2	7,300	6,945	6,945	6,881	6,591	6,300	5,209	4,475	6,676
Pierce	1	7,806	7,290	7,290	7,188	7,059	6,684	5,436	5,160	6,885
Stanton	1	5,769	6,385	6,385	5,555	4,819	5,704	5,021	4,852	5,624

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Wayne	1	7,700	7,650	7,600	7,575	7,400	7,000	6,360	6,000	7,178
Cedar	2	6,525	6,524	6,304	6,305	6,265	6,264	5,175	5,174	6,111
Cuming	3	6,930	6,929	6,511	6,332	4,239	5,965	4,965	4,783	6,282
Dixon	1	7,660	7,385	6,915	6,810	6,775	6,720	5,795	5,315	6,657
Madison	2	6,147	5,820	5,243	5,139	4,523	4,216	3,463	2,847	4,942
Pierce	1	5,635	5,460	5,145	4,905	4,260	4,130	2,875	2,510	4,576
Stanton	1	6,392	6,394	6,393	4,463	3,267	5,411	5,043	5,116	5,621
Thurston	1	5,950	5,950	5,500	5,500	5,200	5,200	4,000	3,900	5,204

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Wayne	1	2,850	2,720	2,525	2,375	2,140	n/a	n/a	n/a	2,699
Cedar	2	2,904	2,905	2,645	2,645	2,405	2,405	2,145	n/a	2,788
Cuming	3	3,301	2,937	2,487	2,645	n/a	n/a	n/a	n/a	2,897
Dixon	1	3,215	3,040	2,685	n/a	2,440	2,280	n/a	n/a	2,946
Madison	2	2,208	2,068	1,946	1,875	1,678	n/a	n/a	n/a	2,060
Pierce	1	2,280	2,165	1,980	1,705	1,625	1,440	1,260	1,200	2,013
Stanton	1	2,244	2,372	1,860	2,325	1,605	n/a	n/a	1,878	2,085
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	1,872

County	Mkt Area	CRP	TIMBER	WASTE
Wayne	1	4,786	1,271	100
Cedar	2	1,950	1,227	600
Cuming	3	4,815	1,392	259
Dixon	1	6,713	1,733	94
Madison	2	3,747	925	159
Pierce	1	4,100	976	150
Stanton	1	3,412	285	151
Thurston	1		500	85

Source: 2024 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	10	Median :	54	COV :	10.70	95% Median C.I. :	49.96 to 60.94
Total Sales Price :	7,298,545	Wgt. Mean :	54	STD :	05.80	95% Wgt. Mean C.I. :	30.44 to 78.53
Total Adj. Sales Price :	7,298,545	Mean :	54	Avg.Abs.Dev :	04.63	95% Mean C.I. :	50.04 to 58.34
Total Assessed Value :	3,976,563						
Avg. Adj. Sales Price :	729,855	COD :	08.59	MAX Sales Ratio :	61.86		
Avg. Assessed Value :	397,656	PRD :	99.47	MIN Sales Ratio :	43.59		

Printed : 04/01/2024

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	2	59.24	59.24	58.06	04.42	102.03	56.62	61.86	N/A	899,500	522,282
01/01/2021 To 03/31/2021	1	60.94	60.94	60.94		100.00	60.94	60.94	N/A	503,132	306,597
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	1	54.58	54.58	54.58		100.00	54.58	54.58	N/A	643,381	351,143
01/01/2022 To 03/31/2022	4	50.53	52.78	54.51	05.09	96.83	49.96	60.08	N/A	715,203	389,852
04/01/2022 To 06/30/2022	1	53.19	53.19	53.19		100.00	53.19	53.19	N/A	670,220	356,507
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	1	43.59	43.59	43.59		100.00	43.59	43.59	N/A	822,000	358,347
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	3	60.94	59.81	58.69	02.87	101.91	56.62	61.86	N/A	767,377	450,387
10/01/2021 To 09/30/2022	6	51.90	53.15	54.31	05.41	97.86	49.96	60.08	49.96 to 60.08	695,736	377,843
10/01/2022 To 09/30/2023	1	43.59	43.59	43.59		100.00	43.59	43.59	N/A	822,000	358,347
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	2	57.76	57.76	57.37	05.51	100.68	54.58	60.94	N/A	573,257	328,870
01/01/2022 To 12/31/2022	6	50.53	51.31	52.25	06.55	98.20	43.59	60.08	43.59 to 60.08	725,505	379,043
<u>ALL</u>											
10/01/2020 To 09/30/2023	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	10	Median :	54	COV :	10.70	95% Median C.I. :	49.96 to 60.94
Total Sales Price :	7,298,545	Wgt. Mean :	54	STD :	05.80	95% Wgt. Mean C.I. :	30.44 to 78.53
Total Adj. Sales Price :	7,298,545	Mean :	54	Avg.Abs.Dev :	04.63	95% Mean C.I. :	50.04 to 58.34
Total Assessed Value :	3,976,563						
Avg. Adj. Sales Price :	729,855	COD :	08.59	MAX Sales Ratio :	61.86		
Avg. Assessed Value :	397,656	PRD :	99.47	MIN Sales Ratio :	43.59		

Printed : 04/01/2024

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656
<u>ALL</u>											
10/01/2020 To 09/30/2023	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
140045											
140054											
200030											
590002											
700002											
870001											
900017	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656
900560											
900595											
<u>ALL</u>											
10/01/2020 To 09/30/2023	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	9	53.19	54.14	54.48	09.38	99.38	43.59	61.86	49.96 to 60.94	739,463	402,824
1	9	53.19	54.14	54.48	09.38	99.38	43.59	61.86	49.96 to 60.94	739,463	402,824
<u>ALL</u>											
10/01/2020 To 09/30/2023	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

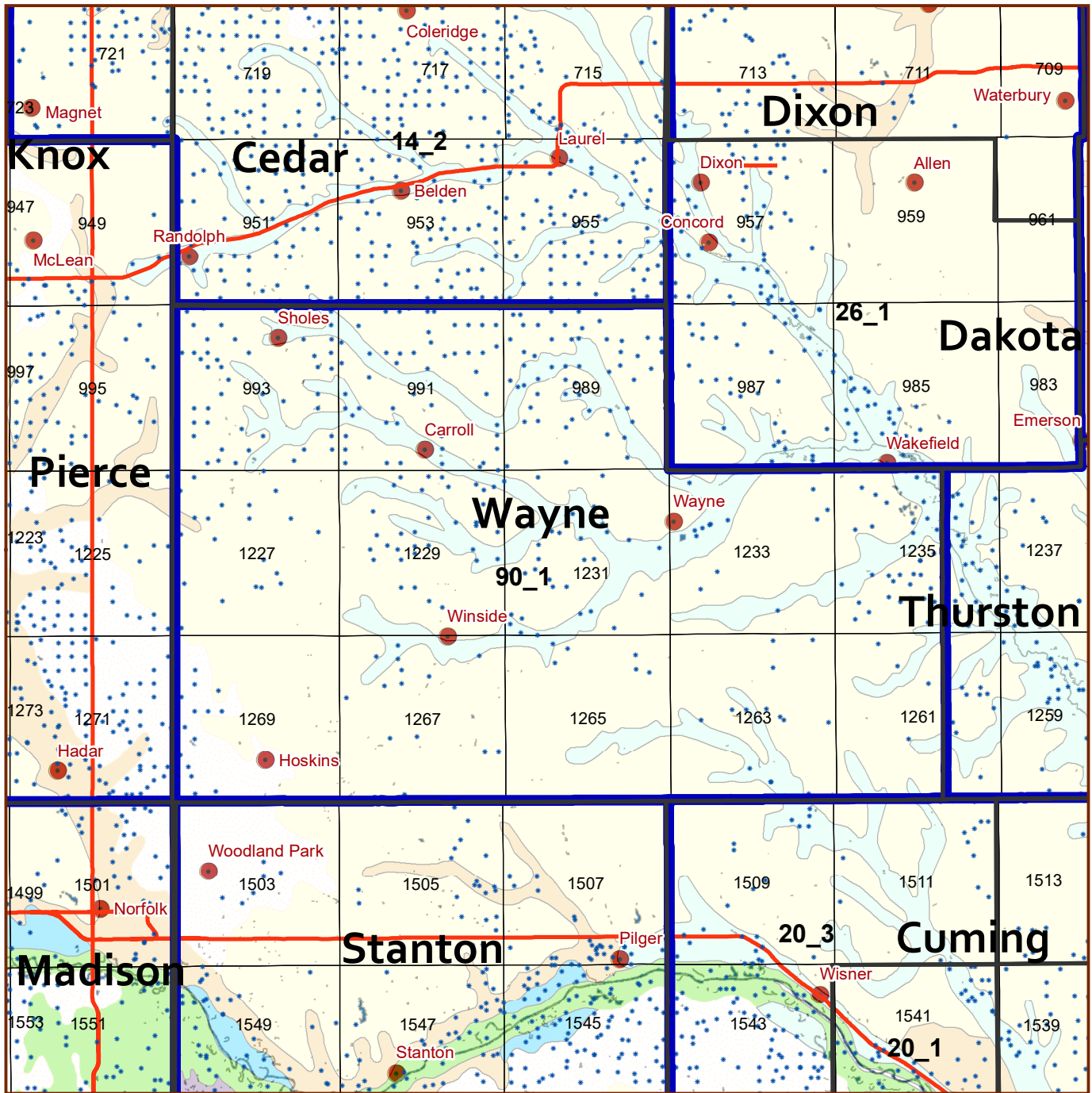
Number of Sales :	10	Median :	54	COV :	10.70	95% Median C.I. :	49.96 to 60.94
Total Sales Price :	7,298,545	Wgt. Mean :	54	STD :	05.80	95% Wgt. Mean C.I. :	30.44 to 78.53
Total Adj. Sales Price :	7,298,545	Mean :	54	Avg.Abs.Dev :	04.63	95% Mean C.I. :	50.04 to 58.34
Total Assessed Value :	3,976,563						
Avg. Adj. Sales Price :	729,855	COD :	08.59	MAX Sales Ratio :	61.86		
Avg. Assessed Value :	397,656	PRD :	99.47	MIN Sales Ratio :	43.59		

Printed : 04/01/2024

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656
1	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656
<u>_____ALL_____</u>											
10/01/2020 To 09/30/2023	10	53.89	54.19	54.48	08.59	99.47	43.59	61.86	49.96 to 60.94	729,855	397,656

WAYNE COUNTY



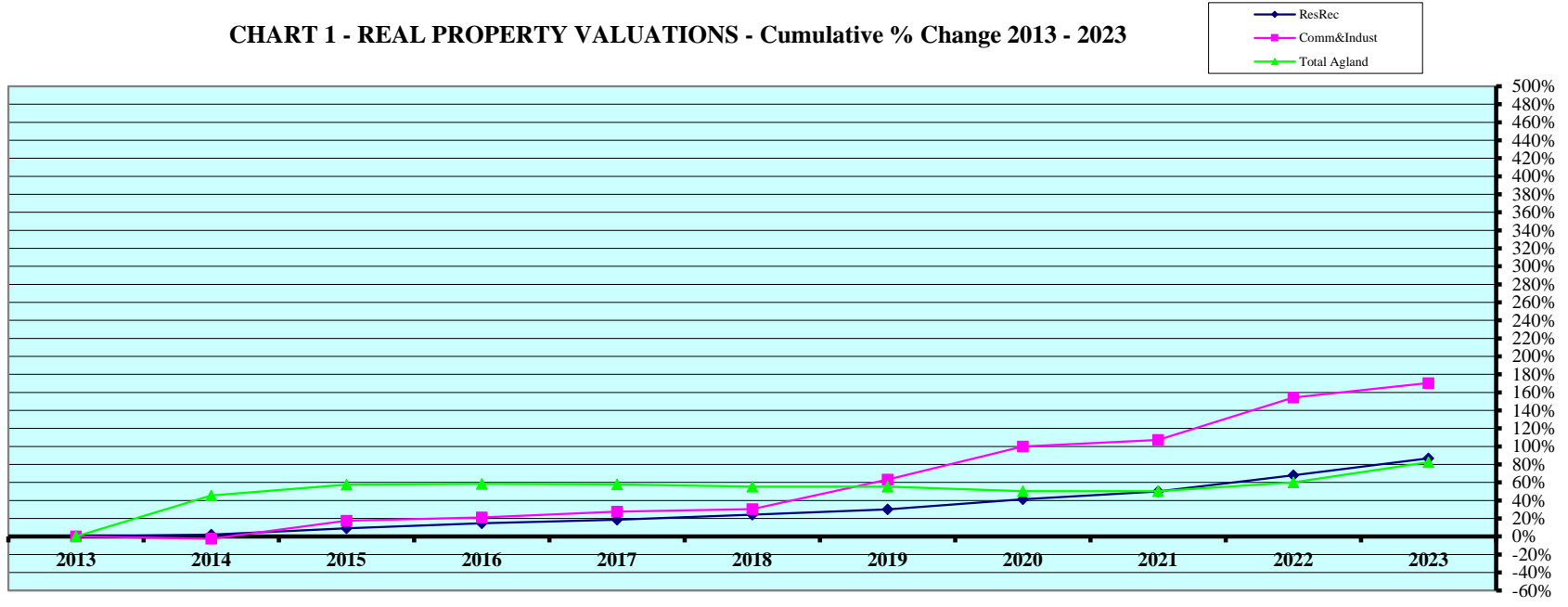
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	236,398,595	-	-	-	70,955,805	-	-	-	842,565,755	-	-	-
2014	241,135,015	4,736,420	2.00%	2.00%	69,179,240	-1,776,565	-2.50%	-2.50%	1,226,500,930	383,935,175	45.57%	45.57%
2015	257,536,055	16,401,040	6.80%	8.94%	83,277,960	14,098,720	20.38%	17.37%	1,327,449,155	100,948,225	8.23%	57.55%
2016	271,157,625	13,621,570	5.29%	14.70%	85,846,980	2,569,020	3.08%	20.99%	1,334,784,450	7,335,295	0.55%	58.42%
2017	280,533,255	9,375,630	3.46%	18.67%	90,423,925	4,576,945	5.33%	27.44%	1,330,291,660	-4,492,790	-0.34%	57.89%
2018	293,887,590	13,354,335	4.76%	24.32%	92,424,430	2,000,505	2.21%	30.26%	1,308,938,200	-21,353,460	-1.61%	55.35%
2019	307,492,890	13,605,300	4.63%	30.07%	115,750,730	23,326,300	25.24%	63.13%	1,308,606,575	-331,625	-0.03%	55.31%
2020	334,273,140	26,780,250	8.71%	41.40%	141,879,305	26,128,575	22.57%	99.95%	1,265,470,795	-43,135,780	-3.30%	50.19%
2021	354,395,860	20,122,720	6.02%	49.91%	147,073,270	5,193,965	3.66%	107.27%	1,265,247,665	-223,130	-0.02%	50.17%
2022	396,830,195	42,434,335	11.97%	67.86%	180,392,735	33,319,465	22.66%	154.23%	1,348,675,740	83,428,075	6.59%	60.07%
2023	441,599,166	44,768,971	11.28%	86.80%	191,891,040	11,498,305	6.37%	170.44%	1,537,892,715	189,216,975	14.03%	82.52%

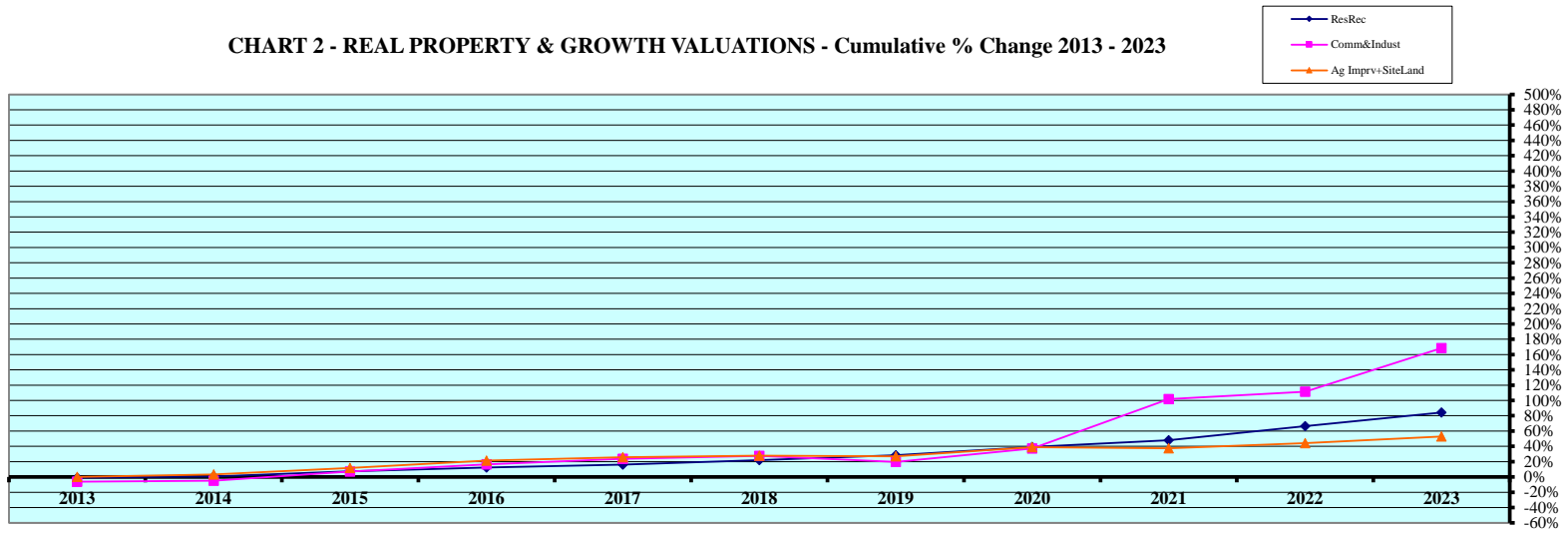
Rate Annual %chg: Residential & Recreational **6.45%** Commercial & Industrial **10.46%** Agricultural Land **6.20%**

Cnty# **90**
County **WAYNE**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



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						
2013	236,398,595	2,319,690	0.98%	234,078,905	-	-0.98%	70,955,805	4,410,695	6.22%	66,545,110	-	-6.22%						
2014	241,135,015	3,096,405	1.28%	238,038,610	0.69%	0.69%	69,179,240	1,735,300	2.51%	67,443,940	-4.95%	-4.95%						
2015	257,536,055	3,734,510	1.45%	253,801,545	5.25%	7.36%	83,277,960	7,320,050	8.79%	75,957,910	9.80%	7.05%						
2016	271,157,625	5,927,475	2.19%	265,230,150	2.99%	12.20%	85,846,980	3,300,060	3.84%	82,546,920	-0.88%	16.34%						
2017	280,533,255	5,853,785	2.09%	274,679,470	1.30%	16.19%	90,423,925	2,561,075	2.83%	87,862,850	2.35%	23.83%						
2018	293,887,590	5,443,365	1.85%	288,444,225	2.82%	22.02%	92,424,430	1,970,400	2.13%	90,454,030	0.03%	27.48%						
2019	307,492,890	3,723,850	1.21%	303,769,040	3.36%	28.50%	115,750,730	30,758,110	26.57%	84,992,620	-8.04%	19.78%						
2020	334,273,140	4,971,285	1.49%	329,301,855	7.09%	39.30%	141,879,305	44,524,570	31.38%	97,354,735	-15.89%	37.20%						
2021	354,395,860	4,598,625	1.30%	349,797,235	4.64%	47.97%	147,073,270	3,941,025	2.68%	143,132,245	0.88%	101.72%						
2022	396,830,195	3,713,380	0.94%	393,116,815	10.93%	66.29%	180,392,735	30,407,835	16.86%	149,984,900	1.98%	111.38%						
2023	441,599,166	6,037,905	1.37%	435,561,261	9.76%	84.25%	191,891,040	1,416,870	0.74%	190,474,170	5.59%	168.44%						
Rate Ann%chg	6.45%			Resid & Recreat w/o growth			4.88%			10.46%			C & I w/o growth			-0.91%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	49,817,845	31,734,860	81,552,705	2,712,930	3.33%	78,839,775	-	-		
2014	51,082,390	35,003,815	86,086,205	1,841,050	2.14%	84,245,155	3.30%	3.30%		
2015	58,157,840	35,318,660	93,476,500	2,419,450	2.59%	91,057,050	5.77%	11.65%		
2016	63,765,650	39,237,435	103,003,085	4,082,525	3.96%	98,920,560	5.82%	21.30%		
2017	63,768,835	41,456,890	105,225,725	2,575,660	2.45%	102,650,065	-0.34%	25.87%		
2018	63,199,015	41,748,780	104,947,795	685,210	0.65%	104,262,585	-0.92%	27.85%		
2019	62,603,880	42,199,920	104,803,800	1,177,795	1.12%	103,626,005	-1.26%	27.07%		
2020	72,817,950	41,304,520	114,122,470	927,170	0.81%	113,195,300	8.01%	38.80%		
2021	71,986,785	42,570,850	114,557,635	2,369,345	2.07%	112,188,290	-1.69%	37.57%		
2022	77,551,080	41,485,150	119,036,230	1,401,330	1.18%	117,634,900	2.69%	44.24%		
2023	84,667,755	40,824,325	125,492,080	828,310	0.66%	124,663,770	4.73%	52.86%		
Rate Ann%chg	5.45%		2.55%		4.40%		Ag Imprv+Site w/o growth		2.61%	

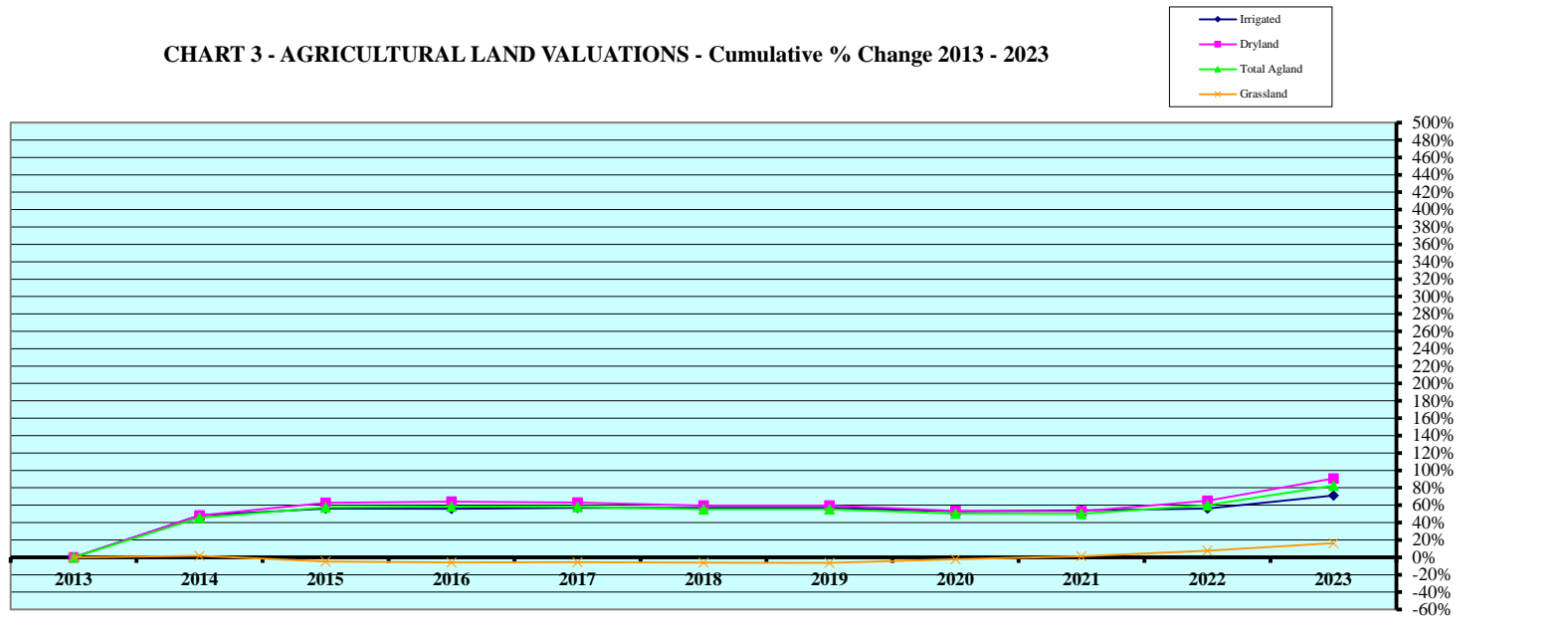
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 90
County WAYNE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	179,217,810	-	-	-	616,518,985	-	-	-	45,581,205	-	-	-
2014	265,660,530	86,442,720	48.23%	48.23%	913,084,385	296,565,400	48.10%	48.10%	46,430,235	849,030	1.86%	1.86%
2015	279,960,190	14,299,660	5.38%	56.21%	1,003,626,035	90,541,650	9.92%	62.79%	43,329,520	-3,100,715	-6.68%	-4.94%
2016	279,405,810	-554,380	-0.20%	55.90%	1,011,871,135	8,245,100	0.82%	64.13%	42,946,395	-383,125	-0.88%	-5.78%
2017	281,319,700	1,913,890	0.68%	56.97%	1,005,330,910	-6,540,225	-0.65%	63.07%	43,000,865	54,470	0.13%	-5.66%
2018	281,138,275	-181,425	-0.06%	56.87%	984,430,675	-20,900,235	-2.08%	59.68%	42,728,245	-272,620	-0.63%	-6.26%
2019	281,379,650	241,375	0.09%	57.00%	983,900,485	-530,190	-0.05%	59.59%	42,672,550	-55,695	-0.13%	-6.38%
2020	274,136,735	-7,242,915	-2.57%	52.96%	945,726,270	-38,174,215	-3.88%	53.40%	44,612,765	1,940,215	4.55%	-2.12%
2021	275,841,570	1,704,835	0.62%	53.91%	942,243,370	-3,482,900	-0.37%	52.83%	46,144,265	1,531,500	3.43%	1.24%
2022	279,684,955	3,843,385	1.39%	56.06%	1,018,269,550	76,026,180	8.07%	65.16%	48,986,010	2,841,745	6.16%	7.47%
2023	306,621,420	26,936,465	9.63%	71.09%	1,175,785,090	157,515,540	15.47%	90.71%	53,022,930	4,036,920	8.24%	16.33%

Rate Ann.%chg: Irrigated **5.52%** Dryland **6.67%** Grassland **1.52%**

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
2013	1,247,755	-	-	-	0	-	-	-	842,565,755	-	-	-
2014	1,245,330	-2,425	-0.19%	-0.19%	80,450	80,450	-	-	1,226,500,930	383,935,175	45.57%	45.57%
2015	533,410	-711,920	-57.17%	-57.25%	0	-80,450	-100.00%	-	1,327,449,155	100,948,225	8.23%	57.55%
2016	561,110	27,700	5.19%	-55.03%	0	0	-	-	1,334,784,450	7,335,295	0.55%	58.42%
2017	640,185	79,075	14.09%	-48.69%	0	0	-	-	1,330,291,660	-4,492,790	-0.34%	57.89%
2018	641,005	820	0.13%	-48.63%	0	0	-	-	1,308,938,200	-21,353,460	-1.61%	55.35%
2019	653,890	12,885	2.01%	-47.59%	0	0	-	-	1,308,606,575	-331,625	-0.03%	55.31%
2020	327,115	-326,775	-49.97%	-73.78%	667,910	667,910	-	-	1,265,470,795	-43,135,780	-3.30%	50.19%
2021	334,090	6,975	2.13%	-73.22%	684,370	16,460	2.46%	-	1,265,247,665	-223,130	-0.02%	50.17%
2022	357,650	23,560	7.05%	-71.34%	1,377,575	693,205	101.29%	-	1,348,675,740	83,428,075	6.59%	60.07%
2023	377,775	20,125	5.63%	-69.72%	2,085,500	707,925	51.39%	-	1,537,892,715	189,216,975	14.03%	82.52%

Cnty# **90**
County **WAYNE**

Rate Ann.%chg: Total Agric Land **6.20%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	179,221,530	48,554	3,691			616,764,935	189,061	3,262			45,850,980	22,741	2,016		
2014	265,667,845	48,518	5,476	48.34%	48.34%	913,342,090	190,107	4,804	47.27%	47.27%	46,440,925	21,624	2,148	6.52%	6.52%
2015	280,783,335	48,411	5,800	5.92%	57.13%	999,546,250	190,625	5,244	9.14%	60.73%	46,283,625	21,270	2,176	1.32%	7.92%
2016	279,412,555	48,168	5,801	0.01%	57.15%	1,011,942,845	191,458	5,285	0.80%	62.02%	42,944,260	20,298	2,116	-2.77%	4.93%
2017	281,319,690	48,496	5,801	0.00%	57.16%	1,005,455,105	190,287	5,284	-0.03%	61.97%	43,004,530	20,433	2,105	-0.52%	4.38%
2018	281,308,580	48,494	5,801	0.00%	57.16%	984,329,105	190,246	5,174	-2.08%	58.60%	42,719,270	20,410	2,093	-0.55%	3.81%
2019	281,012,620	48,445	5,801	0.00%	57.15%	984,589,295	190,292	5,174	0.00%	58.61%	42,513,020	20,300	2,094	0.06%	3.87%
2020	272,681,515	48,489	5,624	-3.05%	52.35%	947,098,085	189,956	4,986	-3.64%	52.84%	44,522,985	20,579	2,163	3.31%	7.30%
2021	275,333,605	48,960	5,624	0.00%	52.35%	942,792,835	189,017	4,988	0.04%	52.90%	46,107,710	21,023	2,193	1.37%	8.77%
2022	277,810,815	49,402	5,623	0.00%	52.35%	1,020,092,105	188,521	5,411	8.48%	65.87%	48,985,505	20,701	2,366	7.89%	17.36%
2023	306,382,745	50,023	6,125	8.91%	65.93%	1,175,889,150	187,765	6,263	15.74%	91.97%	53,086,585	20,586	2,579	8.98%	27.90%

Rate Annual %chg Average Value/Acre: 5.19%

6.74%

2.49%

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
2013	1,217,975	2,436	500			0	0				843,055,420	262,791	3,208		
2014	1,235,065	2,470	500	0.00%	0.00%	0	0				1,226,685,925	262,719	4,669	45.54%	45.54%
2015	503,270	2,516	200	-60.00%	-60.00%	0	0				1,327,116,480	262,822	5,049	8.14%	57.40%
2016	560,180	2,801	200	0.00%	-60.00%	0	0				1,334,859,840	262,725	5,081	0.62%	58.38%
2017	640,170	3,201	200	0.01%	-60.00%	0	0				1,330,419,495	262,416	5,070	-0.22%	58.03%
2018	641,060	3,205	200	0.00%	-60.00%	0	0				1,308,998,015	262,355	4,989	-1.59%	55.53%
2019	654,810	3,274	200	0.00%	-60.00%	0	0				1,308,769,745	262,311	4,989	0.00%	55.53%
2020	326,405	3,264	100	-50.00%	-80.00%	664,140	354	1,875			1,265,293,130	262,643	4,818	-3.44%	50.17%
2021	334,245	3,342	100	0.00%	-80.00%	684,370	365	1,875	0.00%		1,265,252,765	262,707	4,816	-0.03%	50.13%
2022	358,165	3,581	100	0.01%	-80.00%	1,367,500	547	2,500	33.32%		1,348,614,090	262,752	5,133	6.57%	59.99%
2023	377,390	3,774	100	-0.02%	-80.00%	2,084,200	834	2,500	0.00%		1,537,820,070	262,983	5,848	13.93%	82.28%

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WAYNE

Rate Annual %chg Average Value/Acre: 6.19%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 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
9,697	WAYNE	85,624,995	20,746,809	2,563,594	441,599,166	181,175,095	10,715,945	0	1,537,892,715	84,667,755	40,824,325	0	2,405,810,399
cnty sectorvalue % of total value:		3.56%	0.86%	0.11%	18.36%	7.53%	0.45%		63.92%	3.52%	1.70%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
191	CARROLL	62,082	90,653	0	8,231,120	1,133,900	0	0	0	0	0	0	9,517,755
1.97%	%sector of county sector	0.07%	0.44%		1.86%	0.63%							0.40%
	%sector of municipality	0.65%	0.95%		86.48%	11.91%							100.00%
263	HOSKINS	122,628	308,946	6,294	15,085,010	1,323,955	0	0	0	0	0	0	16,846,833
2.71%	%sector of county sector	0.14%	1.49%	0.25%	3.42%	0.73%							0.70%
	%sector of municipality	0.73%	1.83%	0.04%	89.54%	7.86%							100.00%
16	SHOLES	288,005	244	55	703,040	293,500	0	0	0	0	0	0	1,284,844
0.16%	%sector of county sector	0.34%	0.00%	0.00%	0.16%	0.16%							0.05%
	%sector of municipality	22.42%	0.02%	0.00%	54.72%	22.84%							100.00%
1,522	WAKEFIELD	1,366,299	575,282	322,732	21,776,375	7,824,630	0	0	0	0	0	0	31,865,318
15.70%	%sector of county sector	1.60%	2.77%	12.59%	4.93%	4.32%							1.32%
	%sector of municipality	4.29%	1.81%	1.01%	68.34%	24.56%							100.00%
5,973	WAYNE	11,975,628	4,758,110	644,967	234,067,465	70,174,265	7,785,015	0	0	0	0	0	329,405,450
61.60%	%sector of county sector	13.99%	22.93%	25.16%	53.00%	38.73%	72.65%						13.69%
	%sector of municipality	3.64%	1.44%	0.20%	71.06%	21.30%	2.36%						100.00%
379	WINSIDE	849,016	204,661	19,352	17,350,245	1,711,040	0	0	0	0	0	0	20,134,314
3.91%	%sector of county sector	0.99%	0.99%	0.75%	3.93%	0.94%							0.84%
	%sector of municipality	4.22%	1.02%	0.10%	86.17%	8.50%							100.00%
	%sector of county sector												
	%sector of municipality												
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8,345	Total Municipalities	14,663,659	5,937,896	993,400	297,213,260	82,461,291	7,785,016	0	0	0	0	0	409,054,520
86.06%	%all municip.sectors of cnty	17.13%	28.62%	38.75%	67.30%	45.51%	72.65%						17.00%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,555	Value : 2,614,125,715	Growth 13,777,750	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	153	2,090,665	158	1,994,650	417	8,125,930	728	12,211,245	
02. Res Improve Land	2,078	23,637,875	160	4,296,250	420	10,561,500	2,658	38,495,625	
03. Res Improvements	2,109	301,888,385	172	41,072,180	433	90,754,840	2,714	433,715,405	
04. Res Total	2,262	327,616,925	330	47,363,080	850	109,442,270	3,442	484,422,275	5,865,020
% of Res Total	65.72	67.63	9.59	9.78	24.69	22.59	52.51	18.53	42.57
05. Com UnImp Land	57	1,373,080	19	1,024,845	6	108,750	82	2,506,675	
06. Com Improve Land	361	9,535,270	34	1,825,440	18	1,052,830	413	12,413,540	
07. Com Improvements	338	81,821,380	36	11,569,680	41	84,178,265	415	177,569,325	
08. Com Total	395	92,729,730	55	14,419,965	47	85,339,845	497	192,489,540	6,762,645
% of Com Total	79.48	48.17	11.07	7.49	9.46	44.33	7.58	7.36	49.08
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	438,535	5	363,840	0	0	8	802,375	
11. Ind Improvements	3	7,713,810	5	2,720,805	0	0	8	10,434,615	
12. Ind Total	3	8,152,345	5	3,084,645	0	0	8	11,236,990	0
% of Ind Total	37.50	72.55	62.50	27.45	0.00	0.00	0.12	0.43	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	2,262	327,616,925	330	47,363,080	850	109,442,270	3,442	484,422,275	5,865,020
% of Res & Rec Total	65.72	67.63	9.59	9.78	24.69	22.59	52.51	18.53	42.57
Com & Ind Total	398	100,882,075	60	17,504,610	47	85,339,845	505	203,726,530	6,762,645
% of Com & Ind Total	78.81	49.52	11.88	8.59	9.31	41.89	7.70	7.79	49.08
17. Taxable Total	2,660	428,499,000	390	64,867,690	897	194,782,115	3,947	688,148,805	12,627,665
% of Taxable Total	67.39	62.27	9.88	9.43	22.73	28.31	60.21	26.32	91.65

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	54	1,304,120	8,447,955	0	0	0
19. Commercial	19	764,560	9,841,460	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	54	1,304,120	8,447,955
19. Commercial	0	0	0	19	764,560	9,841,460
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				73	2,068,680	18,289,415

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	264	3	119	386

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	9,505	1,868	1,268,505,130	1,869	1,268,514,635
28. Ag-Improved Land	0	0	1	67,575	689	544,893,895	690	544,961,470
29. Ag Improvements	0	0	5	201,860	734	112,298,945	739	112,500,805

30. Ag Total				2,608	1,925,976,910
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	1	1.00	3,000	
37. FarmSite Improvements	0	0.00	0	5	0.00	201,860	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	6	6.00	150,000	6	6.00	150,000	
32. HomeSite Improv Land	435	449.51	11,072,900	435	449.51	11,072,900	
33. HomeSite Improvements	439	0.00	80,747,845	439	0.00	80,747,845	86,480
34. HomeSite Total				445	455.51	91,970,745	
35. FarmSite UnImp Land	380	710.00	1,774,990	380	710.00	1,774,990	
36. FarmSite Improv Land	657	3,873.57	9,683,925	658	3,874.57	9,686,925	
37. FarmSite Improvements	705	0.00	31,551,100	710	0.00	31,752,960	1,063,605
38. FarmSite Total				1,090	4,584.57	43,214,875	
39. Road & Ditches	2,351	5,906.37	0	2,351	5,906.37	0	
40. Other- Non Ag Use	4	51.86	38,900	4	51.86	38,900	
41. Total Section VI				1,535	10,998.31	135,224,520	1,150,085

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	1	160.00	403,425	1	160.00	403,425

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	2,220.41	4.42%	19,439,665	5.06%	8,754.99
46. 1A	1,204.61	2.40%	10,540,430	2.74%	8,750.08
47. 2A1	5,383.06	10.73%	46,025,285	11.98%	8,550.02
48. 2A	13,210.44	26.33%	109,184,255	28.41%	8,265.00
49. 3A1	468.81	0.93%	3,750,480	0.98%	8,000.00
50. 3A	75.02	0.15%	577,665	0.15%	7,700.15
51. 4A1	24,971.66	49.76%	176,924,370	46.04%	7,085.01
52. 4A	2,645.82	5.27%	17,859,655	4.65%	6,750.14
53. Total	50,179.83	100.00%	384,301,805	100.00%	7,658.49
Dry					
54. 1D1	11,187.97	5.96%	86,147,425	6.39%	7,700.01
55. 1D	47,387.00	25.24%	362,511,750	26.90%	7,650.03
56. 2D1	20,212.18	10.76%	153,612,535	11.40%	7,600.00
57. 2D	2,939.51	1.57%	22,266,860	1.65%	7,575.02
58. 3D1	287.70	0.15%	2,128,970	0.16%	7,399.97
59. 3D	83,316.38	44.37%	583,214,660	43.28%	7,000.00
60. 4D1	8,948.41	4.77%	56,912,000	4.22%	6,360.01
61. 4D	13,479.16	7.18%	80,874,990	6.00%	6,000.00
62. Total	187,758.31	100.00%	1,347,669,190	100.00%	7,177.68
Grass					
63. 1G1	7,048.21	34.87%	20,371,600	36.20%	2,890.32
64. 1G	6,374.34	31.54%	18,187,965	32.32%	2,853.31
65. 2G1	5,949.96	29.44%	15,286,920	27.17%	2,569.25
66. 2G	716.78	3.55%	2,177,580	3.87%	3,038.00
67. 3G1	123.85	0.61%	245,505	0.44%	1,982.28
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	20,213.14	100.00%	56,269,570	100.00%	2,783.81
Irrigated Total					
Irrigated Total	50,179.83	19.08%	384,301,805	21.46%	7,658.49
Dry Total					
Dry Total	187,758.31	71.41%	1,347,669,190	75.26%	7,177.68
Grass Total					
Grass Total	20,213.14	7.69%	56,269,570	3.14%	2,783.81
72. Waste	3,936.90	1.50%	393,700	0.02%	100.00
73. Other	847.25	0.32%	2,118,125	0.12%	2,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	262,935.43	100.00%	1,790,752,390	100.00%	6,810.62

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	50,179.83	384,301,805	50,179.83	384,301,805
77. Dry Land	0.00	0	8.44	63,915	187,749.87	1,347,605,275	187,758.31	1,347,669,190
78. Grass	0.00	0	3.57	9,505	20,209.57	56,260,065	20,213.14	56,269,570
79. Waste	0.00	0	6.60	660	3,930.30	393,040	3,936.90	393,700
80. Other	0.00	0	0.00	0	847.25	2,118,125	847.25	2,118,125
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	18.61	74,080	262,916.82	1,790,678,310	262,935.43	1,790,752,390

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	50,179.83	19.08%	384,301,805	21.46%	7,658.49
Dry Land	187,758.31	71.41%	1,347,669,190	75.26%	7,177.68
Grass	20,213.14	7.69%	56,269,570	3.14%	2,783.81
Waste	3,936.90	1.50%	393,700	0.02%	100.00
Other	847.25	0.32%	2,118,125	0.12%	2,500.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	262,935.43	100.00%	1,790,752,390	100.00%	6,810.62

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 Beverly Hills/paradise	42	291,675	34	519,400	34	7,821,785	76	8,632,860	119,110
83.2 Carroll	26	83,105	116	465,475	119	8,396,680	145	8,945,260	204,650
83.3 Hoskins	20	326,915	113	1,139,005	115	14,660,165	135	16,126,085	150,660
83.4 Muhs Acres	3	48,895	20	462,455	20	4,100,150	23	4,611,500	0
83.5 Rural	418	8,164,010	421	10,596,500	434	91,144,215	852	109,904,725	1,200,405
83.6 Sholes	13	337,040	8	5,010	9	468,065	22	810,115	0
83.7 Suburban	112	1,616,000	105	3,279,395	117	28,760,870	229	33,656,265	246,500
83.8 Wakefield	3	23,280	113	1,598,690	113	21,888,220	116	23,510,190	248,345
83.9 Wayne	65	1,072,930	1,543	19,442,845	1,568	238,989,755	1,633	259,505,530	3,540,365
83.10 Winside	26	247,395	185	986,850	185	17,485,500	211	18,719,745	154,985
84 Residential Total	728	12,211,245	2,658	38,495,625	2,714	433,715,405	3,442	484,422,275	5,865,020

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Carroll	8	12,100	21	96,945	21	946,440	29	1,055,485	20,700
85.2 Hoskins	6	24,985	17	93,700	17	1,414,250	23	1,532,935	126,790
85.3 Rural	6	108,750	18	1,052,830	40	84,175,630	46	85,337,210	16,625
85.4 Sholes	2	6,045	4	19,285	4	232,890	6	258,220	0
85.5 Suburban	19	1,024,845	39	2,189,280	42	14,293,120	61	17,507,245	3,370
85.6 Wakefield	1	20,375	17	878,000	16	11,799,080	17	12,697,455	4,724,790
85.7 Wayne	33	1,276,390	273	8,616,350	249	73,469,850	282	83,362,590	1,790,210
85.8 Winside	7	33,185	32	269,525	34	1,672,680	41	1,975,390	80,160
86 Commercial Total	82	2,506,675	421	13,215,915	423	188,003,940	505	203,726,530	6,762,645

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,664.88	36.44%	18,995,120	38.48%	2,850.03
88. 1G	5,769.14	31.55%	15,692,055	31.79%	2,720.00
89. 2G1	5,283.53	28.89%	13,340,975	27.03%	2,525.01
90. 2G	469.20	2.57%	1,114,490	2.26%	2,375.30
91. 3G1	101.47	0.55%	217,160	0.44%	2,140.14
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	18,288.22	100.00%	49,359,800	100.00%	2,698.99
CRP					
96. 1C1	236.16	18.60%	1,169,005	19.24%	4,950.06
97. 1C	478.13	37.66%	2,323,715	38.24%	4,860.01
98. 2C1	326.86	25.74%	1,537,875	25.31%	4,705.00
99. 2C	226.76	17.86%	1,038,560	17.09%	4,580.00
100. 3C1	1.72	0.14%	7,500	0.12%	4,360.47
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	1,269.63	100.00%	6,076,655	100.00%	4,786.16
Timber					
105. 1T1	147.17	22.46%	207,475	24.90%	1,409.76
106. 1T	127.07	19.39%	172,195	20.67%	1,355.12
107. 2T1	339.57	51.82%	408,070	48.98%	1,201.73
108. 2T	20.82	3.18%	24,530	2.94%	1,178.19
109. 3T1	20.66	3.15%	20,845	2.50%	1,008.95
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	655.29	100.00%	833,115	100.00%	1,271.37
<hr/>					
Grass Total	18,288.22	90.48%	49,359,800	87.72%	2,698.99
CRP Total	1,269.63	6.28%	6,076,655	10.80%	4,786.16
Timber Total	655.29	3.24%	833,115	1.48%	1,271.37
<hr/>					
114. Market Area Total	20,213.14	100.00%	56,269,570	100.00%	2,783.81

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

90 Wayne

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	441,599,166	484,422,275	42,823,109	9.70%	5,865,020	8.37%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	84,667,755	91,970,745	7,302,990	8.63%	86,480	8.52%
04. Total Residential (sum lines 1-3)	526,266,921	576,393,020	50,126,099	9.52%	5,951,500	8.39%
05. Commercial	181,175,095	192,489,540	11,314,445	6.25%	6,762,645	2.51%
06. Industrial	10,715,945	11,236,990	521,045	4.86%	0	4.86%
07. Total Commercial (sum lines 5-6)	191,891,040	203,726,530	11,835,490	6.17%	6,762,645	2.64%
08. Ag-Farmsite Land, Outbuildings	40,794,740	43,214,875	2,420,135	5.93%	1,063,605	3.33%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	29,585	38,900	9,315	31.49%		
11. Total Non-Agland (sum lines 8-10)	40,824,325	43,253,775	2,429,450	5.95%	1,063,605	3.35%
12. Irrigated	306,621,420	384,301,805	77,680,385	25.33%		
13. Dryland	1,175,785,090	1,347,669,190	171,884,100	14.62%		
14. Grassland	53,022,930	56,269,570	3,246,640	6.12%		
15. Wasteland	377,775	393,700	15,925	4.22%		
16. Other Agland	2,085,500	2,118,125	32,625	1.56%		
17. Total Agricultural Land	1,537,892,715	1,790,752,390	252,859,675	16.44%		
18. Total Value of all Real Property (Locally Assessed)	2,296,875,001	2,614,125,715	317,250,714	13.81%	13,777,750	13.21%

2024 Assessment Survey for Wayne 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:
	\$219,535.50
7.	Adopted budget, or granted budget if different from above:
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0 with \$50,000 for GIS (Misc funds)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$10,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$0
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500.00
12.	Amount of last year's assessor's budget not used:
	N/A

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, they are updated in conjunction with GIS
5.	If so, who maintains the Cadastral Maps?
	Office Staff (Ashley Soden, Courtney Birth)
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes: wayne.gworks.com
8.	Who maintains the GIS software and maps?
	We do in this office. We draw out their own splits, combine parcels and make land use changes, etc.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and Pictometry
10.	When was the aerial imagery last updated?
	Pictometry Spring 2021 and gworks imagery 2022

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Wayne, Carroll, Winside, Hoskins and Wakefield
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Not currently
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2024 Residential Assessment Survey for Wayne County

1.	Valuation data collection done by:																								
	Assessor and Office Staff																								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Beverly Hills & Paradise Hills – Subdivision located between Norfolk and Hoskins on Hwy. 35</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Carroll – Small village located west of Wayne. Approximate population of 193.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Hoskins – Close proximity to Norfolk, No School. Approximate population of 267.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Muhs Acres - suburban subdivision located Northwest of the City of Wayne; lots generally half acre in size.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural and Sholes - Sholes: small population of approximately 31.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Wakefield - K-12 school located in the Wayne County portion of the town; mostly newer constructed homes and adjoins Dixon County; Approximate total population of 1,451.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Wayne - County seat; Wayne State College; K-12 school; Approximate population of 5,990.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Winside – K-12 school, small grocery store, Approximate population of 381.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Suburban - Parcels located within a one mile radius of the small towns and a two mile radius of Wayne; less than 20 acres</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Beverly Hills & Paradise Hills – Subdivision located between Norfolk and Hoskins on Hwy. 35	2	Carroll – Small village located west of Wayne. Approximate population of 193.	3	Hoskins – Close proximity to Norfolk, No School. Approximate population of 267.	4	Muhs Acres - suburban subdivision located Northwest of the City of Wayne; lots generally half acre in size.	5	Rural and Sholes - Sholes: small population of approximately 31.	6	Wakefield - K-12 school located in the Wayne County portion of the town; mostly newer constructed homes and adjoins Dixon County; Approximate total population of 1,451.	7	Wayne - County seat; Wayne State College; K-12 school; Approximate population of 5,990.	8	Winside – K-12 school, small grocery store, Approximate population of 381.	20	Suburban - Parcels located within a one mile radius of the small towns and a two mile radius of Wayne; less than 20 acres	AG OB	Agricultural Outbuildings	AG DW	Agricultural Dwellings
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AG DW	Agricultural Dwellings																								
3.	List and describe the approach(es) used to estimate the market value of residential properties.																								
	Cost approach, sales comparison approach and income approach/cash flow analysis on several vacant residential lots per application (Form 191).																								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																								
	Depreciation studies are developed based on the local market.																								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																								
	Yes																								
6.	Describe the methodology used to determine the residential lot values?																								

Currently utilize the sales comparison approach but are working towards valuing land by price per square foot method.

7. How are rural residential site values developed?

Review vacant small tract sales and compare to surrounding county home site values.

8. Are there form 191 applications on file?

None currently.

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Income approach/cash flow analysis when applicable and sales comparison approach.

10.

<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	2023	2021	2021	2021
2	2023	2022	2021	2021
3	2023	2021	2023	2021
4	2023	2021	2021	2021
5	2023	2021	2021	2021
6	2023	2022	2021	2021
7	2023	2021	2019	2021
8	2023	2019	2021	2021
20	2023	2021	2021	2021
AG OB	2024	2021	2021	2021
AG DW	2023	2021	2024	2021

2024 Commercial Assessment Survey for Wayne County

1.	Valuation data collection done by:																	
	Office staff but coordinated by the assessor, sometimes with help of road men.																	
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.																	
	Cost Approach, Sales Comparison Approach, and Income Approach on Section 42																	
3a.	Describe the process used to determine the value of unique commercial properties.																	
	Cost Approach is used to determine the value of unique commercial properties.																	
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																	
	Depreciation tables are developed based on the local market.																	
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																	
	Yes																	
6.	Describe the methodology used to determine the commercial lot values.																	
	Sales comparison approach is used to determine commercial lot values.																	

7.	<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>
	2	2023	2022	2017	2021
	3	2023	2021	2023	2021
	5	2023	2021	2023	2020/2021
	6	2021	2022	2017	2021
	7	2023	2021	2023	2021
	8	2017	2008	2017	2021
	20	2023	2021	2023	2021

The City of Wayne has the majority of the county's commercial properties and is the most active city for sales. The land on the rural commercial parcels was revalued in 2024 to be more comparable to rural residential acreage land values.

2024 Agricultural Assessment Survey for Wayne County

1.	Valuation data collection done by:						
	Dawn Duffy, Ashley Soden and Courtney Birth.						
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;">1</td> <td>The county is one market area.</td> <td style="text-align: center;">2023</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county is one market area.	2023
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The county is one market area.	2023					
3.	Describe the process used to determine and monitor market areas.						
	Study of sales.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	We have no recreational land, rivers or gravel pits.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Home site values carry the same value whether an acreage or a farm, unless the property is an acreage located in a suburban location to town. Those are valued a bit higher.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Value intensive use the same as site value.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Similar sales are studied if available. Talking to other counties - more than waste but less than grass. No sales						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	No						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
8c.	Describe the non-agricultural influences recognized within the county.						

	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2023 Plan of Assessment for Wayne County

County Assessor – Dawn Duffy

This plan of assessment is required by law, pursuant to Nebraska Revised Statute 77-1311.02, which states the following: The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

2024

Residential – Review work for 2023 will begin in late October/early November. Notes and building permits are being filed and prepared. We will continue to monitor sales using a market analysis. We will continue to update cost tables where needed. For 2024, all residential parcels will be priced with cost tables no older than 2021. Winside was on 2019 cost tables for 2023 but will be updated this year for both residential and commercial parcels. As part of the process of reviewing all parcels once every six years, we reviewed all rural and suburban properties in the summer of 2020 as we last reviewed these in the spring of 2015. All small town and City of Wayne parcels were reviewed as part of this process in the spring of 2021 as this was last completed in 2016.

Commercial – Winside commercial parcels will be updated to 2021 cost tables for 2024 as they are currently on 2019. Parcels will be monitored using the sales/assessment ratio, building permits, and drive by reviews. As part of the process of reviewing all parcels once every six years, we reviewed all the urban commercial properties in the spring of 2021. This was last done in the spring of 2016. The rural and suburban commercial properties were reviewed in the summer of 2020, with the last time this was done being the spring of 2015.

We began revaluing commercial lots in and immediately surrounding the City of Wayne for 2023. We will continue looking at this for 2024 to see if further adjustments are needed. Suburban commercial parcels were updated to 2021 cost tables for 2022 and Rural commercial parcels were updated to 2021 cost tables for 2023.

Agricultural – We have begun reviewing land use using the newest free imagery flown in the summer of 2022, and we will also utilize drive by reviews that we do at various times during the year, beginning late October/early November.

The assessor electronically enters sales data into the State's sales file and mails the Form 521's to the State by the 15th of each month as required by law.

Our office will continue to monitor the sales file and make changes accordingly.

2025

Residential – We will also continue to review properties as needed. This will include walk around reviews, drive by reviews, and photos taken of the properties. Parcels will be monitored using the sales file in the county. When needed we will go to the property and list any changes that have taken place. Properties will continue to be physically reviewed and valued in a timely manner. We will continue to update cost tables where needed to keep them current around Wayne County. All rural residential parcels will be reviewed as part of the process of reviewing all parcels at least once every six years. This was last done in 2020. We will look into implementing updated cost tables in all locations.

Commercial – All rural commercial parcels will be reviewed as part of the process of reviewing all parcels at least once every six years. This was last done in 2020. We will look into to implementing updated cost tables in all rural and town locations. Parcels will continue to be monitored and values adjusted using the sales assessment ratio. New construction and changes to parcels will continue to be monitored using building permits, realtor’s web sites, and drive by reviews.

Agricultural – Land will be adjusted using the sales assessment ratio. We will continue to monitor land use changes using GIS, Pictometry, and drive by reviews. We will be getting a new Pictometry flight in the spring of 2024 so we will be able to review that for land changes for 2025.

The assessor will continue to electronically enter the data into the State’s sales file on a monthly basis and forward the Form 521’s to the State by the 15th of each month.

2026

Residential – We will continue with updating cost tables where needed, as well as continuing to monitor changes to parcels based on review work and sales. As part of the process of reviewing all parcels once every six years, we will review all town and City of Wayne parcels in the spring of 2026. This was last done in the summer of 2021.

Commercial – Changes to parcels will continue to be monitored using building permits, realtor’s web sites, and drive by reviews. We will also continue to update cost tables to any areas that may not have been updated to this point. As part of the process of reviewing all parcels once every six years, we will review all town and City of Wayne parcels in the spring of 2026. This was last done in the summer of 2021.

Agricultural – Land will be reviewed using drive by reviews as well as GIS and Pictometry imagery. We will continue to monitor values using the sales assessment ratio.

We will continue to use building permits, realtor websites, drive by reviews, GIS, and Pictometry to monitor changes. Our review work will continue to be inspected and valued in a timely manner.

The assessor will continue to electronically enter sales data into the State’s sales file on a monthly basis and forward Form 521’s to the State by the 15th of each month.

Staff, Budgeting & Training

Dawn Duffy was hired as the County Assessor in September 2012, but has been working in the office since December 2002. We are currently without a Deputy County Assessor. We hired Ashley Soden in April 2020 to take over the deed changes as her main duty. She also helps with Homestead Exemptions, personal property, record maintenance, pricing, and other duties as they arise. She has learned how to make parcel and landuse changes in GIS as well. Courtney Birth was hired full time in February of 2023. She has been very helpful in processing personal property and Homestead Exemptions, answering phone calls, and making updates to pricing in our CAMA system. We have also had Summer Schroeder employed with us since August 2022. She is a Wayne State College student and has been with us on a part time basis. She has been helping with personal property, Homestead Exemptions, and CAMA data entry. She will be with us until July 21st when she will move to Norfolk to do an internship for her last year of college.

Dawn Duffy has been employed by the Wayne County Assessor’s office since December 2002. Dawn received her Assessor’s Certificate in February 2012. Previous duties included updating and maintaining the GIS records, review work, pricing, personal property, certification of value, and various other responsibilities as needed.

The Assessor will continue to take classes and attend meetings to achieve the required number of hours to remain certified. In May 2013, Assessor Duffy completed IAAO course 101, Fundamentals of Real Property Appraisal, which is one of the two required courses of all new assessors. IAAO 300, Fundamentals of Mass Appraisal, was taken in September 2015. This was the second required class that must be taken within four years of any new assessor taking office.

The budget for the assessor's office has always been adequate to handle our needs. The commissioners have supported the office both financially and through the use of personnel and equipment when needed. The assessor's budget pays for all continuing education that is needed by its employees. Travel to and from workshops and meetings, as well as registration fees, is also paid for by the county.

We have had no major software changes since October of 2013 when we converted from the old AS400 system to the new Version 2 through MIPS, and again, in the spring of 2015, when MIPS updated us to Version 2.5. Since then, any changes have been small and things transitioned smoothly.

We have had a GIS system in our office since 2009. We had aerial photos taken by GIS for us of the rural houses and buildings in 2011. The annual maintenance payments to MIPS and GIS are taken out of the county's general budget. Wayne County is also online with a GIS website. The Assessor, Clerk, Emergency Manager, and Roads Department have separate tabs with different information available to the public. We feel this has helped to better serve the people of our community. GIS played an integral role in being able to accurately map and account for all the parcels that were affected by the tornadoes both on October 4th 2013 and June 16th 2014.

The Assessor data is currently available online at wayne.gworks.com. Most of the parcel data can now be easily accessed by the public. This data includes ownership, sales price and history, legal descriptions, photos, sketches, square footages, mapping, lot sizes and more. Anyone can access this information but appraisers, realtors and insurance representatives have found it especially useful. Since going online with GIS, we have found that the number of phone calls and traffic in the office has decreased dramatically due to people having the ability to look up the information they want on their own and from the comfort of their own home or office.

We hired Pictometry to fly aerial imagery in the spring of 2015, 2018, and most recently, spring of 2021. They take imagery of all of Wayne County. This imagery has been extremely useful in finding unreported buildings, decks, patios, additions, etc., as well as changes in agland use such as added irrigation or plowed pasture. We have also discovered buildings that are in bad repair due to damaged roofs or found buildings that have been torn down. Having now had flights done in several different years has been helpful for finding changes that have taken place over time, as we can compare the newer flights to the older ones and see what has been added or removed.

Definitions

Review Work/Pickup Work – Physically inspect and walk around the property, take notes, measure improvements and take photos. Basically, it is to gather any and all information necessary to make pricing-out possible. Usually an exterior review of property but can be an interior inspection.

Drive-by – Drive by the property but do not get out of the vehicle unless a change is visible. Notes are taken of what is seen as to make pricing-out possible. May include the taking of photos to provide visual evidence of what has been noted.

Conclusion

The Assessor's Office reviewed all rural properties, both residential and commercial, in 2020 and all urban parcels, both residential and commercial, in 2021. The required inspection of every property in the county at least once every six years has been met, as this was last done in 2015 and 2016, respectively. All rural residential and commercial properties will next be inspected in 2025, and all urban residential and commercial properties will next be inspected in 2026.

In **2024, 2025, & 2026** I will work to improve the quality of assessment to stay in compliance with generally accepted mass appraisal practices. It is my goal to follow the five subsystems of mass appraisal; data collection and maintenance, market analysis, the development of mass appraisal models and tables, quality control, and defense of values. All five subsystems are in place in Wayne County.

The sales comparison approach to value is used in determining yearly adjustments to individual towns and neighborhoods. Market analysis statistics are used in the sales comparison approach. The cost approach to value is used in arriving at the assessed value of individual properties. The income approach to value is used in the valuation process of the Section 42 properties.

Marshall & Swift 2019, 2021, and 2022 cost tables are being used for valuing residential and commercial properties. Our GIS system is used in assisting in the determination of rural land use, as well as being a tool in problem solving. It has also been key in keeping remarkably more accurate parcel maps.

If Wayne County continues with the plan of assessment that is outlined in this proposal, we should be able to accomplish better quality of value, better uniformity of value and consistency in valuations over the next three years.

2024 WAYNE COUNTY REAL PROPERTY VALUATION METHODOLOGY

Introduction

Wayne County is made up of 13 precincts, and according to the U.S. Census Bureau, has a total area of 443 square miles. As of the 2020 census, the county had a population of 9,697. The county seat is the City of Wayne, which had a population of 5,973.

The Wayne County Assessor is required by Nebraska State Statute 77-1303, to on or before March 19 of each year, make up an assessment roll of all taxable real property in the county. The mass appraisal of real property is to define actual value (market value) based on the methods generally accepted for mass appraisal including the cost approach, sales comparison approach, and the income approach. The laws, directives, and regulations of the state of Nebraska are followed to ensure uniform assessments. The Wayne County Assessor is responsible for gathering and maintaining data on over 6,400 real property parcels. This data includes, but is not limited to, ownership information and property characteristics.

Process

The assessment for 2024 is based on the physical characteristics of the real property as of January 1, 2024, and the value established by the abstract date of March 19th. Each year the County Assessor considers the statistical analysis of the preliminary statistical study to review and determine if there are areas out of compliance.

The county receives building permits from the City of Wayne and the other small towns in the county for new construction in those areas. For other areas we rely on physical inspections and Pictometry. Review work for 2024 began in November 2023 for the building permits and notes on file. New Pictometry imagery was flown in April of 2021 and was reviewed with property record cards for changes and accuracy.

Summary of Review

All Village/City parcels (both residential and commercial) were reviewed by drive by review in the spring of 2021. All rural parcels (residential, commercial, and agricultural) were reviewed by drive by review in the summer of 2020. The agricultural land use was reviewed using drive by reviews, and by reviewing Pictometry imagery that was flown in April of 2021 and the free imagery that was flown in the summer of 2022.

The study period for residential real property is two (2) years, and commercial and agricultural are three (3) years as defined in Directive 12-5. The study period for the 2024 assessment year for residential sales was from 10/1/21 through 9/30/23. The commercial and agricultural study period was from 10/1/20 through 9/30/23. The acceptable range for statistical compliance pursuant to Nebraska State Statute 77-5023 is 92 – 100% for all classes, except agricultural land for which the acceptable range is 69 – 75%.

The 2024 statistics for each class *before* any adjustments to value were as follows:

Residential Stats:

90 - Wayne COUNTY	PAD 2024 Draft Statistics Using 2023 Values				Base Stat	Page: 1
RESIDENTIAL IMPROVED	Type : Qualified					
	Date Range : 10/01/2021 to 09/30/2023		Posted Before : 01/31/2024			
Number of Sales :	213	Median :	87	COV :	16.15	95% Median C.I. : 85.28 to 90.21
Total Sales Price :	40,871,430	Wgt. Mean :	84	STD :	13.94	95% Wgt. Mean C.I. : 82.48 to 85.95
Total Adj. Sales Price :	40,871,430	Mean :	86	Avg.Abs.Dev :	10.18	95% Mean C.I. : 84.45 to 88.19
Total Assessed Value :	34,419,120					
Avg. Adj. Sales Price :	191,885	COD :	11.64	MAX Sales Ratio :	180.36	
Avg. Assessed Value :	161,592	PRD :	102.51	MIN Sales Ratio :	49.14	
						Printed : 11/28/2023

Commercial Stats:

90 - Wayne COUNTY	PAD 2024 Draft Statistics Using 2023 Values				Base Stat	Page: 1
COMMERCIAL IMPROVED	Type : Qualified					
	Date Range : 10/01/2020 to 09/30/2023		Posted Before : 01/31/2024			
Number of Sales :	18	Median :	93	COV :	19.94	95% Median C.I. : 75.53 to 101.55
Total Sales Price :	3,252,416	Wgt. Mean :	84	STD :	18.01	95% Wgt. Mean C.I. : 74.88 to 93.75
Total Adj. Sales Price :	3,252,416	Mean :	90	Avg.Abs.Dev :	14.13	95% Mean C.I. : 81.34 to 99.26
Total Assessed Value :	2,742,320					
Avg. Adj. Sales Price :	180,690	COD :	15.26	MAX Sales Ratio :	133.10	
Avg. Assessed Value :	152,351	PRD :	107.09	MTN Sales Ratio :	61.59	
						Printed : 11/28/2023

Agricultural Stats:

90 - Wayne COUNTY	PAD 2024 Draft Statistics Using 2023 Values				Base Stat	Page: 1
AGRICULTURAL - BASE STAT	Type : Qualified					
	Date Range : 10/01/2020 to 09/30/2023		Posted Before : 01/31/2024			
Number of Sales :	31	Median :	65	COV :	24.43	95% Median C.I. : 52.32 to 72.98
Total Sales Price :	35,782,136	Wgt. Mean :	60	STD :	15.78	95% Wgt. Mean C.I. : 52.93 to 66.87
Total Adj. Sales Price :	35,782,136	Mean :	65	Avg.Abs.Dev :	12.24	95% Mean C.I. : 58.79 to 70.37
Total Assessed Value :	21,432,585					
Avg. Adj. Sales Price :	1,154,262	COD :	18.80	MAX Sales Ratio :	115.06	
Avg. Assessed Value :	691,374	PRD :	107.81	MIN Sales Ratio :	43.24	
						Printed : 11/08/2023

The 2024 statistics for each class *after* the appropriate adjustments to value are as follows:

Residential Stats:

90 - Wayne COUNTY		PAD 2024 Draft Statistics Using 2024 Values				Base Stat	Page: 1
RESIDENTIAL IMPROVED		Type : Qualified					
		Date Range : 10/01/2021 to 09/30/2023 Posted Before : 01/31/2024					
Number of Sales :	213	Median :	96	COV :	11.19	95% Median C.I. :	94.35 to 96.58
Total Sales Price :	40,843,430	Wgt. Mean :	93	STD :	10.52	95% Wgt. Mean C.I. :	91.23 to 94.13
Total Adj. Sales Price :	40,843,430	Mean :	95	Avg.Abs.Dev :	07.14	95% Mean C.I. :	93.15 to 95.97
Total Assessed Value :	37,852,735						
Avg. Adj. Sales Price :	191,753	COD :	87.44	MAX Sales Ratio :	160.36		
Avg. Assessed Value :	177,712	PRD :	102.03	MIN Sales Ratio :	63.97		Printed : 03/11/2024

Commercial Stats:

90 - Wayne COUNTY		PAD 2024 Draft Statistics Using 2024 Values				Base Stat	Page: 1
COMMERCIAL IMPROVED		Type : Qualified					
		Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024					
Number of Sales :	18	Median :	98	COV :	11.60	95% Median C.I. :	83.12 to 102.16
Total Sales Price :	3,252,416	Wgt. Mean :	91	STD :	11.03	95% Wgt. Mean C.I. :	84.06 to 97.52
Total Adj. Sales Price :	3,252,416	Mean :	95	Avg.Abs.Dev :	08.74	95% Mean C.I. :	89.58 to 100.56
Total Assessed Value :	2,952,820						
Avg. Adj. Sales Price :	180,690	COD :	98.99	MAX Sales Ratio :	111.69		
Avg. Assessed Value :	164,051	PRD :	104.71	MIN Sales Ratio :	76.50		Printed : 03/11/2024

Agricultural Stats:

90 - Wayne COUNTY		PAD 2024 Draft Statistics Using 2024 Values				Base Stat	Page: 1
AGRICULTURAL - BASE STAT		Type : Qualified					
		Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024					
Number of Sales :	31	Median :	72	COV :	24.31	95% Median C.I. :	59.80 to 81.87
Total Sales Price :	35,782,136	Wgt. Mean :	69	STD :	17.97	95% Wgt. Mean C.I. :	61.22 to 76.72
Total Adj. Sales Price :	35,782,136	Mean :	74	Avg.Abs.Dev :	13.74	95% Mean C.I. :	67.33 to 80.51
Total Assessed Value :	24,679,370						
Avg. Adj. Sales Price :	1,154,262	COD :	19.10	MAX Sales Ratio :	131.83		
Avg. Assessed Value :	796,109	PRD :	107.18	MIN Sales Ratio :	51.71		Printed : 03/11/2024

Summary of 2024 Assessment Actions

Residential

All residential values are determined using the Cost Approach, except those properties identified as Section 42 housing projects. Those projects are valued using the Income Approach, in accordance with Nebraska Revised Statute 77-1333. After all adjustments in the following areas were made, the Residential Ratio for Wayne County was 96%.

Wayne

The City of Wayne has the most residential and commercial properties within Wayne County. When determining the assessments for Wayne's residential parcels, each subdivision is considered for review depending on the market activity. The costing tables are now 2021. We began grouping our subdivisions into larger neighborhoods in the City of Wayne for 2021. This enabled us to begin getting the economics adjusted more consistently within the same neighborhood. This will then help in the future when we adjust to new cost tables. The county checks quality and condition and then adjusts the economic depreciation based on the sales in that area. The economics are then adjusted for all parcels within that neighborhood.

Hoskins

The village of Hoskins is viewed as one group with no distinction between neighborhoods. The village of Hoskins tends to have a good residential market due to its proximity to the City of Norfolk. Sales were studied for the town and it was decided to lower the economic depreciation. The cost tables in Hoskins were updated to 2021 tables for 2023. There were no changes to the cost tables for 2024. We made adjustments to the economic depreciations for 2024 to adjust for the sales in town. We also revalued the residential lots last year for 2023, with the exception of the extra-large tracts, to be priced by square foot. We did not adjust lot values for 2024.

Carroll

In the Village of Carroll, we updated to 2022 cost tables for 2023. There were no changes to cost tables for 2024. We made slight adjustments to the economic depreciations for 2024 to adjust for the sales in town.

Sholes

All Sholes residential parcels were priced with 2021 cost tables for 2023. There were no changes to cost tables for 2024. Adjustments to economic depreciations were made for 2024 to adjust for sales in town.

Winside

After studying the sales in the village of Winside, it was determined to lower some of the economic depreciations. No update to cost tables was done for 2024. They were changed to 2019 cost tables for 2021. We plan on implementing updated cost tables for 2025, as well as updating lot values.

Wakefield

The cost tables were updated to 2022 cost tables for 2023. There was no change to cost tables for 2024. Adjustments were made to economic depreciations for 2024 to adjust for sales in town.

Rural

All rural houses were priced with 2021 cost tables for 2023. There were no changes to cost tables for 2024. A review of all rural houses for quality and condition was also done for 2024. Adjustments were made to economic depreciations for 2024 to adjust for sales of rural acreages. The 1st acre/house site acre was also increased to \$25,000 from \$20,000 for 2024. No change was made to the building site value for 2024 but it is anticipated to increase for 2025.

Suburban

All suburban houses were priced with 2021 cost tables for 2023. No change to cost tables were made for 2024. Adjustments to economic depreciations were made for 2024 to adjust for sales of suburban acreages. The 1st acre/house site acre was raised by \$10,000 in most suburban locations. Wayne, Wakefield, and Hoskins suburban 1st acres are now 35,000 and Carroll, Paradise Hills, and Winside suburban 1st acres are 30,000.

Commercial

All commercial values are determined using the Cost Approach, except those properties identified as Section 42 housing projects. Those projects are valued using the Income Approach, in accordance with Nebraska Revised Statute 77-1333. After all adjustments in the following areas were made, the Commercial Ratio for Wayne County was 98%.

Wayne

After studying the sales of commercial properties in Wayne, it was determined that some adjustments were going to be needed for 2024. We updated to 2021 cost tables for 2023 but made no further updates to cost tables for 2024. All apartment buildings were reviewed for quality and condition. Adjustments to economic depreciations were made for 2024 to adjust for commercial sales in town.

Hoskins

All Hoskins commercial properties were priced with 2021 cost tables for 2023. No changes to cost tables were made for 2024. Adjustments to economic depreciations were made for 2024 to adjust for commercial sales in town.

Carroll

All Carroll commercial properties were priced with 2022 cost tables for 2023. No changes to cost tables were made for 2024. No adjustments to economic depreciations were made for 2024 as sales did not indicate a need for change.

Sholes

All Sholes commercial properties were priced with 2021 cost tables for 2023. No changes to cost tables or to economic depreciations were made for 2024, as there were no sales to indicate a need for change. Almost all commercial properties in Sholes consist of the Grain Elevator operation that is located there.

Winside

No updates to cost tables were made for 2024. Adjustments to economic depreciations were made for 2024 to adjust for commercial sales in town. We will work on updating the cost tables for 2025.

Wakefield

We updated to 2022 cost tables for 2024.

Rural

All rural commercial parcels were updated to 2021 cost tables for 2023. There were no updates to cost tables for 2024. No adjustments were made to economic depreciations for 2024. The 1st acre was increased from 20,000 to 25,000.

Suburban

All suburban commercial parcels are priced in CAMA with 2021 cost tables for 2023. There were no updates to cost tables for 2024. Slight adjustments were made to economic depreciations for 2024 to adjust for sales of suburban commercial parcels. The 1st acres were raised by 10,000.

Agricultural

All land uses are reviewed using Pictometry imagery, the most current free imagery, and drive by reviews. We usually begin our review cycle in September/October and finish in December/January. When new imagery is provided, either the free imagery or Pictometry, we review each parcel to see if any use changes are indicated. New Pictometry was flown in April of 2021, so these images were reviewed for changes for 2022 and was finished for 2023. We received new free imagery in December of 2022 that was flown in the summer of 2022. We began working on reviewing this for any changes for 2024. We will be getting a new Pictometry flight in the spring of 2024.

Agland is determined by inventorying the land capability groups. A market analysis of agricultural sales by land classification group was done to determine if any adjustments were needed to comply with statistical measures. After studying the sales, it was determined that irrigated, dryland and grassland should all receive increases. Irrigated land saw the biggest increase this year at 25 – 28%. There were only two irrigated sales in the current study period, however our values were only around 46%. This is why it was felt a bigger increase was needed this year to get closer to market. Dryland increased between 9 and 20% this year depending on LCG. Sales of dryland remain strong in Wayne County, as we continue to see them selling for around 12,000 per acre in newer sales occurring in 2024. Grassland also received an increase for 2024 at 9%. CRP increased 15% this year as well.

After the above referenced adjustments were made, the Agland Ratio for Wayne County was 72%.

This 2024 Valuation Methodology, respectfully submitted this 21st day of March, 2024 by:



Dawn Duffy
Wayne County Assessor