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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

COLFAX COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Colfax County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Colfax County.

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Bill White, Colfax 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.

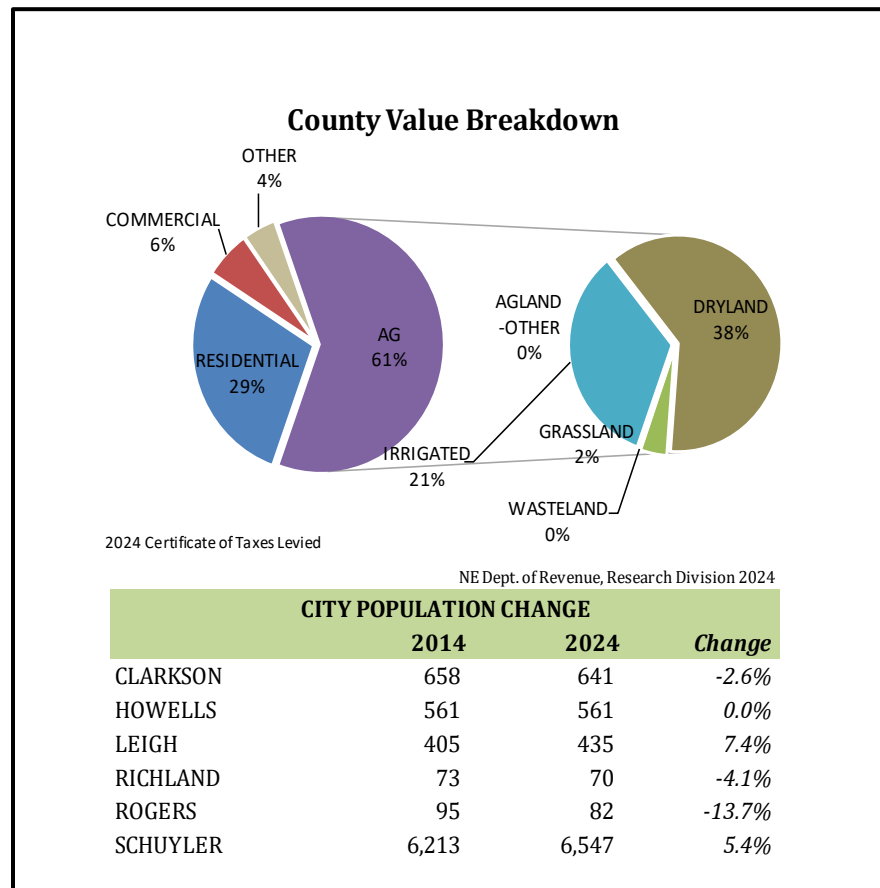
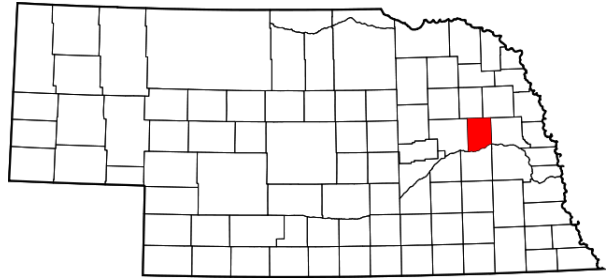
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 412 square miles, Colfax County has 10,566 residents, per the Census Bureau Quick Facts for 2023, that's a slight decrease in population since the 2020 U.S. Census. Reports indicate that 76% of county residents are homeowners and 97% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$163,679 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Colfax County are located in and around Schuyler, the county seat. According to information available from the U.S. Census Bureau, there are 256 employer establishments with total employment of 4138, a 4% increase from 2019. Agricultural land is the main component of the valuation base in the county. Dryland makes up a majority of the land in the county. Colfax County is included in both the Lower Elkhorn and Lower Platte North Natural Resources Districts (NRD). In value of sales by commodity group, Colfax County ranks fifth in hogs and pigs (USDA AgCensus).

2025 Residential Correlation for Colfax County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes are reviewed to determine if all arm’s-length transactions are used. The county assessor and staff complete a verification of sales information by contacting the buyer or seller by telephone, if there is no response, they will further follow-up with contacting the realtor involved with the sale. The county assessor qualified sales at a rate near the statewide average. Further review of the disqualified sales support that all arm’s-length transactions have been made available for the measurement of the residential class.

The Colfax County Assessor has five valuation groups identified. The largest group and county seat is Valuation Group 5, Schuyler. The second largest is Valuation Group 1 which is comprised of three small towns with similar characteristics. Valuation Group 4 is identified as the rural residential acreage parcels. Valuation Group 2 is identified as recreational parcels associated with the river or lake locations; Valuation Group 3 identifies with two very small towns located on either side of Schuyler.

The six-year inspection and review cycle was current until the rural review and recreational were changed to a rotation of four townships to be completed in four years. The first four townships with GEO codes 2069, 2071 and 2073 were completed during 2024. During the reappraisal a new photo of the dwelling is taken, and changes are noted on the property record card. Colfax County has completed a valuation methodology.

2025 Residential Assessment Details for Colfax County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Clarkson, Howells, Leigh	2023	2022	2023	2023	Increased dwellings 2%
2	Recreational	2022	2022	2019	2018-2019	
3	Richland, Rogers	2022	2022	2021	2021	Richland increased dwellings 35%, Rogers increased dwellings 15%
4	Rural Residential	2022	2022	*2024	2018-*2024	Increased dwellings 12%
5	Schuyler and Schuyler Suburban	2022	2022	*2024	2022	Increased dwellings 25% in Schuyler and 20% in Schuyler Suburban
<u>Additional comments:</u> All pick-up work completed.						
* = assessment action for current year						

2025 Residential Correlation for Colfax County

Description of Analysis

The statistical profile represents four of the valuation groups. The overall measures of central tendency are within the acceptable range. The COD is close to the acceptable range for small rural counties and the PRD is within the acceptable range.

The two largest valuation groups have measures of central tendency within the acceptable range. Valuation Group 3 consists of five sales and all measures of central tendency are low, with a wide COD at 32% and a regressive PRD. The ratios on each side of the median in this small sample range from 64% to 165%, suggesting that there is no reliability in the statistic. The inspection dates on this valuation group partially outside the six-year inspection requirement and the rest are due in the next year. The county assessor does plan to inspect and review this valuation group during 2026. A substat of Valuation Group 3 can be found in the appendix of this report.

Valuation Group 4, with 7 sales represents only 1% of the population base. The first acre homesite was increased from \$ 30,000 to \$35,000 and the additional site acres up to five acres was increased from \$5,000 to \$8,000 An increase of 49% to the improvements is necessary to move the median to the midpoint of the acceptable range level of value. Given that the sample represents such a small portion of the subclass, an adjustment of this magnitude will not be made due to lack of confidence in the representativeness of the statistics. Three additional statistics can be found in the appendix of this report, a substat of Valuation Group 4 without adjustment, a substat with adjustment, and a statistical profile of the residential class with the 49% adjustment.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices indicate the assessments are uniform and proportionated across the overall residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	60	96.21	92.39	89.13	17.69	103.66
3	5	73.16	90.48	77.55	31.53	116.67
4	7	70.37	72.82	70.96	12.73	102.62
5	83	94.99	97.84	96.95	22.78	100.92
____ALL____	155	91.72	94.36	92.29	21.99	102.24

2025 Residential Correlation for Colfax County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Colfax County is 92%.

2025 Commercial Correlation for Colfax County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. The county assessor and staff complete a verification of sales information by contacting the buyer or seller by telephone, if there is no response, they will further follow-up with contacting the realtor involved with the sale. The county assessor qualified sales significantly below the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the commercial class.

The Colfax County Assessor identifies two valuation groups in the commercial class. Valuation Group 1 is the county seat and the hub of most of the commercial parcels. The remainder of the parcels are identified in Valuation Group 2.

The six-year inspection and review cycle is current. The reappraisal of each area has been completed within the last six-year timeframe. During the reappraisal a new photo of the building is taken, and changes are noted on the property record card.

2025 Commercial Assessment Details for Colfax County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Schuyler	2022	2022	2022	2022	Increased improvements 15%
2	All parcels outside of Schuyler	*2022	2022	2022	2021	Increased improvements 2%
<p><u>Additional comments:</u> Updated the costing in Richland and Rogers in Valuation Group 2 to be at the same level as the remainder of the group. Prior costing was 2019. All pick-up work was completed.</p> <p>* = assessment action for current year</p>						

2025 Commercial Correlation for Colfax County

Description of Analysis

The overall statistical profile indicates that the median and weighted mean measure of central tendency are within the range. The mean is high. The COD and PRD are outside the acceptable range.

The sales in Valuation Group 1 represent less than 2% of the population represented in the sales file, although the median is low, with only four sales and a COD of 37%, the statistics is not reliable.

Valuation Group 2 represents more sales than the county seat and the median is the only measure within the acceptable range. The maximum ratio at 209% has a significant impact on the small sample; its hypothetical removal moves all measures into the acceptable range, except the weighted mean drops to 108% and the PRD to 88%.

Based on the dispersion in this small commercial sample, the median will not be used as an indicator of the level of value.

In Valuation Group 2 the villages of Richland and Rogers had the manual costing date change from 2019 to 2022. Further review of the sold parcels reveals substantial changes to at least a couple of the sales. The Division will work with the assessor on qualification of sold parcels when substantially changed. The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

Review of all available information and the statistics, and the assessment practices suggest the assessments within the county are valued within the acceptable range. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	4	70.73	93.38	79.68	37.18	117.19
2	12	99.20	104.42	110.90	23.93	94.16
____ALL____	16	96.99	101.66	91.96	28.37	110.55

Level of Value

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

2025 Agricultural Correlation for Colfax County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes are reviewed to determine if all arm’s-length transactions are used. The county assessor and staff complete a verification of sales information by contacting the buyer or seller by telephone, if there is no response, they will further follow-up with contacting the realtor involved with the sale. The usability rate for the agricultural class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified which includes many family transactions. Therefore, all arm’s length agricultural sales were available for measurement purposes.

Review of the six-year inspection cycle indicates that the county is out of compliance for the rural agricultural parcels. The county hired an outside firm to complete the review previously but has changed the plan to do the review with county employees. The county assessor’s plan to bring the review work current is to complete a review of all rural agricultural parcels including agricultural land use, as follows: GEO Codes 2069, 2071 and 2073 were reviewed in 2024-2025. GEO codes 2111, 2113 and 2115 are scheduled for review 2025-2026, GEO codes 2353, 2355 and 2357 are scheduled for 2026-2027 and GEO codes 2399, 2401 and 2403 are scheduled for review in 2027-2028. The review will be completed utilizing aerial imagery. Follow up with physical inspections when verification is further needed.

The county has identified a portion of the Conservation Reserve Program (CRP) and the Wetland Reserve Program. Intensive land use has been identified to include parcels with chicken, hog and feedlots.

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2017	Increased irrigated land 20%, dryland increased 4% and grass and CRP 4%

Additional comments:
 * = assessment action for current year

2025 Agricultural Correlation for Colfax County

2025 Agricultural Assessment Details for Colfax County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2022	2019	2018-2019	
AB DW	Agricultural dwellings	2022	2022	2019	2018-2019	
<u>Additional comments:</u> All pick-up work was completed. * = assessment action for current year						

Description of Analysis

Analysis of the agricultural statistics reveals that all three measures of central tendency are within the acceptable range, and the COD supports the use of the median as a point estimate of the level of value.

The 80% Majority Land Use (MLU) dryland subclass is within the acceptable range at 70%; however, six MLU irrigated sales are high with a median of 82%.

Further review of the irrigated subclass shows that all three measures of central tendency are high, and the COD is narrow enough to support reliability of the median. However, review of the average acre comparison chart shows that Colfax County already has the lowest average irrigated value when compared to all surrounding counties, and the value is only 3% higher than the irrigated value.

The sales would need to be reduced by 13% to achieve a subclass median of 72%. This adjustment would only increase the disparity with surrounding counties but would also decrease the irrigated to an amount lower than the dryland value, a relationship that is not logical.

In the addendum of this report is a subclass of the six irrigated land sales, a substat reflecting a 13% decrease in assessment, as well as a full statistical profile of the class showing the adjustment and a hypothetical average acre comparison chart reflecting the 13% decrease.

There are no grassland sales; the grassland represents 11% of the agricultural base and was increased 4%, the same percentage as the dryland. Comparison of the grass values with adjoining counties indicated that the grassland values were at the lowest end of the range and 5% to 18% lower than Dodge and Stanton Counties. Although the values are at the low end of range when comparison to adjoining counties, there are few grassland sales in this region, therefore measurement is not precise.

The current agricultural values generally align with adjoining counties as referenced on the Average Acre Comparison chart, demonstrating equalization and uniform valuation.

2025 Agricultural Correlation for Colfax County

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	6	82.45	80.41	81.19	09.46	99.04
1	6	82.45	80.41	81.19	09.46	99.04
<u> Dry </u>						
County	22	69.85	66.60	64.18	17.82	103.77
1	22	69.85	66.60	64.18	17.82	103.77
<u> ALL </u>						
	34	71.65	71.23	71.75	17.53	99.28

Level of Value

Based on analysis of all available information, the level of value of agricultural property in Colfax County is 72%

2025 Opinions of the Property Tax Administrator for Colfax County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	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 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Colfax County

Residential Real Property - Current

Number of Sales	155	Median	91.72
Total Sales Price	\$31,881,375	Mean	94.36
Total Adj. Sales Price	\$31,881,375	Wgt. Mean	92.29
Total Assessed Value	\$29,424,235	Average Assessed Value of the Base	\$141,403
Avg. Adj. Sales Price	\$205,686	Avg. Assessed Value	\$189,834

Confidence Interval - Current

95% Median C.I	86.00 to 98.58
95% Wgt. Mean C.I	87.96 to 96.62
95% Mean C.I	90.35 to 98.37
% of Value of the Class of all Real Property Value in the County	22.99
% of Records Sold in the Study Period	3.82
% of Value Sold in the Study Period	5.13

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	150	96	96.38
2023	166	96	96.11
2022	153	94	94.38
2021	139	96	96.37

2025 Commission Summary for Colfax County

Commercial Real Property - Current

Number of Sales	16	Median	96.99
Total Sales Price	\$1,425,350	Mean	101.66
Total Adj. Sales Price	\$1,425,350	Wgt. Mean	91.96
Total Assessed Value	\$1,310,750	Average Assessed Value of the Base	\$265,622
Avg. Adj. Sales Price	\$89,084	Avg. Assessed Value	\$81,922

Confidence Interval - Current

95% Median C.I	70.16 to 109.58
95% Wgt. Mean C.I	65.44 to 118.48
95% Mean C.I	79.84 to 123.48
% of Value of the Class of all Real Property Value in the County	6.36
% of Records Sold in the Study Period	2.68
% of Value Sold in the Study Period	0.83

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	19	100	97.90
2023	21	95	95.35
2022	24	100	92.69
2021	19	100	95.08

**19 Colfax
RESIDENTIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 155
 Total Sales Price : 31,881,375
 Total Adj. Sales Price : 31,881,375
 Total Assessed Value : 29,424,235
 Avg. Adj. Sales Price : 205,686
 Avg. Assessed Value : 189,834

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 94
 COD : 21.99
 PRD : 102.24

COV : 27.01
 STD : 25.49
 Avg. Abs. Dev : 20.17
 MAX Sales Ratio : 184.02
 MIN Sales Ratio : 46.46

95% Median C.I. : 86.00 to 98.58
 95% Wgt. Mean C.I. : 87.96 to 96.62
 95% Mean C.I. : 90.35 to 98.37

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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-22 To 31-DEC-22	19	110.69	110.40	108.25	16.59	101.99	74.54	170.08	96.31 to 119.88	165,579	179,236
01-JAN-23 To 31-MAR-23	14	103.00	107.73	107.40	14.39	100.31	73.99	153.54	90.43 to 125.34	182,393	195,882
01-APR-23 To 30-JUN-23	19	86.05	88.28	85.69	17.88	103.02	55.00	120.69	74.55 to 101.94	226,042	193,702
01-JUL-23 To 30-SEP-23	25	96.10	94.75	92.20	18.38	102.77	62.42	169.46	77.12 to 99.49	180,383	166,317
01-OCT-23 To 31-DEC-23	24	85.46	94.12	90.17	26.63	104.38	59.73	184.02	71.57 to 109.44	223,988	201,964
01-JAN-24 To 31-MAR-24	17	80.66	87.05	87.58	26.99	99.39	46.46	137.03	63.48 to 111.79	230,821	202,159
01-APR-24 To 30-JUN-24	16	81.35	88.16	84.58	27.26	104.23	54.33	131.68	65.35 to 116.26	246,928	208,859
01-JUL-24 To 30-SEP-24	21	85.48	86.90	92.38	17.98	94.07	52.34	119.68	73.76 to 99.80	196,524	181,550
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	77	98.58	99.38	96.43	18.03	103.06	55.00	170.08	90.82 to 101.54	188,362	181,638
01-OCT-23 To 30-SEP-24	78	84.14	89.41	88.84	24.36	100.64	46.46	184.02	75.60 to 92.69	222,788	197,925
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	82	94.12	95.28	92.20	20.39	103.34	55.00	184.02	86.00 to 99.49	204,068	188,143
<u>ALL</u>	155	91.72	94.36	92.29	21.99	102.24	46.46	184.02	86.00 to 98.58	205,686	189,834

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	60	96.21	92.39	89.13	17.69	103.66	53.61	170.08	81.78 to 99.49	149,784	133,500
3	5	73.16	90.48	77.55	31.53	116.67	64.20	165.03	N/A	81,000	62,812
4	7	70.37	72.82	70.96	12.73	102.62	54.33	93.36	54.33 to 93.36	386,012	273,910
5	83	94.99	97.84	96.95	22.78	100.92	46.46	184.02	87.08 to 105.92	238,400	231,118
<u>ALL</u>	155	91.72	94.36	92.29	21.99	102.24	46.46	184.02	86.00 to 98.58	205,686	189,834

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	153	92.69	94.81	93.37	21.59	101.54	46.46	184.02	86.05 to 98.89	202,329	188,912
06	2	59.84	59.84	56.30	09.21	106.29	54.33	65.35	N/A	462,500	260,375
07											
<u>ALL</u>	155	91.72	94.36	92.29	21.99	102.24	46.46	184.02	86.00 to 98.58	205,686	189,834

**19 Colfax
RESIDENTIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 155
 Total Sales Price : 31,881,375
 Total Adj. Sales Price : 31,881,375
 Total Assessed Value : 29,424,235
 Avg. Adj. Sales Price : 205,686
 Avg. Assessed Value : 189,834

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 94
 COD : 21.99
 PRD : 102.24

COV : 27.01
 STD : 25.49
 Avg. Abs. Dev : 20.17
 MAX Sales Ratio : 184.02
 MIN Sales Ratio : 46.46

95% Median C.I. : 86.00 to 98.58
 95% Wgt. Mean C.I. : 87.96 to 96.62
 95% Mean C.I. : 90.35 to 98.37

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	111.64	111.64	111.64	12.27	100.00	97.94	125.34	N/A	25,000	27,910
Ranges Excl. Low \$											
Greater Than 4,999	155	91.72	94.36	92.29	21.99	102.24	46.46	184.02	86.00 to 98.58	205,686	189,834
Greater Than 14,999	155	91.72	94.36	92.29	21.99	102.24	46.46	184.02	86.00 to 98.58	205,686	189,834
Greater Than 29,999	153	91.02	94.14	92.26	22.15	102.04	46.46	184.02	85.81 to 98.58	208,048	191,950
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	111.64	111.64	111.64	12.27	100.00	97.94	125.34	N/A	25,000	27,910
30,000 TO 59,999	10	124.17	126.44	127.11	24.97	99.47	67.74	184.02	82.27 to 169.46	40,839	51,911
60,000 TO 99,999	21	88.05	94.05	94.56	21.00	99.46	65.88	153.54	75.14 to 111.47	79,030	74,729
100,000 TO 149,999	27	83.80	90.06	89.45	24.70	100.68	52.34	170.08	73.16 to 99.08	123,426	110,407
150,000 TO 249,999	46	85.91	85.92	85.87	17.77	100.06	46.46	118.96	75.53 to 96.99	193,446	166,108
250,000 TO 499,999	45	101.94	100.17	99.73	17.92	100.44	59.73	143.41	90.82 to 113.56	334,052	333,138
500,000 TO 999,999	4	69.60	67.93	66.67	09.40	101.89	54.33	78.20	N/A	625,000	416,706
1,000,000 +											
ALL	155	91.72	94.36	92.29	21.99	102.24	46.46	184.02	86.00 to 98.58	205,686	189,834

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	5	Median :	73	COV :	46.67	95% Median C.I. :	N/A
Total Sales Price :	405,000	Wgt. Mean :	78	STD :	42.23	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	405,000	Mean :	90	Avg. Abs. Dev :	23.07	95% Mean C.I. :	38.05 to 142.91
Total Assessed Value :	314,060						
Avg. Adj. Sales Price :	81,000	COD :	31.53	MAX Sales Ratio :	165.03		
Avg. Assessed Value :	62,812	PRD :	116.67	MIN Sales Ratio :	64.20		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	165.03	165.03	165.03		100.00	165.03	165.03	N/A	30,000	49,510
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	64.20	64.20	64.20		100.00	64.20	64.20	N/A	130,000	83,460
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	73.16	73.16	73.16		100.00	73.16	73.16	N/A	145,000	106,085
07/01/2024 To 09/30/2024	2	75.01	75.01	75.01	09.69	100.00	67.74	82.27	N/A	50,000	37,503
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	1	165.03	165.03	165.03		100.00	165.03	165.03	N/A	30,000	49,510
10/01/2023 To 09/30/2024	4	70.45	71.84	70.55	08.33	101.83	64.20	82.27	N/A	93,750	66,138
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	64.20	64.20	64.20		100.00	64.20	64.20	N/A	130,000	83,460

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	5	73.16	90.48	77.55	31.53	116.67	64.20	165.03	N/A	81,000	62,812

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	5	Median :	73	COV :	46.67	95% Median C.I. :	N/A
Total Sales Price :	405,000	Wgt. Mean :	78	STD :	42.23	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	405,000	Mean :	90	Avg. Abs. Dev :	23.07	95% Mean C.I. :	38.05 to 142.91
Total Assessed Value :	314,060						
Avg. Adj. Sales Price :	81,000	COD :	31.53	MAX Sales Ratio :	165.03		
Avg. Assessed Value :	62,812	PRD :	116.67	MIN Sales Ratio :	64.20		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	5	73.16	90.48	77.55	31.53	116.67	64.20	165.03	N/A	81,000	62,812
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	5	73.16	90.48	77.55	31.53	116.67	64.20	165.03	N/A	81,000	62,812
Greater Than 15,000	5	73.16	90.48	77.55	31.53	116.67	64.20	165.03	N/A	81,000	62,812
Greater Than 30,000	5	73.16	90.48	77.55	31.53	116.67	64.20	165.03	N/A	81,000	62,812
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	82.27	105.01	95.78	39.42	109.64	67.74	165.03	N/A	43,333	41,505
60,000 TO 99,999											
100,000 TO 149,999	2	68.68	68.68	68.93	06.52	99.64	64.20	73.16	N/A	137,500	94,773
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	70	COV :	17.78	95% Median C.I. :	54.33 to 93.36
Total Sales Price :	2,702,085	Wgt. Mean :	71	STD :	12.95	95% Wgt. Mean C.I. :	55.14 to 86.77
Total Adj. Sales Price :	2,702,085	Mean :	73	Avg. Abs. Dev :	08.96	95% Mean C.I. :	60.84 to 84.80
Total Assessed Value :	1,917,370						
Avg. Adj. Sales Price :	386,012	COD :	12.73	MAX Sales Ratio :	93.36		
Avg. Assessed Value :	273,910	PRD :	102.62	MIN Sales Ratio :	54.33		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	85.69	85.69	85.69		100.00	85.69	85.69	N/A	495,000	424,175
07/01/2023 To 09/30/2023	2	68.13	68.13	69.39	03.30	98.18	65.88	70.37	N/A	188,543	130,835
10/01/2023 To 12/31/2023	2	82.68	82.68	82.26	12.92	100.51	72.00	93.36	N/A	317,500	261,173
01/01/2024 To 03/31/2024	1	68.11	68.11	68.11		100.00	68.11	68.11	N/A	435,000	296,265
04/01/2024 To 06/30/2024	1	54.33	54.33	54.33		100.00	54.33	54.33	N/A	760,000	412,915
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	70.37	73.98	78.64	09.38	94.07	65.88	85.69	N/A	290,695	228,615
10/01/2023 To 09/30/2024	4	70.06	71.95	67.30	15.32	106.91	54.33	93.36	N/A	457,500	307,881
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	5	72.00	77.46	80.17	11.89	96.62	65.88	93.36	N/A	301,417	241,638

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
4	7	70.37	72.82	70.96	12.73	102.62	54.33	93.36	54.33 to 93.36	386,012	273,910

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	70	COV :	17.78	95% Median C.I. :	54.33 to 93.36
Total Sales Price :	2,702,085	Wgt. Mean :	71	STD :	12.95	95% Wgt. Mean C.I. :	55.14 to 86.77
Total Adj. Sales Price :	2,702,085	Mean :	73	Avg. Abs. Dev :	08.96	95% Mean C.I. :	60.84 to 84.80
Total Assessed Value :	1,917,370						
Avg. Adj. Sales Price :	386,012	COD :	12.73	MAX Sales Ratio :	93.36		
Avg. Assessed Value :	273,910	PRD :	102.62	MIN Sales Ratio :	54.33		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	6	71.19	75.90	77.47	10.93	97.97	65.88	93.36	65.88 to 93.36	323,681	250,743
06	1	54.33	54.33	54.33		100.00	54.33	54.33	N/A	760,000	412,915
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	7	70.37	72.82	70.96	12.73	102.62	54.33	93.36	54.33 to 93.36	386,012	273,910
Greater Than 15,000	7	70.37	72.82	70.96	12.73	102.62	54.33	93.36	54.33 to 93.36	386,012	273,910
Greater Than 30,000	7	70.37	72.82	70.96	12.73	102.62	54.33	93.36	54.33 to 93.36	386,012	273,910
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	65.88	65.88	65.88		100.00	65.88	65.88	N/A	82,085	54,080
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	5	72.00	77.91	77.98	11.26	99.91	68.11	93.36	N/A	372,000	290,075
500,000 TO 999,999	1	54.33	54.33	54.33		100.00	54.33	54.33	N/A	760,000	412,915
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	96	COV :	21.80	95% Median C.I. :	70.35 to 132.63
Total Sales Price :	2,702,085	Wgt. Mean :	96	STD :	21.38	95% Wgt. Mean C.I. :	71.58 to 120.91
Total Adj. Sales Price :	2,702,085	Mean :	98	Avg. Abs. Dev :	14.94	95% Mean C.I. :	78.32 to 117.86
Total Assessed Value :	2,600,642						
Avg. Adj. Sales Price :	386,012	COD :	15.53	MAX Sales Ratio :	132.63		
Avg. Assessed Value :	371,520	PRD :	101.91	MIN Sales Ratio :	70.35		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	118.60	118.60	118.60		100.00	118.60	118.60	N/A	495,000	587,068
07/01/2023 To 09/30/2023	2	86.28	86.28	89.68	06.98	96.21	80.26	92.30	N/A	188,543	169,078
10/01/2023 To 12/31/2023	2	114.41	114.41	113.69	15.93	100.63	96.19	132.63	N/A	317,500	360,965
01/01/2024 To 03/31/2024	1	96.28	96.28	96.28		100.00	96.28	96.28	N/A	435,000	418,797
04/01/2024 To 06/30/2024	1	70.35	70.35	70.35		100.00	70.35	70.35	N/A	760,000	534,692
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	92.30	97.05	106.09	13.85	91.48	80.26	118.60	N/A	290,695	308,408
10/01/2023 To 09/30/2024	4	96.24	98.86	91.55	16.20	107.98	70.35	132.63	N/A	457,500	418,855
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	5	96.19	104.00	109.29	16.35	95.16	80.26	132.63	N/A	301,417	329,431

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
4	7	96.19	98.09	96.25	15.53	101.91	70.35	132.63	70.35 to 132.63	386,012	371,520

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	96	COV :	21.80	95% Median C.I. :	70.35 to 132.63
Total Sales Price :	2,702,085	Wgt. Mean :	96	STD :	21.38	95% Wgt. Mean C.I. :	71.58 to 120.91
Total Adj. Sales Price :	2,702,085	Mean :	98	Avg. Abs. Dev :	14.94	95% Mean C.I. :	78.32 to 117.86
Total Assessed Value :	2,600,642						
Avg. Adj. Sales Price :	386,012	COD :	15.53	MAX Sales Ratio :	132.63		
Avg. Assessed Value :	371,520	PRD :	101.91	MIN Sales Ratio :	70.35		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	6	96.24	102.71	106.38	13.64	96.55	80.26	132.63	80.26 to 132.63	323,681	344,325
06	1	70.35	70.35	70.35		100.00	70.35	70.35	N/A	760,000	534,692
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	7	96.19	98.09	96.25	15.53	101.91	70.35	132.63	70.35 to 132.63	386,012	371,520
Greater Than 15,000	7	96.19	98.09	96.25	15.53	101.91	70.35	132.63	70.35 to 132.63	386,012	371,520
Greater Than 30,000	7	96.19	98.09	96.25	15.53	101.91	70.35	132.63	70.35 to 132.63	386,012	371,520
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	80.26	80.26	80.26		100.00	80.26	80.26	N/A	82,085	65,879
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	5	96.28	107.20	107.53	13.03	99.69	92.30	132.63	N/A	372,000	400,014
500,000 TO 999,999	1	70.35	70.35	70.35		100.00	70.35	70.35	N/A	760,000	534,692
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Improvmt	Increase	49%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	155	Median :	95	COV :	26.48	95% Median C.I. :	87.14 to 99.08
Total Sales Price :	31,743,875	Wgt. Mean :	94	STD :	25.29	95% Wgt. Mean C.I. :	90.28 to 98.59
Total Adj. Sales Price :	31,881,375	Mean :	96	Avg. Abs. Dev :	19.92	95% Mean C.I. :	91.52 to 99.48
Total Assessed Value :	30,107,507						
Avg. Adj. Sales Price :	205,686	COD :	20.97	MAX Sales Ratio :	184.02		
Avg. Assessed Value :	194,242	PRD :	101.12	MIN Sales Ratio :	46.46		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	60	96.21	92.39	89.13	17.69	103.66	53.61	170.08	81.78 to 99.49	149,784	133,500
3	5	73.16	90.48	77.55	31.53	116.67	64.20	165.03	N/A	81,000	62,812
4	7	96.19	98.09	96.25	15.53	101.91	70.35	132.63	70.35 to 132.63	386,012	371,520
5	83	94.99	97.84	96.95	22.78	100.92	46.46	184.02	87.08 to 105.92	238,400	231,118

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Improvmt	Increase	49%

What IF

19 Colfax
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 16
Total Sales Price : 1,425,350
Total Adj. Sales Price : 1,425,350
Total Assessed Value : 1,310,750
Avg. Adj. Sales Price : 89,084
Avg. Assessed Value : 81,922

MEDIAN : 97
WGT. MEAN : 92
MEAN : 102
COD : 28.37
PRD : 110.55

COV : 40.28
STD : 40.95
Avg. Abs. Dev : 27.52
MAX Sales Ratio : 209.13
MIN Sales Ratio : 47.06

95% Median C.I. : 70.16 to 109.58
95% Wgt. Mean C.I. : 65.44 to 118.48
95% Mean C.I. : 79.84 to 123.48

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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-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	3	165.63	160.02	170.74	20.90	93.72	105.30	209.13	N/A	50,250	85,795
01-JUL-22 To 30-SEP-22	2	88.87	88.87	85.45	12.05	104.00	78.16	99.57	N/A	22,000	18,800
01-OCT-22 To 31-DEC-22	1	103.24	103.24	103.24	00.00	100.00	103.24	103.24	N/A	60,000	61,945
01-JAN-23 To 31-MAR-23	3	73.72	94.52	80.27	33.63	117.75	67.73	142.11	N/A	225,867	181,313
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	2	88.01	88.01	70.55	24.51	124.75	66.44	109.58	N/A	105,000	74,080
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24	1	95.15	95.15	95.15	00.00	100.00	95.15	95.15	N/A	39,000	37,110
01-APR-24 To 30-JUN-24	3	70.16	70.65	85.51	22.65	82.62	47.06	94.72	N/A	41,333	35,343
01-JUL-24 To 30-SEP-24	1	98.82	98.82	98.82	00.00	100.00	98.82	98.82	N/A	120,000	118,580
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	5	105.30	131.56	151.47	37.43	86.86	78.16	209.13	N/A	38,950	58,997
01-OCT-22 To 30-SEP-23	6	88.48	93.80	79.57	27.70	117.88	66.44	142.11	66.44 to 142.11	157,933	125,674
01-OCT-23 To 30-SEP-24	5	94.72	81.18	92.48	16.21	87.78	47.06	98.82	N/A	56,600	52,344
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	6	104.27	126.84	140.11	31.82	90.53	78.16	209.13	78.16 to 209.13	42,458	59,488
01-JAN-23 To 31-DEC-23	5	73.72	91.92	77.97	31.88	117.89	66.44	142.11	N/A	177,520	138,420
<u>ALL</u>	16	96.99	101.66	91.96	28.37	110.55	47.06	209.13	70.16 to 109.58	89,084	81,922

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	4	70.73	93.38	79.68	37.18	117.19	66.44	165.63	N/A	216,213	172,289
2	12	99.20	104.42	110.90	23.93	94.16	47.06	209.13	78.16 to 109.58	46,708	51,800
<u>ALL</u>	16	96.99	101.66	91.96	28.37	110.55	47.06	209.13	70.16 to 109.58	89,084	81,922

**19 Colfax
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 16
 Total Sales Price : 1,425,350
 Total Adj. Sales Price : 1,425,350
 Total Assessed Value : 1,310,750
 Avg. Adj. Sales Price : 89,084
 Avg. Assessed Value : 81,922

MEDIAN : 97
 WGT. MEAN : 92
 MEAN : 102
 COD : 28.37
 PRD : 110.55

COV : 40.28
 STD : 40.95
 Avg. Abs. Dev : 27.52
 MAX Sales Ratio : 209.13
 MIN Sales Ratio : 47.06

95% Median C.I. : 70.16 to 109.58
 95% Wgt. Mean C.I. : 65.44 to 118.48
 95% Mean C.I. : 79.84 to 123.48

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	16	96.99	101.66	91.96	28.37	110.55	47.06	209.13	70.16 to 109.58	89,084	81,922
04											
<u>ALL</u>	16	96.99	101.66	91.96	28.37	110.55	47.06	209.13	70.16 to 109.58	89,084	81,922

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	47.06	47.06	47.06	00.00	100.00	47.06	47.06	N/A	8,000	3,765
Less Than 30,000	5	99.57	87.93	90.89	18.01	96.74	47.06	109.58	N/A	17,400	15,815
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	16	96.99	101.66	91.96	28.37	110.55	47.06	209.13	70.16 to 109.58	89,084	81,922
Greater Than 14,999	15	98.82	105.30	92.21	26.21	114.20	66.44	209.13	73.72 to 109.58	94,490	87,132
Greater Than 29,999	11	95.15	107.90	92.03	33.07	117.24	66.44	209.13	67.73 to 165.63	121,668	111,970
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	47.06	47.06	47.06	00.00	100.00	47.06	47.06	N/A	8,000	3,765
15,000 TO 29,999	4	102.44	98.15	95.33	09.07	102.96	78.16	109.58	N/A	19,750	18,828
30,000 TO 59,999	3	95.15	124.81	128.46	48.68	97.16	70.16	209.13	N/A	36,167	46,458
60,000 TO 99,999	3	103.24	121.20	125.30	22.90	96.73	94.72	165.63	N/A	80,750	101,178
100,000 TO 149,999	2	120.47	120.47	118.49	17.97	101.67	98.82	142.11	N/A	110,000	130,343
150,000 TO 249,999	2	70.08	70.08	69.96	05.19	100.17	66.44	73.72	N/A	183,800	128,588
250,000 TO 499,999	1	67.73	67.73	67.73	00.00	100.00	67.73	67.73	N/A	400,000	270,905
500,000 TO 999,999											
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>	16	96.99	101.66	91.96	28.37	110.55	47.06	209.13	70.16 to 109.58	89,084	81,922

**19 Colfax
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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 PRD : 110.55

COV : 40.28
 STD : 40.95
 Avg. Abs. Dev : 27.52
 MAX Sales Ratio : 209.13
 MIN Sales Ratio : 47.06

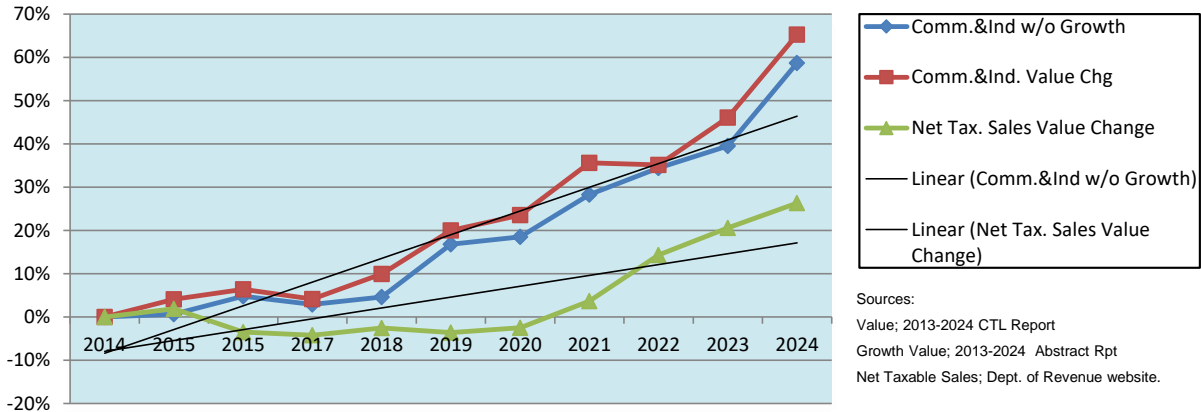
95% Median C.I. : 70.16 to 109.58
 95% Wgt. Mean C.I. : 65.44 to 118.48
 95% Mean C.I. : 79.84 to 123.48

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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
336	1	73.72	73.72	73.72	00.00	100.00	73.72	73.72	N/A	177,600	130,930
344	2	117.90	117.90	142.55	40.49	82.71	70.16	165.63	N/A	64,125	91,413
353	1	105.30	105.30	105.30	00.00	100.00	105.30	105.30	N/A	15,000	15,795
386	2	151.93	151.93	130.39	37.66	116.52	94.72	209.13	N/A	61,750	80,515
406	2	78.32	78.32	91.71	39.91	85.40	47.06	109.58	N/A	14,000	12,840
434	2	83.01	83.01	68.87	19.96	120.53	66.44	99.57	N/A	102,500	70,590
442	1	98.82	98.82	98.82	00.00	100.00	98.82	98.82	N/A	120,000	118,580
470	1	67.73	67.73	67.73	00.00	100.00	67.73	67.73	N/A	400,000	270,905
471	1	78.16	78.16	78.16	00.00	100.00	78.16	78.16	N/A	29,000	22,665
528	3	103.24	113.50	121.19	15.16	93.65	95.15	142.11	N/A	66,333	80,387
<u>ALL</u>	<u>16</u>	96.99	101.66	91.96	28.37	110.55	47.06	209.13	70.16 to 109.58	89,084	81,922

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
2013	\$ 78,948,086	\$ 2,164,757	2.74%	\$ 76,783,329		\$ 52,049,971	
2014	\$ 82,190,826	\$ 2,717,935	3.31%	\$ 79,472,891	0.66%	\$ 53,027,477	1.88%
2015	\$ 83,997,891	\$ 1,278,925	1.52%	\$ 82,718,966	0.64%	\$ 50,232,650	-5.27%
2015	\$ 82,204,356	\$ 983,445	1.20%	\$ 81,220,911	-3.31%	\$ 49,852,267	-0.76%
2017	\$ 86,775,046	\$ 4,202,040	4.84%	\$ 82,573,006	0.45%	\$ 50,738,160	1.78%
2018	\$ 94,723,836	\$ 2,510,020	2.65%	\$ 92,213,816	6.27%	\$ 50,183,014	-1.09%
2019	\$ 97,531,026	\$ 3,972,285	4.07%	\$ 93,558,741	-1.23%	\$ 50,750,174	1.13%
2020	\$ 107,044,961	\$ 5,773,710	5.39%	\$ 101,271,251	3.83%	\$ 53,955,362	6.32%
2021	\$ 106,685,335	\$ 569,095	0.53%	\$ 106,116,240	-0.87%	\$ 59,508,796	10.29%
2022	\$ 115,332,037	\$ 5,171,145	4.48%	\$ 110,160,892	3.26%	\$ 62,780,100	5.50%
2023	\$ 130,479,501	\$ 5,187,552	3.98%	\$ 125,291,949	8.64%	\$ 65,750,501	4.73%
2024	\$ 139,463,411	\$ 762,920	0.55%	\$ 138,700,491	6.30%	\$ 61,381,214	-6.65%
Ann %chg	5.43%			Average	2.24%	1.47%	1.62%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	0.66%	4.11%	1.88%
2015	4.78%	6.40%	-3.49%
2016	2.88%	4.12%	-4.22%
2017	4.59%	9.91%	-2.52%
2018	16.80%	19.98%	-3.59%
2019	18.51%	23.54%	-2.50%
2020	28.28%	35.59%	3.66%
2021	34.41%	35.13%	14.33%
2022	39.54%	46.09%	20.62%
2023	58.70%	65.27%	26.32%
2024	75.69%	76.65%	17.93%

County Number	19
County Name	Colfax

19 Colfax
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 34
Total Sales Price : 30,568,333
Total Adj. Sales Price : 30,568,333
Total Assessed Value : 22,660,675
Avg. Adj. Sales Price : 899,069
Avg. Assessed Value : 666,490

MEDIAN : 72
WGT. MEAN : 74
MEAN : 73
COD : 14.78
PRD : 98.75

COV : 19.37
STD : 14.18
Avg. Abs. Dev : 10.59
MAX Sales Ratio : 100.14
MIN Sales Ratio : 25.80

95% Median C.I. : 67.08 to 82.29
95% Wgt. Mean C.I. : 65.80 to 82.46
95% Mean C.I. : 68.43 to 77.97

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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-21 To 31-DEC-21	10	76.29	76.11	75.84	12.90	100.36	61.88	95.28	65.13 to 84.22	784,775	595,147
01-JAN-22 To 31-MAR-22	7	83.99	86.39	88.44	08.02	97.68	71.85	100.14	71.85 to 100.14	1,243,348	1,099,624
01-APR-22 To 30-JUN-22	2	72.06	72.06	72.92	03.57	98.82	69.49	74.63	N/A	1,020,000	743,785
01-JUL-22 To 30-SEP-22	1	63.62	63.62	63.62	00.00	100.00	63.62	63.62	N/A	814,800	518,345
01-OCT-22 To 31-DEC-22	3	70.21	70.03	69.84	01.42	100.27	68.45	71.44	N/A	972,000	678,830
01-JAN-23 To 31-MAR-23	2	73.32	73.32	69.80	13.48	105.04	63.44	83.19	N/A	390,815	272,795
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	64.51	64.51	64.51	00.00	100.00	64.51	64.51	N/A	740,000	477,400
01-OCT-23 To 31-DEC-23	1	60.96	60.96	60.96	00.00	100.00	60.96	60.96	N/A	1,460,000	890,020
01-JAN-24 To 31-MAR-24	2	53.90	53.90	53.89	00.26	100.02	53.76	54.03	N/A	812,007	437,595
01-APR-24 To 30-JUN-24	3	67.44	56.62	51.50	25.12	109.94	25.80	76.61	N/A	821,568	423,078
01-JUL-24 To 30-SEP-24	2	77.77	77.77	77.55	01.49	100.28	76.61	78.92	N/A	588,000	455,998
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	20	81.81	78.68	80.67	11.55	97.53	61.88	100.14	69.49 to 84.00	970,299	782,738
01-OCT-22 To 30-SEP-23	6	69.33	70.21	68.94	06.84	101.84	63.44	83.19	63.44 to 83.19	739,605	509,913
01-OCT-23 To 30-SEP-24	8	64.20	61.77	58.69	20.45	105.25	25.80	78.92	25.80 to 78.92	840,590	493,305
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	13	74.63	78.66	81.11	12.14	96.98	63.62	100.14	69.49 to 85.77	1,113,403	903,060
01-JAN-23 To 31-DEC-23	4	63.98	68.03	64.16	09.11	106.03	60.96	83.19	N/A	745,408	478,253
<u>ALL</u>	34	71.65	73.20	74.13	14.78	98.75	25.80	100.14	67.08 to 82.29	899,069	666,490

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	34	71.65	73.20	74.13	14.78	98.75	25.80	100.14	67.08 to 82.29	899,069	666,490
<u>ALL</u>	34	71.65	73.20	74.13	14.78	98.75	25.80	100.14	67.08 to 82.29	899,069	666,490

19 Colfax
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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MEDIAN : 72
 WGT. MEAN : 74
 MEAN : 73
 COD : 14.78
 PRD : 98.75

COV : 19.37
 STD : 14.18
 Avg. Abs. Dev : 10.59
 MAX Sales Ratio : 100.14
 MIN Sales Ratio : 25.80

95% Median C.I. : 67.08 to 82.29
 95% Wgt. Mean C.I. : 65.80 to 82.46
 95% Mean C.I. : 68.43 to 77.97

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	73.83	73.83	76.52	16.19	96.48	61.88	85.77	N/A	1,096,820	839,263
1	2	73.83	73.83	76.52	16.19	96.48	61.88	85.77	N/A	1,096,820	839,263
Dry											
County	15	70.21	68.75	66.82	14.93	102.89	25.80	84.22	63.44 to 82.29	792,001	529,197
1	15	70.21	68.75	66.82	14.93	102.89	25.80	84.22	63.44 to 82.29	792,001	529,197
ALL	34	71.65	73.20	74.13	14.78	98.75	25.80	100.14	67.08 to 82.29	899,069	666,490

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069
1	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069
Dry											
County	22	69.85	69.64	68.35	13.46	101.89	25.80	98.05	64.51 to 76.61	792,309	541,511
1	22	69.85	69.64	68.35	13.46	101.89	25.80	98.05	64.51 to 76.61	792,309	541,511
ALL	34	71.65	73.20	74.13	14.78	98.75	25.80	100.14	67.08 to 82.29	899,069	666,490

Colfax County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	7,964	7,679	7,558	7,260	6,945	6,600	6,119	5,514	7,130
Cuming	2	8,609	n/a	8,101	8,581	6,441	n/a	7,460	6,308	8,087
Cuming	4	9,494	9,332	8,962	9,383	6,319	n/a	8,125	6,617	8,669
Dodge	1	7,890	7,870	7,770	7,750	n/a	7,587	6,016	6,000	7,656
Dodge	2	9,190	9,160	9,030	9,000	8,940	8,910	8,810	8,780	9,018
Butler	1	8,398	7,796	7,652	7,370	6,960	6,650	6,160	6,042	7,678
Stanton	1	8,372	7,500	8,300	7,220	6,265	7,415	6,523	6,307	7,310
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	7,724	7,607	7,286	7,250	6,639	6,578	6,079	5,595	6,915
Cuming	2	7,863	7,864	7,379	n/a	6,770	6,770	5,630	5,630	7,160
Cuming	4	8,850	8,844	8,307	8,178	5,018	7,614	6,295	6,023	8,195
Dodge	1	5,660	5,610	5,449	n/a	5,245	5,185	5,024	5,000	5,453
Dodge	2	7,843	7,799	7,640	7,590	7,430	7,380	7,207	7,170	7,619
Butler	1	8,200	7,500	7,300	7,000	6,700	6,300	5,800	5,700	6,930
Stanton	1	8,312	8,312	8,312	5,806	4,253	7,034	6,556	6,651	7,308
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	2,200	2,201	2,007	2,007	n/a	1,893	n/a	1,783	2,155
Cuming	2	3,926	3,791	3,212	3,481	n/a	n/a	n/a	n/a	3,695
Cuming	4	3,702	3,692	2,904	3,231	n/a	n/a	n/a	n/a	3,494
Dodge	1	2,560	2,550	2,460	2,450	n/a	n/a	n/a	2,220	2,529
Dodge	2	2,300	2,250	2,200	2,150	n/a	n/a	n/a	n/a	2,260
Butler	1	3,295	3,270	3,208	3,220	2,659	3,079	n/a	2,975	3,259
Stanton	1	2,656	2,738	2,399	2,670	2,250	n/a	n/a	2,160	2,545
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	4,559	1,675	205
Cuming	2	6,314	1,690	164
Cuming	4	6,705	1,645	357
Dodge	1	3,210	n/a	215
Dodge	2	3,210	n/a	267
Butler	1	3,824	1,899	754
Stanton	1	4,067	314	151
Platte	6	2,900	2,653	200

Source: 2025 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

Type : Qualified

Number of Sales :	6	Median :	82	COV :	14.04	95% Median C.I. :	61.88 to 95.28
Total Sales Price :	6,385,303	Wgt. Mean :	81	STD :	11.29	95% Wgt. Mean C.I. :	69.76 to 92.62
Total Adj. Sales Price :	6,385,303	Mean :	80	Avg. Abs. Dev :	07.80	95% Mean C.I. :	68.56 to 92.26
Total Assessed Value :	5,184,415						
Avg. Adj. Sales Price :	1,064,217	COD :	09.46	MAX Sales Ratio :	95.28		
Avg. Assessed Value :	864,069	PRD :	99.04	MIN Sales Ratio :	61.88		

What IF

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>											
10/01/2021 To 12/31/2021	2	78.58	78.58	81.35	21.25	96.59	61.88	95.28	N/A	1,018,320	828,353
01/01/2022 To 03/31/2022	3	83.58	83.56	84.07	01.77	99.39	81.32	85.77	N/A	996,221	837,567
04/01/2022 To 06/30/2022	1	74.63	74.63	74.63		100.00	74.63	74.63	N/A	1,360,000	1,015,010
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	4	82.45	81.33	81.12	04.06	100.26	74.63	85.77	N/A	1,087,166	881,928
01/01/2023 To 12/31/2023											

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	82	COV :	14.04	95% Median C.I. :	61.88 to 95.28
Total Sales Price :	6,385,303	Wgt. Mean :	81	STD :	11.29	95% Wgt. Mean C.I. :	69.76 to 92.62
Total Adj. Sales Price :	6,385,303	Mean :	80	Avg. Abs. Dev :	07.80	95% Mean C.I. :	68.56 to 92.26
Total Assessed Value :	5,184,415						
Avg. Adj. Sales Price :	1,064,217	COD :	09.46	MAX Sales Ratio :	95.28		
Avg. Assessed Value :	864,069	PRD :	99.04	MIN Sales Ratio :	61.88		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069

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 Value
____ Irrigated ____											
County	2	73.83	73.83	76.52	16.19	96.48	61.88	85.77	N/A	1,096,820	839,263
1	2	73.83	73.83	76.52	16.19	96.48	61.88	85.77	N/A	1,096,820	839,263
____ ALL ____											
10/01/2021 To 09/30/2024	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069

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 Value
____ Irrigated ____											
County	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069
1	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069
____ ALL ____											
10/01/2021 To 09/30/2024	6	82.45	80.41	81.19	09.46	99.04	61.88	95.28	61.88 to 95.28	1,064,217	864,069

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	72	COV :	14.04	95% Median C.I. :	53.84 to 82.89
Total Sales Price :	6,385,303	Wgt. Mean :	71	STD :	09.82	95% Wgt. Mean C.I. :	53.17 to 88.11
Total Adj. Sales Price :	6,385,303	Mean :	70	Avg. Abs. Dev :	06.79	95% Mean C.I. :	59.65 to 80.27
Total Assessed Value :	4,510,442						
Avg. Adj. Sales Price :	1,064,217	COD :	09.47	MAX Sales Ratio :	82.89		
Avg. Assessed Value :	751,740	PRD :	99.04	MIN Sales Ratio :	53.84		

What IF

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>											
10/01/2021 To 12/31/2021	2	68.37	68.37	70.77	21.25	96.61	53.84	82.89	N/A	1,018,320	720,667
01/01/2022 To 03/31/2022	3	72.71	72.69	73.14	01.77	99.38	70.74	74.62	N/A	996,221	728,683
04/01/2022 To 06/30/2022	1	64.93	64.93	64.93		100.00	64.93	64.93	N/A	1,360,000	883,059
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	4	71.73	70.75	70.58	04.07	100.24	64.93	74.62	N/A	1,087,166	767,277
01/01/2023 To 12/31/2023											

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	72	COV :	14.04	95% Median C.I. :	53.84 to 82.89
Total Sales Price :	6,385,303	Wgt. Mean :	71	STD :	09.82	95% Wgt. Mean C.I. :	53.17 to 88.11
Total Adj. Sales Price :	6,385,303	Mean :	70	Avg. Abs. Dev :	06.79	95% Mean C.I. :	59.65 to 80.27
Total Assessed Value :	4,510,442						
Avg. Adj. Sales Price :	1,064,217	COD :	09.47	MAX Sales Ratio :	82.89		
Avg. Assessed Value :	751,740	PRD :	99.04	MIN Sales Ratio :	53.84		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740

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 Value
____ Irrigated ____											
County	2	64.23	64.23	66.57	16.18	96.48	53.84	74.62	N/A	1,096,820	730,159
1	2	64.23	64.23	66.57	16.18	96.48	53.84	74.62	N/A	1,096,820	730,159
____ ALL ____											
10/01/2021 To 09/30/2024	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740

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 Value
____ Irrigated ____											
County	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740
1	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740
____ ALL ____											
10/01/2021 To 09/30/2024	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Land	Decrease	13%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	34	Median :	71	COV :	19.09	95% Median C.I. :	66.97 to 76.61
Total Sales Price :	30,020,333	Wgt. Mean :	72	STD :	13.62	95% Wgt. Mean C.I. :	65.07 to 78.78
Total Adj. Sales Price :	30,568,333	Mean :	71	Avg. Abs. Dev :	09.60	95% Mean C.I. :	66.78 to 75.94
Total Assessed Value :	21,986,702						
Avg. Adj. Sales Price :	899,069	COD :	13.61	MAX Sales Ratio :	100.14		
Avg. Assessed Value :	646,668	PRD :	99.21	MIN Sales Ratio :	25.80		

What IF

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>											
10/01/2021 To 12/31/2021	10	76.29	74.07	73.09	12.32	101.34	53.84	84.22	65.13 to 84.00	784,775	573,610
01/01/2022 To 03/31/2022	7	74.62	81.73	84.69	12.80	96.50	70.74	100.14	70.74 to 100.14	1,243,348	1,052,960
04/01/2022 To 06/30/2022	2	67.21	67.21	66.45	03.39	101.14	64.93	69.49	N/A	1,020,000	677,810
07/01/2022 To 09/30/2022	1	63.62	63.62	63.62		100.00	63.62	63.62	N/A	814,800	518,345
10/01/2022 To 12/31/2022	3	70.21	70.03	69.84	01.42	100.27	68.45	71.44	N/A	972,000	678,830
01/01/2023 To 03/31/2023	2	73.32	73.32	69.80	13.48	105.04	63.44	83.19	N/A	390,815	272,795
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	64.51	64.51	64.51		100.00	64.51	64.51	N/A	740,000	477,400
10/01/2023 To 12/31/2023	1	60.96	60.96	60.96		100.00	60.96	60.96	N/A	1,460,000	890,020
01/01/2024 To 03/31/2024	2	53.90	53.90	53.89	00.26	100.02	53.76	54.03	N/A	812,007	437,595
04/01/2024 To 06/30/2024	3	67.44	56.62	51.50	25.12	109.94	25.80	76.61	N/A	821,568	423,078
07/01/2024 To 09/30/2024	2	77.77	77.77	77.55	01.49	100.28	76.61	78.92	N/A	588,000	455,998
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	20	72.28	75.54	77.20	12.66	97.85	53.84	100.14	67.08 to 83.95	970,299	749,039
10/01/2022 To 09/30/2023	6	69.33	70.21	68.94	06.84	101.84	63.44	83.19	63.44 to 83.19	739,605	509,913
10/01/2023 To 09/30/2024	8	64.20	61.77	58.69	20.45	105.25	25.80	78.92	25.80 to 78.92	840,590	493,305
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	13	71.44	75.40	77.94	10.11	96.74	63.62	100.14	68.45 to 83.99	1,113,403	867,783
01/01/2023 To 12/31/2023	4	63.98	68.03	64.16	09.11	106.03	60.96	83.19	N/A	745,408	478,253

AGRICULTURAL

Type : Qualified

Number of Sales :	34	Median :	71	COV :	19.09	95% Median C.I. :	66.97 to 76.61
Total Sales Price :	30,020,333	Wgt. Mean :	72	STD :	13.62	95% Wgt. Mean C.I. :	65.07 to 78.78
Total Adj. Sales Price :	30,568,333	Mean :	71	Avg. Abs. Dev :	09.60	95% Mean C.I. :	66.78 to 75.94
Total Assessed Value :	21,986,702						
Avg. Adj. Sales Price :	899,069	COD :	13.61	MAX Sales Ratio :	100.14		
Avg. Assessed Value :	646,668	PRD :	99.21	MIN Sales Ratio :	25.80		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	34	70.52	71.36	71.93	13.61	99.21	25.80	100.14	66.97 to 76.61	899,069	646,668

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 Value
<u>Irrigated</u>											
County	2	64.23	64.23	66.57	16.18	96.48	53.84	74.62	N/A	1,096,820	730,159
1	2	64.23	64.23	66.57	16.18	96.48	53.84	74.62	N/A	1,096,820	730,159
<u>Dry</u>											
County	15	70.21	68.75	66.82	14.93	102.89	25.80	84.22	63.44 to 82.29	792,001	529,197
1	15	70.21	68.75	66.82	14.93	102.89	25.80	84.22	63.44 to 82.29	792,001	529,197
<u>ALL</u>											
10/01/2021 To 09/30/2024	34	70.52	71.36	71.93	13.61	99.21	25.80	100.14	66.97 to 76.61	899,069	646,668

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 Value
<u>Irrigated</u>											
County	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740
1	6	71.73	69.96	70.64	09.47	99.04	53.84	82.89	53.84 to 82.89	1,064,217	751,740
<u>Dry</u>											
County	22	69.85	69.64	68.35	13.46	101.89	25.80	98.05	64.51 to 76.61	792,309	541,511
1	22	69.85	69.64	68.35	13.46	101.89	25.80	98.05	64.51 to 76.61	792,309	541,511
<u>ALL</u>											
10/01/2021 To 09/30/2024	34	70.52	71.36	71.93	13.61	99.21	25.80	100.14	66.97 to 76.61	899,069	646,668

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Land	Decrease	13%

What IF

Colfax County 2025 Average Acre Value Comparison

Hypothetical decrease of Irrigated 13%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	6,929	6,681	6,575	6,316	6,042	5,742	5,323	4,797	6,203
Cuming	2	8,609	n/a	8,101	8,581	6,441	n/a	7,460	6,308	8,087
Cuming	4	9,494	9,332	8,962	9,383	6,319	n/a	8,125	6,617	8,669
Dodge	1	7,890	7,870	7,770	7,750	n/a	7,587	6,016	6,000	7,656
Dodge	2	9,190	9,160	9,030	9,000	8,940	8,910	8,810	8,780	9,018
Butler	1	8,398	7,796	7,652	7,370	6,960	6,650	6,160	6,042	7,678
Stanton	1	8,372	7,500	8,300	7,220	6,265	7,415	6,523	6,307	7,310
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	7,724	7,607	7,286	7,250	6,639	6,578	6,079	5,595	6,915
Cuming	2	7,863	7,864	7,379	n/a	6,770	6,770	5,630	5,630	7,160
Cuming	4	8,850	8,844	8,307	8,178	5,018	7,614	6,295	6,023	8,195
Dodge	1	5,660	5,610	5,449	n/a	5,245	5,185	5,024	5,000	5,453
Dodge	2	7,843	7,799	7,640	7,590	7,430	7,380	7,207	7,170	7,619
Butler	1	8,200	7,500	7,300	7,000	6,700	6,300	5,800	5,700	6,930
Stanton	1	8,312	8,312	8,312	5,806	4,253	7,034	6,556	6,651	7,308
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174

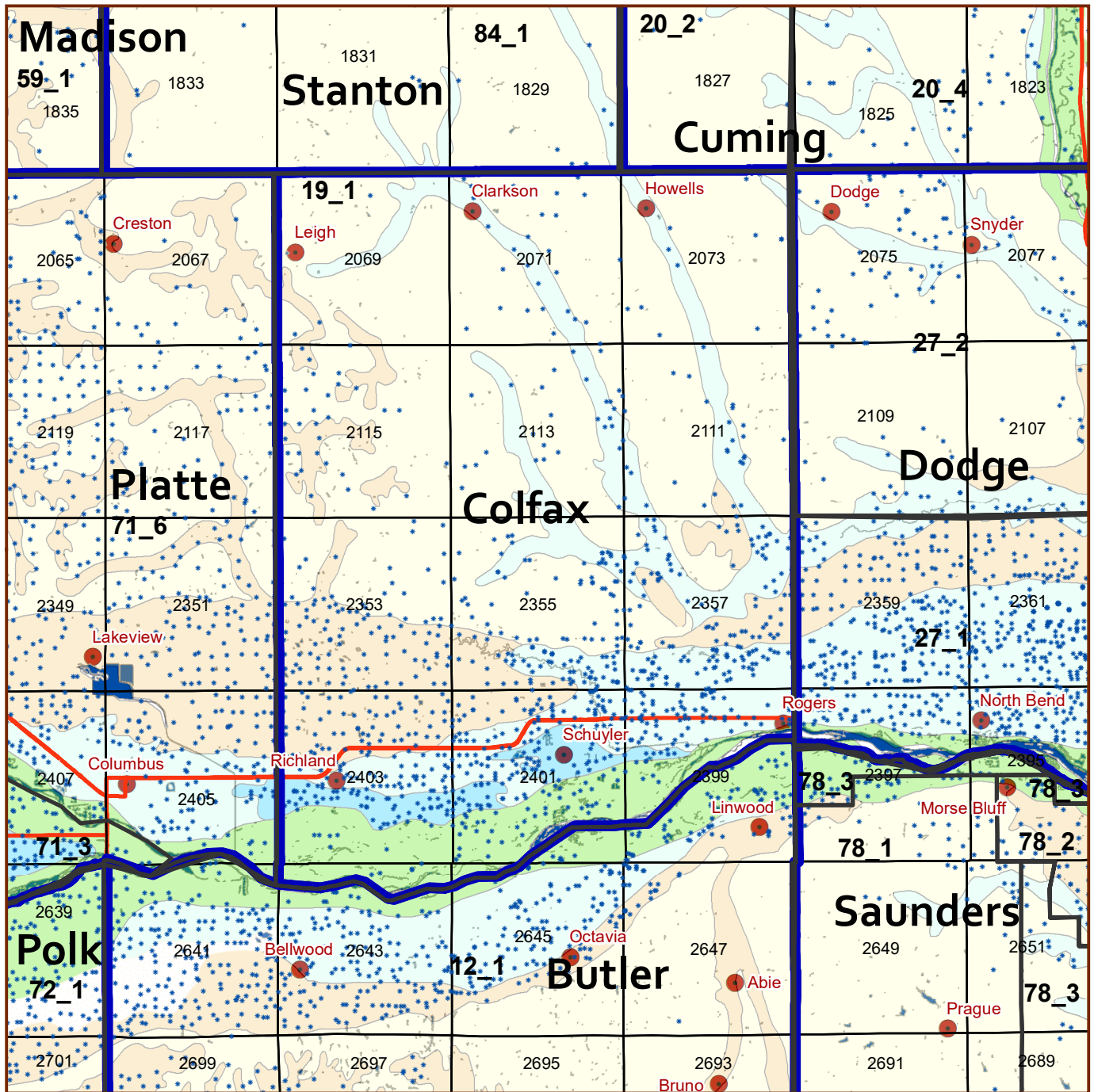
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	2,200	2,201	2,007	2,007	n/a	1,893	n/a	1,783	2,155
Cuming	2	3,926	3,791	3,212	3,481	n/a	n/a	n/a	n/a	3,695
Cuming	4	3,702	3,692	2,904	3,231	n/a	n/a	n/a	n/a	3,494
Dodge	1	2,560	2,550	2,460	2,450	n/a	n/a	n/a	2,220	2,529
Dodge	2	2,300	2,250	2,200	2,150	n/a	n/a	n/a	n/a	2,260
Butler	1	3,295	3,270	3,208	3,220	2,659	3,079	n/a	2,975	3,259
Stanton	1	2,656	2,738	2,399	2,670	2,250	n/a	n/a	2,160	2,545
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	4,559	1,675	205
Cuming	2	6,314	1,690	164
Cuming	4	6,705	1,645	357
Dodge	1	3,210	n/a	215
Dodge	2	3,210	n/a	267
Butler	1	3,824	1,899	754
Stanton	1	4,067	314	151
Platte	6	2,900	2,653	200

Source: 2025 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.

COLFAX COUNTY



Legend

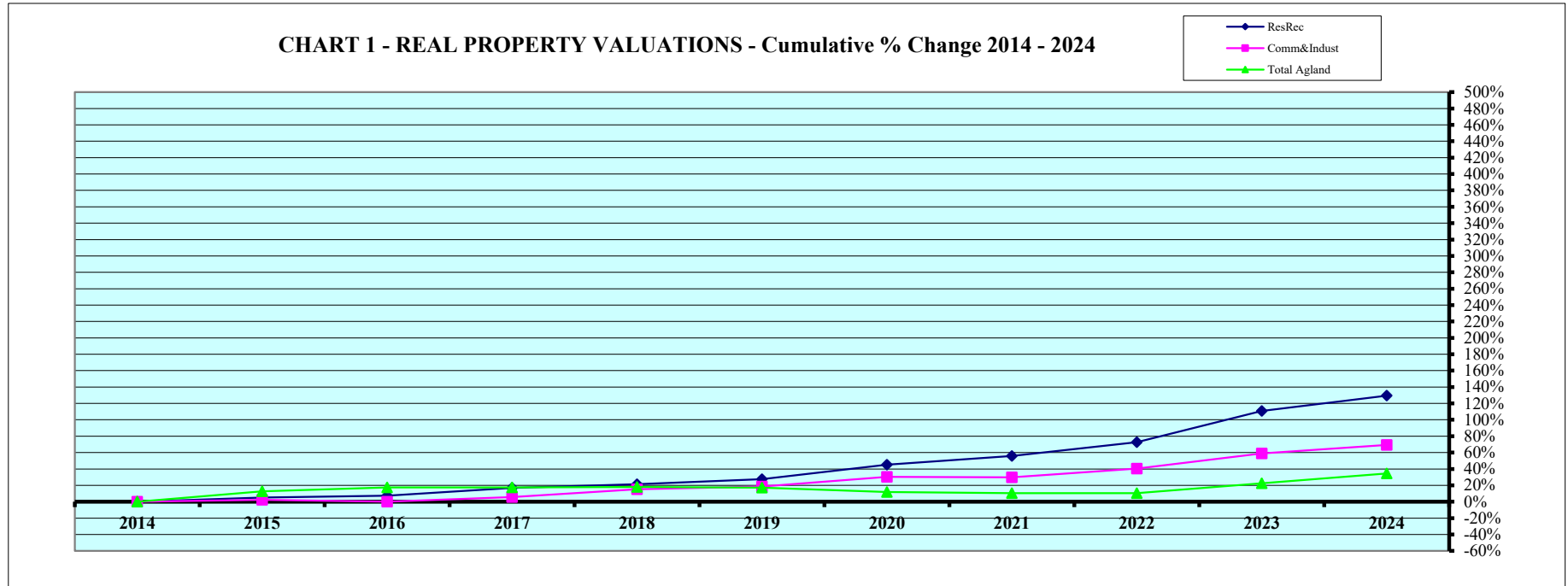
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2014 - 2024



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
2014	220,078,955	-	-	-	82,190,826	-	-	-	1,035,922,325	-	-	-
2015	231,499,350	11,420,395	5.19%	5.19%	83,997,891	1,807,065	2.20%	2.20%	1,168,169,450	132,247,125	12.77%	12.77%
2016	236,565,970	5,066,620	2.19%	7.49%	82,204,356	-1,793,535	-2.14%	0.02%	1,216,844,785	48,675,335	4.17%	17.46%
2017	257,314,195	20,748,225	8.77%	16.92%	86,775,046	4,570,690	5.56%	5.58%	1,216,628,840	-215,945	-0.02%	17.44%
2018	267,181,015	9,866,820	3.83%	21.40%	94,723,836	7,948,790	9.16%	15.25%	1,221,238,525	4,609,685	0.38%	17.89%
2019	280,885,535	13,704,520	5.13%	27.63%	97,531,026	2,807,190	2.96%	18.66%	1,213,292,885	-7,945,640	-0.65%	17.12%
2020	319,724,655	38,839,120	13.83%	45.28%	107,044,961	9,513,935	9.75%	30.24%	1,159,721,740	-53,571,145	-4.42%	11.95%
2021	342,987,580	23,262,925	7.28%	55.85%	106,685,335	-359,626	-0.34%	29.80%	1,145,089,965	-14,631,775	-1.26%	10.54%
2022	379,802,660	36,815,080	10.73%	72.58%	115,397,632	8,712,297	8.17%	40.40%	1,143,849,535	-1,240,430	-0.11%	10.42%
2023	463,824,603	84,021,943	22.12%	110.75%	130,712,781	15,315,149	13.27%	59.04%	1,269,369,300	125,519,765	10.97%	22.54%
2024	504,936,209	41,111,606	8.86%	129.43%	139,151,071	8,438,290	6.46%	69.30%	1,393,000,595	123,631,295	9.74%	34.47%

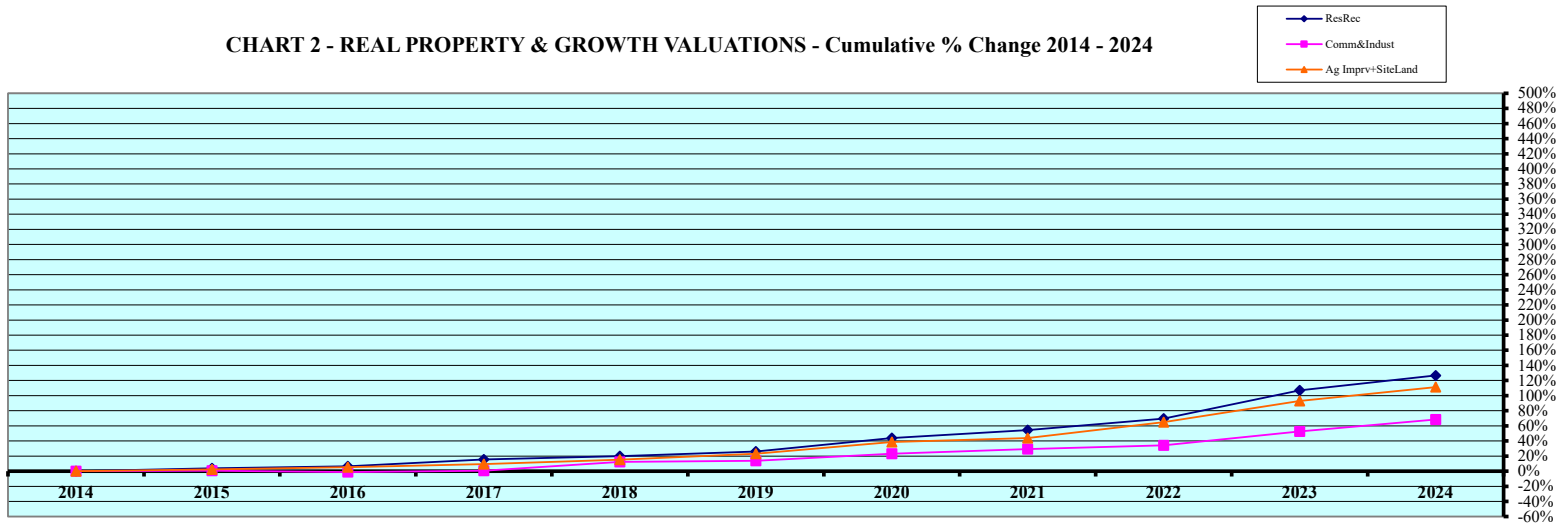
Rate Annual %chg: Residential & Recreational **8.66%** Commercial & Industrial **5.41%** Agricultural Land **3.01%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	220,078,955	3,147,148	1.43%	216,931,807	--	--	82,190,826	2,717,935	3.31%	79,472,891	--	--
2015	231,499,350	3,213,290	1.39%	228,286,060	3.73%	3.73%	83,997,891	1,278,925	1.52%	82,718,966	0.64%	0.64%
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	6.55%	82,204,356	983,445	1.20%	81,220,911	-3.31%	-1.18%
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	15.54%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	0.46%
2018	267,181,015	3,551,904	1.33%	263,629,111	2.45%	19.79%	94,723,836	2,510,020	2.65%	92,213,816	6.27%	12.19%
2019	280,885,535	3,504,880	1.25%	277,380,655	3.82%	26.04%	97,531,026	3,972,285	4.07%	93,558,741	-1.23%	13.83%
2020	319,724,655	3,414,695	1.07%	316,309,960	12.61%	43.73%	107,044,961	5,773,710	5.39%	101,271,251	3.83%	23.21%
2021	342,987,580	3,107,693	0.91%	339,879,887	6.30%	54.44%	106,685,335	569,095	0.53%	106,116,240	-0.87%	29.11%
2022	379,802,660	6,880,063	1.81%	372,922,597	8.73%	69.45%	115,397,632	5,171,145	4.48%	110,226,487	3.32%	34.11%
2023	463,824,603	8,201,374	1.77%	455,623,229	19.96%	107.03%	130,712,781	5,187,552	3.97%	125,525,229	8.78%	52.72%
2024	504,936,209	6,083,075	1.20%	498,853,134	7.55%	126.67%	139,151,071	762,920	0.55%	138,388,151	5.87%	68.37%
Rate Ann%chg	8.66%	Resid & Recreat w/o growth				7.39%	C & I w/o growth				2.38%	

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	66,288,365	49,172,505	115,460,870	4,528,330	3.92%	110,932,540	--	--
2015	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	2.49%	2.49%
2016	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	5.18%
2017	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	9.23%
2018	73,284,290	62,473,740	135,758,030	2,792,235	2.06%	132,965,795	1.73%	15.16%
2019	81,369,755	64,211,970	145,581,725	3,439,330	2.36%	142,142,395	4.70%	23.11%
2020	89,650,750	79,437,255	169,088,005	8,951,455	5.29%	160,136,550	10.00%	38.69%
2021	90,450,450	80,281,290	170,731,740	4,562,875	2.67%	166,168,865	-1.73%	43.92%
2022	112,376,985	83,312,440	195,689,425	5,144,189	2.63%	190,545,236	11.61%	65.03%
2023	140,457,680	83,976,460	224,434,140	1,624,820	0.72%	222,809,320	13.86%	92.97%
2024	148,142,815	100,125,807	248,268,622	4,395,105	1.77%	243,873,517	8.66%	111.22%
Rate Ann%chg	8.37%	7.37%	7.96%	Ag Imprv+Site w/o growth		5.09%		

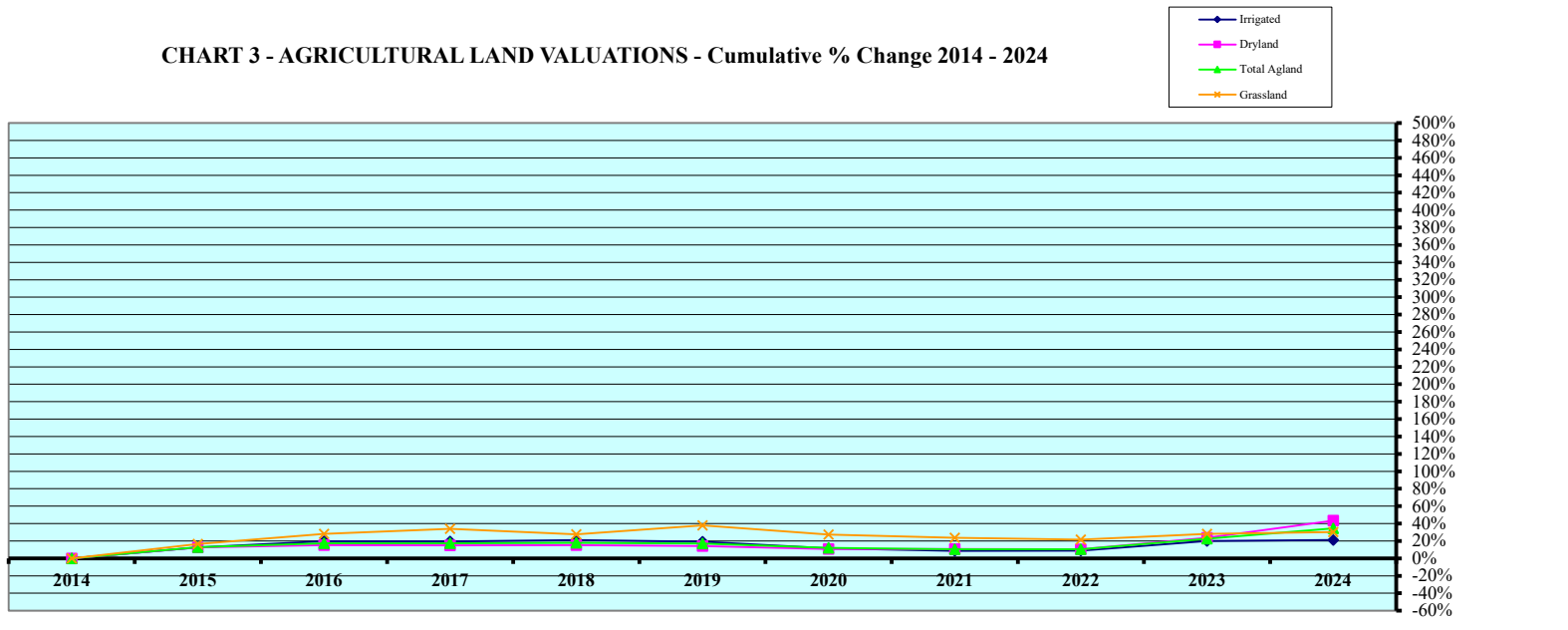
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2014 - 2024 CTL Growth Value; 2014 - 2024 Abstract of Asmnt Rpt. Prepared as of 02/11/2025

Cnty# 19
County COLFAX

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	387,823,345	-	-	-	602,453,970	-	-	-	44,150,605	-	-	-
2015	437,160,715	49,337,370	12.72%	12.72%	677,992,995	75,539,025	12.54%	12.54%	51,502,350	7,351,745	16.65%	16.65%
2016	464,499,835	27,339,120	6.25%	19.77%	694,324,590	16,331,595	2.41%	15.25%	56,540,445	5,038,095	9.78%	28.06%
2017	463,097,500	-1,402,335	-0.30%	19.41%	692,979,100	-1,345,490	-0.19%	15.03%	59,114,625	2,574,180	4.55%	33.89%
2018	469,816,725	6,719,225	1.45%	21.14%	693,923,185	944,085	0.14%	15.18%	56,312,820	-2,801,805	-4.74%	27.55%
2019	462,630,615	-7,186,110	-1.53%	19.29%	687,297,015	-6,626,170	-0.95%	14.08%	60,908,085	4,595,265	8.16%	37.96%
2020	432,945,730	-29,684,885	-6.42%	11.63%	667,799,475	-19,497,540	-2.84%	10.85%	56,226,155	-4,681,930	-7.69%	27.35%
2021	421,437,825	-11,507,905	-2.66%	8.67%	667,030,060	-769,415	-0.12%	10.72%	54,583,080	-1,643,075	-2.92%	23.63%
2022	422,213,525	775,700	0.18%	8.87%	666,377,805	-652,255	-0.10%	10.61%	53,617,850	-965,230	-1.77%	21.44%
2023	465,354,915	43,141,390	10.22%	19.99%	745,398,150	79,020,345	11.86%	23.73%	56,622,165	3,004,315	5.60%	28.25%
2024	469,875,340	4,520,425	0.97%	21.16%	863,642,805	118,244,655	15.86%	43.35%	57,476,130	853,965	1.51%	30.18%

Rate Ann.%chg: Irrigated **1.94%** Dryland **3.67%** Grassland **2.67%**

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
2014	789,565	-	-	-	704,840	-	-	-	1,035,922,325	-	-	-
2015	820,095	30,530	3.87%	3.87%	693,295	-11,545	-1.64%	-1.64%	1,168,169,450	132,247,125	12.77%	12.77%
2016	1,226,625	406,530	49.57%	55.35%	253,290	-440,005	-63.47%	-64.06%	1,216,844,785	48,675,335	4.17%	17.46%
2017	1,184,275	-42,350	-3.45%	49.99%	253,340	50	0.02%	-64.06%	1,216,628,840	-215,945	-0.02%	17.44%
2018	1,185,795	1,520	0.13%	50.18%	0	-253,340	-100.00%	-100.00%	1,221,238,525	4,609,685	0.38%	17.89%
2019	1,188,850	3,055	0.26%	50.57%	1,268,320	1,268,320	-	79.94%	1,213,292,885	-7,945,640	-0.65%	17.12%
2020	1,045,140	-143,710	-12.09%	32.37%	1,705,240	436,920	34.45%	141.93%	1,159,721,740	-53,571,145	-4.42%	11.95%
2021	1,013,010	-32,130	-3.07%	28.30%	1,025,990	-679,250	-39.83%	45.56%	1,145,089,965	-14,631,775	-1.26%	10.54%
2022	987,335	-25,675	-2.53%	25.05%	653,020	-372,970	-36.35%	-7.35%	1,143,849,535	-1,240,430	-0.11%	10.42%
2023	977,590	-9,745	-0.99%	23.81%	1,016,480	363,460	55.66%	44.21%	1,269,369,300	125,519,765	10.97%	22.54%
2024	979,460	1,870	0.19%	24.05%	1,026,860	10,380	1.02%	45.69%	1,393,000,595	123,631,295	9.74%	34.47%

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

Rate Ann.%chg: Total Agric Land **3.01%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	387,520,560	77,033	5,031			602,760,570	131,422	4,586			44,186,220	29,883	1,479		
2015	437,235,070	77,461	5,645	12.21%	12.21%	678,294,330	132,170	5,132	11.89%	11.89%	51,413,125	28,522	1,803	21.91%	21.91%
2016	464,320,630	77,637	5,981	5.95%	18.89%	695,181,350	132,008	5,266	2.62%	14.82%	56,480,485	28,513	1,981	9.89%	33.96%
2017	463,079,995	77,393	5,983	0.05%	18.94%	693,296,250	131,654	5,266	0.00%	14.82%	59,348,315	29,204	2,032	2.59%	37.44%
2018	469,722,125	78,542	5,981	-0.05%	18.88%	694,233,725	131,830	5,266	0.00%	14.82%	56,154,935	27,567	2,037	0.24%	37.77%
2019	467,444,400	78,462	5,958	-0.38%	18.43%	687,821,500	130,708	5,262	-0.07%	14.74%	61,721,430	28,748	2,147	5.40%	45.20%
2020	433,023,925	77,671	5,575	-6.42%	10.82%	668,500,160	130,424	5,126	-2.60%	11.76%	55,950,195	26,114	2,143	-0.21%	44.90%
2021	421,820,975	78,490	5,374	-3.60%	6.83%	666,621,795	130,042	5,126	0.01%	11.77%	54,523,150	26,207	2,080	-2.90%	40.70%
2022	422,259,740	78,568	5,374	0.00%	6.84%	666,534,355	130,035	5,126	-0.01%	11.76%	53,612,010	25,720	2,084	0.19%	40.97%
2023	464,891,450	78,643	5,911	9.99%	17.51%	745,895,525	129,924	5,741	12.00%	25.17%	56,618,330	25,687	2,204	5.74%	49.07%
2024	470,004,315	78,721	5,970	1.00%	18.68%	863,445,025	129,830	6,651	15.84%	45.01%	57,569,470	25,680	2,242	1.71%	51.62%

Rate Annual %chg Average Value/Acre: 1.95%

3.66%

2.68%

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
2014	786,575	7,866	100			204,010	340	600			1,035,457,935	246,544	4,200		
2015	817,230	8,172	100	0.00%	0.00%	217,095	362	600	-0.01%	-0.01%	1,167,976,850	246,688	4,735	12.73%	12.73%
2016	1,225,990	8,171	150	50.05%	50.05%	253,290	362	700	16.67%	16.67%	1,217,461,745	246,692	4,935	4.24%	17.51%
2017	1,154,980	7,698	150	-0.01%	50.04%	253,340	362	700	0.00%	16.67%	1,217,132,880	246,311	4,941	0.13%	17.66%
2018	1,188,940	7,924	150	0.00%	50.03%	0	0				1,221,299,725	245,863	4,967	0.53%	18.27%
2019	1,180,795	7,870	150	0.00%	50.04%	0	0				1,218,168,125	245,788	4,956	-0.23%	18.01%
2020	1,037,300	6,914	150	0.00%	50.04%	1,695,730	1,412	1,201		100.13%	1,160,207,310	242,534	4,784	-3.48%	13.90%
2021	1,017,955	6,784	150	0.00%	50.04%	1,025,990	666	1,542	28.38%	156.93%	1,145,009,865	242,190	4,728	-1.17%	12.57%
2022	988,150	6,586	150	0.00%	50.04%	653,020	574	1,137	-26.24%	89.52%	1,144,047,275	241,484	4,738	0.21%	12.80%
2023	978,205	6,519	150	0.00%	50.04%	961,810	601	1,599	40.65%	166.56%	1,269,345,320	241,374	5,259	11.00%	25.21%
2024	977,255	6,513	150	0.00%	50.04%	1,025,725	608	1,688	5.56%	181.39%	1,393,021,790	241,351	5,772	9.75%	37.43%

19
COLFAX

Rate Annual %chg Average Value/Acre: 3.01%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 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
10,582	COLFAX	133,969,634	25,127,088	56,605,196	475,840,439	111,004,226	28,146,845	29,095,770	1,393,000,595	148,142,815	100,125,807	0	2,501,058,415
cnty sector/value % of total value:		5.36%	1.00%	2.26%	19.03%	4.44%	1.13%	1.16%	55.70%	5.92%	4.00%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
641	CLARKSON	3,728,515	83,508	18,616	30,558,255	7,743,161	0	0	241,755	0	0	0	42,373,810
6.06%	%sector of county sector	2.78%	0.33%	0.03%	6.42%	6.98%			0.02%				1.69%
	%sector of municipality	8.80%	0.20%	0.04%	72.12%	18.27%			0.57%				100.00%
561	HOWELLS	571,631	129,328	22,357	41,551,774	3,986,415	0	0	259,630	151,585	124,085	0	46,796,805
5.30%	%sector of county sector	0.43%	0.51%	0.04%	8.73%	3.59%			0.02%	0.10%	0.12%		1.87%
	%sector of municipality	1.22%	0.28%	0.05%	88.79%	8.52%			0.55%	0.32%	0.27%		100.00%
435	LEIGH	1,025,068	227,419	28,906	25,286,425	6,364,605	0	0	0	0	0	0	32,932,423
4.11%	%sector of county sector	0.77%	0.91%	0.05%	5.31%	5.73%							1.32%
	%sector of municipality	3.11%	0.69%	0.09%	76.78%	19.33%							100.00%
70	RICHLAND	3,701,790	130,597	966,915	2,597,765	1,799,670	0	0	681,985	0	0	0	9,878,722
0.66%	%sector of county sector	2.76%	0.52%	1.71%	0.55%	1.62%			0.05%				0.39%
	%sector of municipality	37.47%	1.32%	9.79%	26.30%	18.22%			6.90%				100.00%
82	ROGERS	481	214,450	1,665,130	2,171,385	712,975	0	0	150,820	0	0	0	4,915,241
0.77%	%sector of county sector	0.00%	0.85%	2.94%	0.46%	0.64%							0.20%
	%sector of municipality	0.01%	4.36%	33.88%	44.18%	14.51%			3.07%				100.00%
6,547	SCHUYLER	8,243,805	2,859,741	5,202,892	235,858,605	61,675,345	15,940	5,955	927,285	0	0	0	314,789,568
61.87%	%sector of county sector	6.15%	11.38%	9.19%	49.57%	55.56%	0.06%	0.02%	0.07%				12.59%
	%sector of municipality	2.62%	0.91%	1.65%	74.93%	19.59%	0.01%	0.00%	0.29%				100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of county sector												
	%sector of municipality												
8,337	Total Municipalities	17,271,291	3,645,043	7,904,817	338,024,214	82,282,173	15,940	5,955	2,261,475	151,585	124,085	0	451,686,575
78.78%	%all municip.sectors of cnty	12.89%	14.51%	13.96%	71.04%	74.13%	0.06%	0.02%	0.16%	0.10%	0.12%		18.06%

19 COLFAX

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,490	Value : 2,496,118,074	Growth 21,601,465	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	279	5,448,590	39	753,480	294	3,813,820	612	10,015,890	
02. Res Improve Land	2,542	58,606,245	105	6,617,725	321	18,367,335	2,968	83,591,305	
03. Res Improvements	2,712	345,248,315	138	35,199,095	359	71,174,195	3,209	451,621,605	
04. Res Total	2,991	409,303,150	177	42,570,300	653	93,355,350	3,821	545,228,800	9,436,780
% of Res Total	78.28	75.07	4.63	7.81	17.09	17.12	45.01	21.84	43.69
05. Com UnImp Land	79	1,143,190	5	286,260	3	141,440	87	1,570,890	
06. Com Improve Land	449	7,704,555	25	1,158,365	21	1,335,445	495	10,198,365	
07. Com Improvements	455	83,532,021	29	16,561,645	23	17,840,070	507	117,933,736	
08. Com Total	534	92,379,766	34	18,006,270	26	19,316,955	594	129,702,991	8,890,620
% of Com Total	89.90	71.22	5.72	13.88	4.38	14.89	7.00	5.20	41.16
09. Ind UnImp Land	1	13,860	0	0	0	0	1	13,860	
10. Ind Improve Land	0	0	3	1,035,630	0	0	3	1,035,630	
11. Ind Improvements	0	0	3	28,089,603	0	0	3	28,089,603	
12. Ind Total	1	13,860	3	29,125,233	0	0	4	29,139,093	0
% of Ind Total	25.00	0.05	75.00	99.95	0.00	0.00	0.05	1.17	0.00
13. Rec UnImp Land	2	5,455	9	104,625	81	7,520,935	92	7,631,015	
14. Rec Improve Land	0	0	33	1,233,110	59	6,466,540	92	7,699,650	
15. Rec Improvements	0	0	62	4,468,695	84	8,925,740	146	13,394,435	
16. Rec Total	2	5,455	71	5,806,430	165	22,913,215	238	28,725,100	0
% of Rec Total	0.84	0.02	29.83	20.21	69.33	79.77	2.80	1.15	0.00
Res & Rec Total	2,993	409,308,605	248	48,376,730	818	116,268,565	4,059	573,953,900	9,436,780
% of Res & Rec Total	73.74	71.31	6.11	8.43	20.15	20.26	47.81	22.99	43.69
Com & Ind Total	535	92,393,626	37	47,131,503	26	19,316,955	598	158,842,084	8,890,620
% of Com & Ind Total	89.46	58.17	6.19	29.67	4.35	12.16	7.04	6.36	41.16
17. Taxable Total	3,528	501,702,231	285	95,508,233	844	135,585,520	4,657	732,795,984	18,327,400
% of Taxable Total	75.76	68.46	6.12	13.03	18.12	18.50	54.85	29.36	84.84

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	139,715	5,599,670	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	139,715	5,599,670
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	139,715	5,599,670

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	288	2	220	510

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	33	2,269,045	8	1,733,995	2,897	1,184,046,700	2,938	1,188,049,740
28. Ag-Improved Land	2	110,660	2	1,389,760	851	379,382,625	855	380,883,045
29. Ag Improvements	2	419,440	2	144,495	891	193,825,370	895	194,389,305

30. Ag Total					3,833	1,763,322,090
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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	1	1.00	35,000	
32. HomeSite Improv Land	2	2.00	70,000	1	1.00	35,000	
33. HomeSite Improvements	2	0.00	310,755	1	0.00	95,920	
34. HomeSite Total							
35. FarmSite UnImp Land	2	0.79	6,320	0	0.00	0	
36. FarmSite Improv Land	1	3.08	24,640	2	4.41	35,280	
37. FarmSite Improvements	1	0.00	108,685	2	0.00	48,575	
38. FarmSite Total							
39. Road & Ditches	3	1.22	0	2	4.72	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	51	46.46	1,612,840	52	47.46	1,647,840	
32. HomeSite Improv Land	560	571.39	20,000,950	563	574.39	20,105,950	
33. HomeSite Improvements	572	0.00	107,342,705	575	0.00	107,749,380	1,474,160
34. HomeSite Total				627	621.85	129,503,170	
35. FarmSite UnImp Land	84	140.66	1,125,255	86	141.45	1,131,575	
36. FarmSite Improv Land	778	3,042.34	24,311,240	781	3,049.83	24,371,160	
37. FarmSite Improvements	861	0.00	86,482,665	864	0.00	86,639,925	1,799,905
38. FarmSite Total				950	3,191.28	112,142,660	
39. Road & Ditches	3,126	5,262.92	0	3,131	5,268.86	0	
40. Other- Non Ag Use	51	1,009.82	2,104,960	51	1,009.82	2,104,960	
41. Total Section VI				1,577	10,091.81	243,750,790	3,274,065

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,222.79	5.36%	33,630,340	5.99%	7,964.01
46. 1A	11,498.62	14.60%	88,299,625	15.73%	7,679.15
47. 2A1	19,631.87	24.93%	148,384,185	26.43%	7,558.33
48. 2A	19,558.22	24.84%	141,997,535	25.29%	7,260.25
49. 3A1	575.70	0.73%	3,998,240	0.71%	6,945.01
50. 3A	9,332.83	11.85%	61,596,720	10.97%	6,600.00
51. 4A1	11,211.30	14.24%	68,605,160	12.22%	6,119.29
52. 4A	2,719.14	3.45%	14,993,060	2.67%	5,513.90
53. Total	78,750.47	100.00%	561,504,865	100.00%	7,130.18
Dry					
54. 1D1	3,798.76	2.93%	29,342,555	3.28%	7,724.25
55. 1D	43,989.88	33.98%	334,628,710	37.39%	7,606.95
56. 2D1	13,661.64	10.55%	99,534,870	11.12%	7,285.72
57. 2D	1,260.95	0.97%	9,142,125	1.02%	7,250.19
58. 3D1	1,762.38	1.36%	11,700,400	1.31%	6,638.98
59. 3D	46,847.33	36.19%	308,174,465	34.43%	6,578.27
60. 4D1	2,314.35	1.79%	14,068,430	1.57%	6,078.78
61. 4D	15,807.47	12.21%	88,444,735	9.88%	5,595.12
62. Total	129,442.76	100.00%	895,036,290	100.00%	6,914.53
Grass					
63. 1G1	11,262.04	42.93%	25,924,560	42.71%	2,301.94
64. 1G	8,774.39	33.45%	20,787,865	34.25%	2,369.15
65. 2G1	4,280.67	16.32%	9,426,350	15.53%	2,202.07
66. 2G	1,826.41	6.96%	4,283,880	7.06%	2,345.52
67. 3G1	15.68	0.06%	61,935	0.10%	3,949.94
68. 3G	67.75	0.26%	201,955	0.33%	2,980.89
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	7.34	0.03%	13,090	0.02%	1,783.38
71. Total	26,234.28	100.00%	60,699,635	100.00%	2,313.75
Irrigated Total					
Irrigated Total	78,750.47	32.63%	561,504,865	36.95%	7,130.18
Dry Total					
Dry Total	129,442.76	53.63%	895,036,290	58.90%	6,914.53
Grass Total					
Grass Total	26,234.28	10.87%	60,699,635	3.99%	2,313.75
72. Waste	6,245.40	2.59%	1,281,230	0.08%	205.15
73. Other	695.89	0.29%	1,049,280	0.07%	1,507.82
74. Exempt	2,952.71	1.22%	0	0.00%	0.00
75. Market Area Total	241,368.80	100.00%	1,519,571,300	100.00%	6,295.64

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	222.16	1,550,720	298.41	2,217,315	78,229.90	557,736,830	78,750.47	561,504,865
77. Dry Land	83.38	574,770	93.44	656,240	129,265.94	893,805,280	129,442.76	895,036,290
78. Grass	48.33	152,935	63.89	141,040	26,122.06	60,405,660	26,234.28	60,699,635
79. Waste	1.61	320	19.40	3,880	6,224.39	1,277,030	6,245.40	1,281,230
80. Other	0.00	0	0.00	0	695.89	1,049,280	695.89	1,049,280
81. Exempt	31.72	0	9.42	0	2,911.57	0	2,952.71	0
82. Total	355.48	2,278,745	475.14	3,018,475	240,538.18	1,514,274,080	241,368.80	1,519,571,300

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,750.47	32.63%	561,504,865	36.95%	7,130.18
Dry Land	129,442.76	53.63%	895,036,290	58.90%	6,914.53
Grass	26,234.28	10.87%	60,699,635	3.99%	2,313.75
Waste	6,245.40	2.59%	1,281,230	0.08%	205.15
Other	695.89	0.29%	1,049,280	0.07%	1,507.82
Exempt	2,952.71	1.22%	0	0.00%	0.00
Total	241,368.80	100.00%	1,519,571,300	100.00%	6,295.64

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 Clarkson	3	35,615	316	2,180,315	316	30,617,180	319	32,833,110	592,300
83.2 Clarkson Mh	0	0	9	76,850	10	529,695	10	606,545	0
83.3 Clarkson V	41	259,575	0	0	0	0	41	259,575	0
83.4 Howells	0	0	296	1,735,920	296	40,370,695	296	42,106,615	84,065
83.5 Howells Mh	0	0	2	11,750	2	38,125	2	49,875	0
83.6 Howells V	42	172,775	3	27,180	3	461,310	45	661,265	468,500
83.7 Leigh	0	0	217	1,527,970	218	23,977,885	218	25,505,855	0
83.8 Leigh V	43	249,155	5	33,025	5	708,125	48	990,305	501,625
83.9 Richland	0	0	45	133,825	46	3,081,545	46	3,215,370	0
83.10 Richland V	3	10,145	0	0	0	0	3	10,145	0
83.11 Rogers	0	0	34	112,735	35	2,187,955	35	2,300,690	62,800
83.12 Rogers Mh	0	0	3	5,920	3	61,855	3	67,775	0
83.13 Rogers V	6	19,960	0	0	0	0	6	19,960	0
83.14 Rural	281	3,803,280	369	24,240,755	397	77,112,430	678	105,156,465	857,935
83.15 Rural Mh	3	0	7	372,230	42	2,292,965	45	2,665,195	0
83.16 Rural V	91	7,490,470	3	101,850	3	400,670	94	7,992,990	0
83.17 Schuyler	4	133,950	1,594	52,127,895	1,595	234,931,515	1,599	287,193,360	2,872,825
83.18 Schuyler Mh	0	0	3	73,500	169	6,065,135	169	6,138,635	351,545
83.19 Schuyler Sub	10	161,600	125	7,608,865	132	35,769,915	142	43,540,380	168,000
83.20 Schuyler Sub Mh	0	0	6	120,000	60	1,065,785	60	1,185,785	0
83.21 Schuyler Sub V	38	737,510	3	176,815	3	525,390	41	1,439,715	446,720
83.22 Schuyler V	139	4,572,870	20	623,555	20	4,817,865	159	10,014,290	3,030,465
84 Residential Total	704	17,646,905	3,060	91,290,955	3,355	465,016,040	4,059	573,953,900	9,436,780

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clarkson	1	815	68	376,865	68	7,709,701	69	8,087,381	57,970
85.2	Clarkson V	14	67,355	0	0	0	0	14	67,355	0
85.3	Howells	0	0	55	148,685	56	4,175,995	56	4,324,680	0
85.4	Howells V	13	23,980	0	0	0	0	13	23,980	0
85.5	Leigh	0	0	56	229,285	57	6,475,370	57	6,704,655	38,025
85.6	Leigh Mh	0	0	1	3,190	1	131,930	1	135,120	0
85.7	Leigh V	9	34,015	1	1,940	1	270,175	10	306,130	270,175
85.8	Richland	0	0	9	46,875	9	1,126,145	9	1,173,020	0
85.9	Richland Mh	0	0	0	0	2	651,905	2	651,905	0
85.10	Richland V	7	18,225	1	36,190	1	2,325,055	8	2,379,470	2,286,555
85.11	Rogers	0	0	5	35,075	7	909,490	7	944,565	31,815
85.12	Rogers V	1	7,740	0	0	0	0	1	7,740	0
85.13	Rural	1	57,500	48	3,473,290	54	62,206,433	55	65,737,223	4,753,430
85.14	Rural Mh	0	0	0	0	1	9,580	1	9,580	0
85.15	Rural V	8	393,395	0	0	0	0	8	393,395	0
85.16	Schuyler	4	83,670	245	6,393,520	244	57,728,700	248	64,205,890	583,600
85.17	Schuyler Sub	0	0	1	56,150	1	284,885	1	341,035	0
85.18	Schuyler V	30	898,055	8	432,930	8	2,017,975	38	3,348,960	869,050
86	Commercial Total	88	1,584,750	498	11,233,995	510	146,023,339	598	158,842,084	8,890,620

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	9,897.97	42.53%	21,778,000	43.43%	2,200.25
88. 1G	7,879.98	33.86%	17,344,860	34.59%	2,201.13
89. 2G1	3,900.16	16.76%	7,826,610	15.61%	2,006.74
90. 2G	1,558.62	6.70%	3,128,080	6.24%	2,006.95
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	30.62	0.13%	57,965	0.12%	1,893.04
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	7.34	0.03%	13,090	0.03%	1,783.38
95. Total	23,274.69	100.00%	50,148,605	100.00%	2,154.64
CRP					
96. 1C1	614.93	31.70%	2,887,995	32.66%	4,696.46
97. 1C	651.96	33.61%	3,035,670	34.33%	4,656.22
98. 2C1	352.29	18.16%	1,557,120	17.61%	4,419.99
99. 2C	267.79	13.81%	1,155,800	13.07%	4,316.07
100. 3C1	15.68	0.81%	61,935	0.70%	3,949.94
101. 3C	37.13	1.91%	143,990	1.63%	3,878.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,939.78	100.00%	8,842,510	100.00%	4,558.51
Timber					
105. 1T1	749.14	73.46%	1,258,565	73.66%	1,680.01
106. 1T	242.45	23.77%	407,335	23.84%	1,680.08
107. 2T1	28.22	2.77%	42,620	2.49%	1,510.28
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	1,019.81	100.00%	1,708,520	100.00%	1,675.33
<hr/>					
Grass Total	23,274.69	88.72%	50,148,605	82.62%	2,154.64
CRP Total	1,939.78	7.39%	8,842,510	14.57%	4,558.51
Timber Total	1,019.81	3.89%	1,708,520	2.81%	1,675.33
<hr/>					
114. Market Area Total	26,234.28	100.00%	60,699,635	100.00%	2,313.75

**2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

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	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	475,840,439	545,228,800	69,388,361	14.58%	9,436,780	12.60%
02. Recreational	29,095,770	28,725,100	-370,670	-1.27%	0	-1.27%
03. Ag-Homesite Land, Ag-Res Dwelling	148,142,815	129,503,170	-18,639,645	-12.58%	1,474,160	-13.58%
04. Total Residential (sum lines 1-3)	653,079,024	703,457,070	50,378,046	7.71%	10,910,940	6.04%
05. Commercial	111,004,226	129,702,991	18,698,765	16.85%	8,890,620	8.84%
06. Industrial	28,146,845	29,139,093	992,248	3.53%	0	3.53%
07. Total Commercial (sum lines 5-6)	139,151,071	158,842,084	19,691,013	14.15%	8,890,620	7.76%
08. Ag-Farmsite Land, Outbuildings	98,213,067	112,142,660	13,929,593	14.18%	1,799,905	12.35%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,912,740	2,104,960	192,220	10.05%		
11. Total Non-Agland (sum lines 8-10)	100,125,807	114,247,620	14,121,813	14.10%	1,799,905	12.31%
12. Irrigated	469,875,340	561,504,865	91,629,525	19.50%		
13. Dryland	863,642,805	895,036,290	31,393,485	3.64%		
14. Grassland	57,476,130	60,699,635	3,223,505	5.61%		
15. Wasteland	979,460	1,281,230	301,770	30.81%		
16. Other Agland	1,026,860	1,049,280	22,420	2.18%		
17. Total Agricultural Land	1,393,000,595	1,519,571,300	126,570,705	9.09%		
18. Total Value of all Real Property (Locally Assessed)	2,285,356,497	2,496,118,074	210,761,577	9.22%	21,601,465	8.28%

2025 Assessment Survey for Colfax County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	NA
3.	Other full-time employees:
	Three
4.	Other part-time employees:
	1 apprentice a few hours a day
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$334,930
7.	Adopted budget, or granted budget if different from above:
	\$334,930 All of the cost of health care and benefits are paid from the county general budget, not the assessor's budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	There is no separate fund. The County Board approves a budget for contracted services separate from the assessor budget. For 2025 the amount was \$16,500 for the reappraisal project.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$18,000 for MIPS, \$22,000 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	\$18,000

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, the county continues to maintain the cadastral maps.
5.	If so, who maintains the Cadastral Maps?
	Assessor office staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	https://beacon.schneidercorp.com
8.	Who maintains the GIS software and maps?
	Assessor office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagleview-Pictometry
10.	When was the aerial imagery last updated?
	Pictometry completed second set of imagery in April of 2023

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	All except Leigh and Rogers
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	NA for 2025
2.	GIS Services:
	Beacon Schneider , select parcel maintenance and some in house
3.	Other services:
	Eagleview Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Kubert Appraisal Group
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	To be a licensed, or certified appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2025 Residential Assessment Survey for Colfax County

1.	Valuation data collection done by:
	Assessor, Appraiser and Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is the primary method used to estimate market value, with Marshall and Swift costing used as the cost estimator. Depreciation is developed from the local market.
3.	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?
	Tables are developed by the county, and the Schuyler residential developed by Stanard Appraisal.
4.	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
5.	Describe the methodology used to determine the residential lot values?
	The county conducts an analysis of vacant lot sales as the primary method of establishing residential lot values.
6.	How are rural residential site values developed?
	A study was completed using vacant lot sales with additional value added with the septic, well and electrical amenities.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2025 Commercial Assessment Survey for Colfax County

1.	Valuation data collection done by:
	Assessor, Appraiser and Office Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county hires specialized appraisers and searches for comparable sales in other counties.
3.	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?
	The county develops depreciation tables.
4.	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; in some cases depreciation is developed for individual occupancy codes or groups.
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lots are valued primarily using market information derived from vacant lot sales.

2025 Agricultural Assessment Survey for Colfax County

1.	Valuation data collection done by:
	Assessor, Appraiser and Office Staff
2.	Describe the process used to determine and monitor market areas.
	The county plots and analyzes sales to annually monitor the potential for different markets.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The county calls and fills out questionnaires with an interview, verifies land use, and physically reviews parcels. They also call landowners if there are any questions from the review. If questions remain, the county will drive to the property for on-site review if the parcel is accessible.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes; both have a first acre valued at \$30,000; beginning in 2022. Secondary site acres are valued at \$5,000 for both ag and rural residential sites.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Since there are no feedlot sales, the county took an average of the dry land capability group values. This methodology was based on the fact that the land owner could put the land back into crop ground.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The county relies on sales analysis and sales review to identify any potential influences. The county has used their own sales and also gathered and reviewed sales from nearby counties to analyze the market for WRP acres.
6a.	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>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	No
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

COLFAX COUNTY ASSESSOR
BILL WHITE
411 E. 11TH STREET
SCHUYLER, NE. 68661

June 1, 2024

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

Respectively Submitted

William P. White
Colfax County Assessor

GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract
Colfax County has a total parcel count of 8,442 parcels.

Residential-----	3,779
Industrial-----	4
Commercial-----	591
Agricultural-----	3,831
Rec land-----	237
Exempt-----	514

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

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

Budget

(FY2024-25 budget request may differ from the final budget adopted by the County Board of Commissioners)

2024 General Budget: \$337,525

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

Policy Manual

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

Responsibilities

Record maintenance: Cadastral Maps

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

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

Report Generation

County Abstract of Assessment Report for Real Property must be completed and certified by the county assessor on or before March 19, to the Property Tax Administrator (Reg. 60-004.03), (Statute 77-1514).

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

School District Taxable Value Report: Pursuant to Section 79-1016 the assessor on or before Aug. 25, shall provide the current values, by property class, for the county, school districts and supplement TIF information if applicable, to the Property Tax Administrator.

Tax List Corrections: Tax list corrections are generated to correct clerical errors (77-128), any overvalued, undervalued, and omitted real property.

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

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

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

Homestead Exemptions

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

Filing for Personal Property

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

Real Property

3 Year Plan

2024 Inspection Plan

Rural acreages and ag residencies in 20-2, 20-3, and 20-4 (Townships Stanton, Adams, and Lincoln) will be inspected along with Land Use Review. Communities of Leigh, Clarkson, and Howells will have a lot pricing study for possible 2025 adjustments. Sales across County will be analyzed, and necessary adjustments to economic depreciation due to market factors will be applied to maintain an acceptable level of value per state statute.

Secure an Engagement Letter for Commercial Appraisal Services with Kubert Appraisal Group for Excel Corp and Cargil Meat Solutions, Schuyler. The use of this report is for 2025 Tax Assessment Year. *Note: This industrial tract is adjusted yearly by Bill Kaiser Appraisal services. Due to pending retirement, we are reaching out to an new industrial appraiser.*

2025 Inspection Plan

Rural acreages and ag residencies in 19-2, 19-3, and 19-4 (Townships Wilson, Midland, and Maple Creek) will be inspected along with Land Use Review. Sales across County will be analyzed, and necessary adjustments to economic depreciation due to market factors will be applied to maintain an acceptable level of value per state statute.

Completion of Excel Corp and Cargil Meat Solutions, Schuyler inspection for 2025 Abstract of Assessment of Real Property.

2026 Inspection Plan

Rural acreages and ag residencies in 18-2, 18-3, and 18-4 (Townships Shell Creek, Grant, and Colfax) will be inspected along with Land Use Review. Sales across County will be analyzed, and necessary adjustments to economic depreciation due to market factors will be applied to maintain an acceptable level of value per state statute.

In tax year 2026, Colfax County will conduct aerial flights from our vendor Eagleview Pictometry. Our office will use their software, Change Finder to conduct review of Land Use and changes to buildings and improvements throughout the County. This data up-date will also be used for continuation of Inspection Plan (2027) for remaining Townships.

2027 Inspection Plan tentative

Rural acreages and ag residencies in 16-2, 16-3, 17-2, 17-3, and 17-4 (Townships Richland, Schuyler, and Rogers) will be inspected along with Land Use Review. Community of Schuyler and Suburban area will require outside appraisal services for Inspection Plan (2028). Sales across County will be analyzed, and necessary adjustments

to economic depreciation due to market factors will be applied to maintain an acceptable level of value per state statute.

2028 Inspection Plan tentative

Start the revaluation of Schuyler and Suburban area for tax year 2029. See chart below:

6 Year Review Plan													
Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Schuyler & Suburban Residential	Yellow						Yellow						Yellow
Commercial Area 1	Yellow						Yellow						Yellow
Leigh, Clarkson, Howells Residential		Green						Green					
Commercial Area 2		Green						Green					
Rural Acreages & Ag Residences (TWP 20)		Orange	Orange					Orange	Orange				
Rural Acreages & Ag Residences (TWP 19)			Orange	Orange					Orange	Orange			
Rural Acreages & Ag Residences (TWP 18)				Orange	Orange					Orange	Orange		
Rural Acreages & Ag Residences (TWP 16 & 17)					Orange	Orange					Orange	Orange	

Other Events

CAMA Coding: This office will be conducting a review of our CAMA coding for Residential, Commercial, and Agricultural. The goal of this review is consistency in coding for use and zoning. This project will begin in 2024, continue throughout 2025 to be implemented for tax year 2026.

Tax Districts: This office will be conducting a review of the taxing districts in Colfax

County to consolidate districts with the Political Subdivisions. Currently, there are 44 taxing districts distinct from the municipalities of Colfax County. Many of these districts share identical mill levy attributes.

2024 Level of Value

Residential

The 2024 level of value is Assessment Ratio: 96, COD 13.88 and the PRD: 103.08

Commercial

The 2024 level of value is Assessment Ratio: 100, COD 35.26 and the PRD:104.39

Agricultural

For 2024 the level of value was Assessment Ratio:75, COD: 15.64 and the PRD: 101.52

Pick-up Work

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

Sales Review

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

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