

NEBRASKA

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DEPARTMENT OF REVENUE

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

PIERCE COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Pierce 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 Pierce County.

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jean Lubke, Pierce 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.

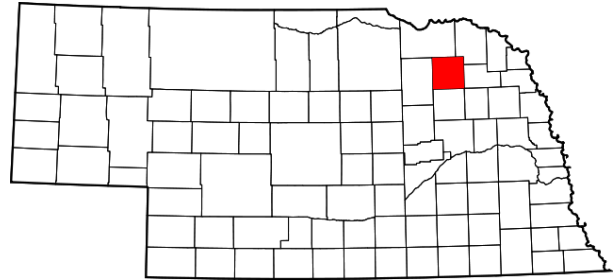
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

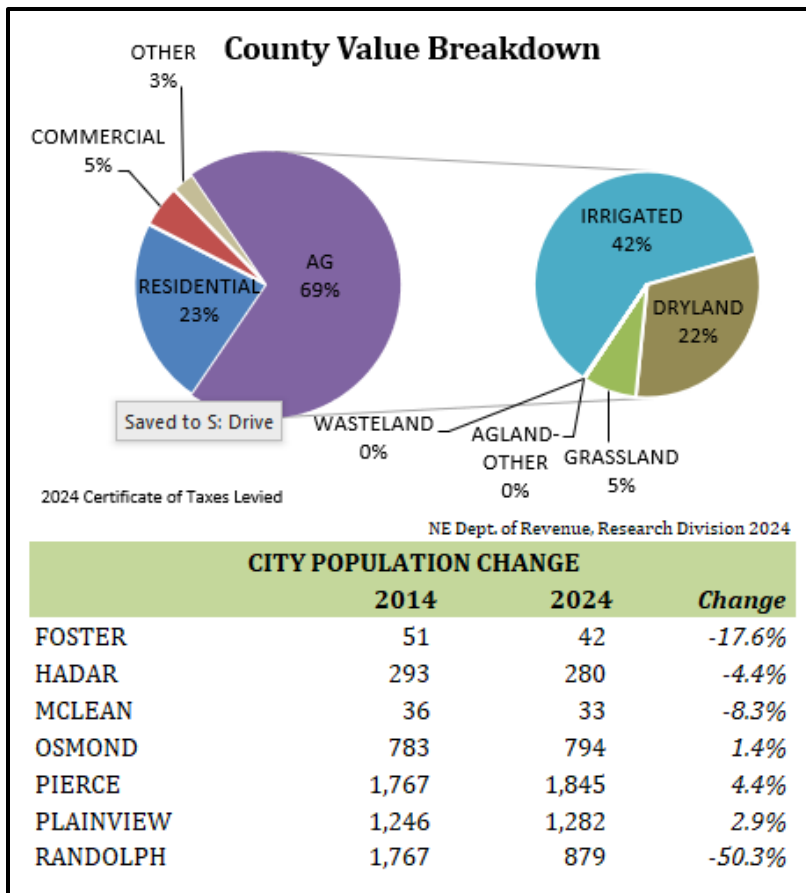
**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce County has 7,299 residents, per the Census Bureau Quick Facts for 2023, a slight population increase from the 2020 U.S. Census. Reports indicate that 79% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$180,981 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Pierce County are located in and around Pierce, the county seat. According to the latest information available from the U.S. Census Bureau, there were 236 employer establishments with total employment of 1,661, for an 8% increase in employment, since 2019.



Agricultural land makes up the majority of the county’s overall valuation base. Pierce County is included in the Lower Elkhorn Natural Resources District (NRD).

The ethanol plant located in Plainview also contributes to the local agricultural economy.

2025 Residential Correlation for Pierce County

Assessment Practices & Actions

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

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. The county assessor qualified a typical portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for measurement purposes.

There are five valuation groups in the residential class, and they generally follow the assessor locations. Each valuation group generally has sufficient sales for measurement except for Valuation Group 20 which consists of three small villages combined.

The six-year inspection and review cycle was reviewed and is current for the residential class. The review utilizes aerial imagery and physical inspections.

The county assessor has a written valuation methodology on file.

2025 Residential Assessment Details for Pierce 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	Hadar and Pierce	2023	2023	2023	2023	
5	Plainview	2022	2022	*2024	2021	1 story homes between 1910-1948, increased 30%, 1 story homes between 1952-1967 increased 20%, and 1.5 story homes 1946 and older increased 20%
10	Osmond	2022	2022	2020	2020	1 story hoes 1920 and older increased 15%, 1.5 story homes 1917 and older a 10% increase
20	Foster, McLean, West Randolph	2022	2022	2021	2021- *2024	Lot value changes in Foster and McLean, 1 story homes 1939 and newer increased 30% and 1.5 story homes 1916 and newer increased 25% Randolph-2024
40	Rural Acreages	2023	2023	2024	*2024	
<p><u>Additional comments:</u> All pick-up work completed. Expanded Area 16 and the HS first acre is \$34,000, Area 6 HS first acre is \$25,000</p> <p>* = assessment action for current year</p>						

2025 Residential Correlation for Pierce County

Description of Analysis

The statistical profile for the residential class of property in Pierce County indicates that all three measures of central tendency are all within the acceptable ranges. The COD and PRD are also within the acceptable range.

All valuation groups are within the acceptable range except for Valuation Group 20 which has an unreliably small sample and measures of central tendency that do not correlate adequately to support a statistical conclusion.

Comparison of the statistical sample and the 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) shows that in Valuation Group 1 increased approximately six percentage points between the sold parcels and the abstract, causing a slight sales bias, but not significant enough to make the statistics unreliable for level of value determinations. Discussion was held with the county assessor, and this was explained as remodeled properties that sold are being adjusted; while remodeled properties should be adjusted, unsold properties need to be equalized. The remedy for this is to make the assumptions to the unsold properties as well. The Division will work with the county to assure that this assessment practice does not continue.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices indicate the assessments are uniform and proportionated across the residential class. The same appraisal techniques are used throughout the class and are at an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	53	94.00	96.59	94.09	10.43	102.66
5	40	93.92	96.46	92.12	15.98	104.71
10	20	98.73	95.60	96.43	14.18	99.14
20	3	81.08	76.63	72.33	19.72	105.94
40	22	95.31	92.49	91.89	06.32	100.65
____ALL____	138	94.14	95.32	93.29	12.35	102.18

Level of Value

Based on analysis of all available information, the level of value for the residential property in Pierce County is 94%.

2025 Commercial Correlation for Pierce County

Assessment Practices & Actions

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

The sales qualification and verification processes are reviewed to determine if all arm’s-length transactions are used. The county assessor qualified a typical portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm’s-length transactions have been made available for the measurement of the commercial class.

There are four valuation groups in the commercial class, and they generally follow the assessor locations used by the county assessor; however, as most do not have sufficient sales the Division’s analysis is limited to the overall class.

The six-year inspection and review cycle were reviewed and is current for the commercial class. The county had a reappraisal completed with a physical inspection of all parcels.

2025 Commercial Assessment Details for Pierce 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	Hadar and Pierce	2022	2022	2022	2022	Lot values adjusted in Pierce neighborhood 201 and Hadar neighborhood 231
5	Plainview and Osmond	2022	2022	2022	2022	
20	Foster, McLean, West Randolph	2022	2022	2022	2022	
40	Rural Acreages	2022	2022	2022	2022	
Additional comments: All pick-up work completed.						
* = assessment action for current year						

Description of Analysis

Review of the statistics shows that the, the median and mean are within the acceptable range while the weighted mean is slightly low. The COD is within the acceptable range and the PRD is high. A single sale with a \$7,000 sales price and high assessment-to-sale ratio is inflating the PRD by four percentage points, but does not affect the median.

2025 Commercial Correlation for Pierce County

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

Equalization and Quality of Assessment

A review of the statistics with sufficient sales along with all other information, and the assessment practices suggest the assessments within the county are valued within the acceptable range and therefore considered equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	4	92.46	88.88	87.43	07.24	101.66
5	13	96.14	101.78	93.06	18.74	109.37
40	3	97.67	83.90	74.69	14.93	112.33
____ALL____	20	95.46	96.52	90.61	16.18	106.52

Level of Value

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

2025 Agricultural Correlation for Pierce County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length transactions are used. The county assessor qualified a slightly higher portion of sales than the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the agricultural class.

One market area is currently used. The county assessor reviews the market to determine if additional market areas are needed. Each year the county completes a land use review of four townships. This review includes drive by reviews, Farm Service Agency (FSA) release forms, NRD changes and aerial imagery.

Agricultural homes and improvements are valued using the same practices as the rural residential homes. The required six-year inspection and review is current for the agricultural class. The review work includes on-site reviews.

At this time, the Conservation Reserve Program (CRP) acres are over half identified in the county based on the verifications letters that were sent. The intensive use in the county has been identified and assigned value.

2025 Agricultural Assessment Details for Pierce 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	2020	2020		2019	
AB DW	Agricultural dwellings	2020	2020		2019	
<p><u>Additional comments:</u> All pick-up work completed.</p> <p>* = assessment action for current year</p>						

2025 Agricultural Correlation for Pierce County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	One market for entire county	2019-2023	Increased irrigated 2%, dry increased 35% on top six Land Capability Groups (LCG) and 50% on bottom 2. Grass increased top six LCG's 18% and bottom 2 LCG's 8%
<p><u>Additional comments:</u> All pick-up work completed.</p> <p>* = assessment action for current year</p>			

Description of Analysis

The analysis of the statistical profile shows the median and weighted mean are within the acceptable range and the mean is slightly high.

Review of each class by the 80% Majority Land Use (MLU) reveals that statistics are within the acceptable range for each use.

The Battle Creek Public School District lies partially in Pierce County and has a school bond subject to the reduced valuation under LB 2, there is only one qualified sale in this school district for Pierce County, with an assessment-to-sale ratio of 47%. Elkhorn Valley 80 also contains a school bond, however, there were no sales within this district. Based on the review of the statistics and the assessed values reported by the Pierce County Assessor, the valuations for both districts were reduced as required.

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

Equalization and Quality of Assessment

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

2025 Agricultural Correlation for Pierce County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	40	73.47	77.17	70.23	23.70	109.88
1	40	73.47	77.17	70.23	23.70	109.88
<u> Dry </u>						
County	23	69.22	79.84	71.31	33.30	111.96
1	23	69.22	79.84	71.31	33.30	111.96
<u> Grass </u>						
County	8	75.47	81.26	73.39	26.14	110.72
1	8	75.47	81.26	73.39	26.14	110.72
<u> ALL </u>						
	90	74.43	79.49	71.33	25.49	111.44

Level of Value

Based on analysis of all available information, the level of value of agricultural property in Pierce County is 74%.

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

A review of agricultural land value in Pierce County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Pierce County is at 50%.

2025 Opinions of the Property Tax Administrator for Pierce 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Pierce County

Residential Real Property - Current

Number of Sales	138	Median	94.14
Total Sales Price	\$25,180,415	Mean	95.32
Total Adj. Sales Price	\$25,180,415	Wgt. Mean	93.29
Total Assessed Value	\$23,489,590	Average Assessed Value of the Base	\$162,348
Avg. Adj. Sales Price	\$182,467	Avg. Assessed Value	\$170,214

Confidence Interval - Current

95% Median C.I	93.10 to 97.20
95% Wgt. Mean C.I	90.97 to 95.61
95% Mean C.I	92.47 to 98.17
% of Value of the Class of all Real Property Value in the County	17.35
% of Records Sold in the Study Period	4.64
% of Value Sold in the Study Period	4.87

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	162	96	96.44
2023	188	96	95.79
2022	156	95	95.24
2021	146	96	95.69

2025 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	20	Median	95.46
Total Sales Price	\$2,666,268	Mean	96.52
Total Adj. Sales Price	\$2,666,268	Wgt. Mean	90.61
Total Assessed Value	\$2,415,825	Average Assessed Value of the Base	\$309,091
Avg. Adj. Sales Price	\$133,313	Avg. Assessed Value	\$120,791

Confidence Interval - Current

95% Median C.I	90.14 to 98.89
95% Wgt. Mean C.I	78.81 to 102.40
95% Mean C.I	85.22 to 107.82
% of Value of the Class of all Real Property Value in the County	4.74
% of Records Sold in the Study Period	4.69
% of Value Sold in the Study Period	1.83

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	20	94	93.63
2023	17	94	93.94
2022	20	100	85.35
2021	17	100	100.05

**70 Pierce
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 : 138
 Total Sales Price : 25,180,415
 Total Adj. Sales Price : 25,180,415
 Total Assessed Value : 23,489,590
 Avg. Adj. Sales Price : 182,467
 Avg. Assessed Value : 170,214

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 12.35
 PRD : 102.18

COV : 17.91
 STD : 17.07
 Avg. Abs. Dev : 11.63
 MAX Sales Ratio : 184.82
 MIN Sales Ratio : 50.42

95% Median C.I. : 93.10 to 97.20
 95% Wgt. Mean C.I. : 90.97 to 95.61
 95% Mean C.I. : 92.47 to 98.17

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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	11	100.21	105.03	101.58	08.30	103.40	87.20	131.87	97.20 to 123.06	165,014	167,620
01-JAN-23 To 31-MAR-23	12	96.77	97.90	96.95	11.98	100.98	75.31	124.98	81.08 to 117.15	139,742	135,481
01-APR-23 To 30-JUN-23	18	93.35	96.03	93.15	11.89	103.09	71.38	146.60	87.60 to 101.68	145,083	135,146
01-JUL-23 To 30-SEP-23	18	94.66	99.09	97.90	10.83	101.22	71.50	132.79	93.10 to 104.70	172,967	169,338
01-OCT-23 To 31-DEC-23	27	93.43	96.39	92.38	13.75	104.34	68.40	184.82	85.93 to 99.52	202,351	186,935
01-JAN-24 To 31-MAR-24	11	90.54	89.35	93.09	08.59	95.98	68.75	103.79	71.95 to 100.30	260,482	242,483
01-APR-24 To 30-JUN-24	25	91.86	89.03	88.17	12.13	100.98	50.42	114.70	87.53 to 97.98	190,378	167,857
01-JUL-24 To 30-SEP-24	16	93.92	93.82	91.41	14.30	102.64	62.14	133.61	81.85 to 106.90	179,702	164,268
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	59	97.02	99.02	97.11	11.38	101.97	71.38	146.60	93.90 to 100.29	156,219	151,700
01-OCT-23 To 30-SEP-24	79	91.86	92.56	91.08	12.88	101.62	50.42	184.82	90.48 to 96.78	202,069	184,041
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	75	94.04	97.19	94.47	12.46	102.88	68.40	184.82	93.10 to 97.10	171,537	162,050
<u>ALL</u>	138	94.14	95.32	93.29	12.35	102.18	50.42	184.82	93.10 to 97.20	182,467	170,214

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	53	94.00	96.59	94.09	10.43	102.66	68.75	133.61	91.38 to 97.66	202,980	190,975
5	40	93.92	96.46	92.12	15.98	104.71	62.14	184.82	86.32 to 99.95	102,510	94,436
10	20	98.73	95.60	96.43	14.18	99.14	62.92	125.19	80.18 to 104.16	151,153	145,755
20	3	81.08	76.63	72.33	19.72	105.94	50.42	98.38	N/A	53,667	38,815
40	22	95.31	92.49	91.89	06.32	100.65	73.51	101.68	87.53 to 97.90	324,455	298,133
<u>ALL</u>	138	94.14	95.32	93.29	12.35	102.18	50.42	184.82	93.10 to 97.20	182,467	170,214

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	138	94.14	95.32	93.29	12.35	102.18	50.42	184.82	93.10 to 97.20	182,467	170,214
06											
07											
<u>ALL</u>	138	94.14	95.32	93.29	12.35	102.18	50.42	184.82	93.10 to 97.20	182,467	170,214

**70 Pierce
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 : 138
 Total Sales Price : 25,180,415
 Total Adj. Sales Price : 25,180,415
 Total Assessed Value : 23,489,590
 Avg. Adj. Sales Price : 182,467
 Avg. Assessed Value : 170,214

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 12.35
 PRD : 102.18

COV : 17.91
 STD : 17.07
 Avg. Abs. Dev : 11.63
 MAX Sales Ratio : 184.82
 MIN Sales Ratio : 50.42

95% Median C.I. : 93.10 to 97.20
 95% Wgt. Mean C.I. : 90.97 to 95.61
 95% Mean C.I. : 92.47 to 98.17

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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	1	84.40	84.40	84.40	00.00	100.00	84.40	84.40	N/A	2,500	2,110
Less Than 15,000	1	84.40	84.40	84.40	00.00	100.00	84.40	84.40	N/A	2,500	2,110
Less Than 30,000	6	94.43	101.45	101.72	16.78	99.73	81.93	146.60	81.93 to 146.60	16,083	16,360
Ranges Excl. Low \$											
Greater Than 4,999	137	94.17	95.40	93.29	12.36	102.26	50.42	184.82	93.11 to 97.20	183,780	171,441
Greater Than 14,999	137	94.17	95.40	93.29	12.36	102.26	50.42	184.82	93.11 to 97.20	183,780	171,441
Greater Than 29,999	132	94.14	95.04	93.25	12.15	101.92	50.42	184.82	93.11 to 97.10	190,030	177,208
Incremental Ranges											
0 TO 4,999	1	84.40	84.40	84.40	00.00	100.00	84.40	84.40	N/A	2,500	2,110
5,000 TO 14,999											
15,000 TO 29,999	5	98.38	104.86	102.18	16.49	102.62	81.93	146.60	N/A	18,800	19,210
30,000 TO 59,999	7	103.22	111.81	111.63	26.65	100.16	50.42	184.82	50.42 to 184.82	40,926	45,687
60,000 TO 99,999	19	100.21	99.55	99.41	11.66	100.14	75.31	131.87	89.55 to 107.66	76,375	75,926
100,000 TO 149,999	30	96.92	94.32	93.66	14.39	100.70	62.14	133.61	90.23 to 101.88	125,468	117,514
150,000 TO 249,999	44	93.65	93.43	93.24	08.78	100.20	62.92	117.66	90.48 to 97.98	180,567	168,365
250,000 TO 499,999	29	93.37	91.18	91.23	10.05	99.95	68.40	125.19	87.20 to 97.38	336,838	307,302
500,000 TO 999,999	3	95.01	95.55	95.44	01.27	100.12	94.00	97.63	N/A	623,000	594,588
1,000,000 +											
ALL	138	94.14	95.32	93.29	12.35	102.18	50.42	184.82	93.10 to 97.20	182,467	170,214

70 Pierce
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 : 20
Total Sales Price : 2,666,268
Total Adj. Sales Price : 2,666,268
Total Assessed Value : 2,415,825
Avg. Adj. Sales Price : 133,313
Avg. Assessed Value : 120,791

MEDIAN : 95
WGT. MEAN : 91
MEAN : 97
COD : 16.18
PRD : 106.52

COV : 25.01
STD : 24.14
Avg. Abs. Dev : 15.45
MAX Sales Ratio : 162.13
MIN Sales Ratio : 55.14

95% Median C.I. : 90.14 to 98.89
95% Wgt. Mean C.I. : 78.81 to 102.40
95% Mean C.I. : 85.22 to 107.82

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	1	97.67	97.67	97.67	00.00	100.00	97.67	97.67	N/A	75,000	73,250
01-JAN-22 To 31-MAR-22	2	92.39	92.39	91.74	02.21	100.71	90.35	94.43	N/A	51,400	47,153
01-APR-22 To 30-JUN-22	2	96.26	96.26	96.29	00.12	99.97	96.14	96.37	N/A	57,500	55,368
01-JUL-22 To 30-SEP-22	2	77.02	77.02	66.08	28.41	116.56	55.14	98.89	N/A	100,000	66,080
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	2	84.13	84.13	82.33	12.65	102.19	73.49	94.77	N/A	42,750	35,195
01-APR-23 To 30-JUN-23	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	375,000	346,960
01-JUL-23 To 30-SEP-23	2	85.90	85.90	86.80	14.97	98.96	73.04	98.76	N/A	311,234	270,153
01-OCT-23 To 31-DEC-23	3	90.14	88.15	89.36	09.55	98.65	74.23	100.07	N/A	90,000	80,423
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	3	143.45	140.72	118.06	10.58	119.19	116.59	162.13	N/A	138,500	163,508
01-JUL-24 To 30-SEP-24	2	91.07	91.07	78.01	20.38	116.74	72.51	109.62	N/A	202,500	157,963
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	7	96.14	89.86	83.29	07.87	107.89	55.14	98.89	55.14 to 98.89	70,400	58,636
01-OCT-22 To 30-SEP-23	5	92.52	86.52	88.43	10.16	97.84	73.04	98.76	N/A	216,594	191,531
01-OCT-23 To 30-SEP-24	8	104.85	108.59	96.08	23.23	113.02	72.51	162.13	72.51 to 162.13	136,313	130,965
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	6	95.29	88.55	80.71	09.00	109.71	55.14	98.89	55.14 to 98.89	69,633	56,200
01-JAN-23 To 31-DEC-23	8	91.33	87.13	88.61	10.29	98.33	73.04	100.07	73.04 to 100.07	169,121	149,866
<u>ALL</u>	20	95.46	96.52	90.61	16.18	106.52	55.14	162.13	90.14 to 98.89	133,313	120,791

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	4	92.46	88.88	87.43	07.24	101.66	74.23	96.37	N/A	66,375	58,029
5	13	96.14	101.78	93.06	18.74	109.37	72.51	162.13	73.49 to 116.59	163,521	152,177
40	3	97.67	83.90	74.69	14.93	112.33	55.14	98.89	N/A	91,667	68,470
<u>ALL</u>	20	95.46	96.52	90.61	16.18	106.52	55.14	162.13	90.14 to 98.89	133,313	120,791

**70 Pierce
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 : 20
 Total Sales Price : 2,666,268
 Total Adj. Sales Price : 2,666,268
 Total Assessed Value : 2,415,825
 Avg. Adj. Sales Price : 133,313
 Avg. Assessed Value : 120,791

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 97
 COD : 16.18
 PRD : 106.52

COV : 25.01
 STD : 24.14
 Avg. Abs. Dev : 15.45
 MAX Sales Ratio : 162.13
 MIN Sales Ratio : 55.14

95% Median C.I. : 90.14 to 98.89
 95% Wgt. Mean C.I. : 78.81 to 102.40
 95% Mean C.I. : 85.22 to 107.82

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	20	95.46	96.52	90.61	16.18	106.52	55.14	162.13	90.14 to 98.89	133,313	120,791
04											
<u>ALL</u>	<u>20</u>	<u>95.46</u>	<u>96.52</u>	<u>90.61</u>	<u>16.18</u>	<u>106.52</u>	<u>55.14</u>	<u>162.13</u>	<u>90.14 to 98.89</u>	<u>133,313</u>	<u>120,791</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	152.79	152.79	151.46	06.11	100.88	143.45	162.13	N/A	8,750	13,253
Less Than 30,000	2	152.79	152.79	151.46	06.11	100.88	143.45	162.13	N/A	8,750	13,253
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	95.46	96.52	90.61	16.18	106.52	55.14	162.13	90.14 to 98.89	133,313	120,791
Greater Than 14,999	18	94.60	90.26	90.20	11.33	100.07	55.14	116.59	74.23 to 98.76	147,154	132,740
Greater Than 29,999	18	94.60	90.26	90.20	11.33	100.07	55.14	116.59	74.23 to 98.76	147,154	132,740
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	152.79	152.79	151.46	06.11	100.88	143.45	162.13	N/A	8,750	13,253
15,000 TO 29,999											
30,000 TO 59,999	5	94.77	91.54	90.90	05.72	100.70	73.49	98.89	N/A	42,100	38,268
60,000 TO 99,999	6	93.36	93.06	92.13	08.74	101.01	74.23	109.62	74.23 to 109.62	72,133	66,458
100,000 TO 149,999	1	100.07	100.07	100.07	00.00	100.00	100.07	100.07	N/A	115,000	115,080
150,000 TO 249,999	1	55.14	55.14	55.14	00.00	100.00	55.14	55.14	N/A	150,000	82,715
250,000 TO 499,999	5	92.52	90.68	92.01	15.09	98.55	72.51	116.59	N/A	348,094	320,288
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>20</u>	<u>95.46</u>	<u>96.52</u>	<u>90.61</u>	<u>16.18</u>	<u>106.52</u>	<u>55.14</u>	<u>162.13</u>	<u>90.14 to 98.89</u>	<u>133,313</u>	<u>120,791</u>

**70 Pierce
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 : 20
 Total Sales Price : 2,666,268
 Total Adj. Sales Price : 2,666,268
 Total Assessed Value : 2,415,825
 Avg. Adj. Sales Price : 133,313
 Avg. Assessed Value : 120,791

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 97
 COD : 16.18
 PRD : 106.52

COV : 25.01
 STD : 24.14
 Avg. Abs. Dev : 15.45
 MAX Sales Ratio : 162.13
 MIN Sales Ratio : 55.14

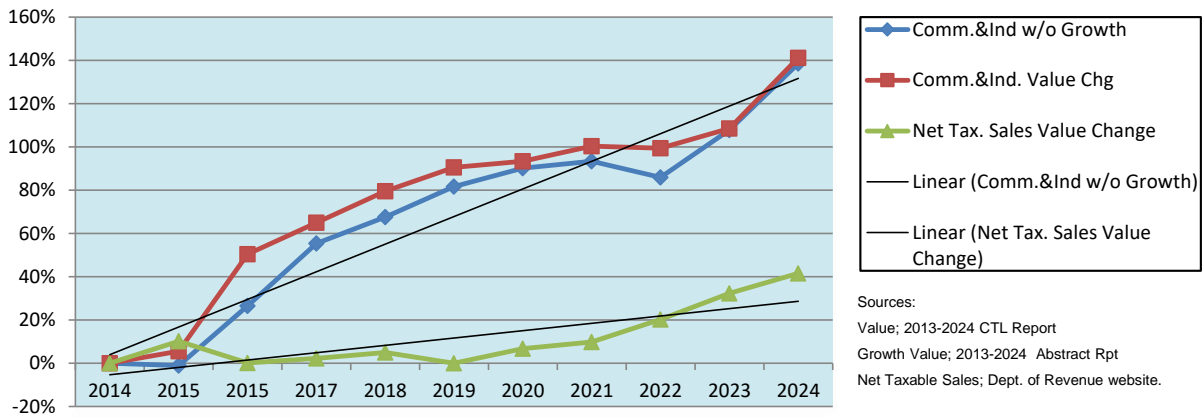
95% Median C.I. : 90.14 to 98.89
 95% Wgt. Mean C.I. : 78.81 to 102.40
 95% Mean C.I. : 85.22 to 107.82

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	97.67	97.67	97.67	00.00	100.00	97.67	97.67	N/A	75,000	73,250
340	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	375,000	346,960
344	1	73.49	73.49	73.49	00.00	100.00	73.49	73.49	N/A	50,000	36,745
350	2	82.19	82.19	81.41	09.68	100.96	74.23	90.14	N/A	77,500	63,095
353	2	126.24	126.24	97.50	28.43	129.48	90.35	162.13	N/A	37,650	36,708
389	1	116.59	116.59	116.59	00.00	100.00	116.59	116.59	N/A	398,000	464,020
406	5	94.43	92.99	73.15	24.18	127.12	55.14	143.45	N/A	106,900	78,201
434	1	96.14	96.14	96.14	00.00	100.00	96.14	96.14	N/A	40,000	38,455
470	2	97.57	97.57	98.33	01.23	99.23	96.37	98.76	N/A	203,984	200,568
471	2	91.07	91.07	78.01	20.38	116.74	72.51	109.62	N/A	202,500	157,963
483	1	94.77	94.77	94.77	00.00	100.00	94.77	94.77	N/A	35,500	33,645
554	1	100.07	100.07	100.07	00.00	100.00	100.07	100.07	N/A	115,000	115,080
<u>ALL</u>	<u>20</u>	95.46	96.52	90.61	16.18	106.52	55.14	162.13	90.14 to 98.89	133,313	120,791

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	\$ 52,232,265	\$ 1,623,150	3.11%	\$ 50,609,115		\$ 35,306,748	
2014	\$ 55,107,225	\$ 3,436,685	6.24%	\$ 51,670,540	-1.08%	\$ 38,878,857	10.12%
2015	\$ 78,572,250	\$ 12,469,340	15.87%	\$ 66,102,910	19.95%	\$ 35,358,452	-9.05%
2016	\$ 86,174,125	\$ 4,998,232	5.80%	\$ 81,175,893	3.31%	\$ 36,101,714	2.10%
2017	\$ 93,742,290	\$ 6,247,665	6.66%	\$ 87,494,625	1.53%	\$ 37,073,644	2.69%
2018	\$ 99,495,995	\$ 4,612,335	4.64%	\$ 94,883,660	1.22%	\$ 35,303,616	-4.77%
2019	\$ 100,987,820	\$ 1,629,720	1.61%	\$ 99,358,100	-0.14%	\$ 37,690,675	6.76%
2020	\$ 104,674,900	\$ 3,657,905	3.49%	\$ 101,016,995	0.03%	\$ 38,791,736	2.92%
2021	\$ 104,160,925	\$ 7,067,905	6.79%	\$ 97,093,020	-7.24%	\$ 42,438,646	9.40%
2022	\$ 108,939,190	\$ 423,580	0.39%	\$ 108,515,610	4.18%	\$ 46,700,089	10.04%
2023	\$ 125,987,090	\$ 1,388,725	1.10%	\$ 124,598,365	14.37%	\$ 49,982,844	7.03%
2024	\$ 129,226,660	\$ 2,099,210	1.62%	\$ 127,127,450	0.91%	\$ 45,684,994	-8.60%
Ann %chg	8.90%			Average	3.37%	1.63%	2.60%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-1.08%	5.50%	10.12%
2015	26.56%	50.43%	0.15%
2016	55.41%	64.98%	2.25%
2017	67.51%	79.47%	5.00%
2018	81.66%	90.49%	-0.01%
2019	90.22%	93.34%	6.75%
2020	93.40%	100.40%	9.87%
2021	85.89%	99.42%	20.20%
2022	107.76%	108.57%	32.27%
2023	138.55%	141.21%	41.57%
2024	143.39%	147.41%	29.39%

County Number	70
County Name	Pierce

70 Pierce
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 : 90
Total Sales Price : 102,991,692
Total Adj. Sales Price : 102,991,692
Total Assessed Value : 73,465,530
Avg. Adj. Sales Price : 1,144,352
Avg. Assessed Value : 816,284

MEDIAN : 74
WGT. MEAN : 71
MEAN : 79
COD : 25.49
PRD : 111.44

COV : 30.77
STD : 24.46
Avg. Abs. Dev : 18.97
MAX Sales Ratio : 141.45
MIN Sales Ratio : 44.60

95% Median C.I. : 69.22 to 78.06
95% Wgt. Mean C.I. : 66.94 to 75.73
95% Mean C.I. : 74.44 to 84.54

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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	12	111.11	104.00	90.71	16.56	114.65	50.62	141.45	82.56 to 121.28	1,110,173	1,007,033	
01-JAN-22 To 31-MAR-22	8	76.07	76.60	65.11	25.32	117.65	47.41	111.26	47.41 to 111.26	1,272,090	828,295	
01-APR-22 To 30-JUN-22	6	79.53	84.47	84.52	21.85	99.94	59.91	124.45	59.91 to 124.45	1,023,297	864,867	
01-JUL-22 To 30-SEP-22	3	54.11	62.77	59.46	17.67	105.57	52.76	81.45	N/A	747,258	444,307	
01-OCT-22 To 31-DEC-22	15	66.54	70.17	64.79	23.05	108.30	44.60	107.45	51.52 to 79.03	1,292,264	837,230	
01-JAN-23 To 31-MAR-23	7	61.72	67.86	60.76	20.64	111.69	50.67	112.70	50.67 to 112.70	1,638,286	995,427	
01-APR-23 To 30-JUN-23	11	68.95	69.04	67.86	10.12	101.74	54.88	82.08	59.75 to 78.28	1,267,069	859,888	
01-JUL-23 To 30-SEP-23	3	65.60	80.81	56.94	37.45	141.92	51.57	125.27	N/A	1,194,828	680,287	
01-OCT-23 To 31-DEC-23	7	76.77	94.45	85.72	29.06	110.18	69.22	138.51	69.22 to 138.51	912,217	781,997	
01-JAN-24 To 31-MAR-24	13	74.44	75.70	69.81	19.25	108.44	48.35	111.74	55.33 to 98.12	1,053,777	735,681	
01-APR-24 To 30-JUN-24	3	84.56	89.90	81.92	27.11	109.74	58.20	126.95	N/A	585,000	479,203	
01-JUL-24 To 30-SEP-24	2	77.11	77.11	81.47	16.76	94.65	64.19	90.03	N/A	448,750	365,575	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	29	86.55	88.14	79.15	26.78	111.36	47.41	141.45	70.28 to 110.34	1,099,323	870,099	
01-OCT-22 To 30-SEP-23	36	66.07	70.26	64.14	20.54	109.54	44.60	125.27	61.04 to 74.33	1,343,728	861,835	
01-OCT-23 To 30-SEP-24	25	75.61	82.77	75.68	23.73	109.37	48.35	138.51	70.44 to 90.03	909,485	688,264	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	32	72.97	73.76	67.75	23.49	108.87	44.60	124.45	59.65 to 81.45	1,185,695	803,342	
01-JAN-23 To 31-DEC-23	28	69.83	76.36	67.68	22.50	112.83	50.67	138.51	62.73 to 76.77	1,263,420	855,057	
<u>ALL</u>	90	74.43	79.49	71.33	25.49	111.44	44.60	141.45	69.22 to 78.06	1,144,352	816,284	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	90	74.43	79.49	71.33	25.49	111.44	44.60	141.45	69.22 to 78.06	1,144,352	816,284	
<u>ALL</u>	90	74.43	79.49	71.33	25.49	111.44	44.60	141.45	69.22 to 78.06	1,144,352	816,284	

70 Pierce
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 : 90
 Total Sales Price : 102,991,692
 Total Adj. Sales Price : 102,991,692
 Total Assessed Value : 73,465,530
 Avg. Adj. Sales Price : 1,144,352
 Avg. Assessed Value : 816,284

MEDIAN : 74
 WGT. MEAN : 71
 MEAN : 79
 COD : 25.49
 PRD : 111.44

COV : 30.77
 STD : 24.46
 Avg. Abs. Dev : 18.97
 MAX Sales Ratio : 141.45
 MIN Sales Ratio : 44.60

95% Median C.I. : 69.22 to 78.06
 95% Wgt. Mean C.I. : 66.94 to 75.73
 95% Mean C.I. : 74.44 to 84.54

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	59.75	59.75	59.75	00.00	100.00	59.75	59.75	N/A	2,598,764	1,552,830
1	1	59.75	59.75	59.75	00.00	100.00	59.75	59.75	N/A	2,598,764	1,552,830
Dry											
County	14	85.14	82.66	69.30	28.01	119.28	47.60	114.83	54.11 to 112.70	1,033,965	716,488
1	14	85.14	82.66	69.30	28.01	119.28	47.60	114.83	54.11 to 112.70	1,033,965	716,488
Grass											
County	5	64.19	80.93	66.03	35.61	122.57	54.88	125.27	N/A	422,289	278,852
1	5	64.19	80.93	66.03	35.61	122.57	54.88	125.27	N/A	422,289	278,852
ALL	90	74.43	79.49	71.33	25.49	111.44	44.60	141.45	69.22 to 78.06	1,144,352	816,284

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	40	73.47	77.17	70.23	23.70	109.88	47.41	141.45	63.08 to 78.06	1,411,661	991,400
1	40	73.47	77.17	70.23	23.70	109.88	47.41	141.45	63.08 to 78.06	1,411,661	991,400
Dry											
County	23	69.22	79.84	71.31	33.30	111.96	47.60	124.45	59.67 to 100.81	1,041,666	742,796
1	23	69.22	79.84	71.31	33.30	111.96	47.60	124.45	59.67 to 100.81	1,041,666	742,796
Grass											
County	8	75.47	81.26	73.39	26.14	110.72	54.88	125.27	54.88 to 125.27	446,805	327,921
1	8	75.47	81.26	73.39	26.14	110.72	54.88	125.27	54.88 to 125.27	446,805	327,921
ALL	90	74.43	79.49	71.33	25.49	111.44	44.60	141.45	69.22 to 78.06	1,144,352	816,284

Pierce County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	8,245	7,961	7,433	7,332	7,199	6,805	5,545	5,262	7,023
Knox	1	7,465	7,465	7,334	7,010	6,980	6,980	6,856	6,859	7,002
Cedar	1	7,850	7,850	7,775	7,775	6,990	6,990	6,910	6,910	7,364
Cedar	2	9,500	9,500	9,400	9,400	9,300	9,300	9,000	9,000	9,176
Wayne	1	9,895	9,880	9,675	9,300	9,000	8,700	8,300	7,900	8,804
Madison	2	7,823	7,600	7,214	7,154	6,838	6,550	5,434	4,700	6,941
Antelope	1	6,750	6,750	6,500	6,345	5,750	5,500	5,500	5,250	6,123

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	7,605	7,370	6,945	6,620	5,750	5,575	4,315	3,765	6,262
Knox	1	6,785	6,785	6,670	6,380	5,985	5,610	5,500	5,500	6,166
Cedar	1	6,900	6,900	6,800	6,800	6,540	6,540	6,450	6,450	6,654
Cedar	2	9,150	9,149	8,973	8,975	8,965	8,964	7,550	7,549	8,713
Wayne	1	8,600	8,550	8,500	8,400	8,350	8,300	7,500	7,000	8,272
Madison	2	6,147	5,814	5,242	5,139	4,516	4,216	3,464	2,847	4,937
Antelope	1	4,375	4,188	3,810	3,810	3,125	3,125	2,875	2,875	3,675

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	2,690	2,555	2,335	2,010	1,920	1,700	1,360	1,294	2,374
Knox	1	2,927	2,929	2,926	2,925	2,901	2,900	n/a	2,897	2,925
Cedar	1	3,196	3,196	2,911	2,914	2,646	2,648	2,360	2,360	2,965
Cedar	2	3,194	3,195	2,910	2,910	2,645	2,645	2,360	n/a	3,067
Wayne	1	2,950	2,800	2,700	2,600	2,340	n/a	n/a	n/a	2,818
Madison	2	2,430	2,291	2,146	2,075	1,844	n/a	n/a	n/a	2,270
Antelope	1	2,400	2,350	2,350	2,350	2,095	2,095	2,050	2,000	2,265

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	5,663	1,176	150
Knox	1	2,150	685	250
Cedar	1	2,830	1,411	601
Cedar	2	n/a	1,473	600
Wayne	1	5,642	1,347	100
Madison	2	3,855	1,017	159
Antelope	1	2,630	500	182

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	1	Median :	47	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	850,000	Wgt. Mean :	47	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	850,000	Mean :	47	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	399,140						
Avg. Adj. Sales Price :	850,000	COD :	00.00	MAX Sales Ratio :	46.96		
Avg. Assessed Value :	399,140	PRD :	100.00	MIN Sales Ratio :	46.96		

Printed : 03/24/2025

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140
<u>ALL</u>											
10/01/2021 To 09/30/2024	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	1	Median :	47	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	850,000	Wgt. Mean :	47	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	850,000	Mean :	47	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	399,140						
Avg. Adj. Sales Price :	850,000	COD :	00.00	MAX Sales Ratio :	46.96		
Avg. Assessed Value :	399,140	PRD :	100.00	MIN Sales Ratio :	46.96		

Printed : 03/24/2025

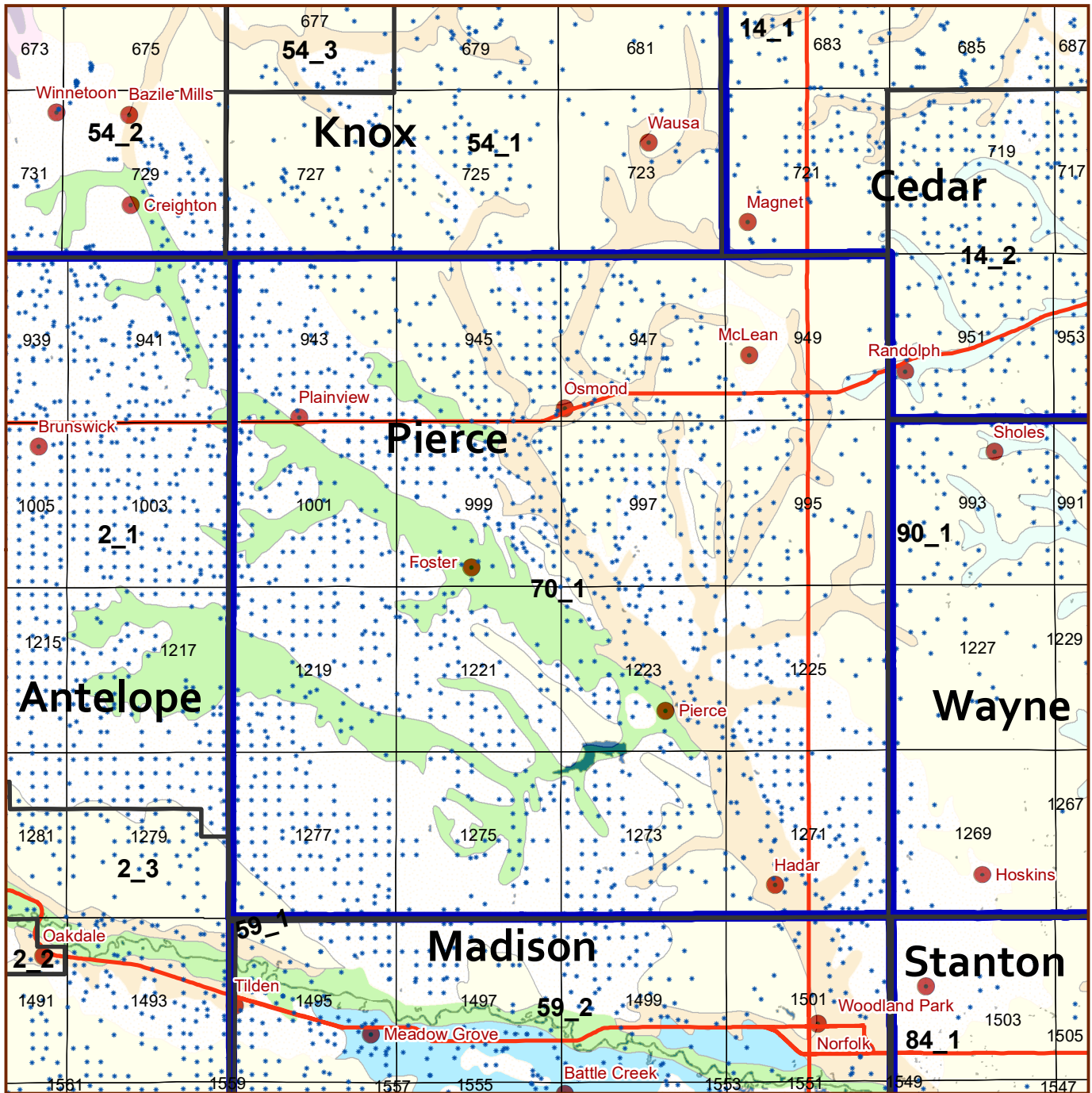
AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140
<u>ALL</u>											
10/01/2021 To 09/30/2024	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
020009											
140045											
540013											
540576											
590002											
590005	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140
590080											
700002											
700005											
700542											
<u>ALL</u>											
10/01/2021 To 09/30/2024	1	46.96	46.96	46.96		100.00	46.96	46.96	N/A	850,000	399,140

PIERCE COUNTY



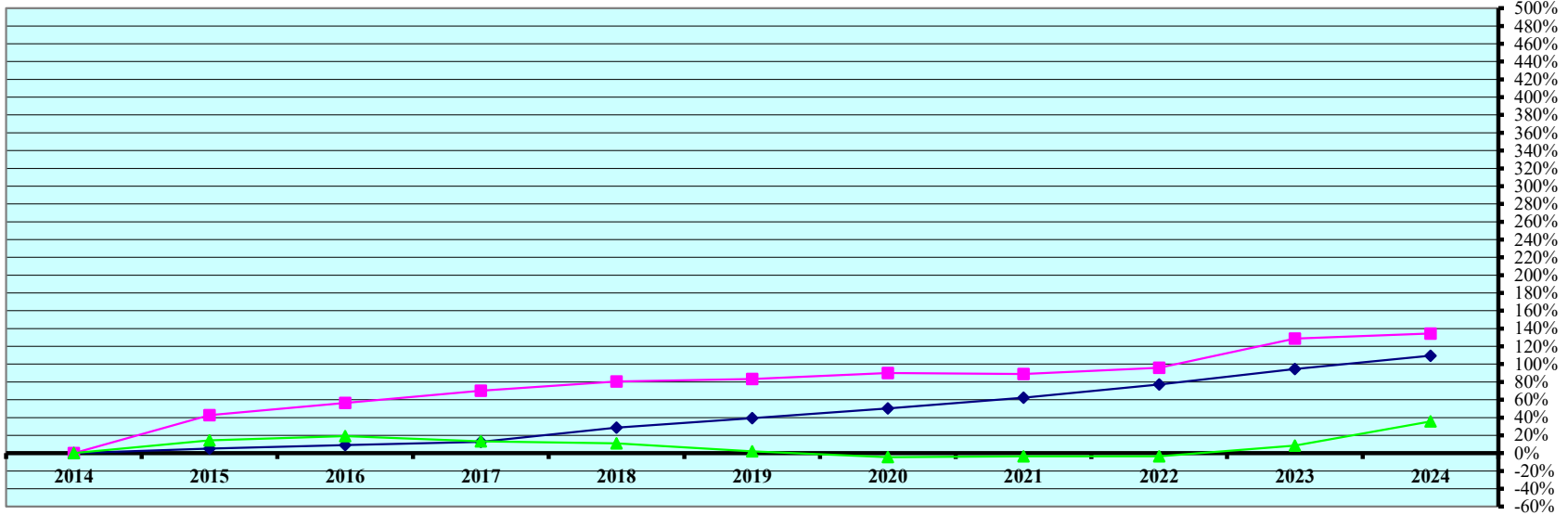
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	223,371,065	-	-	-	55,107,225	-	-	-	1,279,210,530	-	-	-
2015	234,496,330	11,125,265	4.98%	4.98%	78,572,250	23,465,025	42.58%	42.58%	1,463,861,320	184,650,790	14.43%	14.43%
2016	243,816,830	9,320,500	3.97%	9.15%	86,174,125	7,601,875	9.68%	56.38%	1,524,934,300	61,072,980	4.17%	19.21%
2017	251,733,370	7,916,540	3.25%	12.70%	93,742,290	7,568,165	8.78%	70.11%	1,447,390,900	-77,543,400	-5.09%	13.15%
2018	287,406,795	35,673,425	14.17%	28.67%	99,495,995	5,753,705	6.14%	80.55%	1,419,966,065	-27,424,835	-1.89%	11.00%
2019	310,985,015	23,578,220	8.20%	39.22%	100,987,820	1,491,825	1.50%	83.26%	1,304,324,575	-115,641,490	-8.14%	1.96%
2020	335,556,705	24,571,690	7.90%	50.22%	104,674,900	3,687,080	3.65%	89.95%	1,221,131,381	-83,193,194	-6.38%	-4.54%
2021	362,412,280	26,855,575	8.00%	62.25%	104,160,925	-513,975	-0.49%	89.02%	1,234,513,375	13,381,994	1.10%	-3.49%
2022	395,900,130	33,487,850	9.24%	77.24%	107,979,780	3,818,855	3.67%	95.94%	1,234,588,275	74,900	0.01%	-3.49%
2023	434,312,635	38,412,505	9.70%	94.44%	126,056,600	18,076,820	16.74%	128.75%	1,386,202,520	151,614,245	12.28%	8.36%
2024	467,975,700	33,663,065	7.75%	109.51%	129,200,665	3,144,065	2.49%	134.45%	1,734,740,835	348,538,315	25.14%	35.61%

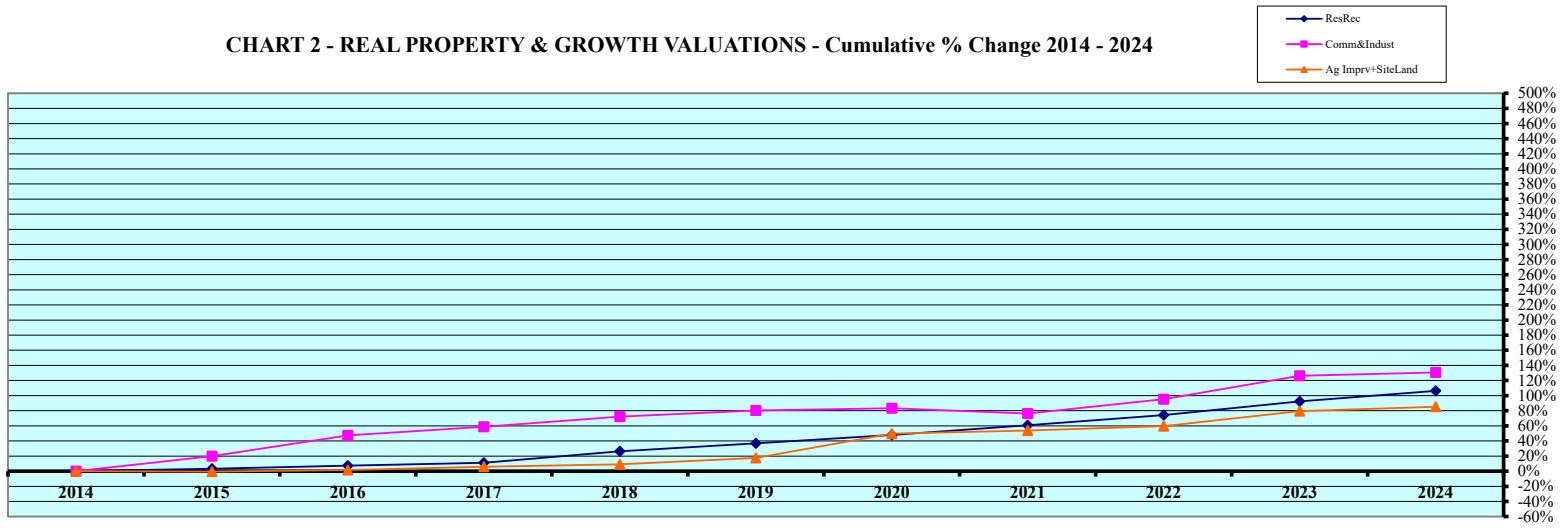
Rate Annual %chg: Residential & Recreational **7.68%** Commercial & Industrial **8.89%** Agricultural Land **3.09%**

Cnty# **70**
County **PIERCE**

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	223,371,065	3,050,945	1.37%	220,320,120	--	--	55,107,225	3,436,685	6.24%	51,670,540	--	--
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	3.38%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	19.95%
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	7.42%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	47.31%
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	11.15%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	58.77%
2018	287,406,795	5,046,472	1.76%	282,360,323	12.17%	26.41%	99,495,995	4,612,335	4.64%	94,883,660	1.22%	72.18%
2019	310,985,015	5,108,600	1.64%	305,876,415	6.43%	36.94%	100,987,820	1,629,720	1.61%	99,358,100	-0.14%	80.30%
2020	335,556,705	5,087,134	1.52%	330,469,571	6.27%	47.95%	104,674,900	3,657,905	3.49%	101,016,995	0.03%	83.31%
2021	362,412,280	3,304,245	0.91%	359,108,035	7.02%	60.77%	104,160,925	7,067,905	6.79%	97,093,020	-7.24%	76.19%
2022	395,900,130	6,768,600	1.71%	389,131,530	7.37%	74.21%	107,979,780	423,580	0.39%	107,556,200	3.26%	95.18%
2023	434,312,635	4,699,285	1.08%	429,613,350	8.52%	92.33%	126,056,600	1,388,725	1.10%	124,667,875	15.45%	126.23%
2024	467,975,700	7,213,301	1.54%	460,762,399	6.09%	106.28%	129,200,665	2,099,210	1.62%	127,101,455	0.83%	130.64%
Rate Ann%chg	7.68%	Resid & Recreat w/o growth				6.14%	C & I w/o growth				3.82%	

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	--	--
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%	-0.51%
2016	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%	1.49%
2017	60,753,240	42,665,880	103,419,120	2,826,890	2.73%	100,592,230	0.67%	5.87%
2018	62,043,960	46,007,050	108,051,010	4,320,235	4.00%	103,730,775	0.30%	9.18%
2019	66,327,885	47,221,070	113,548,955	1,898,275	1.67%	111,650,680	3.33%	17.51%
2020	90,547,495	54,005,490	144,552,985	2,215,060	1.53%	142,337,925	25.35%	49.81%
2021	90,332,145	56,715,070	147,047,215	872,940	0.59%	146,174,275	1.12%	53.85%
2022	95,966,880	60,356,055	156,322,935	4,703,295	3.01%	151,619,640	3.11%	59.58%
2023	106,680,410	68,564,685	175,245,095	4,569,040	2.61%	170,676,055	9.18%	79.64%
2024	110,235,710	70,838,520	181,074,230	5,078,825	2.80%	175,995,405	0.43%	85.23%
Rate Ann%chg	7.45%	5.55%	6.66%	Ag Imprv+Site w/o growth		4.29%		

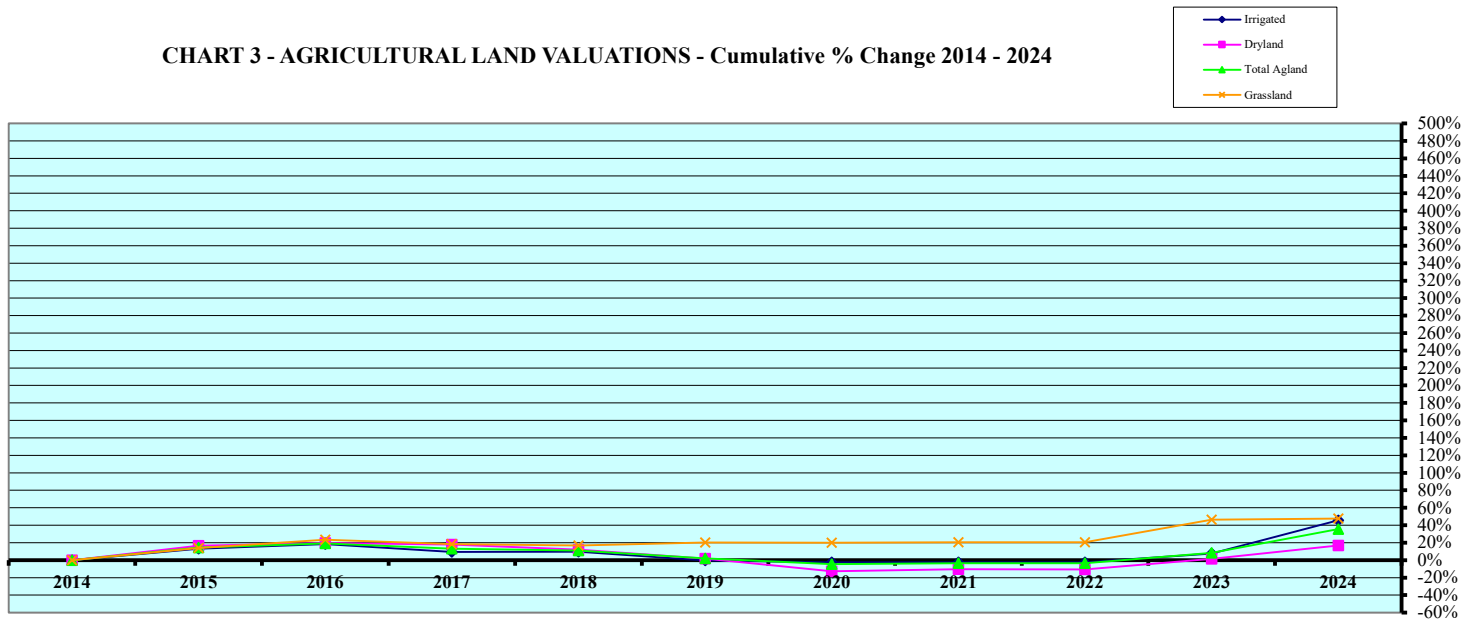
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 70
County PIERCE

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	727,401,115	-	-	-	460,208,255	-	-	-	91,342,075	-	-	-
2015	823,739,870	96,338,755	13.24%	13.24%	535,808,785	75,600,530	16.43%	16.43%	104,017,235	12,675,160	13.88%	13.88%
2016	861,471,910	37,732,040	4.58%	18.43%	550,361,060	14,552,275	2.72%	19.59%	112,773,865	8,756,630	8.42%	23.46%
2017	796,951,905	-64,520,005	-7.49%	9.56%	541,862,950	-8,498,110	-1.54%	17.74%	108,248,665	-4,525,200	-4.01%	18.51%
2018	797,192,140	240,235	0.03%	9.59%	515,843,560	-26,019,390	-4.80%	12.09%	106,605,005	-1,643,660	-1.52%	16.71%
2019	725,940,520	-71,251,620	-8.94%	-0.20%	468,252,635	-47,590,925	-9.23%	1.75%	109,806,180	3,201,175	3.00%	20.21%
2020	709,362,260	-16,578,260	-2.28%	-2.48%	401,745,975	-66,506,660	-14.20%	-12.70%	109,697,478	-108,702	-0.10%	20.10%
2021	710,242,805	880,545	0.12%	-2.36%	412,931,210	11,185,235	2.78%	-10.27%	110,155,080	457,602	0.42%	20.60%
2022	710,473,325	230,520	0.03%	-2.33%	411,867,150	-1,064,060	-0.26%	-10.50%	110,002,060	-153,020	-0.14%	20.43%
2023	782,617,815	72,144,490	10.15%	7.59%	467,408,280	55,541,130	13.49%	1.56%	133,756,820	23,754,760	21.59%	46.44%
2024	1,059,668,475	277,050,660	35.40%	45.68%	537,825,830	70,417,550	15.07%	16.87%	134,843,115	1,086,295	0.81%	47.62%

Rate Ann.%chg: Irrigated **3.83%** Dryland **1.57%** Grassland **3.97%**

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	91,955	-	-	-	167,130	-	-	-	1,279,210,530	-	-	-
2015	104,700	12,745	13.86%	13.86%	190,730	23,600	14.12%	14.12%	1,463,861,320	184,650,790	14.43%	14.43%
2016	116,325	11,625	11.10%	26.50%	211,140	20,410	10.70%	26.33%	1,524,934,300	61,072,980	4.17%	19.21%
2017	117,365	1,040	0.89%	27.63%	210,015	-1,125	-0.53%	25.66%	1,447,390,900	-77,543,400	-5.09%	13.15%
2018	116,970	-395	-0.34%	27.20%	208,390	-1,625	-0.77%	24.69%	1,419,966,065	-27,424,835	-1.89%	11.00%
2019	116,960	-10	-0.01%	27.19%	208,280	-110	-0.05%	24.62%	1,304,324,575	-115,641,490	-8.14%	1.96%
2020	117,399	439	0.38%	27.67%	208,269	-11	-0.01%	24.61%	1,221,131,381	-83,193,194	-6.38%	-4.54%
2021	354,195	236,796	201.70%	285.18%	830,085	621,816	298.56%	396.67%	1,234,513,375	13,381,994	1.10%	-3.49%
2022	352,080	-2,115	-0.60%	282.88%	1,893,660	1,063,575	128.13%	1033.05%	1,234,588,275	74,900	0.01%	-3.49%
2023	354,345	2,265	0.64%	285.35%	2,065,260	171,600	9.06%	1135.72%	1,386,202,520	151,614,245	12.28%	8.36%
2024	354,555	210	0.06%	285.57%	2,048,860	-16,400	-0.79%	1125.91%	1,734,740,835	348,538,315	25.14%	35.61%

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County **PIERCE**

Rate Ann.%chg: Total Agric Land **3.09%**

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	727,965,355	152,651	4,769			460,746,515	117,012	3,938			91,119,675	66,342	1,373		
2015	822,781,705	152,634	5,391	13.04%	13.04%	534,890,860	118,324	4,521	14.81%	14.81%	104,921,760	64,905	1,617	17.70%	17.70%
2016	861,585,825	152,601	5,646	4.74%	18.39%	550,519,895	118,661	4,639	2.63%	17.82%	112,684,365	64,387	1,750	8.26%	27.42%
2017	813,569,395	152,755	5,326	-5.67%	11.68%	544,294,090	118,549	4,591	-1.04%	16.60%	112,623,805	64,396	1,749	-0.07%	27.33%
2018	797,338,885	152,857	5,216	-2.06%	9.38%	515,694,660	118,787	4,341	-5.44%	10.25%	106,526,355	63,982	1,665	-4.80%	21.22%
2019	725,792,750	152,843	4,749	-8.96%	-0.42%	468,400,440	118,520	3,952	-8.97%	0.37%	109,804,175	64,207	1,710	2.72%	24.51%
2020	709,349,210	153,059	4,634	-2.40%	-2.82%	401,758,880	118,337	3,395	-14.09%	-13.78%	109,643,460	64,122	1,710	-0.01%	24.49%
2021	710,649,340	153,268	4,637	0.05%	-2.77%	412,829,620	118,053	3,497	3.00%	-11.19%	110,163,735	64,195	1,716	0.36%	24.94%
2022	711,108,115	153,335	4,638	0.02%	-2.75%	411,962,710	117,890	3,494	-0.07%	-11.25%	109,971,175	64,073	1,716	0.02%	24.96%
2023	781,779,505	153,244	5,102	10.00%	6.98%	467,372,705	117,339	3,983	13.98%	1.16%	133,550,495	64,523	2,070	20.59%	50.70%
2024	1,057,542,945	153,594	6,885	34.97%	44.38%	538,806,180	117,740	4,576	14.89%	16.22%	134,910,045	64,051	2,106	1.76%	53.35%

Rate Annual %chg Average Value/Acre: 3.81% 1.58% 4.00%

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	89,900	2,255	40			164,635	4,116	40			1,280,086,080	342,376	3,739		
2015	103,810	2,315	45	12.45%	12.45%	188,965	4,199	45	12.52%	12.52%	1,462,887,100	342,377	4,273	14.28%	14.28%
2016	116,360	2,328	50	11.45%	25.32%	210,850	4,211	50	11.26%	25.19%	1,525,117,295	342,189	4,457	4.31%	19.21%
2017	117,215	2,341	50	0.19%	25.56%	11,379,220	9,869	1,153	2202.96%	2783.00%	1,481,983,725	347,910	4,260	-4.43%	13.93%
2018	117,020	2,337	50	-0.01%	25.55%	208,385	4,162	50	-95.66%	25.18%	1,419,885,305	342,125	4,150	-2.57%	11.00%
2019	116,960	2,336	50	0.01%	25.56%	208,245	4,160	50	-0.01%	25.17%	1,304,322,570	342,066	3,813	-8.12%	1.99%
2020	116,990	2,336	50	0.00%	25.57%	208,185	4,158	50	0.00%	25.18%	1,221,076,725	342,013	3,570	-6.37%	-4.51%
2021	353,040	2,352	150	199.72%	276.35%	830,090	4,151	200	299.46%	400.04%	1,234,825,825	342,019	3,610	1.12%	-3.44%
2022	352,090	2,346	150	0.00%	276.35%	1,734,355	4,447	390	95.02%	875.19%	1,235,128,445	342,091	3,611	0.00%	-3.43%
2023	352,635	2,350	150	0.00%	276.34%	2,066,705	4,558	453	16.24%	1033.58%	1,385,122,045	342,015	4,050	12.17%	8.32%
2024	354,555	2,363	150	0.00%	276.34%	2,064,365	4,547	454	0.14%	1035.23%	1,733,678,090	342,295	5,065	25.06%	35.47%

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Rate Annual %chg Average Value/Acre: 3.08%

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

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,317	PIERCE	128,805,442	15,416,775	14,182,168	467,722,550	70,276,485	58,924,180	253,150	1,734,740,835	110,235,710	70,838,520	0	2,671,395,815
cnty sectorvalue % of total value:		4.82%	0.58%	0.53%	17.51%	2.63%	2.21%	0.01%	64.94%	4.13%	2.65%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
42	FOSTER	61,226	203,239	6,686	1,499,430	327,695	0	0	11,295	0	0	0	2,109,571
0.57%	%sector of county sector	0.05%	1.32%	0.05%	0.32%	0.47%			0.00%				0.08%
	%sector of municipality	2.90%	9.63%	0.32%	71.08%	15.53%			0.54%				100.00%
280	HADAR	452,133	1,206	413	24,673,620	2,625,545	0	0	0	0	0	0	27,752,917
3.83%	%sector of county sector	0.35%	0.01%	0.00%	5.28%	3.74%							1.04%
	%sector of municipality	1.63%	0.00%	0.00%	88.90%	9.46%							100.00%
33	MCLEAN	161,650	36,313	212,930	1,166,385	28,965	0	0	0	0	0	0	1,606,243
0.45%	%sector of county sector	0.13%	0.24%	1.50%	0.25%	0.04%							0.06%
	%sector of municipality	10.06%	2.26%	13.26%	72.62%	1.80%							100.00%
794	OSMOND	3,240,848	1,040,178	552,041	44,556,520	17,148,065	0	0	56,620	0	0	0	66,594,272
10.85%	%sector of county sector	2.52%	6.75%	3.89%	9.53%	24.40%			0.00%				2.49%
	%sector of municipality	4.87%	1.56%	0.83%	66.91%	25.75%			0.09%				100.00%
1,845	PIERCE	1,902,535	2,167,596	110,789	119,640,340	14,465,405	0	0	0	0	0	0	138,286,665
25.22%	%sector of county sector	1.48%	14.06%	0.78%	25.58%	20.58%							5.18%
	%sector of municipality	1.38%	1.57%	0.08%	86.52%	10.46%							100.00%
1,282	PLAINVIEW	1,723,449	2,432,805	742,997	59,744,240	10,825,595	0	0	0	0	0	0	75,469,086
17.52%	%sector of county sector	1.34%	15.78%	5.24%	12.77%	15.40%							2.83%
	%sector of municipality	2.28%	3.22%	0.98%	79.16%	14.34%							100.00%
879	RANDOLPH	0	0	0	224,550	336,565	0	0	0	0	0	0	561,115
12.01%	%sector of county sector				0.05%	0.48%							0.02%
	%sector of municipality				40.02%	59.98%							100.00%
	%sector of county sector												
	%sector of municipality												
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5,156	Total Municipalities	7,541,841	5,881,338	1,625,856	251,505,091	45,757,837	0	0	67,915	0	0	0	312,379,876
70.46%	%all municip.sectors of cnty	5.86%	38.15%	11.46%	53.77%	65.11%			0.00%				11.69%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,382	Value : 2,779,503,080	Growth 10,488,605	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	257	3,612,005	0	0	127	5,281,280	384	8,893,285	
02. Res Improve Land	1,856	31,631,500	1	2,315	696	34,686,445	2,553	66,320,260	
03. Res Improvements	1,880	230,444,100	1	216,750	705	176,140,475	2,586	406,801,325	
04. Res Total	2,137	265,687,605	1	219,065	832	216,108,200	2,970	482,014,870	4,233,655
% of Res Total	71.95	55.12	0.03	0.05	28.01	44.83	46.54	17.34	40.36
05. Com UnImp Land	34	212,670	0	0	23	330,240	57	542,910	
06. Com Improve Land	278	2,127,095	0	0	76	1,968,845	354	4,095,940	
07. Com Improvements	279	44,874,855	0	0	87	23,174,385	366	68,049,240	
08. Com Total	313	47,214,620	0	0	110	25,473,470	423	72,688,090	1,921,955
% of Com Total	74.00	64.96	0.00	0.00	26.00	35.04	6.63	2.62	18.32
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	2	1,058,530	2	1,058,530	
11. Ind Improvements	0	0	0	0	3	57,926,200	3	57,926,200	
12. Ind Total	0	0	0	0	3	58,984,730	3	58,984,730	60,450
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	2.12	0.58
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	230,065	1	230,065	
15. Rec Improvements	0	0	0	0	1	92,080	1	92,080	
16. Rec Total	0	0	0	0	1	322,145	1	322,145	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,137	265,687,605	1	219,065	833	216,430,345	2,971	482,337,015	4,233,655
% of Res & Rec Total	71.93	55.08	0.03	0.05	28.04	44.87	46.55	17.35	40.36
Com & Ind Total	313	47,214,620	0	0	113	84,458,200	426	131,672,820	1,982,405
% of Com & Ind Total	73.47	35.86	0.00	0.00	26.53	64.14	6.68	4.74	18.90
17. Taxable Total	2,450	312,902,225	1	219,065	946	300,888,545	3,397	614,009,835	6,216,060
% of Taxable Total	72.12	50.96	0.03	0.04	27.85	49.00	53.23	22.09	59.26

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	13	13,320	2,560,015	0	0	0
19. Commercial	1	2,020	713,660	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	13	13,320	2,560,015
19. Commercial	0	0	0	1	2,020	713,660
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				14	15,340	3,273,675

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	173	0	8	181

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,943	1,272,927,690	1,943	1,272,927,690
28. Ag-Improved Land	0	0	0	0	953	736,377,085	953	736,377,085
29. Ag Improvements	0	0	0	0	1,042	156,188,470	1,042	156,188,470

30. Ag Total				2,985	2,165,493,245
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	39	39.04	953,500	39	39.04	953,500	
32. HomeSite Improv Land	550	576.93	14,197,575	550	576.93	14,197,575	
33. HomeSite Improvements	579	0.00	93,608,125	579	0.00	93,608,125	923,425
34. HomeSite Total				618	615.97	108,759,200	
35. FarmSite UnImp Land	211	537.48	1,113,820	211	537.48	1,113,820	
36. FarmSite Improv Land	877	4,152.65	9,816,385	877	4,152.65	9,816,385	
37. FarmSite Improvements	974	0.00	62,580,345	974	0.00	62,580,345	3,349,120
38. FarmSite Total				1,185	4,690.13	73,510,550	
39. Road & Ditches	2,667	7,324.15	0	2,667	7,324.15	0	
40. Other- Non Ag Use	17	504.08	530,510	17	504.08	530,510	
41. Total Section VI				1,803	13,134.33	182,800,260	4,272,545

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	16,153.72	10.47%	133,183,110	12.29%	8,244.73
46. 1A	14,791.27	9.59%	117,750,985	10.87%	7,960.84
47. 2A1	10,163.94	6.59%	75,546,690	6.97%	7,432.82
48. 2A	53,471.87	34.65%	392,072,375	36.18%	7,332.31
49. 3A1	20,994.65	13.61%	151,132,890	13.95%	7,198.64
50. 3A	3,415.52	2.21%	23,242,610	2.14%	6,805.00
51. 4A1	17,287.39	11.20%	95,853,020	8.85%	5,544.68
52. 4A	18,029.55	11.68%	94,872,170	8.75%	5,262.04
53. Total	154,307.91	100.00%	1,083,653,850	100.00%	7,022.67
Dry					
54. 1D1	10,674.97	9.10%	81,183,195	11.05%	7,605.00
55. 1D	31,401.59	26.77%	231,429,810	31.51%	7,370.00
56. 2D1	9,833.77	8.38%	68,295,555	9.30%	6,945.00
57. 2D	20,583.13	17.55%	136,260,290	18.55%	6,620.00
58. 3D1	8,817.38	7.52%	50,701,310	6.90%	5,750.16
59. 3D	11,687.96	9.96%	65,160,480	8.87%	5,575.01
60. 4D1	18,154.65	15.48%	78,337,365	10.67%	4,315.00
61. 4D	6,148.43	5.24%	23,148,890	3.15%	3,765.01
62. Total	117,301.88	100.00%	734,516,895	100.00%	6,261.77
Grass					
63. 1G1	22,784.09	35.74%	60,791,250	37.62%	2,668.14
64. 1G	5,628.88	8.83%	15,994,720	9.90%	2,841.55
65. 2G1	12,394.36	19.44%	29,143,955	18.04%	2,351.39
66. 2G	13,891.64	21.79%	31,764,410	19.66%	2,286.58
67. 3G1	7,343.99	11.52%	16,824,905	10.41%	2,290.98
68. 3G	402.31	0.63%	1,987,190	1.23%	4,939.45
69. 4G1	433.84	0.68%	1,795,995	1.11%	4,139.76
70. 4G	876.52	1.37%	3,274,470	2.03%	3,735.76
71. Total	63,755.63	100.00%	161,576,895	100.00%	2,534.32
Irrigated Total					
Irrigated Total	154,307.91	45.08%	1,083,653,850	54.66%	7,022.67
Dry Total					
Dry Total	117,301.88	34.27%	734,516,895	37.05%	6,261.77
Grass Total					
Grass Total	63,755.63	18.62%	161,576,895	8.15%	2,534.32
72. Waste	2,354.35	0.69%	353,305	0.02%	150.06
73. Other	4,599.37	1.34%	2,592,040	0.13%	563.56
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,319.14	100.00%	1,982,692,985	100.00%	5,791.94

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	154,307.91	1,083,653,850	154,307.91	1,083,653,850
77. Dry Land	0.00	0	0.00	0	117,301.88	734,516,895	117,301.88	734,516,895
78. Grass	0.00	0	0.00	0	63,755.63	161,576,895	63,755.63	161,576,895
79. Waste	0.00	0	0.00	0	2,354.35	353,305	2,354.35	353,305
80. Other	0.00	0	0.00	0	4,599.37	2,592,040	4,599.37	2,592,040
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	342,319.14	1,982,692,985	342,319.14	1,982,692,985

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	154,307.91	45.08%	1,083,653,850	54.66%	7,022.67
Dry Land	117,301.88	34.27%	734,516,895	37.05%	6,261.77
Grass	63,755.63	18.62%	161,576,895	8.15%	2,534.32
Waste	2,354.35	0.69%	353,305	0.02%	150.06
Other	4,599.37	1.34%	2,592,040	0.13%	563.56
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,319.14	100.00%	1,982,692,985	100.00%	5,791.94

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 N/a Or Error	0	0	2	293,505	3	643,445	3	936,950	188,515
83.2 Acreages	120	5,503,950	696	35,249,475	707	178,695,640	827	219,449,065	1,420,840
83.3 Foster	46	278,445	71	382,995	71	3,383,130	117	4,044,570	0
83.4 Hadar	15	263,335	132	2,627,135	132	22,019,360	147	24,909,830	126,730
83.5 Osmond	50	496,940	332	5,191,700	325	40,276,955	375	45,965,595	563,070
83.6 Pierce	49	1,060,890	704	16,186,990	732	104,420,340	781	121,668,220	1,519,785
83.7 Plainview	104	1,289,725	617	6,618,525	617	57,454,535	721	65,362,785	414,715
84 Residential Total	384	8,893,285	2,554	66,550,325	2,587	406,893,405	2,971	482,337,015	4,233,655

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 N/a Or Error	0	0	0	0	1	115,090	1	115,090	0
85.2 Acreages	23	330,240	74	3,044,600	85	80,469,045	108	83,843,885	427,410
85.3 Foster	3	25,970	17	85,275	18	811,300	21	922,545	0
85.4 Hadar	4	39,575	21	219,210	21	2,411,640	25	2,670,425	0
85.5 Osmond	4	24,745	65	450,020	65	18,024,305	69	18,499,070	1,377,625
85.6 Pierce	6	29,200	81	718,335	81	13,884,200	87	14,631,735	41,980
85.7 Plainview	17	93,180	98	637,030	98	10,259,860	115	10,990,070	135,390
86 Commercial Total	57	542,910	356	5,154,470	369	125,975,440	426	131,672,820	1,982,405

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	22,077.31	38.92%	59,388,125	44.09%	2,690.01
88. 1G	4,725.13	8.33%	12,072,730	8.96%	2,555.00
89. 2G1	11,313.64	19.94%	26,417,260	19.61%	2,334.99
90. 2G	12,303.29	21.69%	24,729,620	18.36%	2,010.00
91. 3G1	6,212.25	10.95%	11,927,545	8.86%	1,920.00
92. 3G	63.56	0.11%	108,050	0.08%	1,699.97
93. 4G1	20.21	0.04%	27,485	0.02%	1,359.97
94. 4G	10.38	0.02%	13,435	0.01%	1,294.32
95. Total	56,725.77	100.00%	134,684,250	100.00%	2,374.30
CRP					
96. 1C1	61.46	1.48%	467,410	1.99%	7,605.11
97. 1C	457.24	11.02%	3,369,850	14.34%	7,369.98
98. 2C1	257.17	6.20%	1,786,025	7.60%	6,944.92
99. 2C	970.04	23.37%	6,421,670	27.32%	6,620.01
100. 3C1	792.28	19.09%	4,555,735	19.38%	5,750.16
101. 3C	336.70	8.11%	1,877,115	7.99%	5,575.04
102. 4C1	409.29	9.86%	1,766,070	7.51%	4,314.96
103. 4C	866.14	20.87%	3,261,035	13.87%	3,765.02
104. Total	4,150.32	100.00%	23,504,910	100.00%	5,663.40
Timber					
105. 1T1	645.32	22.41%	935,715	27.62%	1,450.00
106. 1T	446.51	15.51%	552,140	16.30%	1,236.57
107. 2T1	823.55	28.60%	940,670	27.77%	1,142.21
108. 2T	618.31	21.47%	613,120	18.10%	991.61
109. 3T1	339.46	11.79%	341,625	10.08%	1,006.38
110. 3T	2.05	0.07%	2,025	0.06%	987.80
111. 4T1	4.34	0.15%	2,440	0.07%	562.21
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,879.54	100.00%	3,387,735	100.00%	1,176.48
<hr/>					
Grass Total	56,725.77	88.97%	134,684,250	83.36%	2,374.30
CRP Total	4,150.32	6.51%	23,504,910	14.55%	5,663.40
Timber Total	2,879.54	4.52%	3,387,735	2.10%	1,176.48
<hr/>					
114. Market Area Total	63,755.63	100.00%	161,576,895	100.00%	2,534.32

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

70 Pierce

	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	467,722,550	482,014,870	14,292,320	3.06%	4,233,655	2.15%
02. Recreational	253,150	322,145	68,995	27.25%	0	27.25%
03. Ag-Homesite Land, Ag-Res Dwelling	110,235,710	108,759,200	-1,476,510	-1.34%	923,425	-2.18%
04. Total Residential (sum lines 1-3)	578,211,410	591,096,215	12,884,805	2.23%	5,157,080	1.34%
05. Commercial	70,276,485	72,688,090	2,411,605	3.43%	1,921,955	0.70%
06. Industrial	58,924,180	58,984,730	60,550	0.10%	60,450	0.00%
07. Total Commercial (sum lines 5-6)	129,200,665	131,672,820	2,472,155	1.91%	1,982,405	0.38%
08. Ag-Farmsite Land, Outbuildings	70,325,810	73,510,550	3,184,740	4.53%	3,349,120	-0.23%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	512,710	530,510	17,800	3.47%		
11. Total Non-Agland (sum lines 8-10)	70,838,520	74,041,060	3,202,540	4.52%	3,349,120	-0.21%
12. Irrigated	1,059,668,475	1,083,653,850	23,985,375	2.26%		
13. Dryland	537,825,830	734,516,895	196,691,065	36.57%		
14. Grassland	134,843,115	161,576,895	26,733,780	19.83%		
15. Wasteland	354,555	353,305	-1,250	-0.35%		
16. Other Agland	2,048,860	2,592,040	543,180	26.51%		
17. Total Agricultural Land	1,734,740,835	1,982,692,985	247,952,150	14.29%		
18. Total Value of all Real Property (Locally Assessed)	2,512,991,430	2,779,503,080	266,511,650	10.61%	10,488,605	10.19%

2025 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$220,540
7.	Adopted budget, or granted budget if different from above:
	\$220,540
8.	Amount of the total assessor's budget set aside for appraisal work:
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$91,450
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,200 - Assessor, \$4,600 reappraisal
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$32,000 Assessor budget, \$35,000 Appraisal budget

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; www.pierce.assessor.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks is now full support
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and GoogleWorks
10.	When was the aerial imagery last updated?
	New aerial imagery received in February of 2025 to start reviewing with in 2026

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?
	Hadar, Pierce, Plainview and Osmond are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks, GIS and Assessor Website
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
	None
2.	If so, is the appraisal or listing service performed under contract?
	NA
3.	What appraisal certifications or qualifications does the County require?
	NA
4.	Have the existing contracts been approved by the PTA?
	NA
5.	Does the appraisal or listing service providers establish assessed values for the county?
	NA

2025 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:
	Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Sales and Cost Approaches
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 towns of Pierce and Hadar were revalued for 2024 and have a depreciation table set. The remainder of the parcels are not table driven, but individually entered based on the information given by the appraisal company.
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, depreciations are adjusted for each valuation group by property characteristics and/or location.
5.	Describe the methodology used to determine the residential lot values?
	County reviews and analyzes vacant lot sales and also considered the land to building ratio of improved sales.
6.	How are rural residential site values developed?
	County reviews and analyzes sales.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2025 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:
	Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The sales and cost approaches are used to estimate the market value.
2a.	Describe the process used to determine the value of unique commercial properties.
	Check with other counties for similar properties or estimate value using cost approach.
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?
	CAMA depreciation tables are used.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the commercial lot values.
	Vacant lot sales Used lot sales and 18% to 25% of improved sale for lot values

2025 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:
	Assessor and Office Staff.
2.	Describe the process used to determine and monitor market areas.
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	There is a 20 acre consideration for those parcels to be identified as residential.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes they carry the same value. NH 6 is the same as rural ag.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Reviewed all parcels with land use of intensive use of cattle and hog feed lots in the county. Also reviewed surrounding counties and how they valued intensive use parcels to ensure similar valuation practices. We value intensive use parcels with the same values as dryland values.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The value we have was determined by sales from nearby counties because we have no sales of WRP.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
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

PIERCE COUNTY 3 YEAR PLAN 2024

COUNTY DESCRIPTION

Per the 2024 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2954	46.44%	468,480,780	18.64%	\$72,623,860	\$395,856,920
Recreation	1	0.01%	253,150	0.01%	\$191,465	\$61,685
Commercial	421	6.62%	70,302,480	2.80%	\$4,394,920	\$65,907,560
Industrial	3	0.047%	58,924,180	2.34%	\$1,058,530	\$57,865,650
Agricultural	2982	46.88%	1,914,910,915	76.20%	\$1,760,627,425	\$154,283,490
Total	6361	100%	\$2,512,871,505	100%	\$1,838,896,200	\$673,975,305

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2023-2024 Requested Budget	\$211,815.00	\$88,050.00
2023-2024 Approved Budget	\$211,815.00	\$88,050.00
2024-2025 Requested Budget	\$220,540.00	\$91,450.00
2024-2025 Approved Budget	\$220,540.00	\$91,450.00

STAFF

- 1 Assessor
- 1 Deputy Assessor
- 1 Full-Time Clerks (7-Hour Day)
- 1 Part-Time Clerk (14 Hours Per Week)

NEW PROPERTY: For assessment year 2024, there were approximately 126 building permits filed for new property construction/additions in the county. PERMITS INCLUDE DECKS AND ALL AGRICULTURAL BUILDINGS.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of 1,046 active schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

4. Permissive Exemptions: administer annual filings of 39 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 50 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer and reviewed 316 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as 16 records certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. 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.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attends the county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all county personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties. For 2024 office staff did a review of Pierce and Hadar properties. Using qualified sales to determine depreciation for model and using Marshall & Swift costing to equalize all parcels in Pierce & Hadar.

TRAINING

For 2023, staff attended webinars for Homestead Exemption, TIF webinar, Permissive Exemptions, Nameplate Capacity & Wind Farms and State Sales File Class in Wayne. In December I attended NACO in Kearney In Lieu of Taxes, Epic discussion updates. Current bills with Jon Cannon on Nebraska legislative topics.

2024 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	96.00%	18.36%	105.86%
Commercial	94.00%	07.66%	98.45%
Agricultural Unimproved	71.00%	28.90%	112.81%

3 YEAR APPRAISAL PLAN

2024

Residential

Reappraised Pierce and Hadar with 800 plus parcels. Appraisal Maintenance on all homes and buildings. Reviewed all building permits in both towns. Reviewed all sales and applied depreciation using updated cost tables from Marshall and Swift.

Sales review on all lots and residential and homes. Pickup work on all other residential parcels.

Commercial & Industry

Only pick up work and sales review for commercial class 2024.

Agricultural

The only tasks required should be market analysis of land and pickup work and review 4 townships in a 4 year rotation.

2025

Residential

Reappraise Rural residential (750 + parcels.) Acreages appraisal maintenance.

Sales review and pickup work on all other residential.

Commercial & Industry.

Pick up work and sales review planned for 2025.

Agriculture

Market analysis of land from ag land sales and pickup work and review 4 townships in a 4 year rotation.

2026

Reappraise Farm Homes & Outbuildings (1050 + parcels)

Residential

Appraisal maintenance using sales and pickup work.

Commercial & Industry

Pickup work and sales review for 2026.

Agriculture

Market analysis of land from ag land sales and pickup for and review 4 townships in a 4 year rotation.

2027

Reappraise Osmond's 387 parcels. Appraisal maintenance and building permits. All pickup work.

The following is a time line table to give and overview of accomplishments and the next three-year plan schedule.

CLASS	2024	2025	2026	2027	2028
RESIDENTIAL	Reappraise Pierce and Hadar (800 + parcels). Appraisal Maintenance.	Reappraise Rural residential. (+750 parcels.) Acreages Appraisal Maintenance	Reappraise Farm homes & outbuildings (1050 + parcels.) Appraisal Maintenance.	Reappraise City of Osmond (385 + parcels). Appraisal Maintenance.	Reappraise Plainview, Foster, McLean, Breslau and West Randolph. (600 + parcels). Appraisal Maintenance.
COMMERCIAL	Appraisal Maintenance.	Appraisal maintenance.	Appraisal maintenance	Appraisal Maintenance.	Appraisal Maintenance.
AGRICULTURAL	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.
	2029	2030	2031	2032	2033
RESIDENTIAL	Appraisal Maintenance.				
COMMERCIAL	Reappraise all Commercial. (400 + parcels.) Appraisal Maintenance.				
AGRICULTURAL	Reappraise ag-land with 4 townships in review in a 4 year rotation.				

The above information is intended to demonstrate the need for the following requested 2024-2025 budgets.

PROPOSED BUDGET	
Office Budget	\$220,540.00
Appraisal Budget	\$91,450.00

Respectfully submitted –

Jean M Lubke
Pierce County Assessor