

NEBRASKA

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DEPARTMENT OF REVENUE

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

GARFIELD COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Garfield 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 Garfield 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 cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Kali Bolli, Garfield 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.

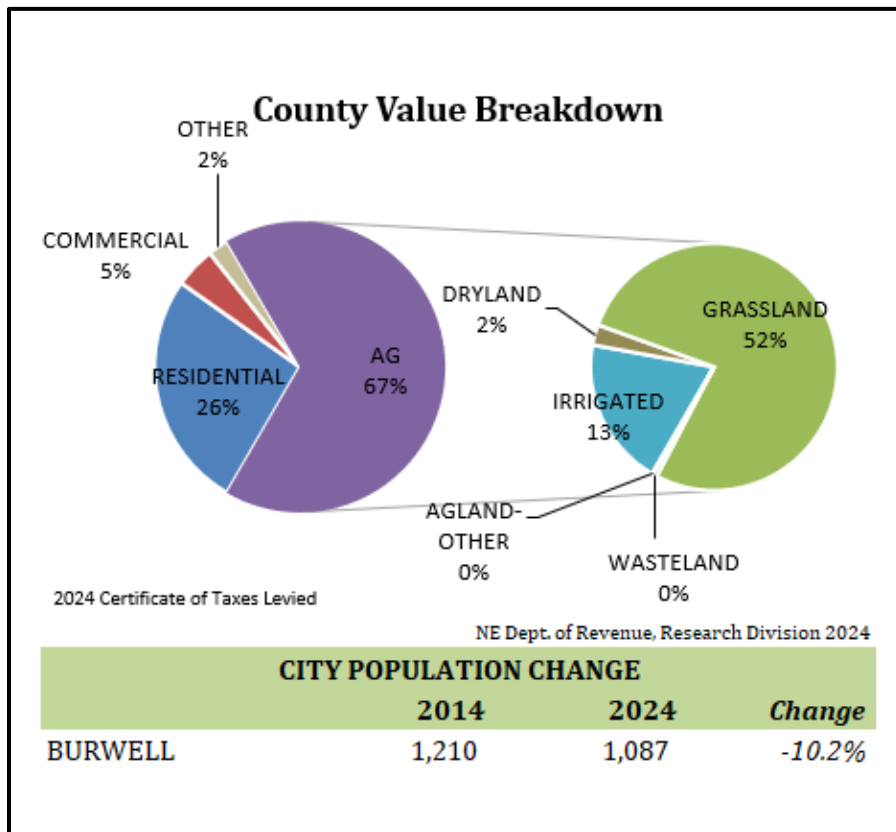
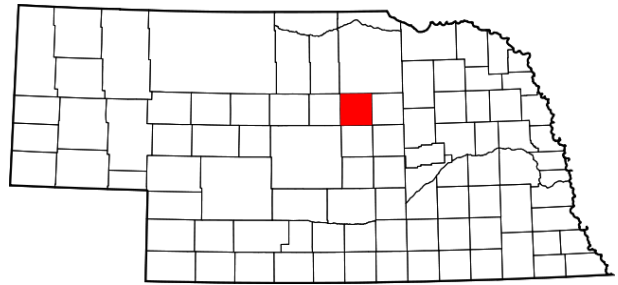
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 570 square miles, Garfield County has 1,763 residents, per the Census Bureau Quick Facts for 2023, a 3% population decline from the 2020 U.S. Census. Reports indicate that 74% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$141,170 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Garfield County are located in and around Burwell, the county seat. According to information available from the U.S. Census Bureau, there are 96 employer establishments with total employment of 607, representing a 6% decrease. Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. Grassland makes up a majority of the land in the county. Garfield County is included in the Lower Loup Natural Resources District (NRD).

A small portion of Calamus Lake is located on the western edge of Garfield County. The Lake offers some of the state's finest recreational opportunities including camping, fishing, boating, and hunting.

2025 Residential Correlation for Garfield 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.

Sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor utilizes a sales questionnaire to aid in the verification of sales that are not obviously non-arm's length and provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm's length transactions have been made available for measurement purposes.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Garfield county consists of three valuation groups defined by the assessor locations of Burwell, Calamus and the remaining rural areas. Valuation Group 3 includes the rapidly developing recreational area near Calamus Lake that consists of seasonal and year-round properties within subdivisions, rental campgrounds, small businesses, and a golf course. Majority of the campground rentals are rented year-round, the campers including built on porches, bars, and privacy fences. New subdivisions are currently being developed.

The six-year inspection and review cycle of the county is examined. Residential properties are valued by a contract appraiser, including pick-up work and revaluations. The county remains in compliance with statutory requirements. The inspection includes new pictures and measurements if needed. A review of the interior or further information from the property owner is requested by the contract appraiser if available. The assessor has indicated the intention to update depreciation and costing tables for rural residential when reviewed in 2025 for the 2026 assessment year.

The county assessor has a written methodology on file.

2025 Residential Correlation for Garfield County

2025 Residential Assessment Details for Garfield 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	Burwell	2020	2020	2023	2020-2023	5% increase to improvements by adjusting map factor
2	Calamus	2020	2020	2020	2023	10% increase to improvements by adjusting map factor
3	Rural	2018	2020	2017	2024	
Additional comments: Pick-up work was completed by the contract appraiser and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The residential class consists of 51 sales with all three measures of central tendency within acceptable range. The COD is within acceptable range. The PRD is above acceptable range. An array of the sales by dollar incremental ranges demonstrates a regressive pattern, that needs to be corrected through reappraisal.

The Garfield County Assessor has two valuation groups with a sufficient number of sales. Valuation Group 1 consists of the majority of sales; two of the three measures of central tendency are within acceptable range; the weighted mean is slightly low. The COD is within acceptable range; however, the PRD is high. Valuation Group 2 has all three measures of central tendency and qualitative measures in acceptable range.

Property Type 7 has a median below acceptable range; the measures of central tendency correlate, and the COD and PRD are within acceptable range. Two of the four ratios in the sample are within the acceptable range, and the median is an average of an 84% ratio and a 94% ratio; the subclass is not reliable for measurement purposes.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows changes consistent with the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments for residential property in Garfield County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

2025 Residential Correlation for Garfield County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	39	92.28	98.50	91.38	23.23	107.79
2	7	93.53	93.38	95.25	10.18	98.04
3	5	98.41	116.29	101.79	38.01	114.25
____ALL____	51	94.80	99.54	92.89	22.69	107.16

Level of Value

Based on analysis of all available information, the level of value for the residential property in Garfield County is 95%.

2025 Commercial Correlation for Garfield 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.

Sales qualification and verification processes are reviewed. The sales usability rate for the commercial class is near the statewide average. The county assessor utilizes a sales questionnaire to aid in the verification of sales that are not obviously non-arm’s length and provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm’s length transactions have been made available for measurement purposes.

The county assessor uses one valuation group due to the low number of commercial parcels within the county. The six-year inspection and review cycle of the county is examined. Commercial properties are valued by a contract appraiser, including pick-up work and revaluations. The county remains in compliance with statutory requirements. The inspection includes new pictures and measurements if needed. The contract appraiser enters commercial businesses for interior inspection if granted access.

2025 Commercial Assessment Details for Garfield 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	Burwell, Calamus & Rural	2024*	2020	2016-2024*	2024*	Lot study conducted for Burwell
<u>Additional comments:</u> All commercial properties were physically reviewed by the contract appraiser.						
* = assessment action for current year						

Description of Analysis

The statistical sample in the commercial class consists of 9 sales, with all three measures of central tendency within acceptable range. The COD and PRD are within acceptable range recommended by IAAO.

A review of the assessment practices indicates that commercial property in the county has been appraised on a similar cycle as residential property in the county, which supports that values in the commercial class have kept pace with the market.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicates that the sales file only increased 1% while the

2025 Commercial Correlation for Garfield County

abstract increased 22%. One sold property had a large value decrease, the median did shift from 77% to 99%, suggesting a 27% increase to the sale, which is more in line with the population. The sales file is believed to be too small to adequately represent the changes from the reappraisal; however, overall, review of the data supports that values were equitably changed.

Equalization and Quality of Assessment

The review of the assessment practices by the county assessor supported that commercial property assessment in Garfield County comply with generally accepted mass appraisal techniques and are uniformly assessed.

Level of Value

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

2025 Agricultural Correlation for Garfield 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.

Sales qualification and verification processes are reviewed. The sales usability rate for the agricultural class is near the statewide average. The county assessor utilizes a sales questionnaire to aid in the verification of sales that are not obviously non-arm’s-length. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm’s length transactions have been made available for measurement purposes.

One agricultural market area is used in Garfield County for analyzing agricultural sales. The county assessor reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county. A contract appraiser reviews all agricultural improvements. The inspection includes taking new pictures and measurements if needed. Staff members utilize aerial imagery to review primary use of the parcel as well as land use. The local NRD also provides land use change information to the assessor if requested. Feedlots have been identified by the county assessor as intensive use. Feedlots are currently valued using a three-tiered approach ranging from \$500 per acre to \$1500 per acre. The county assessor should evaluate this three-tiered approach for the next appraisal cycle, as it was implemented many years ago by the previous assessor.

There are special valuation applications on file, however, the Garfield County Assessor does not currently recognize any special valuation in the county.

2025 Agricultural Assessment Details for Garfield 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	2018	2020	2022	2017-2024	
AB DW	Agricultural dwellings	2018	2020	2022	2017-2024	
Additional comments:						
Pick-up work was completed by the contract appraiser and placed on the assessment roll.						
* = assessment action for current year						

2025 Agricultural Correlation for Garfield County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2017-2024*	Irrigated land 15% increase Dryland 5% increase Grassland 25% increase
Additional comments:			
* = assessment action for current year			

Description of Analysis

The statistical sample for the agricultural class includes 16 sales. All three measures of central tendency are within the acceptable range, the COD is slightly high and reflects volatility in the market during the three-year study period.

A review of each class by 80% Majority Land Use (MLU) indicates that majority of sales are grassland; all three measures of central tendency and qualitative measures are within acceptable range. There are too few sales of irrigated land for measurement purposes. Comparison of acre values with neighboring counties shows comparable agricultural land values.

A review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows the value changed consistent with the reported actions of the county assessor.

Equalization and Quality of Assessment

Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Garfield County complies with generally accepted mass appraisal techniques. Agricultural improvements are equalized and assessed at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	55.74	55.74	51.78	23.54	107.65
1	2	55.74	55.74	51.78	23.54	107.65
<u> Grass </u>						
County	11	69.42	73.61	74.42	21.69	98.91
1	11	69.42	73.61	74.42	21.69	98.91
<u> ALL </u>	16	69.14	72.00	69.11	25.95	104.18

Level of Value

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

2025 Opinions of the Property Tax Administrator for Garfield 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Garfield County

Residential Real Property - Current

Number of Sales	51	Median	94.80
Total Sales Price	\$8,560,375	Mean	99.54
Total Adj. Sales Price	\$8,560,375	Wgt. Mean	92.89
Total Assessed Value	\$7,951,601	Average Assessed Value of the Base	\$136,141
Avg. Adj. Sales Price	\$167,850	Avg. Assessed Value	\$155,914

Confidence Interval - Current

95% Median C.I	87.94 to 98.47
95% Wgt. Mean C.I	86.36 to 99.42
95% Mean C.I	90.86 to 108.22
% of Value of the Class of all Real Property Value in the County	20.05
% of Records Sold in the Study Period	5.39
% of Value Sold in the Study Period	6.17

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	63	96	96.22
2023	71	96	95.71
2022	75	92	92.06
2021	79	97	96.77

2025 Commission Summary for Garfield County

Commercial Real Property - Current

Number of Sales	9	Median	98.60
Total Sales Price	\$2,239,500	Mean	91.93
Total Adj. Sales Price	\$2,239,500	Wgt. Mean	93.95
Total Assessed Value	\$2,104,047	Average Assessed Value of the Base	\$201,066
Avg. Adj. Sales Price	\$248,833	Avg. Assessed Value	\$233,783

Confidence Interval - Current

95% Median C.I	89.96 to 100.76
95% Wgt. Mean C.I	74.38 to 113.53
95% Mean C.I	71.83 to 112.03
% of Value of the Class of all Real Property Value in the County	4.85
% of Records Sold in the Study Period	5.81
% of Value Sold in the Study Period	6.75

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	11	100	94.16
2023	14	100	98.96
2022	6	100	97.01
2021	8	100	95.85

36 Garfield
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 : 51
Total Sales Price : 8,560,375
Total Adj. Sales Price : 8,560,375
Total Assessed Value : 7,951,601
Avg. Adj. Sales Price : 167,850
Avg. Assessed Value : 155,914

MEDIAN : 95
WGT. MEAN : 93
MEAN : 100
COD : 22.69
PRD : 107.16

COV : 31.79
STD : 31.64
Avg. Abs. Dev : 21.51
MAX Sales Ratio : 227.03
MIN Sales Ratio : 53.06

95% Median C.I. : 87.94 to 98.47
95% Wgt. Mean C.I. : 86.36 to 99.42
95% Mean C.I. : 90.86 to 108.22

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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	8	107.19	105.94	102.07	11.91	103.79	74.31	151.51	74.31 to 151.51	208,658	212,971	
01-JAN-23 To 31-MAR-23	3	98.47	99.86	97.09	10.91	102.85	84.45	116.67	N/A	82,500	80,098	
01-APR-23 To 30-JUN-23	8	108.39	122.75	107.35	36.99	114.35	72.78	227.03	72.78 to 227.03	126,363	135,646	
01-JUL-23 To 30-SEP-23	8	93.48	103.93	92.02	22.24	112.94	74.07	155.25	74.07 to 155.25	137,000	126,063	
01-OCT-23 To 31-DEC-23	10	81.63	84.66	80.45	24.39	105.23	53.18	135.57	57.46 to 109.12	153,600	123,571	
01-JAN-24 To 31-MAR-24	1	139.62	139.62	139.62	00.00	100.00	139.62	139.62	N/A	127,500	178,011	
01-APR-24 To 30-JUN-24	6	90.01	86.77	84.48	12.01	102.71	53.06	104.66	53.06 to 104.66	165,667	139,959	
01-JUL-24 To 30-SEP-24	7	97.35	87.05	88.36	15.86	98.52	53.98	111.29	53.98 to 111.29	268,459	237,200	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	27	98.41	109.65	100.35	24.29	109.27	72.78	227.03	85.49 to 116.67	149,025	149,545	
01-OCT-23 To 30-SEP-24	24	90.48	88.17	86.27	19.85	102.20	53.06	139.62	74.36 to 98.25	189,030	163,078	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	29	92.16	102.06	91.76	27.35	111.22	53.18	227.03	83.81 to 109.12	134,152	123,092	
<u>ALL</u>	51	94.80	99.54	92.89	22.69	107.16	53.06	227.03	87.94 to 98.47	167,850	155,914	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	39	92.28	98.50	91.38	23.23	107.79	53.06	156.32	84.45 to 104.66	160,926	147,048	
2	7	93.53	93.38	95.25	10.18	98.04	74.31	107.66	74.31 to 107.66	236,752	225,503	
3	5	98.41	116.29	101.79	38.01	114.25	53.18	227.03	N/A	125,400	127,640	
<u>ALL</u>	51	94.80	99.54	92.89	22.69	107.16	53.06	227.03	87.94 to 98.47	167,850	155,914	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	47	96.98	100.69	93.46	23.21	107.74	53.06	227.03	87.94 to 104.66	169,572	158,484	
06												
07	4	88.26	86.09	85.16	07.60	101.09	74.31	93.53	N/A	147,625	125,717	
<u>ALL</u>	51	94.80	99.54	92.89	22.69	107.16	53.06	227.03	87.94 to 98.47	167,850	155,914	

**36 Garfield
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 : 51
 Total Sales Price : 8,560,375
 Total Adj. Sales Price : 8,560,375
 Total Assessed Value : 7,951,601
 Avg. Adj. Sales Price : 167,850
 Avg. Assessed Value : 155,914

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 100
 COD : 22.69
 PRD : 107.16

COV : 31.79
 STD : 31.64
 Avg. Abs. Dev : 21.51
 MAX Sales Ratio : 227.03
 MIN Sales Ratio : 53.06

95% Median C.I. : 87.94 to 98.47
 95% Wgt. Mean C.I. : 86.36 to 99.42
 95% Mean C.I. : 90.86 to 108.22

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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	128.18	128.18	126.36	08.98	101.44	116.67	139.68	N/A	19,000	24,009
Ranges Excl. Low \$											
Greater Than 4,999	51	94.80	99.54	92.89	22.69	107.16	53.06	227.03	87.94 to 98.47	167,850	155,914
Greater Than 14,999	51	94.80	99.54	92.89	22.69	107.16	53.06	227.03	87.94 to 98.47	167,850	155,914
Greater Than 29,999	49	93.53	98.37	92.74	22.45	106.07	53.06	227.03	86.89 to 98.41	173,926	161,298
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	128.18	128.18	126.36	08.98	101.44	116.67	139.68	N/A	19,000	24,009
30,000 TO 59,999	3	151.51	130.40	128.71	15.58	101.31	84.45	155.25	N/A	49,333	63,496
60,000 TO 99,999	10	102.57	118.84	119.84	29.60	99.17	74.36	227.03	74.36 to 150.42	76,300	91,442
100,000 TO 149,999	6	100.70	112.50	110.85	22.36	101.49	85.49	156.32	85.49 to 156.32	132,900	147,321
150,000 TO 249,999	22	88.20	83.85	83.81	14.66	100.05	53.06	108.02	74.07 to 96.98	190,272	159,474
250,000 TO 499,999	7	83.81	88.97	89.84	19.46	99.03	64.42	111.29	64.42 to 111.29	298,286	267,966
500,000 TO 999,999	1	98.25	98.25	98.25	00.00	100.00	98.25	98.25	N/A	540,000	530,573
1,000,000 +											
ALL	51	94.80	99.54	92.89	22.69	107.16	53.06	227.03	87.94 to 98.47	167,850	155,914

36 Garfield
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 : 9
Total Sales Price : 2,239,500
Total Adj. Sales Price : 2,239,500
Total Assessed Value : 2,104,047
Avg. Adj. Sales Price : 248,833
Avg. Assessed Value : 233,783

MEDIAN : 99
WGT. MEAN : 94
MEAN : 92
COD : 13.80
PRD : 97.85

COV : 28.45
STD : 26.15
Avg. Abs. Dev : 13.61
MAX Sales Ratio : 126.44
MIN Sales Ratio : 28.41

95% Median C.I. : 89.96 to 100.76
95% Wgt. Mean C.I. : 74.38 to 113.53
95% Mean C.I. : 71.83 to 112.03

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	5	98.60	89.60	93.72	20.91	95.60	28.41	126.44	N/A	386,400	362,131	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22	1	100.76	100.76	100.76	00.00	100.00	100.76	100.76	N/A	62,500	62,972	
01-JUL-22 To 30-SEP-22												
01-OCT-22 To 31-DEC-22												
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23	1	90.04	90.04	90.04	00.00	100.00	90.04	90.04	N/A	50,000	45,022	
01-JUL-23 To 30-SEP-23												
01-OCT-23 To 31-DEC-23												
01-JAN-24 To 31-MAR-24	1	89.96	89.96	89.96	00.00	100.00	89.96	89.96	N/A	80,000	71,967	
01-APR-24 To 30-JUN-24												
01-JUL-24 To 30-SEP-24	1	98.63	98.63	98.63	00.00	100.00	98.63	98.63	N/A	115,000	113,429	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	6	99.21	91.46	93.94	17.68	97.36	28.41	126.44	28.41 to 126.44	332,417	312,272	
01-OCT-22 To 30-SEP-23	1	90.04	90.04	90.04	00.00	100.00	90.04	90.04	N/A	50,000	45,022	
01-OCT-23 To 30-SEP-24	2	94.30	94.30	95.07	04.60	99.19	89.96	98.63	N/A	97,500	92,698	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	1	100.76	100.76	100.76	00.00	100.00	100.76	100.76	N/A	62,500	62,972	
01-JAN-23 To 31-DEC-23	1	90.04	90.04	90.04	00.00	100.00	90.04	90.04	N/A	50,000	45,022	
<u>ALL</u>	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783	
<u>ALL</u>	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	8	96.68	87.62	92.79	12.24	94.43	28.41	100.76	28.41 to 100.76	270,313	250,836	
04	1	126.44	126.44	126.44	00.00	100.00	126.44	126.44	N/A	77,000	97,361	
<u>ALL</u>	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783	

**36 Garfield
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 : 9
 Total Sales Price : 2,239,500
 Total Adj. Sales Price : 2,239,500
 Total Assessed Value : 2,104,047
 Avg. Adj. Sales Price : 248,833
 Avg. Assessed Value : 233,783

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 92
 COD : 13.80
 PRD : 97.85

COV : 28.45
 STD : 26.15
 Avg. Abs. Dev : 13.61
 MAX Sales Ratio : 126.44
 MIN Sales Ratio : 28.41

95% Median C.I. : 89.96 to 100.76
 95% Wgt. Mean C.I. : 74.38 to 113.53
 95% Mean C.I. : 71.83 to 112.03

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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											
Ranges Excl. Low \$											
Greater Than 4,999	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783
Greater Than 14,999	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783
Greater Than 29,999	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	90.04	90.04	90.04	00.00	100.00	90.04	90.04	N/A	50,000	45,022
60,000 TO 99,999	3	100.76	105.72	105.83	12.07	99.90	89.96	126.44	N/A	73,167	77,433
100,000 TO 149,999	2	96.69	96.69	96.50	02.01	100.20	94.75	98.63	N/A	127,500	123,040
150,000 TO 249,999	1	28.41	28.41	28.41	00.00	100.00	28.41	28.41	N/A	170,000	48,294
250,000 TO 499,999											
500,000 TO 999,999	2	99.21	99.21	99.18	00.61	100.03	98.60	99.81	N/A	772,500	766,176
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	9	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783

36 Garfield
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 : 9
 Total Sales Price : 2,239,500
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 Total Assessed Value : 2,104,047
 Avg. Adj. Sales Price : 248,833
 Avg. Assessed Value : 233,783

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 92
 COD : 13.80
 PRD : 97.85

COV : 28.45
 STD : 26.15
 Avg. Abs. Dev : 13.61
 MAX Sales Ratio : 126.44
 MIN Sales Ratio : 28.41

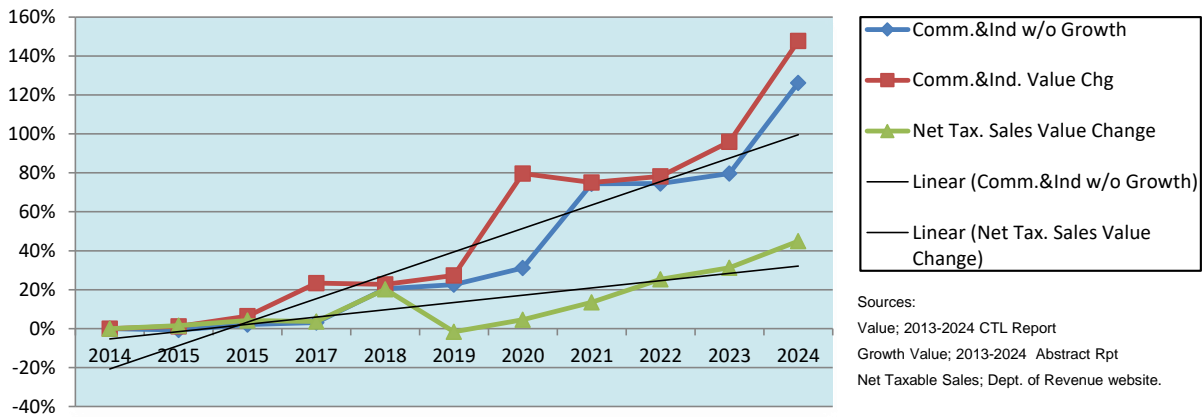
95% Median C.I. : 89.96 to 100.76
 95% Wgt. Mean C.I. : 74.38 to 113.53
 95% Mean C.I. : 71.83 to 112.03

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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
303	1	28.41	28.41	28.41	00.00	100.00	28.41	28.41	N/A	170,000	48,294
342	1	89.96	89.96	89.96	00.00	100.00	89.96	89.96	N/A	80,000	71,967
344	2	94.34	94.34	96.03	04.56	98.24	90.04	98.63	N/A	82,500	79,226
511	1	94.75	94.75	94.75	00.00	100.00	94.75	94.75	N/A	140,000	132,650
602	1	126.44	126.44	126.44	00.00	100.00	126.44	126.44	N/A	77,000	97,361
612	1	99.81	99.81	99.81	00.00	100.00	99.81	99.81	N/A	745,000	743,573
702	1	98.60	98.60	98.60	00.00	100.00	98.60	98.60	N/A	800,000	788,779
851	1	100.76	100.76	100.76	00.00	100.00	100.76	100.76	N/A	62,500	62,972
<u>ALL</u>	<u>9</u>	98.60	91.93	93.95	13.80	97.85	28.41	126.44	89.96 to 100.76	248,833	233,783

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	\$ 10,123,995	\$ 331,295	3.27%	\$ 9,792,700		\$ 19,660,359	
2014	\$ 10,246,040	\$ 194,570	1.90%	\$ 10,051,470	-0.72%	\$ 19,952,959	1.49%
2015	\$ 10,775,321	\$ 437,440	4.06%	\$ 10,337,881	0.90%	\$ 20,473,515	2.61%
2015	\$ 12,490,760	\$ 2,050,716	16.42%	\$ 10,440,044	-3.11%	\$ 20,390,786	-0.40%
2017	\$ 12,429,337	\$ 231,486	1.86%	\$ 12,197,851	-2.35%	\$ 23,636,292	15.92%
2018	\$ 12,885,567	\$ 472,282	3.67%	\$ 12,413,285	-0.13%	\$ 19,339,823	-18.18%
2019	\$ 18,192,497	\$ 4,913,961	27.01%	\$ 13,278,536	3.05%	\$ 20,555,877	6.29%
2020	\$ 17,727,769	\$ 68,012	0.38%	\$ 17,659,757	-2.93%	\$ 22,319,796	8.58%
2021	\$ 18,037,608	\$ 362,702	2.01%	\$ 17,674,906	-0.30%	\$ 24,640,605	10.40%
2022	\$ 19,834,420	\$ 1,644,024	8.29%	\$ 18,190,396	0.85%	\$ 25,813,170	4.76%
2023	\$ 25,079,705	\$ 2,175,228	8.67%	\$ 22,904,477	15.48%	\$ 28,490,847	10.37%
2024	\$ 25,005,647	\$ 470,203	1.88%	\$ 24,535,444	-2.17%	\$ 29,377,186	3.11%
Ann %chg	9.33%			Average	0.78%	3.94%	4.09%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.72%	1.21%	1.49%
2015	2.11%	6.43%	4.14%
2016	3.12%	23.38%	3.72%
2017	20.48%	22.77%	20.22%
2018	22.61%	27.28%	-1.63%
2019	31.16%	79.70%	4.55%
2020	74.43%	75.11%	13.53%
2021	74.58%	78.17%	25.33%
2022	79.68%	95.91%	31.30%
2023	126.24%	147.73%	44.92%
2024	142.35%	146.99%	49.42%

County Number	36
County Name	Garfield

36 Garfield
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 : 16
Total Sales Price : 16,354,637
Total Adj. Sales Price : 16,354,637
Total Assessed Value : 11,302,143
Avg. Adj. Sales Price : 1,022,165
Avg. Assessed Value : 706,384

MEDIAN : 69
WGT. MEAN : 69
MEAN : 72
COD : 25.95
PRD : 104.18

COV : 33.53
STD : 24.14
Avg. Abs. Dev : 17.94
MAX Sales Ratio : 117.08
MIN Sales Ratio : 33.70

95% Median C.I. : 54.86 to 81.43
95% Wgt. Mean C.I. : 54.51 to 83.71
95% Mean C.I. : 59.14 to 84.86

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	2	69.06	69.06	62.02	15.88	111.35	58.09	80.02	N/A	670,000	415,536
01-JAN-22 To 31-MAR-22	2	110.95	110.95	113.04	03.58	98.15	106.98	114.91	N/A	933,450	1,055,164
01-APR-22 To 30-JUN-22	1	60.74	60.74	60.74	00.00	100.00	60.74	60.74	N/A	640,000	388,705
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	5	60.68	69.16	63.82	36.88	108.37	33.70	117.08	N/A	1,113,750	710,811
01-JAN-23 To 31-MAR-23	2	61.86	61.86	64.93	11.32	95.27	54.86	68.85	N/A	577,350	374,889
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23	2	70.48	70.48	70.25	01.50	100.33	69.42	71.53	N/A	1,907,144	1,339,727
01-JAN-24 To 31-MAR-24	1	42.62	42.62	42.62	00.00	100.00	42.62	42.62	N/A	1,550,000	660,580
01-APR-24 To 30-JUN-24	1	78.14	78.14	78.14	00.00	100.00	78.14	78.14	N/A	420,000	328,170
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	5	80.02	84.15	86.57	25.76	97.20	58.09	114.91	N/A	769,380	666,021
01-OCT-22 To 30-SEP-23	7	60.68	67.07	64.01	29.63	104.78	33.70	117.08	33.70 to 117.08	960,493	614,834
01-OCT-23 To 30-SEP-24	4	70.48	65.43	63.42	13.35	103.17	42.62	78.14	N/A	1,446,072	917,051
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	8	71.09	78.56	74.95	37.35	104.82	33.70	117.08	33.70 to 117.08	1,009,456	756,636
01-JAN-23 To 31-DEC-23	4	69.14	66.17	69.01	06.23	95.88	54.86	71.53	N/A	1,242,247	857,308
<u>ALL</u>	16	69.14	72.00	69.11	25.95	104.18	33.70	117.08	54.86 to 81.43	1,022,165	706,384

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	16	69.14	72.00	69.11	25.95	104.18	33.70	117.08	54.86 to 81.43	1,022,165	706,384
<u>ALL</u>	16	69.14	72.00	69.11	25.95	104.18	33.70	117.08	54.86 to 81.43	1,022,165	706,384

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	6	73.78	80.84	82.87	25.98	97.55	54.86	114.91	54.86 to 114.91	927,398	768,500
1	6	73.78	80.84	82.87	25.98	97.55	54.86	114.91	54.86 to 114.91	927,398	768,500
<u>ALL</u>	16	69.14	72.00	69.11	25.95	104.18	33.70	117.08	54.86 to 81.43	1,022,165	706,384

36 Garfield
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 : 16
 Total Sales Price : 16,354,637
 Total Adj. Sales Price : 16,354,637
 Total Assessed Value : 11,302,143
 Avg. Adj. Sales Price : 1,022,165
 Avg. Assessed Value : 706,384

MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 72
 COD : 25.95
 PRD : 104.18

COV : 33.53
 STD : 24.14
 Avg. Abs. Dev : 17.94
 MAX Sales Ratio : 117.08
 MIN Sales Ratio : 33.70

95% Median C.I. : 54.86 to 81.43
 95% Wgt. Mean C.I. : 54.51 to 83.71
 95% Mean C.I. : 59.14 to 84.86

Printed:3/17/2025 5:15:21PM

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	2	55.74	55.74	51.78	23.54	107.65	42.62	68.85	N/A	1,190,750	616,518
1	2	55.74	55.74	51.78	23.54	107.65	42.62	68.85	N/A	1,190,750	616,518
Grass											
County	11	69.42	73.61	74.42	21.69	98.91	52.92	114.91	54.86 to 106.98	1,028,467	765,411
1	11	69.42	73.61	74.42	21.69	98.91	52.92	114.91	54.86 to 106.98	1,028,467	765,411
ALL	16	69.14	72.00	69.11	25.95	104.18	33.70	117.08	54.86 to 81.43	1,022,165	706,384

Garfield County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garfield	1	4,595	4,595	4,595	3,905	3,905	3,475	3,475	2,995	4,015
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Holt	4	n/a	n/a	n/a	2,900	n/a	2,800	2,600	2,600	2,766
Wheeler	1	5,715	5,715	5,715	5,670	5,640	5,640	5,640	5,640	5,644
Valley	1	4,950	4,950	4,950	4,255	4,025	4,025	3,545	3,545	4,479
Custer	3	3,700	3,700	3,700	3,449	3,225	3,225	2,450	2,450	3,172
Holt	3	2,900	2,900	2,900	2,900	2,672	2,800	2,600	2,600	2,752

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garfield	1	n/a	1,750	1,750	1,550	1,550	1,280	1,280	1,200	1,491
Loup	1	n/a	1,000	1,000	1,000	935	935	935	935	967
Holt	4	n/a	n/a	n/a	2,650	2,450	2,450	2,100	2,100	2,433
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	1,609
Valley	1	n/a	2,195	2,195	2,195	2,155	2,155	2,155	2,010	2,138
Custer	3	n/a	1,475	1,475	1,475	1,475	1,475	1,425	1,425	1,461
Holt	3	2,700	2,700	2,650	2,650	2,450	2,450	2,100	2,100	2,519

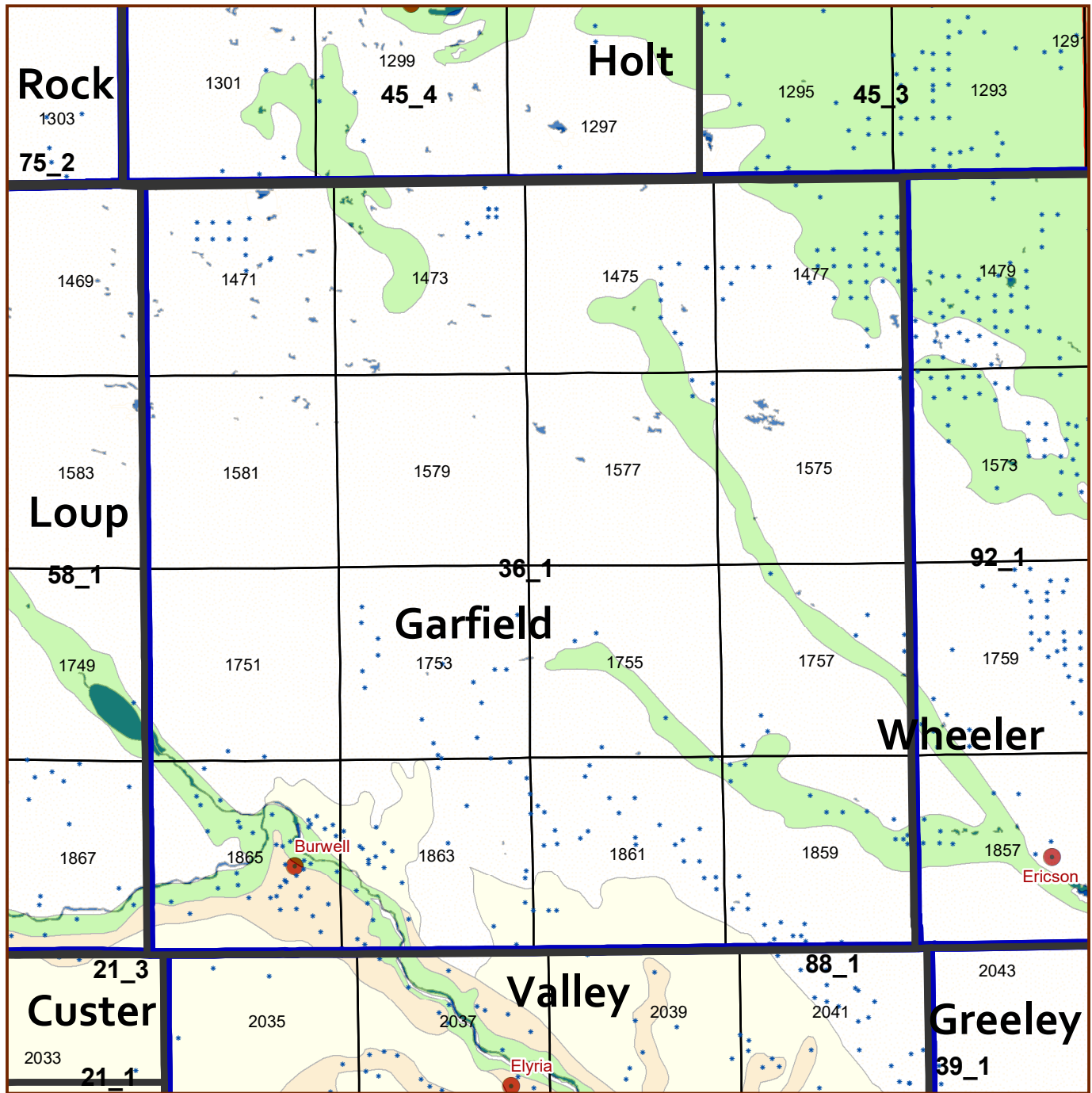
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garfield	1	1,220	n/a	1,220	1,220	1,060	1,060	1,060	1,061	1,110
Loup	1	900	n/a	900	900	900	900	900	900	900
Holt	4	913	948	807	1,200	800	800	n/a	800	848
Wheeler	1	1,230	1,235	1,224	1,218	1,225	1,225	1,185	1,081	1,222
Valley	1	1,530	1,530	1,390	1,385	1,390	1,387	960	996	1,381
Custer	3	815	910	829	827	815	641	n/a	734	778
Holt	3	1,816	2,029	1,627	1,854	1,452	1,453	1,450	1,453	1,687

County	Mkt Area	CRP	TIMBER	WASTE
Garfield	1	1,246	n/a	191
Loup	1	802	n/a	100
Holt	4	1,237	500	250
Wheeler	1	1,093	n/a	994
Valley	1	1,403	1,455	325
Custer	3	1,115	n/a	50
Holt	3	1,829	500	250

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.

GARFIELD COUNTY



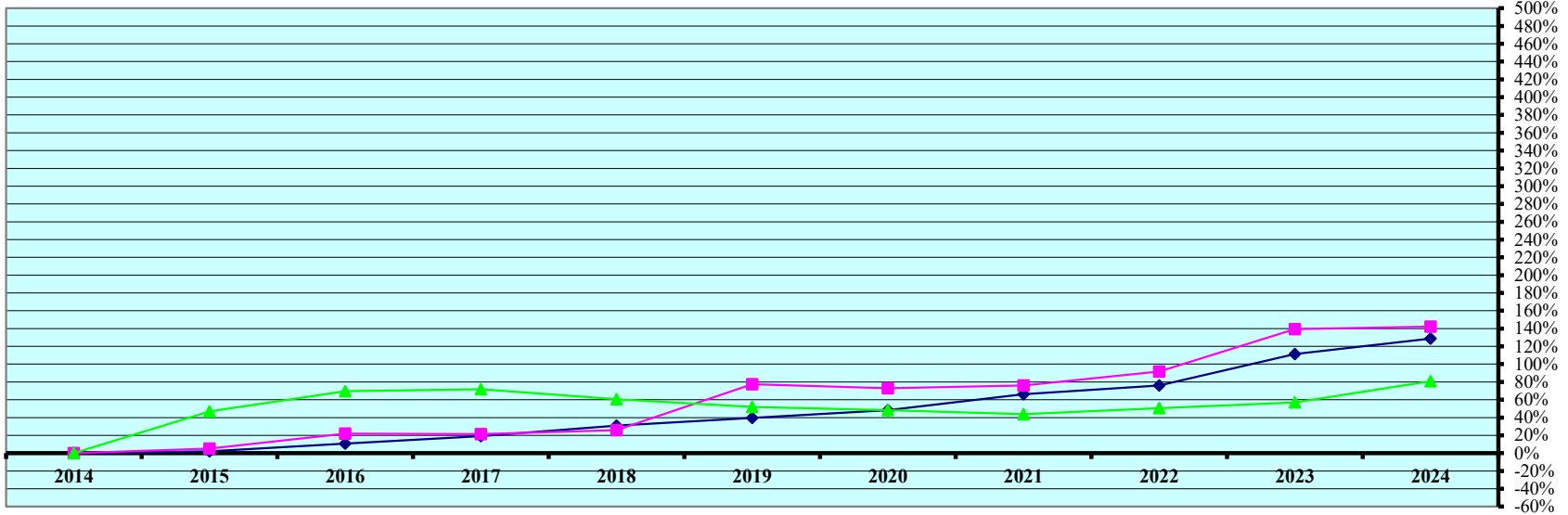
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 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	52,776,645	-	-	-	10,246,040	-	-	-	201,319,000	-	-	-
2015	53,857,120	1,080,475	2.05%	2.05%	10,775,321	529,281	5.17%	5.17%	295,584,900	94,265,900	46.82%	46.82%
2016	58,417,725	4,560,605	8.47%	10.69%	12,490,760	1,715,439	15.92%	21.91%	341,338,275	45,753,375	15.48%	69.55%
2017	62,798,729	4,381,004	7.50%	18.99%	12,429,337	-61,423	-0.49%	21.31%	345,776,198	4,437,923	1.30%	71.76%
2018	69,127,158	6,328,429	10.08%	30.98%	12,885,567	456,230	3.67%	25.76%	323,362,875	-22,413,323	-6.48%	60.62%
2019	73,687,378	4,560,220	6.60%	39.62%	18,192,497	5,306,930	41.19%	77.56%	305,983,600	-17,379,275	-5.37%	51.99%
2020	78,293,416	4,606,038	6.25%	48.35%	17,727,769	-464,728	-2.55%	73.02%	298,550,136	-7,433,464	-2.43%	48.30%
2021	87,703,200	9,409,784	12.02%	66.18%	18,037,608	309,839	1.75%	76.04%	289,472,854	-9,077,282	-3.04%	43.79%
2022	92,861,511	5,158,311	5.88%	75.95%	19,651,357	1,613,749	8.95%	91.79%	302,773,677	13,300,823	4.59%	50.39%
2023	111,578,843	18,717,332	20.16%	111.42%	24,527,420	4,876,063	24.81%	139.38%	316,142,200	13,368,523	4.42%	57.04%
2024	120,700,513	9,121,670	8.18%	128.70%	24,814,048	286,628	1.17%	142.18%	364,080,351	47,938,151	15.16%	80.85%

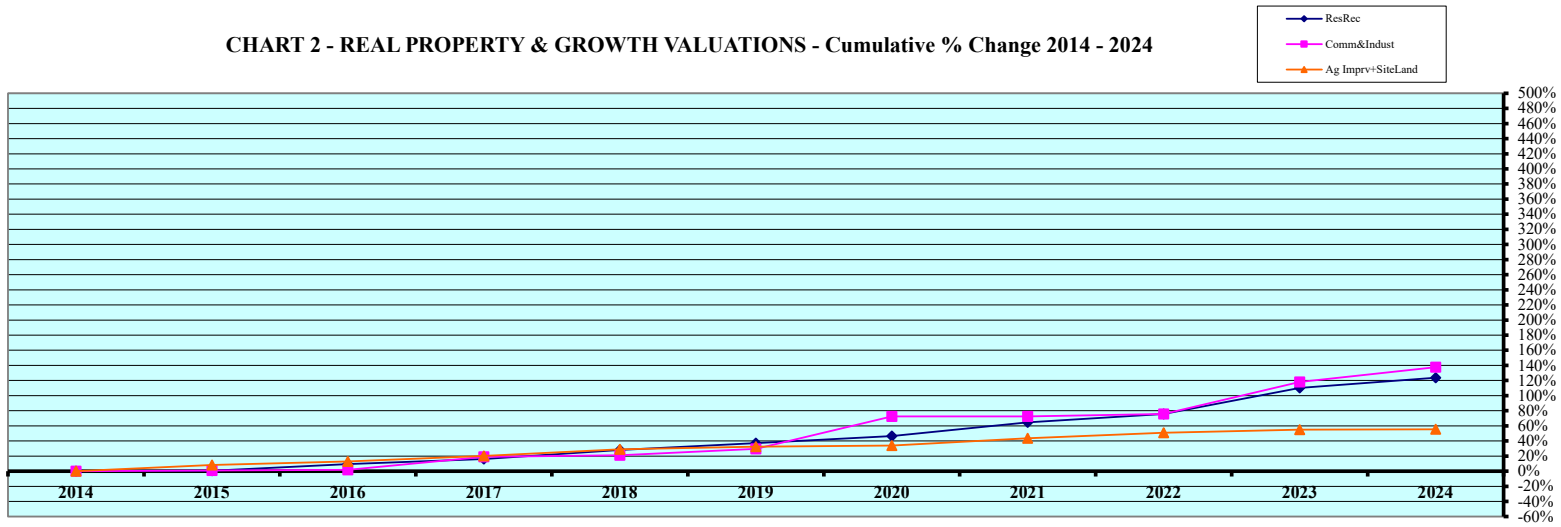
Rate Annual %chg: Residential & Recreational **8.62%** Commercial & Industrial **9.25%** Agricultural Land **6.10%**

Cnty# **36**
County **GARFIELD**

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	52,776,645	878,885	1.67%	51,897,760	--	--	10,246,040	194,570	1.90%	10,051,470	--	--
2015	53,857,120	697,635	1.30%	53,159,485	0.73%	0.73%	10,775,321	437,440	4.06%	10,337,881	0.90%	0.90%
2016	58,417,725	663,000	1.13%	57,754,725	7.24%	9.43%	12,490,760	2,050,716	16.42%	10,440,044	-3.11%	1.89%
2017	62,798,729	1,515,227	2.41%	61,283,502	4.91%	16.12%	12,429,337	231,486	1.86%	12,197,851	-2.35%	19.05%
2018	69,127,158	1,585,134	2.29%	67,542,024	7.55%	27.98%	12,885,567	472,282	3.67%	12,413,285	-0.13%	21.15%
2019	73,687,378	1,285,623	1.74%	72,401,755	4.74%	37.19%	18,192,497	4,913,961	27.01%	13,278,536	3.05%	29.60%
2020	78,293,416	1,050,638	1.34%	77,242,778	4.82%	46.36%	17,727,769	68,012	0.38%	17,659,757	-2.93%	72.36%
2021	87,703,200	874,316	1.00%	86,828,884	10.90%	64.52%	18,037,608	362,702	2.01%	17,674,906	-0.30%	72.50%
2022	92,861,511	210,052	0.23%	92,651,459	5.64%	75.55%	19,651,357	1,644,024	8.37%	18,007,333	-0.17%	75.75%
2023	111,578,843	633,499	0.57%	110,945,344	19.47%	110.22%	24,527,420	2,175,228	8.87%	22,352,192	13.74%	118.15%
2024	120,700,513	2,655,113	2.20%	118,045,400	5.80%	123.67%	24,814,048	470,203	1.89%	24,343,845	-0.75%	137.59%
Rate Ann%chg	8.62%			Resid & Recreat w/o growth	7.18%		9.25%			C & I w/o growth	0.80%	

Tax Year	Ag Improvements & Site Land (1)							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	14,766,555	7,628,540	22,395,095	625,965	2.80%	21,769,130	--	--
2015	16,027,170	8,719,075	24,746,245	493,460	1.99%	24,252,785	8.30%	8.30%
2016	15,669,265	10,283,400	25,952,665	660,090	2.54%	25,292,575	2.21%	12.94%
2017	16,476,855	11,063,480	27,540,335	639,667	2.32%	26,900,668	3.65%	20.12%
2018	18,486,888	11,227,141	29,714,029	806,946	2.72%	28,907,083	4.96%	29.08%
2019	19,248,321	10,688,183	29,936,504	293,387	0.98%	29,643,117	-0.24%	32.36%
2020	19,457,496	11,337,691	30,795,187	826,186	2.68%	29,969,001	0.11%	33.82%
2021	20,581,775	12,224,097	32,805,872	623,929	1.90%	32,181,943	4.50%	43.70%
2022	22,495,763	12,152,244	34,648,007	874,076	2.52%	33,773,931	2.95%	50.81%
2023	22,762,330	12,225,142	34,987,472	287,539	0.82%	34,699,933	0.15%	54.94%
2024	23,407,716	12,393,845	35,801,561	1,000,225	2.79%	34,801,336	-0.53%	55.40%
Rate Ann%chg	4.71%	4.97%	4.80%			Ag Imprv+Site w/o growth	2.61%	

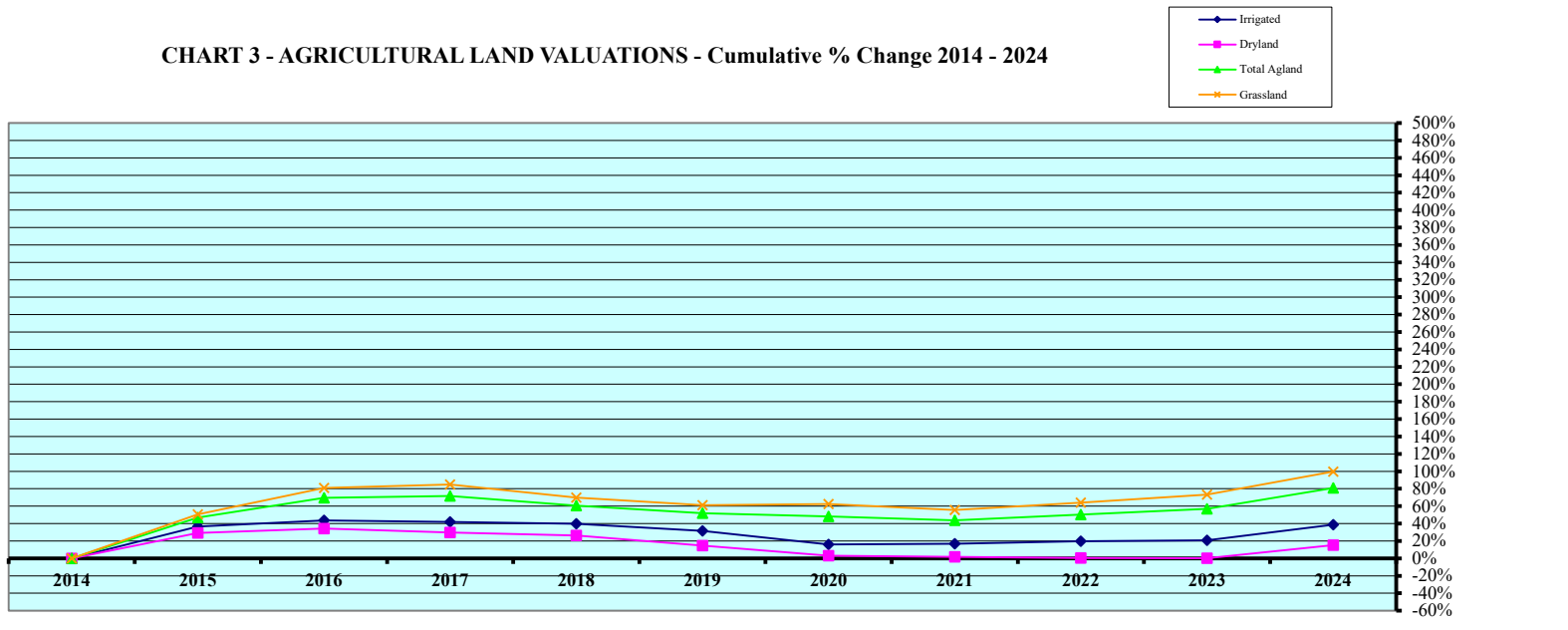
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 36
County GARFIELD

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	51,108,010	-	-	-	8,475,085	-	-	-	140,657,335	-	-	-
2015	69,774,295	18,666,285	36.52%	36.52%	10,959,765	2,484,680	29.32%	29.32%	211,838,960	71,181,625	50.61%	50.61%
2016	73,393,685	3,619,390	5.19%	43.61%	11,382,410	422,645	3.86%	34.30%	254,303,360	42,464,400	20.05%	80.80%
2017	72,503,505	-890,180	-1.21%	41.86%	10,986,302	-396,108	-3.48%	29.63%	259,884,608	5,581,248	2.19%	84.76%
2018	71,485,069	-1,018,436	-1.40%	39.87%	10,707,842	-278,460	-2.53%	26.34%	239,002,320	-20,882,288	-8.04%	69.92%
2019	67,303,153	-4,181,916	-5.85%	31.69%	9,726,312	-981,530	-9.17%	14.76%	226,796,786	-12,205,534	-5.11%	61.24%
2020	59,256,905	-8,046,248	-11.96%	15.94%	8,749,146	-977,166	-10.05%	3.23%	228,339,038	1,542,252	0.68%	62.34%
2021	59,699,345	442,440	0.75%	16.81%	8,623,265	-125,881	-1.44%	1.75%	218,948,847	-9,390,191	-4.11%	55.66%
2022	61,180,161	1,480,816	2.48%	19.71%	8,506,107	-117,158	-1.36%	0.37%	230,893,453	11,944,606	5.46%	64.15%
2023	61,738,728	558,567	0.91%	20.80%	8,496,012	-10,095	-0.12%	0.25%	243,687,929	12,794,476	5.54%	73.25%
2024	70,917,537	9,178,809	14.87%	38.76%	9,766,868	1,270,856	14.96%	15.24%	280,916,975	37,229,046	15.28%	99.72%

Rate Ann.%chg: Irrigated **3.33%** Dryland **1.43%** Grassland **7.16%**

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	615,040	-	-	-	463,530	-	-	-	201,319,000	-	-	-
2015	1,641,055	1,026,015	166.82%	166.82%	1,370,825	907,295	195.74%	195.74%	295,584,900	94,265,900	46.82%	46.82%
2016	1,882,430	241,375	14.71%	206.07%	376,390	-994,435	-72.54%	-18.80%	341,338,275	45,753,375	15.48%	69.55%
2017	1,997,278	114,848	6.10%	224.74%	404,505	28,115	7.47%	-12.73%	345,776,198	4,437,923	1.30%	71.76%
2018	1,855,394	-141,884	-7.10%	201.67%	312,250	-92,255	-22.81%	-32.64%	323,362,875	-22,413,323	-6.48%	60.62%
2019	1,845,099	-10,295	-0.55%	200.00%	312,250	0	0.00%	-32.64%	305,983,600	-17,379,275	-5.37%	51.99%
2020	1,879,177	34,078	1.85%	205.54%	325,870	13,620	4.36%	-29.70%	298,550,136	-7,433,464	-2.43%	48.30%
2021	1,875,017	-4,160	-0.22%	204.86%	326,380	510	0.16%	-29.59%	289,472,854	-9,077,282	-3.04%	43.79%
2022	1,867,576	-7,441	-0.40%	203.65%	326,380	0	0.00%	-29.59%	302,773,677	13,300,823	4.59%	50.39%
2023	1,887,046	19,470	1.04%	206.82%	332,485	6,105	1.87%	-28.27%	316,142,200	13,368,523	4.42%	57.04%
2024	1,869,391	-17,655	-0.94%	203.95%	609,580	277,095	83.34%	31.51%	364,080,351	47,938,151	15.16%	80.85%

Cnty# **36**
County **GARFIELD**

Rate Ann.%chg: Total Agric Land **6.10%**

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	51,025,145	20,891	2,442			8,529,595	8,305	1,027			140,207,135	320,583	437		
2015	69,709,750	20,621	3,380	38.41%	38.41%	11,025,435	7,981	1,381	34.50%	34.50%	211,847,795	317,787	667	52.43%	52.43%
2016	73,512,140	20,763	3,541	4.74%	44.96%	11,477,960	7,985	1,437	4.06%	39.96%	254,534,920	317,637	801	20.21%	83.23%
2017	72,225,429	20,817	3,470	-2.00%	42.06%	11,139,952	7,852	1,419	-1.31%	38.13%	260,153,025	317,191	820	2.35%	87.53%
2018	71,520,242	21,041	3,399	-2.03%	39.17%	10,670,697	7,685	1,389	-2.13%	35.19%	238,811,908	316,946	753	-8.13%	72.28%
2019	67,133,631	20,753	3,235	-4.83%	32.45%	9,818,192	7,448	1,318	-5.07%	28.35%	227,211,602	317,462	716	-5.01%	63.65%
2020	59,193,347	20,602	2,873	-11.18%	17.64%	8,900,080	7,234	1,230	-6.67%	19.78%	228,235,473	317,500	719	0.44%	64.37%
2021	59,278,838	20,629	2,874	0.01%	17.65%	8,794,130	7,131	1,233	0.24%	20.08%	218,963,710	317,559	690	-4.08%	57.66%
2022	61,079,616	20,649	2,958	2.94%	21.11%	8,579,527	6,968	1,231	-0.16%	19.89%	230,917,396	317,651	727	5.43%	66.22%
2023	61,738,728	20,439	3,021	2.12%	23.67%	8,496,012	6,940	1,224	-0.57%	19.20%	244,630,684	317,821	770	5.88%	75.99%
2024	70,917,537	20,434	3,471	14.90%	42.10%	9,766,868	6,940	1,407	14.95%	37.02%	280,916,122	317,815	884	14.83%	102.10%

Rate Annual %chg Average Value/Acre: 3.35%

1.36%

7.20%

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	613,415	5,262	117			474,745	424	1,120			200,850,035	355,464	565		
2015	1,646,875	9,406	175	50.17%	50.17%	376,390	270	1,396	24.65%	24.65%	294,606,245	356,065	827	46.43%	46.43%
2016	1,880,635	9,420	200	14.03%	71.25%	376,390	270	1,396	0.00%	24.66%	341,782,045	356,074	960	16.01%	69.88%
2017	1,998,354	9,521	210	5.13%	80.04%	404,505	265	1,526	9.33%	36.28%	345,921,265	355,646	973	1.33%	72.14%
2018	1,848,751	9,516	194	-7.43%	66.65%	312,250	268	1,164	-23.75%	3.92%	323,163,848	355,456	909	-6.53%	60.90%
2019	1,845,912	9,538	194	-0.39%	66.00%	312,250	268	1,164	0.00%	3.92%	306,321,587	355,469	862	-5.22%	52.51%
2020	1,878,589	9,814	191	-1.10%	64.18%	325,870	290	1,122	-3.60%	0.18%	298,533,359	355,441	840	-2.53%	48.64%
2021	1,875,017	9,817	191	-0.22%	63.82%	326,380	290	1,124	0.16%	0.34%	289,238,075	355,427	814	-3.11%	44.02%
2022	1,867,405	9,797	191	-0.19%	63.50%	326,380	290	1,124	0.00%	0.34%	302,770,324	355,354	852	4.70%	50.79%
2023	1,868,049	9,797	191	0.03%	63.54%	332,485	294	1,129	0.46%	0.80%	317,065,958	355,292	892	4.74%	57.94%
2024	1,869,391	9,798	191	0.07%	63.66%	609,580	298	2,048	81.39%	82.85%	364,079,498	355,285	1,025	14.83%	81.36%

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GARFIELD

Rate Annual %chg Average Value/Acre: 6.13%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 2,487	Value : 643,130,546	Growth 3,082,473	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	37	493,528	2	55,720	125	4,628,467	164	5,177,715	
02. Res Improve Land	522	8,910,531	27	1,228,668	199	10,177,679	748	20,316,878	
03. Res Improvements	523	62,399,955	27	3,942,693	233	37,088,088	783	103,430,736	
04. Res Total	560	71,804,014	29	5,227,081	358	51,894,234	947	128,925,329	1,123,126
% of Res Total	59.13	55.69	3.06	4.05	37.80	40.25	38.08	20.05	36.44
05. Com UnImp Land	6	125,804	2	44,255	1	139	9	170,198	
06. Com Improve Land	102	2,059,943	7	207,324	22	654,362	131	2,921,629	
07. Com Improvements	103	14,327,437	8	2,681,913	22	5,245,436	133	22,254,786	
08. Com Total	109	16,513,184	10	2,933,492	23	5,899,937	142	25,346,613	509,621
% of Com Total	76.76	65.15	7.04	11.57	16.20	23.28	5.71	3.94	16.53
09. Ind UnImp Land	0	0	1	38,329	0	0	1	38,329	
10. Ind Improve Land	7	167,380	4	152,467	1	42,568	12	362,415	
11. Ind Improvements	7	1,105,799	4	2,243,214	1	2,068,811	12	5,417,824	
12. Ind Total	7	1,273,179	5	2,434,010	1	2,111,379	13	5,818,568	127,916
% of Ind Total	53.85	21.88	38.46	41.83	7.69	36.29	0.52	0.90	4.15
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	560	71,804,014	29	5,227,081	358	51,894,234	947	128,925,329	1,123,126
% of Res & Rec Total	59.13	55.69	3.06	4.05	37.80	40.25	38.08	20.05	36.44
Com & Ind Total	116	17,786,363	15	5,367,502	24	8,011,316	155	31,165,181	637,537
% of Com & Ind Total	74.84	57.07	9.68	17.22	15.48	25.71	6.23	4.85	20.68
17. Taxable Total	676	89,590,377	44	10,594,583	382	59,905,550	1,102	160,090,510	1,760,663
% of Taxable Total	61.34	55.96	3.99	6.62	34.66	37.42	44.31	24.89	57.12

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	1	40,465	748,314	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	1	40,465	748,314
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	40,465	748,314

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	91	24	146	261

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	124,045	31	5,839,772	1,038	324,739,936	1,072	330,703,753
28. Ag-Improved Land	3	254,578	14	5,732,262	282	116,470,305	299	122,457,145
29. Ag Improvements	3	50,999	14	1,556,263	296	28,271,876	313	29,879,138

30. Ag Total				1,385	483,040,036
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	10	10.00	150,000	
33. HomeSite Improvements	0	0.00	0	10	0.00	750,263	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.16	480	2	35.46	99,618	
36. FarmSite Improv Land	3	13.12	37,038	14	45.55	136,650	
37. FarmSite Improvements	3	0.00	50,999	14	0.00	806,000	
38. FarmSite Total							
39. Road & Ditches	0	0.51	0	0	47.77	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	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	195	217.00	3,315,000	205	227.00	3,465,000	
33. HomeSite Improvements	199	0.00	19,988,112	209	0.00	20,738,375	1,034,219
34. HomeSite Total				209	227.00	24,203,375	
35. FarmSite UnImp Land	18	29.17	61,535	21	64.79	161,633	
36. FarmSite Improv Land	253	672.22	2,000,560	270	730.89	2,174,248	
37. FarmSite Improvements	281	0.00	8,283,764	298	0.00	9,140,763	287,591
38. FarmSite Total				319	795.68	11,476,644	
39. Road & Ditches	0	1,805.22	0	0	1,853.50	0	
40. Other- Non Ag Use	0	2,291.55	1,145,775	0	2,291.55	1,145,775	
41. Total Section VI				528	5,167.73	36,825,794	1,321,810

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	4,175.03	21.00%	19,184,265	24.04%	4,595.00
46. 1A	3,906.27	19.65%	17,949,318	22.49%	4,595.00
47. 2A1	1,195.19	6.01%	5,491,899	6.88%	4,595.00
48. 2A	1,796.30	9.04%	7,014,558	8.79%	3,905.00
49. 3A1	1,452.41	7.31%	5,671,662	7.11%	3,905.00
50. 3A	1,786.31	8.99%	6,207,436	7.78%	3,475.00
51. 4A1	3,376.81	16.99%	11,734,442	14.70%	3,475.01
52. 4A	2,188.27	11.01%	6,553,881	8.21%	2,995.01
53. Total	19,876.59	100.00%	79,807,461	100.00%	4,015.15
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,466.16	20.82%	2,565,810	24.44%	1,750.02
56. 2D1	315.78	4.49%	552,629	5.26%	1,750.04
57. 2D	2,504.96	35.58%	3,882,722	36.99%	1,550.01
58. 3D1	308.77	4.39%	478,605	4.56%	1,550.04
59. 3D	186.67	2.65%	238,939	2.28%	1,280.01
60. 4D1	853.82	12.13%	1,092,890	10.41%	1,280.00
61. 4D	1,404.38	19.95%	1,685,256	16.05%	1,200.00
62. Total	7,040.54	100.00%	10,496,851	100.00%	1,490.92
Grass					
63. 1G1	46,959.73	14.76%	57,310,121	16.22%	1,220.41
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	40,811.24	12.83%	49,813,740	14.09%	1,220.59
66. 2G	12,702.19	3.99%	15,496,677	4.38%	1,220.00
67. 3G1	146,000.02	45.88%	154,768,480	43.79%	1,060.06
68. 3G	65,931.76	20.72%	69,892,359	19.78%	1,060.07
69. 4G1	1,071.19	0.34%	1,135,461	0.32%	1,060.00
70. 4G	4,712.80	1.48%	4,999,156	1.41%	1,060.76
71. Total	318,188.93	100.00%	353,415,994	100.00%	1,110.71
Irrigated Total					
Irrigated Total	19,876.59	5.60%	79,807,461	17.89%	4,015.15
Dry Total					
Dry Total	7,040.54	1.98%	10,496,851	2.35%	1,490.92
Grass Total					
Grass Total	318,188.93	89.58%	353,415,994	79.20%	1,110.71
72. Waste	9,802.09	2.76%	1,872,712	0.42%	191.05
73. Other	297.65	0.08%	621,224	0.14%	2,087.10
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	355,205.80	100.00%	446,214,242	100.00%	1,256.21

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	63.02	287,369	2,288.46	9,955,127	17,525.11	69,564,965	19,876.59	79,807,461
77. Dry Land	5.10	8,848	172.89	255,152	6,862.55	10,232,851	7,040.54	10,496,851
78. Grass	36.80	44,888	791.43	919,361	317,360.70	352,451,745	318,188.93	353,415,994
79. Waste	0.00	0	96.97	18,426	9,705.12	1,854,286	9,802.09	1,872,712
80. Other	0.00	0	15.08	37,700	282.57	583,524	297.65	621,224
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	104.92	341,105	3,364.83	11,185,766	351,736.05	434,687,371	355,205.80	446,214,242

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	19,876.59	5.60%	79,807,461	17.89%	4,015.15
Dry Land	7,040.54	1.98%	10,496,851	2.35%	1,490.92
Grass	318,188.93	89.58%	353,415,994	79.20%	1,110.71
Waste	9,802.09	2.76%	1,872,712	0.42%	191.05
Other	297.65	0.08%	621,224	0.14%	2,087.10
Exempt	0.00	0.00%	0	0.00%	0.00
Total	355,205.80	100.00%	446,214,242	100.00%	1,256.21

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 Burwell	37	493,528	522	8,910,531	523	62,445,644	560	71,849,703	195,829
83.2 Calamus	100	3,840,978	95	5,716,536	123	19,474,849	223	29,032,363	342,056
83.3 Rural	27	843,209	131	5,689,811	137	21,510,243	164	28,043,263	585,241
84 Residential Total	164	5,177,715	748	20,316,878	783	103,430,736	947	128,925,329	1,123,126

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burwell	7	125,858	109	2,227,323	110	15,433,236	117	17,786,417	509,621
85.2	Calamus	0	0	6	180,104	6	1,096,775	6	1,276,879	0
85.3	Rural	3	82,669	28	876,617	29	11,142,599	32	12,101,885	127,916
86	Commercial Total	10	208,527	143	3,284,044	145	27,672,610	155	31,165,181	637,537

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	46,641.48	14.70%	56,902,761	16.15%	1,220.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	40,410.73	12.74%	49,301,087	14.00%	1,220.00
90. 2G	12,702.19	4.00%	15,496,677	4.40%	1,220.00
91. 3G1	145,869.82	45.98%	154,622,005	43.89%	1,060.00
92. 3G	65,859.47	20.76%	69,811,032	19.82%	1,060.00
93. 4G1	1,071.19	0.34%	1,135,461	0.32%	1,060.00
94. 4G	4,712.67	1.49%	4,999,010	1.42%	1,060.76
95. Total	317,267.55	100.00%	352,268,033	100.00%	1,110.32
CRP					
96. 1C1	318.25	34.54%	407,360	35.49%	1,280.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	400.51	43.47%	512,653	44.66%	1,280.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	130.20	14.13%	146,475	12.76%	1,125.00
101. 3C	72.29	7.85%	81,327	7.08%	1,125.01
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.13	0.01%	146	0.01%	1,123.08
104. Total	921.38	100.00%	1,147,961	100.00%	1,245.91
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	317,267.55	99.71%	352,268,033	99.68%	1,110.32
CRP Total	921.38	0.29%	1,147,961	0.32%	1,245.91
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	318,188.93	100.00%	353,415,994	100.00%	1,110.71

**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	120,700,513	128,925,329	8,224,816	6.81%	1,123,126	5.88%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	23,407,716	24,203,375	795,659	3.40%	1,034,219	-1.02%
04. Total Residential (sum lines 1-3)	144,108,229	153,128,704	9,020,475	6.26%	2,157,345	4.76%
05. Commercial	20,250,729	25,346,613	5,095,884	25.16%	509,621	22.65%
06. Industrial	4,563,319	5,818,568	1,255,249	27.51%	127,916	24.70%
07. Total Commercial (sum lines 5-6)	24,814,048	31,165,181	6,351,133	25.59%	637,537	23.03%
08. Ag-Farmsite Land, Outbuildings	11,248,070	11,476,644	228,574	2.03%	287,591	-0.52%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,145,775	1,145,775	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	12,393,845	12,622,419	228,574	1.84%	287,591	-0.48%
12. Irrigated	70,917,537	79,807,461	8,889,924	12.54%		
13. Dryland	9,766,868	10,496,851	729,983	7.47%		
14. Grassland	280,916,975	353,415,994	72,499,019	25.81%		
15. Wasteland	1,869,391	1,872,712	3,321	0.18%		
16. Other Agland	609,580	621,224	11,644	1.91%		
17. Total Agricultural Land	364,080,351	446,214,242	82,133,891	22.56%		
18. Total Value of all Real Property (Locally Assessed)	545,396,473	643,130,546	97,734,073	17.92%	3,082,473	17.35%

2025 Assessment Survey for Garfield County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$155,625
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$45,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$10,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard Appraisals Inc.
2.	CAMA software:
	Vanguard Appraisals Inc.
3.	Personal Property software:
	Vanguard Appraisals Inc.
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessment Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://garfield.gworks.com
8.	Who maintains the GIS software and maps?
	Assessment Staff and gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Google Earth and gworks
10.	When was the aerial imagery last updated?
	2022

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?
	Burwell
4.	When was zoning implemented?
	Burwell-1970; County-2000

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, Central Plains Valuation for commercial.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General 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?
	Appraiser provides a value subject to assessor's opinion.

2025 Residential Assessment Survey for Garfield County

1.	Valuation data collection done by:
	Appraiser
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach to value is applied using local depreciation derived from a market analysis.
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?
	A depreciation study and tables are developed based on local market information.
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.
	No, they are all on the same table however for each valuation group economic depreciation is added based on the sales study for that group.
5.	Describe the methodology used to determine the residential lot values?
	Vacant lot sales are based on the size of the parcel, the \$/sq ft or \$/acre was determined with consideration given to excess land.
6.	How are rural residential site values developed?
	Rural residential site values are developed based on sales studies and through local market information. Surrounding counties site values are also compared to.
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?
	Vacant lot values are determined by a sales study of vacant lots, conducted by the contract appraiser.

2025 Commercial Assessment Survey for Garfield County

1.	Valuation data collection done by:
	Central Plains Valuation
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach to value is applied using Vanguard pricing and depreciation tables based on a market study by the contract appraiser. The income approach is utilized with rental information that is gathered.
2a.	Describe the process used to determine the value of unique commercial properties.
	The contracted appraisal company has a very good working knowledge of unique properties as they work in several counties in the state. The state sales file query function is also used when needed.
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 depreciation study is based on local market information.
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.
	Vanguard depreciation tables by occupancy code is used and then adjusted to local depreciation.
5.	Describe the methodology used to determine the commercial lot values.
	Vacant lot sales are used based on the size of the parcel, the \$/sq ft or acre.

2025 Agricultural Assessment Survey for Garfield County

1.	Valuation data collection done by:
	Assessment Staff and Contract Appraiser
2.	Describe the process used to determine and monitor market areas.
	Each year sales are studied to determine if additional market areas are needed. At this time the sales only show the need for one area.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Rural residential/recreational land is identified by the primary use of the parcel. Also used are questionnaires from buyer/sellers as to their purpose for the land.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	No, through a sales analysis it was determined rural residential parcels within a 3-5 mile radius of Burwell are selling at a higher rate than parcels further out. From the analysis it was determined the first acre home site for those rural residential parcels will have a different value than those outside that radius.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Feedlots are the only intensive use currently identified.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The state sales file query is used with WRP sales being borrowed from neighboring counties to determine an appropriate market value. Fee appraisers are also willing to share sales. Sales are reviewed as to what actually sold. Currently WRP is valued at \$500/acre based on sales.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<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?
	11
7b.	What process was used to determine if non-agricultural influences exist in the county?
	No information exists that would meet the need for special value at this time. All sales and surrounding areas are reviewed.
	<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

2024 PLAN OF ASSESSMENT FOR GARFIELD COUNTY

Assessment Years 2025, 2026 and 2027

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after any changes are made by either the assessor or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Garfield County:

Per the 2024 County Abstract, Garfield County consists of 2,481 taxable parcels with the following real property types:

Property Type	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	938	37.80%	22.14%
Commercial	146	5.88%	3.75%
Industrial	13	0.52%	0.84%
Agricultural	1384	55.80%	73.27%
Totals	2481	100%	100%

Agricultural land - taxable acres: 355,284.64

Other pertinent facts: Approximately 70% of the county value is agricultural land and of that value 76% is primarily grassland.

Current Resources:

- A. Staff: County Assessor and Deputy Assessor
The Assessor and Deputy Assessor are required to obtain 60 hours of continuing education every four years to maintain certification. The Assessor Certificate holders which include the Deputy Assessor attend workshops and meetings to further their knowledge of the assessment field. The Assessor and Deputy Assessor have taken classes provided by Property Assessment Division, CAMA user education, as well as IAAO classes.
- B. Cadastral Maps
The Garfield County cadastral maps were originally completed in 1969. Additional pages have been added to show changes such as annexation and new subdivisions. The assessment staff maintains the cadastral maps. All new subdivision and parcel splits are kept up to date, as well as ownership transfers.
- C. Property Record Cards - Property information, photo, sketches, etc.
A concentrated effort towards a "paperless" property record card is in effect. Garfield County Assessment Office went on-line in July 2006 with the property record information.
- D. Software for CAMA and Assessment Administration.
Garfield County uses the Vanguard software for CAMA and Assessment Administration. Garfield County has implemented the GIS system. We continue to correct inaccuracies as found.
- E. Web based – property record information access.
Property record information is available at: www.garfield.gworks.com
- F. GIS system is used to measure new field certifications and splits of real property.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Assessment staff processes sales transactions in the computer system, this process changes the ownership in the CAMA System and ownership changes are recorded on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are made to realtors, attorneys, and brokers when further information is needed. The assessment staff reviews the sales, checks the accuracy of the data, and visits with property owners whenever possible. Building permits and information statements are received from city and county zoning offices, and individual taxpayers of changes to a property. The permits are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each assessor location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary, a market boundary will be adjusted to reflect the market activity more accurately. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit review process offers an opportunity for individual property reviews. We annually review properties of owners or tenants who have land certification requirements, working in conjunction with the Farm Service Agency and the Natural Resource District which provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. For each assessor location and market area consideration is given to the number of sales in the study and the time frame of the parcel data. This information is reviewed several times throughout the year. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.
- D. Approaches to Value
- 1) Market Approach: sales comparisons, - Similar properties are studied to determine if and what actions will be necessary for adjustments for the upcoming year. Comparable sales are used when valuing property or during valuation protest hearings.
 - 2) Cost Approach: cost manual used, date of manual and latest depreciation study Garfield County currently uses Vanguard with Vanguard costing (2020). Vanguard cost manuals (2020) are used for Commercial properties. The Department of Revenue controls when the manuals are updated. Local/market depreciation is developed and utilized. The latest depreciation study varies by assessor location and property class.
 - 3) Income Approach; income and expense data collection/analysis from the market-

Gather income/rental information as available for commercial properties. The income approach is used when available on commercial properties. Garfield County does not use the income approach to value residential properties.

- 4) Land valuation studies, establish market areas, special value for agricultural land- Residential vacant land sales are entered in a spreadsheet for further review to be sure our land values stay current with market activity. Agricultural land sales are plotted on a map indicative to the land use of each class i.e. irrigation, dry cropland, grassland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, Time frame of sales, and Number of acres sold. With our Liaison's help, sales are borrowed from neighboring counties to balance all aspects of the sales. The special value area is reviewed annually to determine if there are additional areas that reflect non-agricultural influences affecting the market.
- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to valuation with the final valuation based on the most appropriate method.
 - F. Review assessment sales ratio studies after assessment actions. – Sales assessment ratios are reviewed prior to any assessment actions and after final values are applied to the sales within all classes and subclasses of properties. Then any changes needed are applied to the entire population of properties within the subclasses and classes of property within the county. Finally, a unit of comparison analysis is completed to insure uniformity within the class or sub-class.
 - G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. These are mailed to the last known address of property owners as of May 20th. After notices have been mailed the assessment staff are available to answer any questions or concerns from the taxpayers. Personal Property and Homestead Exemption notices are printed with staff assisting in the filing of these documents.

Level of Value, Quality, and Uniformity for Assessment Year 2024:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	NA	NA
Commercial	100	NA	NA
Agricultural Land	75	NA	NA

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2024 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2025:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. The Commercial Appraiser will complete an onsite review if needed. Review statistics for any needed changes to remain in compliance for the coming year. Physical review of all commercial property. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales. Adjustments to class and subclass values will be analyzed and applied as necessary. The unimproved parcels will have the GIS soils implemented; also, the irrigated acres will be compared to the NRD certifications. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make necessary changes/corrections to GIS soils/acres to deeded acres.

Assessment Actions Planned for Assessment Year 2026:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review.

Review statistics for any needed changes to remain in compliance for the coming year. A Commercial Appraiser will complete an on-site review if needed. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales. Adjustments to class and subclass values will be analyzed and applied as necessary. The unimproved parcels will have the GIS soils implemented; also, the irrigated acres will be compared to the NRD certifications. Improved parcels in Townships 21 and 22 Range 16 will have a physical review completed. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make necessary changes/corrections to GIS soils/acres to deeded acres.

Assessment Actions planned for Assessment Year 2027:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Review statistics for any needed changes to remain in compliance for the coming year. Continue the six-year review in the city of Burwell. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue reviewing/correcting parcel information on the GIS System.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. A Commercial Appraiser will complete an on-site review if needed. Continue reviewing/correcting parcel information on the GIS System.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Sales will be plotted on the soil topographical map indicative to the land use at 80+% of each subclass of irrigation, grassland, or dry cropland with the price per acre listed. Market area boundaries, if deemed appropriate will be scrutinized for proportionality of number of sales and timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties. The unimproved parcels will have the GIS soils implemented; also, the irrigated acres will be compared to the NRD certifications. Improved parcels in Townships 21 and 22 Range 13-15 will have a physical review completed. Continue to make any necessary changes/corrections to the GIS soils/acres to deeded acres.

Other functions performed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Property Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Annual Plan of Assessment
 - e. Personal Property Abstract
 - f. Certification of Value to Political Subdivisions
 - g. School District Taxable Value Report
 - h. Average Assessed Residential Value Report (for homestead exemptions)
 - i. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - j. Certificate of Taxes Levied Report
 - k. Report of current values for properties owned by Board of Education Lands & Funds
 - l. Report of Permissive Exempt Property (to County Clerk for publication)
3. Personal Property: administer annual filing of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed: review of valuations as certified by Department of Revenue for public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
10. Tax List Corrections: prepare tax list correction documents for county board approval.
11. County Board of Equalization: attend County Board of Equalization meetings for valuation protests – assemble and provide information

12. Tax Equalization and Review Appeals: staff prepares information and Assessor attends taxpayer appeal hearings before the Commission to defend valuation.
13. Tax Equalization and Review Appeals Statewide Equalization: Assessor attends hearings if applicable to county, defend values, and/or implement orders from the Commission.
14. Education: Assessor, Deputy Assessors and/or Administrative Assistants: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

Continual review of all properties will cause the assessment records to be more accurate and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales reviews will continue to be important to adjust for market areas or trends within the county.

Respectfully submitted:

Kali Bolli
Garfield County Assessor

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February 15, 2025

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
PO Box 98919
Lincoln, NE 68508

I have reviewed the Special Valuation parcels for Garfield County for the 2025 tax year. We currently have 11 parcels on file. The highest and best use for these parcels is agricultural.

The values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

Kali Bolli
Garfield County Assessor