

NEBRASKA

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DEPARTMENT OF REVENUE

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

POLK COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

A handwritten signature in cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jodi Krance, Polk 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.

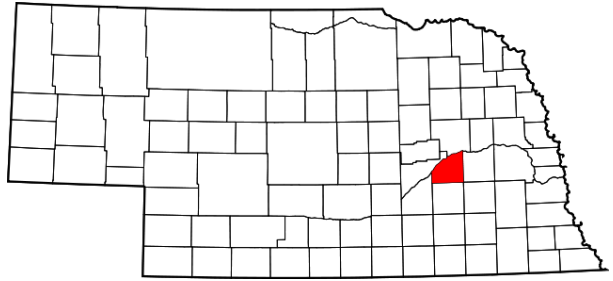
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

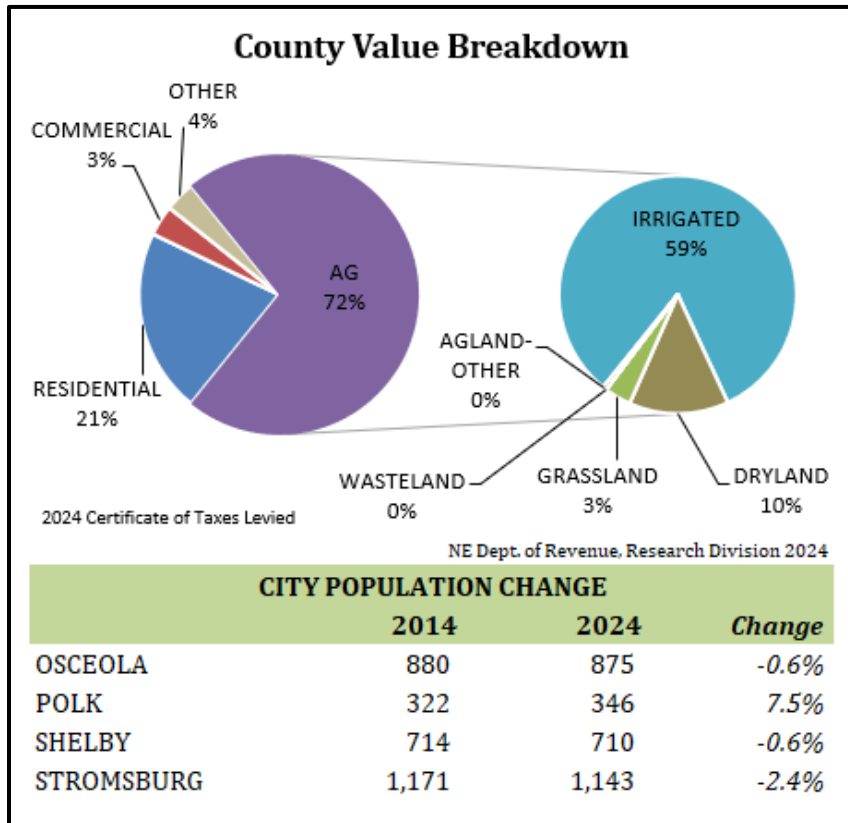
**Further information may be found in Exhibit 94*

County Overview

With a total area of 438 square miles, Polk County has 5,228 residents, per the Census Bureau Quick Facts for 2023, a slight population increase from the 2020 U.S. Census. Reports indicate that 82% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$166,814 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Polk County are located in and around Osceola and Stromsburg. According to the latest information available from the U.S. Census Bureau, there are 141 employer establishments with total employment of 819, a 1% decrease in employment from 2019.



Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Irrigated land makes up the majority of the land in the county. Polk County is included in both the Central Platte and Upper Big Blue Natural Resources Districts (NRD).

2025 Residential Correlation for Polk 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 sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified, and no apparent bias exists in the qualification of sales.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Polk County consists of six valuation groups defined by assessor locations. Valuation Group 1 includes all lake properties in the county, Lake Area 1 and Lake Area 2, consisting of seasonal or year-round lake properties and cabins. Valuation Groups 2, 3, 5, and 6 are defined by each individual town within the county; Osceola, Polk, Shelby, and Stromsburg. Valuation Group 4 consists of all rural properties not located within any of the towns or villages.

The six-year inspection and review cycle of the county is examined. Residential property valuation data is collected by a contract appraiser, the county assessor and staff. The county assessor is in compliance with statutory inspection requirements. The inspection includes new pictures and measurements if needed, an interview of the interior is requested if available. A call back card is left for the property owner if needed.

The county assessor has a written methodology on file.

2025 Residential Assessment Details for Polk 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	Lake	2023	2023	2024*	2021-2023	Land increase, and leasehold interest increase 15%.
2	Osceola	2024*	2023*	2023	2024*	
3	Polk	2023	2024*	2023	2024*	
4	Rural	2023	2023	2024*	2022-2023	
5	Shelby	2023	2023*	2023	2024*	
6	Stromsburg	2023	2021*	2023	2024*	Increased land of neighborhood Stromsburg Acres Limited 6%.
Additional comments: Inspection was completed by the contract appraiser, assessor and staff. Pick-up work was completed by staff and placed on the assessment roll. * = assessment action for current year						

2025 Residential Correlation for Polk County

Description of Analysis

The statistical sample in the residential class consists of 121 sales, with all three measures of central tendency within the acceptable range, the COD and PRD support assessment equity.

Valuation Group 3 has a low COD of 5%; this valuation group was reappraised for the 2025 assessment year by the contract appraiser. The small sample is limited to only average quality homes in average or good condition.

All valuation groups have medians within the acceptable range, and most correlate to a level of value near 95% supporting that properties have been equalized.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows changes consistent with the assessment actions reported by the county assessor for most Valuation Groups; however, rural residential property increased for sold properties five percentage points more than the abstract. The rural residential sample is only 2% of the population, suggesting that the sample may not be adequately representative of the population. Based on the available evidence, residential properties are believed to be generally equalized.

Equalization and Quality of Assessment

Based on a review of assessment practices and the statistics, the residential property is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	19	93.70	93.44	90.53	14.03	103.21
2	20	94.69	101.03	101.83	13.92	99.21
3	6	95.30	94.39	94.57	04.94	99.81
4	16	93.80	98.19	95.41	16.97	102.91
5	20	96.04	98.60	96.52	12.60	102.15
6	40	96.22	98.28	96.58	15.70	101.76
<u>ALL</u>	121	95.30	97.82	96.48	14.29	101.39

Level of Value

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

2025 Commercial Correlation for Polk 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. The sales usability rate for the commercial class is below the statewide average. A review of the sales roster shows a small number of total sales. Review of the non-qualified sales revealed the majority are substantially changed, family or private sales that do not reflect market value. The review revealed that no apparent bias exists in the qualification determination and that all arm's length transactions have been made available for measurement purposes. The county assessor utilizes sales questionnaires for each sale and reports a low return.

Two valuation groups are recognized by the county assessor. Valuation Group 2 includes Osceola, Shelby, and Rural areas which consist of few ongoing businesses. Valuation Group 6 is Stromsburg, the hub of commercial activity.

The six-year inspection and review cycle of the county is examined. A contract appraiser physically reviews all commercial properties of the county. The county remains in compliance with statutory requirements. The inspection includes new pictures and measurements if needed. The contract appraiser enters commercial businesses for interior inspection if granted access.

2025 Commercial Assessment Details for Polk 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	Osceola, Shelby, Polk & Rural	2023	2023	2023	2021	
2	Stromsburg	2023	2023	2023	2021	
Additional comments: Decreased all commercial improvements 8%. Pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The statistical sample in the commercial class consists of 8 sales. The median is slightly above acceptable range, the mean and weighted mean are low. The COD is within acceptable range, the PRD is high. Although the COD is low, the median of the sample fluctuates one point as extreme outliers are removed. This suggests a level of value at the high end of acceptable range; however, the sample is too small to be statistically reliable. There are too few sales to analyze the valuation groups individually.

2025 Commercial Correlation for Polk County

Valuation Group 6 has a median above the range and a very low COD. The COD is reflective of last year's reappraisal and is not representative of the dispersion in the market.

Review of the sales file shows commercial property decreased 9%, while the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflects a 31% decrease to the class. This large disparity can be accounted for by two large tax list corrections that were made after the 2024 CTL and a reclassification of a single parcel from commercial to residential.

Equalization and Quality of Assessment

Based on the review of all available information and the statistical profile, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	4	94.55	82.77	71.56	28.73	115.67
6	4	100.58	97.93	94.87	03.62	103.23
____ALL____	8	100.58	90.35	84.19	15.31	107.32

Level of Value

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

2025 Agricultural Correlation for Polk 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. The sales usability rate for the agricultural class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified, and no apparent bias exists in the qualification of sales. The county assessor utilizes sales questionnaires for each sale and reports a high return.

One agricultural market area is used in Polk County for analyzing agricultural sales. The county assessor reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county. Agricultural land in the county is primarily irrigated, and relatively flat in topography where farmed. Hilly and rougher terrain is located on the Northern border of the County along the Platte River. The Northeast portion, Bluff Precinct, is the most rugged. The Southeast corner of the County, namely Farmer’s Valley Precinct, consists mainly of the pasture lands, and varies in topography. The Southwest corner of the County, namely Scoville Precinct, is predominantly dry land crop farming.

The county assessor is current and in compliance with the six-year inspection and review cycle. A contract appraiser reviews all agricultural improvements. The inspection includes taking new pictures and measurements if needed. Staff members utilize aerial imagery to update land use. Intensive use consists of feedlots, hog confinements and chicken barns.

No information exists that would meet the need for special value. All sales and surrounding areas are reviewed.

2025 Agricultural Assessment Details for Polk 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	2023	2024	2023	2023	
AB DW	Agricultural dwellings	2023	2024	2023	2023	
Additional comments:						
Pick-up work was completed by staff and placed on the assessment roll.						
* = assessment action for current year						

2025 Agricultural Correlation for Polk County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2024*	Irrigated land 22% increase Dryland 10% increase Grassland 5-15% increase
<u>Additional comments:</u> Land use study conducted by staff using aerial imagery. * = assessment action for current year			

Description of Analysis

The statistical sample for the agricultural class includes 51 qualified sales. Two of the three measures of central tendency are within acceptable range, the mean is slightly high. The COD supports the use of the median as an indicator of market value.

A review of each class by 80% Majority Land Use (MLU) indicates that most sales are irrigated land sales. There are few sales of dryland and grassland for measurement purposes; however, the dryland median is within acceptable range. Both grassland sales are very low. Grassland historically has few sales for analysis; however, a study of surrounding county agricultural values shows that Polk County’s grassland values remain comparable to adjacent counties. Polk County irrigated and dryland values are at the high end of the value array and grassland values are in the middle of the value array; these values are assessed within 5% of the surrounding counties. The overall trend in the agricultural market and the comparison to surrounding counties supports that Polk County is assessed within the acceptable range.

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

Polk County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report. The level of value is above acceptable range; however, the statistic only contains six sales, which are not reliable to determine an accurate level of value. In addition, a significant percent change occurred in the sample due to the market increasing; the oldest sale in the study period being a ratio of 69% and the newest being 10%. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

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

2025 Agricultural Correlation for Polk County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	34	72.44	80.53	74.09	23.66	108.69
1	34	72.44	80.53	74.09	23.66	108.69
<u> Dry </u>						
County	6	74.84	75.15	67.74	19.23	110.94
1	6	74.84	75.15	67.74	19.23	110.94
<u> Grass </u>						
County	2	45.15	45.15	44.56	01.88	101.32
1	2	45.15	45.15	44.56	01.88	101.32
<u> ALL </u>	51	69.34	76.03	71.03	22.28	107.04

Level of Value

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

Level of Value of School Bond Valuation- LB2 (Operative January 1, 2022)

A review of agricultural land value in Polk 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 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Polk County is 50%.

2025 Opinions of the Property Tax Administrator for Polk County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.
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 Polk County

Residential Real Property - Current

Number of Sales	121	Median	95.30
Total Sales Price	\$23,416,175	Mean	97.82
Total Adj. Sales Price	\$23,416,175	Wgt. Mean	96.48
Total Assessed Value	\$22,592,950	Average Assessed Value of the Base	\$139,214
Avg. Adj. Sales Price	\$193,522	Avg. Assessed Value	\$186,719

Confidence Interval - Current

95% Median C.I	91.98 to 97.68
95% Wgt. Mean C.I	93.36 to 99.61
95% Mean C.I	94.35 to 101.29
% of Value of the Class of all Real Property Value in the County	17.94
% of Records Sold in the Study Period	3.91
% of Value Sold in the Study Period	5.25

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	98	94	94.22
2023	119	94	93.95
2022	151	94	93.78
2021	146		93.99

2025 Commission Summary for Polk County

Commercial Real Property - Current

Number of Sales	8	Median	100.58
Total Sales Price	\$806,490	Mean	90.35
Total Adj. Sales Price	\$806,490	Wgt. Mean	84.19
Total Assessed Value	\$678,975	Average Assessed Value of the Base	\$166,854
Avg. Adj. Sales Price	\$100,811	Avg. Assessed Value	\$84,872

Confidence Interval - Current

95% Median C.I	24.35 to 117.63
95% Wgt. Mean C.I	47.39 to 120.99
95% Mean C.I	66.70 to 114.00
% of Value of the Class of all Real Property Value in the County	2.12
% of Records Sold in the Study Period	2.63
% of Value Sold in the Study Period	1.34

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	9	100	99.88
2023	9	100	98.04
2022	14	100	98.49
2021	12		99.74

**72 Polk
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 : 121
 Total Sales Price : 23,416,175
 Total Adj. Sales Price : 23,416,175
 Total Assessed Value : 22,592,950
 Avg. Adj. Sales Price : 193,522
 Avg. Assessed Value : 186,719

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 98
 COD : 14.29
 PRD : 101.39

COV : 19.92
 STD : 19.49
 Avg. Abs. Dev : 13.62
 MAX Sales Ratio : 185.20
 MIN Sales Ratio : 34.58

95% Median C.I. : 91.98 to 97.68
 95% Wgt. Mean C.I. : 93.36 to 99.61
 95% Mean C.I. : 94.35 to 101.29

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	7	96.75	98.16	97.91	13.14	100.26	80.18	134.73	80.18 to 134.73	148,357	145,253	
01-JAN-23 To 31-MAR-23	9	106.19	104.89	105.07	08.97	99.83	65.77	125.42	102.78 to 118.75	161,944	170,151	
01-APR-23 To 30-JUN-23	21	96.66	105.70	103.57	16.37	102.06	78.61	146.19	91.08 to 118.53	196,833	203,854	
01-JUL-23 To 30-SEP-23	13	97.08	100.14	97.34	10.33	102.88	77.71	132.67	87.41 to 109.51	255,154	248,372	
01-OCT-23 To 31-DEC-23	18	96.65	98.65	97.77	13.75	100.90	66.73	185.20	88.52 to 102.39	165,444	161,748	
01-JAN-24 To 31-MAR-24	9	92.83	93.72	92.92	09.03	100.86	82.27	111.83	84.17 to 105.13	201,872	187,588	
01-APR-24 To 30-JUN-24	26	91.38	89.47	87.41	14.85	102.36	34.58	136.68	80.00 to 95.98	202,596	177,097	
01-JUL-24 To 30-SEP-24	18	90.52	96.58	97.75	14.18	98.80	73.41	140.51	83.97 to 100.06	189,296	185,044	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	50	99.20	103.05	101.12	13.72	101.91	65.77	146.19	95.30 to 106.97	198,930	201,158	
01-OCT-23 To 30-SEP-24	71	91.91	94.14	93.06	14.01	101.16	34.58	185.20	89.18 to 96.10	189,714	176,550	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	61	97.68	102.31	100.56	13.98	101.74	65.77	185.20	95.30 to 103.96	194,852	195,944	
<u>ALL</u>	121	95.30	97.82	96.48	14.29	101.39	34.58	185.20	91.98 to 97.68	193,522	186,719	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	19	93.70	93.44	90.53	14.03	103.21	62.86	136.57	85.73 to 102.78	143,553	129,964	
2	20	94.69	101.03	101.83	13.92	99.21	66.73	140.85	90.33 to 109.51	206,266	210,042	
3	6	95.30	94.39	94.57	04.94	99.81	85.46	101.62	85.46 to 101.62	136,833	129,398	
4	16	93.80	98.19	95.41	16.97	102.91	72.96	139.72	78.64 to 111.67	295,781	282,198	
5	20	96.04	98.60	96.52	12.60	102.15	74.34	136.68	88.49 to 111.75	189,575	182,970	
6	40	96.22	98.28	96.58	15.70	101.76	34.58	185.20	89.18 to 100.06	180,459	174,296	
<u>ALL</u>	121	95.30	97.82	96.48	14.29	101.39	34.58	185.20	91.98 to 97.68	193,522	186,719	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	105	95.77	98.39	97.02	14.27	101.41	34.58	185.20	91.98 to 97.99	204,130	198,042	
06	16	92.80	94.07	90.72	14.12	103.69	62.86	136.57	85.73 to 102.78	123,906	112,411	
07												
<u>ALL</u>	121	95.30	97.82	96.48	14.29	101.39	34.58	185.20	91.98 to 97.68	193,522	186,719	

**72 Polk
RESIDENTIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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 Avg. Assessed Value : 186,719

MEDIAN : 95
 WGT. MEAN : 96
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 COD : 14.29
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COV : 19.92
 STD : 19.49
 Avg. Abs. Dev : 13.62
 MAX Sales Ratio : 185.20
 MIN Sales Ratio : 34.58

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 95% Wgt. Mean C.I. : 93.36 to 99.61
 95% Mean C.I. : 94.35 to 101.29

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Low \$ Ranges												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
Ranges Excl. Low \$												
Greater Than 4,999	121	95.30	97.82	96.48	14.29	101.39	34.58	185.20	91.98 to 97.68	193,522	186,719	
Greater Than 14,999	121	95.30	97.82	96.48	14.29	101.39	34.58	185.20	91.98 to 97.68	193,522	186,719	
Greater Than 29,999	121	95.30	97.82	96.48	14.29	101.39	34.58	185.20	91.98 to 97.68	193,522	186,719	
Incremental Ranges												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	4	102.10	96.27	96.16	13.79	100.11	66.73	114.16	N/A	46,125	44,353	
60,000 TO 99,999	16	97.61	101.81	101.32	18.52	100.48	34.58	185.20	91.98 to 120.54	78,469	79,504	
100,000 TO 149,999	31	96.75	98.77	98.44	12.81	100.34	65.77	146.19	90.84 to 105.95	125,560	123,606	
150,000 TO 249,999	42	95.64	98.37	97.62	14.89	100.77	62.86	140.85	90.33 to 99.16	193,746	189,143	
250,000 TO 499,999	25	90.24	93.97	94.20	11.62	99.76	72.96	126.46	86.57 to 101.18	331,860	312,623	
500,000 TO 999,999	3	92.68	93.30	94.07	11.44	99.18	77.71	109.51	N/A	550,000	517,372	
1,000,000 +												
ALL	121	95.30	97.82	96.48	14.29	101.39	34.58	185.20	91.98 to 97.68	193,522	186,719	

**72 Polk
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 : 8
 Total Sales Price : 806,490
 Total Adj. Sales Price : 806,490
 Total Assessed Value : 678,975
 Avg. Adj. Sales Price : 100,811
 Avg. Assessed Value : 84,872

MEDIAN : 101
 WGT. MEAN : 84
 MEAN : 90
 COD : 15.31
 PRD : 107.32

COV : 31.31
 STD : 28.29
 Avg. Abs. Dev : 15.40
 MAX Sales Ratio : 117.63
 MIN Sales Ratio : 24.35

95% Median C.I. : 24.35 to 117.63
 95% Wgt. Mean C.I. : 47.39 to 120.99
 95% Mean C.I. : 66.70 to 114.00

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	1	102.07	102.07	102.07	00.00	100.00	102.07	102.07	N/A	110,000	112,280
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	101.06	101.06	101.06	00.00	100.00	101.06	101.06	N/A	40,000	40,425
01-OCT-22 To 31-DEC-22	1	88.49	88.49	88.49	00.00	100.00	88.49	88.49	N/A	219,000	193,790
01-JAN-23 To 31-MAR-23	2	70.99	70.99	59.40	65.70	119.51	24.35	117.63	N/A	119,745	71,133
01-APR-23 To 30-JUN-23	2	93.48	93.48	93.39	07.08	100.10	86.86	100.10	N/A	69,000	64,438
01-JUL-23 To 30-SEP-23	1	102.23	102.23	102.23	00.00	100.00	102.23	102.23	N/A	60,000	61,340
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	2	101.57	101.57	101.80	00.50	99.77	101.06	102.07	N/A	75,000	76,353
01-OCT-22 To 30-SEP-23	6	94.30	86.61	80.16	21.25	108.05	24.35	117.63	24.35 to 117.63	109,415	87,712
01-OCT-23 To 30-SEP-24											
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	3	101.06	97.21	93.90	04.48	103.53	88.49	102.07	N/A	123,000	115,498
01-JAN-23 To 31-DEC-23	5	100.10	86.23	76.00	21.71	113.46	24.35	117.63	N/A	87,498	66,496
<u>ALL</u>	8	100.58	90.35	84.19	15.31	107.32	24.35	117.63	24.35 to 117.63	100,811	84,872

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	4	94.55	82.77	71.56	28.73	115.67	24.35	117.63	N/A	92,373	66,103
6	4	100.58	97.93	94.87	03.62	103.23	88.49	102.07	N/A	109,250	103,641
<u>ALL</u>	8	100.58	90.35	84.19	15.31	107.32	24.35	117.63	24.35 to 117.63	100,811	84,872

**72 Polk
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 : 8
 Total Sales Price : 806,490
 Total Adj. Sales Price : 806,490
 Total Assessed Value : 678,975
 Avg. Adj. Sales Price : 100,811
 Avg. Assessed Value : 84,872

MEDIAN : 101
 WGT. MEAN : 84
 MEAN : 90
 COD : 15.31
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COV : 31.31
 STD : 28.29
 Avg. Abs. Dev : 15.40
 MAX Sales Ratio : 117.63
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95% Median C.I. : 24.35 to 117.63
 95% Wgt. Mean C.I. : 47.39 to 120.99
 95% Mean C.I. : 66.70 to 114.00

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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	8	100.58	90.35	84.19	15.31	107.32	24.35	117.63	24.35 to 117.63	100,811	84,872
04											
<u>ALL</u>	<u>8</u>	<u>100.58</u>	<u>90.35</u>	<u>84.19</u>	<u>15.31</u>	<u>107.32</u>	<u>24.35</u>	<u>117.63</u>	<u>24.35 to 117.63</u>	<u>100,811</u>	<u>84,872</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	100.58	90.35	84.19	15.31	107.32	24.35	117.63	24.35 to 117.63	100,811	84,872
Greater Than 14,999	8	100.58	90.35	84.19	15.31	107.32	24.35	117.63	24.35 to 117.63	100,811	84,872
Greater Than 29,999	8	100.58	90.35	84.19	15.31	107.32	24.35	117.63	24.35 to 117.63	100,811	84,872
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	101.06	101.06	101.06	00.00	100.00	101.06	101.06	N/A	40,000	40,425
60,000 TO 99,999	4	101.17	101.71	102.81	08.13	98.93	86.86	117.63	N/A	72,000	74,021
100,000 TO 149,999	2	63.21	63.21	57.30	61.48	110.31	24.35	102.07	N/A	129,745	74,338
150,000 TO 249,999	1	88.49	88.49	88.49	00.00	100.00	88.49	88.49	N/A	219,000	193,790
250,000 TO 499,999											
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>8</u>	<u>100.58</u>	<u>90.35</u>	<u>84.19</u>	<u>15.31</u>	<u>107.32</u>	<u>24.35</u>	<u>117.63</u>	<u>24.35 to 117.63</u>	<u>100,811</u>	<u>84,872</u>

**72 Polk
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 : 8
 Total Sales Price : 806,490
 Total Adj. Sales Price : 806,490
 Total Assessed Value : 678,975
 Avg. Adj. Sales Price : 100,811
 Avg. Assessed Value : 84,872

MEDIAN : 101
 WGT. MEAN : 84
 MEAN : 90
 COD : 15.31
 PRD : 107.32

COV : 31.31
 STD : 28.29
 Avg. Abs. Dev : 15.40
 MAX Sales Ratio : 117.63
 MIN Sales Ratio : 24.35

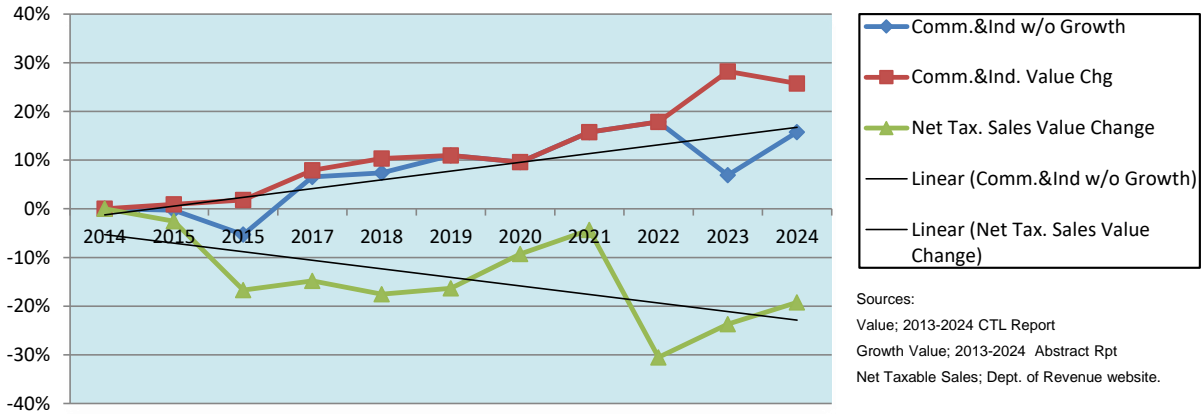
95% Median C.I. : 24.35 to 117.63
 95% Wgt. Mean C.I. : 47.39 to 120.99
 95% Mean C.I. : 66.70 to 114.00

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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
300	2	95.28	95.28	93.03	07.13	102.42	88.49	102.07	N/A	164,500	153,035
353	2	109.93	109.93	111.47	07.00	98.62	102.23	117.63	N/A	75,000	83,605
442	1	100.10	100.10	100.10	00.00	100.00	100.10	100.10	N/A	68,000	68,070
444	1	86.86	86.86	86.86	00.00	100.00	86.86	86.86	N/A	70,000	60,805
528	1	101.06	101.06	101.06	00.00	100.00	101.06	101.06	N/A	40,000	40,425
851	1	24.35	24.35	24.35	00.00	100.00	24.35	24.35	N/A	149,490	36,395
<u>ALL</u>	<u>8</u>	100.58	90.35	84.19	15.31	107.32	24.35	117.63	24.35 to 117.63	100,811	84,872

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	\$ 29,737,430	\$ 18,545	0.06%	\$ 29,718,885		\$ 39,095,525	
2014	\$ 30,010,690	\$ 366,355	1.22%	\$ 29,644,335	-0.31%	\$ 38,101,331	-2.54%
2015	\$ 30,277,210	\$ 2,119,465	7.00%	\$ 28,157,745	-6.17%	\$ 32,570,754	-14.52%
2015	\$ 32,088,985	\$ 399,495	1.24%	\$ 31,689,490	4.66%	\$ 33,313,916	2.28%
2017	\$ 32,815,835	\$ 887,295	2.70%	\$ 31,928,540	-0.50%	\$ 32,243,915	-3.21%
2018	\$ 33,004,570	\$ -	0.00%	\$ 33,004,570	0.58%	\$ 32,712,873	1.45%
2019	\$ 32,594,395	\$ -	0.00%	\$ 32,594,395	-1.24%	\$ 35,474,738	8.44%
2020	\$ 34,421,283	\$ 3,110	0.01%	\$ 34,418,173	5.60%	\$ 37,399,896	5.43%
2021	\$ 35,046,206	\$ -	0.00%	\$ 35,046,206	1.82%	\$ 27,167,715	-27.36%
2022	\$ 38,132,259	\$ 6,337,807	16.62%	\$ 31,794,452	-9.28%	\$ 29,821,118	9.77%
2023	\$ 37,399,728	\$ 2,970,945	7.94%	\$ 34,428,783	-9.71%	\$ 31,570,962	5.87%
2024	\$ 72,797,732	\$ 9,703,685	13.33%	\$ 63,094,047	68.70%	\$ 30,416,673	-3.66%
Ann %chg	9.27%			Average	4.92%	-2.23%	-1.64%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.31%	0.92%	-2.54%
2015	-5.31%	1.82%	-16.69%
2016	6.56%	7.91%	-14.79%
2017	7.37%	10.35%	-17.53%
2018	10.99%	10.99%	-16.33%
2019	9.61%	9.61%	-9.26%
2020	15.74%	15.75%	-4.34%
2021	17.85%	17.85%	-30.51%
2022	6.92%	28.23%	-23.72%
2023	15.78%	25.77%	-19.25%
2024	112.17%	144.80%	-22.20%

County Number	72
County Name	Polk

72 Polk
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 : 51
Total Sales Price : 55,378,890
Total Adj. Sales Price : 55,378,890
Total Assessed Value : 39,337,590
Avg. Adj. Sales Price : 1,085,861
Avg. Assessed Value : 771,325

MEDIAN : 69
WGT. MEAN : 71
MEAN : 76
COD : 22.28
PRD : 107.04

COV : 30.09
STD : 22.88
Avg. Abs. Dev : 15.45
MAX Sales Ratio : 180.17
MIN Sales Ratio : 44.30

95% Median C.I. : 64.42 to 80.33
95% Wgt. Mean C.I. : 66.55 to 75.52
95% Mean C.I. : 69.75 to 82.31

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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	7	88.28	84.66	81.65	13.37	103.69	61.28	102.05	61.28 to 102.05	1,137,327	928,637
01-JAN-22 To 31-MAR-22	2	142.20	142.20	116.22	26.70	122.35	104.23	180.17	N/A	593,740	690,028
01-APR-22 To 30-JUN-22	2	85.50	85.50	88.03	18.90	97.13	69.34	101.66	N/A	815,500	717,865
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	5	80.33	78.55	76.85	08.61	102.21	66.64	88.51	N/A	933,297	717,283
01-JAN-23 To 31-MAR-23	9	67.49	71.12	69.87	11.26	101.79	57.13	94.25	63.85 to 81.39	1,323,257	924,615
01-APR-23 To 30-JUN-23	3	63.38	66.97	64.41	17.23	103.97	52.39	85.14	N/A	251,667	162,102
01-JUL-23 To 30-SEP-23	1	60.94	60.94	60.94	00.00	100.00	60.94	60.94	N/A	3,120,000	1,901,440
01-OCT-23 To 31-DEC-23	10	62.46	64.93	60.91	13.48	106.60	48.25	86.18	55.66 to 80.33	1,243,364	757,290
01-JAN-24 To 31-MAR-24	7	64.69	79.18	71.45	26.20	110.82	59.81	128.92	59.81 to 128.92	1,206,251	861,901
01-APR-24 To 30-JUN-24	4	66.52	71.75	72.58	26.08	98.86	46.00	107.98	N/A	592,733	430,186
01-JUL-24 To 30-SEP-24	1	44.30	44.30	44.30	00.00	100.00	44.30	44.30	N/A	900,000	398,705
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	11	91.52	95.27	86.42	21.80	110.24	61.28	180.17	69.34 to 104.23	979,979	846,931
01-OCT-22 To 30-SEP-23	18	69.64	71.93	69.90	13.47	102.90	52.39	94.25	63.85 to 81.39	1,136,155	794,205
01-OCT-23 To 30-SEP-24	22	64.06	69.77	65.12	20.76	107.14	44.30	128.92	59.81 to 80.33	1,097,651	714,802
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	9	85.00	94.24	85.53	24.32	110.18	66.64	180.17	69.34 to 104.23	831,663	711,356
01-JAN-23 To 31-DEC-23	23	64.42	67.44	64.79	13.33	104.09	48.25	94.25	60.55 to 71.78	1,226,867	794,877
<u>ALL</u>	51	69.34	76.03	71.03	22.28	107.04	44.30	180.17	64.42 to 80.33	1,085,861	771,325

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	51	69.34	76.03	71.03	22.28	107.04	44.30	180.17	64.42 to 80.33	1,085,861	771,325
<u>ALL</u>	51	69.34	76.03	71.03	22.28	107.04	44.30	180.17	64.42 to 80.33	1,085,861	771,325

72 Polk
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 : 51
 Total Sales Price : 55,378,890
 Total Adj. Sales Price : 55,378,890
 Total Assessed Value : 39,337,590
 Avg. Adj. Sales Price : 1,085,861
 Avg. Assessed Value : 771,325

MEDIAN : 69
 WGT. MEAN : 71
 MEAN : 76
 COD : 22.28
 PRD : 107.04

COV : 30.09
 STD : 22.88
 Avg. Abs. Dev : 15.45
 MAX Sales Ratio : 180.17
 MIN Sales Ratio : 44.30

95% Median C.I. : 64.42 to 80.33
 95% Wgt. Mean C.I. : 66.55 to 75.52
 95% Mean C.I. : 69.75 to 82.31

Printed:3/17/2025 5:25:09PM

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	21	71.78	81.04	73.85	23.63	109.74	57.13	180.17	64.37 to 88.28	1,155,713	853,523
1	21	71.78	81.04	73.85	23.63	109.74	57.13	180.17	64.37 to 88.28	1,155,713	853,523
Dry											
County	6	74.84	75.15	67.74	19.23	110.94	48.25	107.98	48.25 to 107.98	894,417	605,865
1	6	74.84	75.15	67.74	19.23	110.94	48.25	107.98	48.25 to 107.98	894,417	605,865
Grass											
County	2	45.15	45.15	44.56	01.88	101.32	44.30	46.00	N/A	530,000	236,153
1	2	45.15	45.15	44.56	01.88	101.32	44.30	46.00	N/A	530,000	236,153
ALL	51	69.34	76.03	71.03	22.28	107.04	44.30	180.17	64.42 to 80.33	1,085,861	771,325

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	34	72.44	80.53	74.09	23.66	108.69	55.66	180.17	64.37 to 87.92	1,136,287	841,911
1	34	72.44	80.53	74.09	23.66	108.69	55.66	180.17	64.37 to 87.92	1,136,287	841,911
Dry											
County	6	74.84	75.15	67.74	19.23	110.94	48.25	107.98	48.25 to 107.98	894,417	605,865
1	6	74.84	75.15	67.74	19.23	110.94	48.25	107.98	48.25 to 107.98	894,417	605,865
Grass											
County	2	45.15	45.15	44.56	01.88	101.32	44.30	46.00	N/A	530,000	236,153
1	2	45.15	45.15	44.56	01.88	101.32	44.30	46.00	N/A	530,000	236,153
ALL	51	69.34	76.03	71.03	22.28	107.04	44.30	180.17	64.42 to 80.33	1,085,861	771,325

Polk County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Polk	1	8,784	7,869	7,442	6,982	6,393	6,355	6,124	5,414	8,086
Merrick	1	5,950	5,800	5,600	5,272	4,925	4,850	4,200	3,620	5,393
Hamilton	1	8,085	8,086	7,970	7,999	2,200	7,700	7,500	7,500	8,011
York	1	9,496	9,500	8,698	8,700	n/a	8,292	8,000	8,000	9,182
Platte	3	7,568	7,505	7,209	7,036	7,050	6,311	5,400	4,800	6,860
Butler	1	8,398	7,796	7,652	7,370	6,960	6,650	6,160	6,042	7,678
Seward	1	8,249	8,100	7,197	7,199	7,000	6,199	5,800	5,091	7,379

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Polk	1	6,281	5,951	4,576	4,565	4,114	3,982	3,839	3,861	5,543
Merrick	1	2,800	2,700	2,600	2,400	2,300	2,075	1,900	1,840	2,412
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
York	1	5,699	5,692	5,200	5,197	5,087	n/a	5,100	5,098	5,455
Platte	3	6,135	5,960	5,645	5,545	5,181	4,658	3,960	3,360	5,265
Butler	1	8,200	7,500	7,300	7,000	6,700	6,300	5,800	5,700	6,930
Seward	1	6,400	6,400	6,350	6,200	6,100	5,500	5,350	4,300	6,047

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Polk	1	1,840	1,675	1,669	1,664	1,659	n/a	1,585	1,575	1,758
Merrick	1	1,889	1,750	1,781	1,704	1,616	n/a	1,418	1,200	1,799
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
York	1	1,698	1,655	1,688	1,700	n/a	n/a	n/a	1,314	1,684
Platte	3	2,334	2,269	2,250	1,846	2,045	n/a	1,000	1,465	2,211
Butler	1	3,295	3,270	3,208	3,220	2,659	3,079	n/a	2,975	3,259
Seward	1	2,948	2,950	2,799	n/a	2,800	n/a	n/a	2,400	2,909

County	Mkt Area	CRP	TIMBER	WASTE
Polk	1	2,310	1,150	300
Merrick	1	1,580	500	546
Hamilton	1	n/a	n/a	900
York	1	800	n/a	601
Platte	3	2,273	1,875	195
Butler	1	3,824	1,899	754
Seward	1	3,022	802	100

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 :	6	Median :	59	COV :	41.32	95% Median C.I. :	10.42 to 69.48
Total Sales Price :	4,486,986	Wgt. Mean :	51	STD :	21.22	95% Wgt. Mean C.I. :	3.94 to 98.85
Total Adj. Sales Price :	4,486,986	Mean :	51	Avg.Abs.Dev :	12.43	95% Mean C.I. :	29.08 to 73.62
Total Assessed Value :	2,306,266						
Avg. Adj. Sales Price :	747,831	COD :	21.21	MAX Sales Ratio :	69.48		
Avg. Assessed Value :	384,378	PRD :	99.90	MIN Sales Ratio :	10.42		

Printed : 03/26/2025

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	1	69.48	69.48	69.48		100.00	69.48	69.48	N/A	1,000,000	694,843
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	2	53.60	53.60	57.03	10.11	93.99	48.18	59.01	N/A	669,493	381,804
01/01/2023 To 03/31/2023	1	62.84	62.84	62.84		100.00	62.84	62.84	N/A	600,000	377,013
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	58.18	58.18	58.18		100.00	58.18	58.18	N/A	648,000	377,013
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	10.42	10.42	10.42		100.00	10.42	10.42	N/A	900,000	93,790
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	1	69.48	69.48	69.48		100.00	69.48	69.48	N/A	1,000,000	694,843
10/01/2022 To 09/30/2023	3	59.01	56.68	58.83	08.29	96.35	48.18	62.84	N/A	646,329	380,207
10/01/2023 To 09/30/2024	2	34.30	34.30	30.41	69.62	112.79	10.42	58.18	N/A	774,000	235,402
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	3	59.01	58.89	62.35	12.03	94.45	48.18	69.48	N/A	779,662	486,150
01/01/2023 To 12/31/2023	1	62.84	62.84	62.84		100.00	62.84	62.84	N/A	600,000	377,013
<u>ALL</u>											
10/01/2021 To 09/30/2024	6	58.60	51.35	51.40	21.21	99.90	10.42	69.48	10.42 to 69.48	747,831	384,378

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	6	Median :	59	COV :	41.32	95% Median C.I. :	10.42 to 69.48
Total Sales Price :	4,486,986	Wgt. Mean :	51	STD :	21.22	95% Wgt. Mean C.I. :	3.94 to 98.85
Total Adj. Sales Price :	4,486,986	Mean :	51	Avg.Abs.Dev :	12.43	95% Mean C.I. :	29.08 to 73.62
Total Assessed Value :	2,306,266						
Avg. Adj. Sales Price :	747,831	COD :	21.21	MAX Sales Ratio :	69.48		
Avg. Assessed Value :	384,378	PRD :	99.90	MIN Sales Ratio :	10.42		

Printed : 03/26/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	6	58.60	51.35	51.40	21.21	99.90	10.42	69.48	10.42 to 69.48	747,831	384,378
_____ALL_____											
10/01/2021 To 09/30/2024	6	58.60	51.35	51.40	21.21	99.90	10.42	69.48	10.42 to 69.48	747,831	384,378

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
120032											
630030	5	59.01	59.54	61.68	08.80	96.53	48.18	69.48	N/A	717,397	442,495
710001											
720015											
720019	1	10.42	10.42	10.42		100.00	10.42	10.42	N/A	900,000	93,790
720032											
720075											
800567											
_____ALL_____											
10/01/2021 To 09/30/2024	6	58.60	51.35	51.40	21.21	99.90	10.42	69.48	10.42 to 69.48	747,831	384,378

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Irrigated_____											
County	2	60.51	60.51	60.42	03.85	100.15	58.18	62.84	N/A	624,000	377,013
1	2	60.51	60.51	60.42	03.85	100.15	58.18	62.84	N/A	624,000	377,013
_____Grass_____											
County	1	10.42	10.42	10.42		100.00	10.42	10.42	N/A	900,000	93,790
1	1	10.42	10.42	10.42		100.00	10.42	10.42	N/A	900,000	93,790
_____ALL_____											
10/01/2021 To 09/30/2024	6	58.60	51.35	51.40	21.21	99.90	10.42	69.48	10.42 to 69.48	747,831	384,378

AGRICULTURAL - BASE STAT

Type : Qualified

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

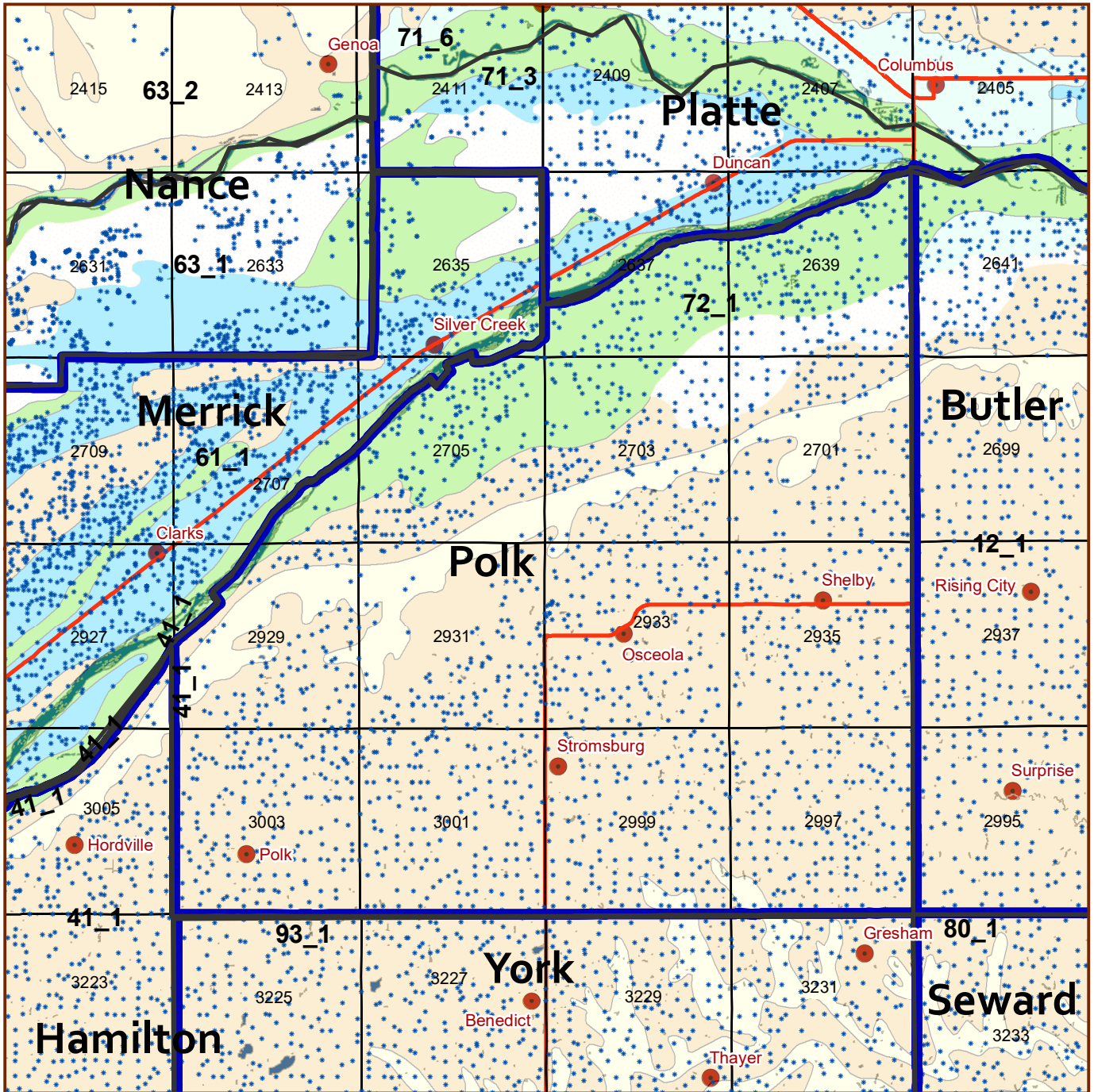
Number of Sales :	6	Median :	59	COV :	41.32	95% Median C.I. :	10.42 to 69.48
Total Sales Price :	4,486,986	Wgt. Mean :	51	STD :	21.22	95% Wgt. Mean C.I. :	3.94 to 98.85
Total Adj. Sales Price :	4,486,986	Mean :	51	Avg.Abs.Dev :	12.43	95% Mean C.I. :	29.08 to 73.62
Total Assessed Value :	2,306,266						
Avg. Adj. Sales Price :	747,831	COD :	21.21	MAX Sales Ratio :	69.48		
Avg. Assessed Value :	384,378	PRD :	99.90	MIN Sales Ratio :	10.42		

Printed : 03/26/2025

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	4	60.93	62.38	62.67	06.20	99.54	58.18	69.48	N/A	835,516	523,617
1	4	60.93	62.38	62.67	06.20	99.54	58.18	69.48	N/A	835,516	523,617
<u>Grass</u>											
County	1	10.42	10.42	10.42		100.00	10.42	10.42	N/A	900,000	93,790
1	1	10.42	10.42	10.42		100.00	10.42	10.42	N/A	900,000	93,790
<u>ALL</u>											
10/01/2021 To 09/30/2024	6	58.60	51.35	51.40	21.21	99.90	10.42	69.48	10.42 to 69.48	747,831	384,378

POLK COUNTY



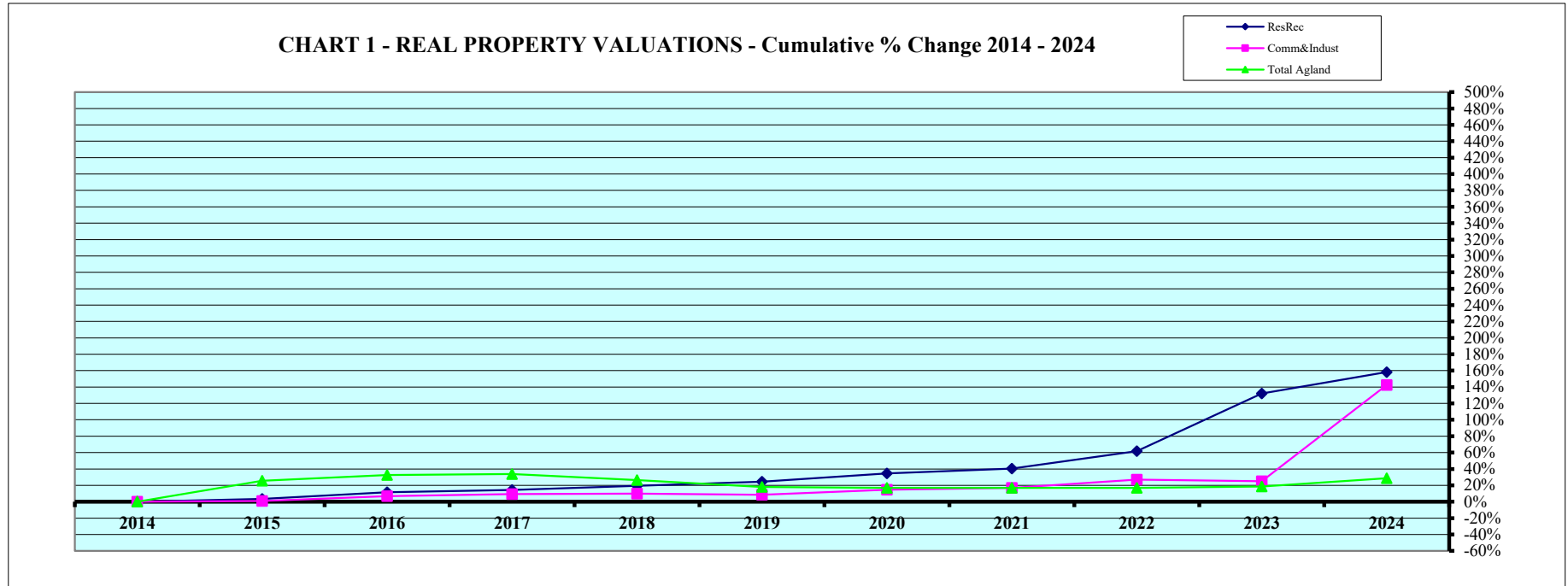
Legend

- 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	144,504,735	-	-	-	30,010,690	-	-	-	1,149,858,485	-	-	-
2015	149,381,720	4,876,985	3.37%	3.37%	30,277,210	266,520	0.89%	0.89%	1,443,578,520	293,720,035	25.54%	25.54%
2016	161,367,785	11,986,065	8.02%	11.67%	32,088,985	1,811,775	5.98%	6.93%	1,524,235,895	80,657,375	5.59%	32.56%
2017	165,459,490	4,091,705	2.54%	14.50%	32,815,835	726,850	2.27%	9.35%	1,538,472,080	14,236,185	0.93%	33.80%
2018	172,367,715	6,908,225	4.18%	19.28%	33,004,570	188,735	0.58%	9.98%	1,452,338,295	-86,133,785	-5.60%	26.31%
2019	180,034,307	7,666,592	4.45%	24.59%	32,594,395	-410,175	-1.24%	8.61%	1,355,792,725	-96,545,570	-6.65%	17.91%
2020	194,518,460	14,484,153	8.05%	34.61%	34,421,283	1,826,888	5.60%	14.70%	1,343,469,838	-12,322,887	-0.91%	16.84%
2021	202,908,540	8,390,080	4.31%	40.42%	35,046,206	624,923	1.82%	16.78%	1,342,502,597	-967,241	-0.07%	16.75%
2022	233,615,687	30,707,147	15.13%	61.67%	38,112,786	3,066,580	8.75%	27.00%	1,342,576,542	73,945	0.01%	16.76%
2023	335,229,731	101,614,044	43.50%	131.99%	37,555,770	-557,016	-1.46%	25.14%	1,363,784,835	21,208,293	1.58%	18.60%
2024	373,222,150	37,992,419	11.33%	158.28%	72,774,832	35,219,062	93.78%	142.50%	1,478,493,415	114,708,580	8.41%	28.58%

Rate Annual %chg: Residential & Recreational **9.95%**

Commercial & Industrial **9.26%**

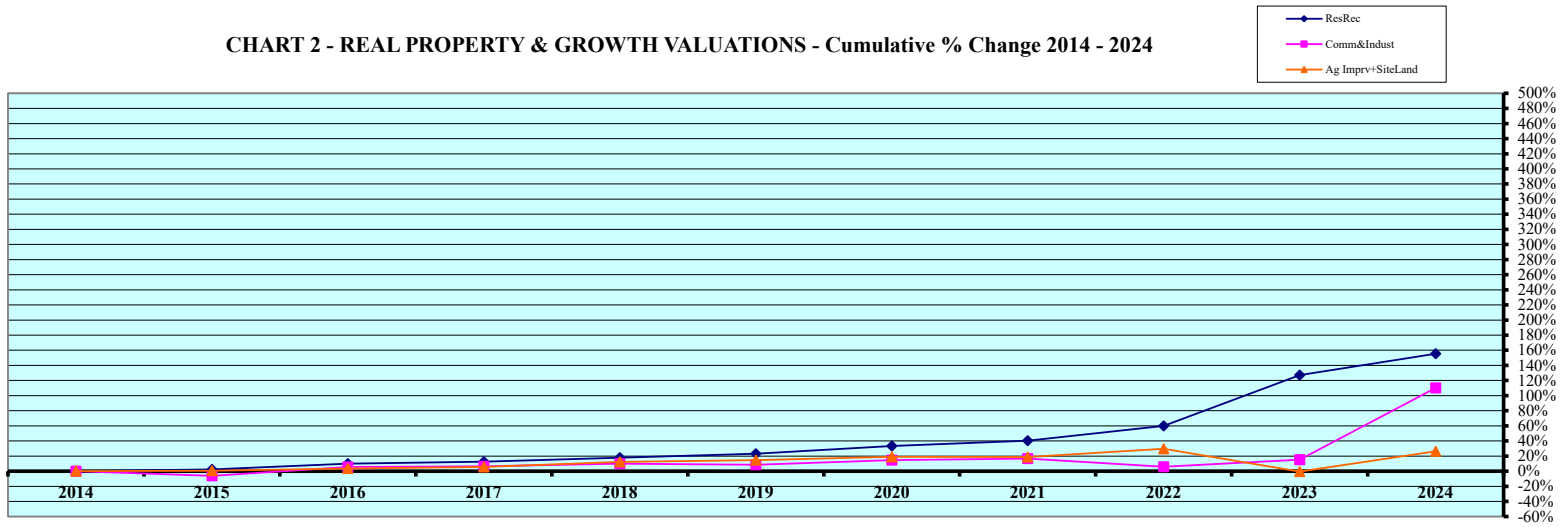
Agricultural Land **2.55%**

Cnty# **72**
County **POLK**

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	144,504,735	1,964,545	1.36%	142,540,190	--	--	30,010,690	366,355	1.22%	29,644,335	--	--
2015	149,381,720	1,606,730	1.08%	147,774,990	2.26%	2.26%	30,277,210	2,119,465	7.00%	28,157,745	-6.17%	-6.17%
2016	161,367,785	2,519,390	1.56%	158,848,395	6.34%	9.93%	32,088,985	399,495	1.24%	31,689,490	4.66%	5.59%
2017	165,459,490	2,788,920	1.69%	162,670,570	0.81%	12.57%	32,815,835	887,295	2.70%	31,928,540	-0.50%	6.39%
2018	172,367,715	2,085,735	1.21%	170,281,980	2.91%	17.84%	33,004,570	0	0.00%	33,004,570	0.58%	9.98%
2019	180,034,307	2,120,380	1.18%	177,913,927	3.22%	23.12%	32,594,395	0	0.00%	32,594,395	-1.24%	8.61%
2020	194,518,460	2,037,568	1.05%	192,480,892	6.91%	33.20%	34,421,283	3,110	0.01%	34,418,173	5.60%	14.69%
2021	202,908,540	244,027	0.12%	202,664,513	4.19%	40.25%	35,046,206	0	0.00%	35,046,206	1.82%	16.78%
2022	233,615,687	2,411,731	1.03%	231,203,956	13.94%	60.00%	38,112,786	6,337,807	16.63%	31,774,979	-9.33%	5.88%
2023	335,229,731	6,878,956	2.05%	328,350,775	40.55%	127.22%	37,555,770	2,970,945	7.91%	34,584,825	-9.26%	15.24%
2024	373,222,150	4,153,870	1.11%	369,068,280	10.09%	155.40%	72,774,832	9,703,685	13.33%	63,071,147	67.94%	110.16%
Rate Ann%chg	9.95%	Resid & Recreat w/o growth				9.12%	C & I w/o growth				5.41%	

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	67,032,385	41,450,700	108,483,085	1,642,085	1.51%	106,841,000	--	--
2015	68,703,275	43,606,885	112,310,160	3,043,535	2.71%	109,266,625	0.72%	0.72%
2016	69,299,345	45,138,515	114,437,860	2,142,320	1.87%	112,295,540	-0.01%	3.51%
2017	72,416,000	44,396,020	116,812,020	2,231,335	1.91%	114,580,685	0.12%	5.62%
2018	75,503,660	47,324,385	122,828,045	869,665	0.71%	121,958,380	4.41%	12.42%
2019	77,319,355	48,413,755	125,733,110	1,330,550	1.06%	124,402,560	1.28%	14.67%
2020	80,639,396	48,572,289	129,211,685	255,375	0.20%	128,956,310	2.56%	18.87%
2021	76,790,534	52,180,755	128,971,289	214,015	0.17%	128,757,274	-0.35%	18.69%
2022	85,093,416	57,265,976	142,359,392	1,712,915	1.20%	140,646,477	9.05%	29.65%
2023	51,841,084	57,704,368	109,545,452	1,641,150	1.50%	107,904,302	-24.20%	-0.53%
2024	66,390,725	73,019,952	139,410,677	2,353,941	1.69%	137,056,736	25.11%	26.34%
Rate Ann%chg	-0.10%	5.83%	2.54%	Ag Imprv+Site w/o growth			1.87%	

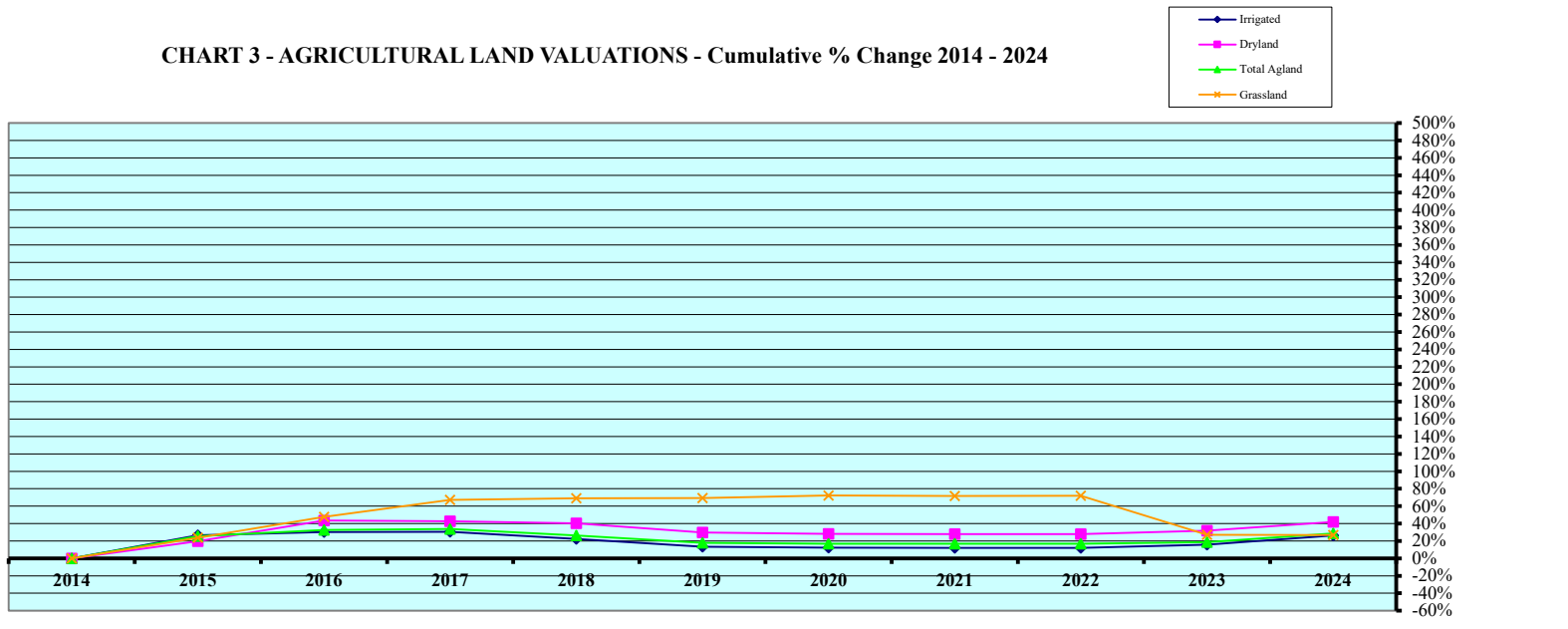
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 72
County POLK

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	963,709,185	-	-	-	141,413,495	-	-	-	42,545,215	-	-	-
2015	1,218,844,860	255,135,675	26.47%	26.47%	169,403,505	27,990,010	19.79%	19.79%	52,581,940	10,036,725	23.59%	23.59%
2016	1,255,196,520	36,351,660	2.98%	30.25%	202,964,040	33,560,535	19.81%	43.53%	62,774,995	10,193,055	19.39%	47.55%
2017	1,258,062,775	2,866,255	0.23%	30.54%	201,861,850	-1,102,190	-0.54%	42.75%	71,124,405	8,349,410	13.30%	67.17%
2018	1,179,709,385	-78,353,390	-6.23%	22.41%	198,247,345	-3,614,505	-1.79%	40.19%	71,935,095	810,690	1.14%	69.08%
2019	1,092,965,845	-86,743,540	-7.35%	13.41%	183,381,510	-14,865,835	-7.50%	29.68%	72,044,840	109,745	0.15%	69.34%
2020	1,081,462,334	-11,503,511	-1.05%	12.22%	181,292,580	-2,088,930	-1.14%	28.20%	73,300,737	1,255,897	1.74%	72.29%
2021	1,081,012,385	-449,949	-0.04%	12.17%	180,989,766	-302,814	-0.17%	27.99%	73,086,243	-214,494	-0.29%	71.78%
2022	1,081,209,722	197,337	0.02%	12.19%	180,758,577	-231,189	-0.13%	27.82%	73,185,707	99,464	0.14%	72.02%
2023	1,115,513,250	34,303,528	3.17%	15.75%	186,443,555	5,684,978	3.15%	31.84%	54,074,360	-19,111,347	-26.11%	27.10%
2024	1,216,208,780	100,695,530	9.03%	26.20%	200,528,995	14,085,440	7.55%	41.80%	54,019,095	-55,265	-0.10%	26.97%

Rate Ann.%chg: Irrigated Dryland Grassland

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	1,835	-	-	-	2,188,755	-	-	-	1,149,858,485	-	-	-
2015	1,035	-800	-43.60%	-43.60%	2,747,180	558,425	25.51%	25.51%	1,443,578,520	293,720,035	25.54%	25.54%
2016	720	-315	-30.43%	-60.76%	3,299,620	552,440	20.11%	50.75%	1,524,235,895	80,657,375	5.59%	32.56%
2017	720	0	0.00%	-60.76%	7,422,330	4,122,710	124.94%	239.11%	1,538,472,080	14,236,185	0.93%	33.80%
2018	720	0	0.00%	-60.76%	2,445,750	-4,976,580	-67.05%	11.74%	1,452,338,295	-86,133,785	-5.60%	26.31%
2019	1,080	360	50.00%	-41.14%	7,399,450	4,953,700	202.54%	238.07%	1,355,792,725	-96,545,570	-6.65%	17.91%
2020	14,745	13,665	1265.28%	703.54%	7,399,442	-8	0.00%	238.07%	1,343,469,838	-12,322,887	-0.91%	16.84%
2021	14,761	16	0.11%	704.41%	7,399,442	0	0.00%	238.07%	1,342,502,597	-967,241	-0.07%	16.75%
2022	14,760	-1	-0.01%	704.36%	7,407,776	8,334	0.11%	238.45%	1,342,576,542	73,945	0.01%	16.76%
2023	255,860	241,100	1633.47%	13843.32%	7,497,810	90,034	1.22%	242.56%	1,363,784,835	21,208,293	1.58%	18.60%
2024	258,245	2,385	0.93%	13973.30%	7,478,300	-19,510	-0.26%	241.67%	1,478,493,415	114,708,580	8.41%	28.58%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

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	963,322,120	180,672	5,332			141,556,890	43,056	3,288			42,505,010	36,451	1,166		
2015	1,219,361,880	183,050	6,661	24.93%	24.93%	169,085,600	41,237	4,100	24.72%	24.72%	52,589,575	36,028	1,460	25.18%	25.18%
2016	1,255,193,130	183,356	6,846	2.77%	28.39%	202,958,295	41,273	4,918	19.93%	49.57%	62,782,140	35,810	1,753	20.11%	50.35%
2017	1,258,044,670	183,738	6,847	0.02%	28.42%	201,820,225	41,072	4,914	-0.07%	49.46%	71,055,620	35,387	2,008	14.53%	72.20%
2018	1,181,351,240	183,524	6,437	-5.99%	20.73%	198,548,015	41,195	4,820	-1.91%	46.60%	71,530,040	35,608	2,009	0.04%	72.27%
2019	1,093,718,230	183,291	5,967	-7.30%	11.91%	183,779,275	40,941	4,489	-6.87%	36.53%	71,793,985	36,009	1,994	-0.75%	70.98%
2020	1,082,599,637	183,532	5,899	-1.15%	10.63%	181,225,354	40,811	4,441	-1.07%	35.07%	72,102,243	35,455	2,034	2.00%	74.40%
2021	1,076,447,521	183,243	5,874	-0.41%	10.18%	178,441,004	40,808	4,373	-1.53%	33.00%	72,056,408	35,998	2,002	-1.57%	71.66%
2022	1,081,358,107	183,204	5,902	0.48%	10.70%	180,752,187	40,680	4,443	1.61%	35.15%	73,107,587	35,928	2,035	1.66%	74.50%
2023	1,115,699,740	183,177	6,091	3.19%	14.23%	186,617,905	40,292	4,632	4.24%	40.88%	54,036,240	35,364	1,528	-24.91%	31.04%
2024	1,216,296,625	183,478	6,629	8.84%	24.33%	200,918,010	39,888	5,037	8.75%	53.21%	54,050,260	35,364	1,528	0.03%	31.07%

Rate Annual %chg Average Value/Acre: 2.36%

3.56%

2.43%

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	2,000	50	40			2,188,755	2,771	790			1,149,574,775	262,999	4,371		
2015	1,035	26	40	-0.14%	-0.14%	2,747,180	2,775	990	25.32%	25.32%	1,443,785,270	263,116	5,487	25.54%	25.54%
2016	720	18	40	0.14%	0.00%	3,299,620	2,773	1,190	20.20%	50.63%	1,524,233,905	263,229	5,791	5.53%	32.48%
2017	720	18	40	0.00%	0.00%	7,432,045	3,957	1,878	57.83%	137.75%	1,538,353,280	264,171	5,823	0.57%	33.23%
2018	720	18	40	0.00%	0.00%	7,422,330	3,954	1,877	-0.06%	137.60%	1,458,852,345	264,298	5,520	-5.21%	26.28%
2019	1,080	27	40	0.00%	0.00%	7,399,450	4,055	1,825	-2.78%	130.99%	1,356,692,020	264,324	5,133	-7.01%	17.43%
2020	14,745	369	40	0.00%	0.00%	7,399,442	4,055	1,825	0.00%	130.99%	1,343,341,421	264,221	5,084	-0.95%	16.32%
2021	14,745	369	40	0.00%	0.00%	7,299,967	4,055	1,800	-1.34%	127.88%	1,334,259,645	264,473	5,045	-0.77%	15.42%
2022	14,760	369	40	0.00%	0.00%	7,408,786	4,062	1,824	1.30%	130.85%	1,342,641,427	264,244	5,081	0.72%	16.24%
2023	244,995	817	300	649.97%	649.99%	7,497,695	4,103	1,828	0.21%	131.34%	1,364,096,575	263,753	5,172	1.79%	18.32%
2024	257,520	858	300	0.00%	650.00%	7,476,380	4,096	1,825	-0.12%	131.05%	1,478,998,795	263,684	5,609	8.45%	28.32%

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POLK

Rate Annual %chg Average Value/Acre: 2.55%

(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	Agdwel&HS	AgImprv&FS	Minerals	Total Value
5,214	POLK	86,417,300	8,681,160	23,650,629	347,742,805	71,207,722	1,567,110	25,479,345	1,478,493,415	66,390,725	73,019,952	0	2,182,650,163
cnty sector		value	% of total value:										
		3.96%	0.40%	1.08%	15.93%	3.26%	0.07%	1.17%	67.74%	3.04%	3.35%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	AgImprv&FS	Minerals	Total Value
875	OSCEOLA	1,817,728	766,348	1,119,937	47,181,440	6,704,774	440,265	0	131,450	0	0	0	58,161,942
16.78%	%sector of county sector	2.10%	8.83%	4.74%	13.57%	9.42%	28.09%		0.01%				2.66%
	%sector of municipality	3.13%	1.32%	1.93%	81.12%	11.53%	0.76%		0.23%				100.00%
346	POLK	941,135	413,853	1,054,056	14,964,580	4,346,980	0	0	199,805	0	0	0	21,920,409
6.64%	%sector of county sector	1.09%	4.77%	4.46%	4.30%	6.10%			0.01%				1.00%
	%sector of municipality	4.29%	1.89%	4.81%	68.27%	19.83%			0.91%				100.00%
710	SHELBY	2,166,354	493,982	760,342	41,729,832	17,652,215	0	0	86,640	0	0	0	62,889,365
13.62%	%sector of county sector	2.51%	5.69%	3.21%	12.00%	24.79%			0.01%				2.88%
	%sector of municipality	3.44%	0.79%	1.21%	66.35%	28.07%			0.14%				100.00%
1,143	STROMSBURG	2,800,128	707,717	1,377,794	65,930,503	6,222,093	0	0	7,050	0	0	0	77,045,285
21.92%	%sector of county sector	3.24%	8.15%	5.83%	18.96%	8.74%			0.00%				3.53%
	%sector of municipality	3.63%	0.92%	1.79%	85.57%	8.08%			0.01%				100.00%
	%sector of county sector												
	%sector of municipality												
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3,075	Total Municipalities	7,725,345	2,381,900	4,312,129	169,806,359	34,926,063	440,265	0	424,945	0	0	0	220,017,005
58.97%	%all municip.sectors of cnty	8.94%	27.44%	18.23%	48.83%	49.05%	28.09%		0.03%				10.08%

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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

Total Real Property Sum Lines 17, 25, & 30	Records : 6,249	Value : 2,398,239,607	Growth 8,701,380	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	151	1,748,508	19	292,825	593	20,557,370	763	22,598,703	
02. Res Improve Land	1,366	23,733,887	13	457,835	553	26,325,205	1,932	50,516,927	
03. Res Improvements	1,388	180,866,865	19	3,127,800	655	142,701,395	2,062	326,696,060	
04. Res Total	1,539	206,349,260	38	3,878,460	1,248	189,583,970	2,825	399,811,690	4,764,615
% of Res Total	54.48	51.61	1.35	0.97	44.18	47.42	45.21	16.67	54.76
05. Com UnImp Land	39	467,226	2	18,330	3	25,485	44	511,041	
06. Com Improve Land	202	1,828,963	17	523,230	17	1,807,995	236	4,160,188	
07. Com Improvements	215	18,674,783	18	16,718,150	24	9,089,470	257	44,482,403	
08. Com Total	254	20,970,972	20	17,259,710	27	10,922,950	301	49,153,632	201,770
% of Com Total	84.39	42.66	6.64	35.11	8.97	22.22	4.82	2.05	2.32
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	64,520	0	0	1	69,445	3	133,965	
11. Ind Improvements	2	378,625	0	0	1	1,057,400	3	1,436,025	
12. Ind Total	2	443,145	0	0	1	1,126,845	3	1,569,990	0
% of Ind Total	66.67	28.23	0.00	0.00	33.33	71.77	0.05	0.07	0.00
13. Rec UnImp Land	0	0	0	0	20	2,326,000	20	2,326,000	
14. Rec Improve Land	0	0	7	105,000	237	10,612,820	244	10,717,820	
15. Rec Improvements	0	0	7	433,260	239	17,022,570	246	17,455,830	
16. Rec Total	0	0	7	538,260	259	29,961,390	266	30,499,650	985,600
% of Rec Total	0.00	0.00	2.63	1.76	97.37	98.24	4.26	1.27	11.33
Res & Rec Total	1,539	206,349,260	45	4,416,720	1,507	219,545,360	3,091	430,311,340	5,750,215
% of Res & Rec Total	49.79	47.95	1.46	1.03	48.75	51.02	49.46	17.94	66.08
Com & Ind Total	256	21,414,117	20	17,259,710	28	12,049,795	304	50,723,622	201,770
% of Com & Ind Total	84.21	42.22	6.58	34.03	9.21	23.76	4.86	2.12	2.32
17. Taxable Total	1,795	227,763,377	65	21,676,430	1,535	231,595,155	3,395	481,034,962	5,951,985
% of Taxable Total	52.87	47.35	1.91	4.51	45.21	48.15	54.33	20.06	68.40

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	176	8,584,855	10,795,450	0	0	0
19. Commercial	80	4,639,013	8,052,572	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	176	8,584,855	10,795,450
19. Commercial	0	0	0	80	4,639,013	8,052,572
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				256	13,223,868	18,848,022

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	187	9	230	426

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	505,325	144	82,475,355	1,802	1,130,074,625	1,958	1,213,055,305
28. Ag-Improved Land	0	0	84	29,454,060	740	567,844,720	824	597,298,780
29. Ag Improvements	0	0	87	14,635,090	809	92,215,470	896	106,850,560

30. Ag Total				2,854	1,917,204,645
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	42,000	
32. HomeSite Improv Land	0	0.00	0	44	43.88	1,842,960	
33. HomeSite Improvements	0	0.00	0	49	0.00	9,345,385	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	8.10	76,850	
36. FarmSite Improv Land	0	0.00	0	77	219.15	1,942,610	
37. FarmSite Improvements	0	0.00	0	86	0.00	5,289,705	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	174	299.93	0	
40. Other- Non Ag Use	0	0.00	0	2	18.70	37,400	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	42	42.17	1,771,140	43	43.17	1,813,140	
32. HomeSite Improv Land	303	307.86	12,930,120	347	351.74	14,773,080	
33. HomeSite Improvements	315	0.00	46,222,835	364	0.00	55,568,220	1,537,655
34. HomeSite Total				407	394.91	72,154,440	
35. FarmSite UnImp Land	87	143.84	1,316,105	94	151.94	1,392,955	
36. FarmSite Improv Land	699	2,112.42	18,677,775	776	2,331.57	20,620,385	
37. FarmSite Improvements	798	0.00	45,992,635	884	0.00	51,282,340	1,211,740
38. FarmSite Total				978	2,483.51	73,295,680	
39. Road & Ditches	2,226	5,053.86	0	2,400	5,353.79	0	
40. Other- Non Ag Use	11	368.64	714,440	13	387.34	751,840	
41. Total Section VI				1,385	8,619.55	146,201,960	2,749,395

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	79.45	518,300	1	79.45	518,300

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	2	273.50	998,470	2	273.50	998,470
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	107,357.42	58.46%	943,026,605	63.51%	8,783.99
46. 1A	30,163.46	16.43%	237,344,140	15.98%	7,868.60
47. 2A1	7,991.06	4.35%	59,469,420	4.01%	7,441.99
48. 2A	10,995.35	5.99%	76,771,250	5.17%	6,982.16
49. 3A1	3,361.77	1.83%	21,491,685	1.45%	6,392.97
50. 3A	11,107.62	6.05%	70,587,520	4.75%	6,354.87
51. 4A1	10,689.07	5.82%	65,459,680	4.41%	6,123.98
52. 4A	1,967.22	1.07%	10,651,180	0.72%	5,414.33
53. Total	183,632.97	100.00%	1,484,801,480	100.00%	8,085.70
Dry					
54. 1D1	18,763.49	47.39%	117,853,135	53.71%	6,280.98
55. 1D	8,180.18	20.66%	48,679,745	22.18%	5,950.94
56. 2D1	1,760.16	4.45%	8,054,375	3.67%	4,575.93
57. 2D	3,130.49	7.91%	14,290,685	6.51%	4,565.00
58. 3D1	2,603.54	6.58%	10,710,940	4.88%	4,113.99
59. 3D	279.64	0.71%	1,113,495	0.51%	3,981.89
60. 4D1	3,520.04	8.89%	13,513,455	6.16%	3,839.01
61. 4D	1,352.38	3.42%	5,221,295	2.38%	3,860.82
62. Total	39,589.92	100.00%	219,437,125	100.00%	5,542.75
Grass					
63. 1G1	18,946.74	53.55%	33,190,005	56.16%	1,751.75
64. 1G	4,128.06	11.67%	6,534,665	11.06%	1,582.99
65. 2G1	674.40	1.91%	1,069,170	1.81%	1,585.36
66. 2G	8,571.83	24.23%	13,394,220	22.66%	1,562.59
67. 3G1	2,011.30	5.68%	3,270,410	5.53%	1,626.02
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	668.29	1.89%	1,051,985	1.78%	1,574.14
70. 4G	379.67	1.07%	593,705	1.00%	1,563.74
71. Total	35,380.29	100.00%	59,104,160	100.00%	1,670.54
Irrigated Total					
	183,632.97	69.68%	1,484,801,480	83.84%	8,085.70
Dry Total					
	39,589.92	15.02%	219,437,125	12.39%	5,542.75
Grass Total					
	35,380.29	13.43%	59,104,160	3.34%	1,670.54
72. Waste	856.22	0.32%	256,870	0.01%	300.00
73. Other	4,073.53	1.55%	7,403,050	0.42%	1,817.35
74. Exempt	21.13	0.01%	12,190	0.00%	576.90
75. Market Area Total	263,532.93	100.00%	1,771,002,685	100.00%	6,720.23

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.83	385,220	11,314.48	92,654,030	172,267.66	1,391,762,230	183,632.97	1,484,801,480
77. Dry Land	23.68	120,105	2,570.86	14,214,860	36,995.38	205,102,160	39,589.92	219,437,125
78. Grass	0.00	0	541.86	857,000	34,838.43	58,247,160	35,380.29	59,104,160
79. Waste	0.00	0	9.13	2,740	847.09	254,130	856.22	256,870
80. Other	0.00	0	74.63	258,965	3,998.90	7,144,085	4,073.53	7,403,050
81. Exempt	18.60	0	0.06	340	2.47	11,850	21.13	12,190
82. Total	74.51	505,325	14,510.96	107,987,595	248,947.46	1,662,509,765	263,532.93	1,771,002,685

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	183,632.97	69.68%	1,484,801,480	83.84%	8,085.70
Dry Land	39,589.92	15.02%	219,437,125	12.39%	5,542.75
Grass	35,380.29	13.43%	59,104,160	3.34%	1,670.54
Waste	856.22	0.32%	256,870	0.01%	300.00
Other	4,073.53	1.55%	7,403,050	0.42%	1,817.35
Exempt	21.13	0.01%	12,190	0.00%	576.90
Total	263,532.93	100.00%	1,771,002,685	100.00%	6,720.23

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 Lake Area 1	13	522,420	60	6,515,045	63	15,381,950	76	22,419,415	543,480
83.2 Lake Area 2	71	4,789,125	224	9,744,565	285	29,030,885	356	43,564,575	740,100
83.3 Osceola	38	489,720	374	6,930,940	382	54,721,075	420	62,141,735	346,240
83.4 Polk	24	169,290	175	1,382,480	175	18,774,560	199	20,326,330	18,755
83.5 Rural	547	17,846,650	525	21,199,250	571	118,387,870	1,118	157,433,770	3,213,290
83.6 Shelby	25	361,125	315	5,927,800	318	49,122,115	343	55,411,040	627,460
83.7 Stromsburg	65	746,373	503	9,534,667	514	58,733,435	579	69,014,475	260,890
84 Residential Total	783	24,924,703	2,176	61,234,747	2,308	344,151,890	3,091	430,311,340	5,750,215

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Osceola	13	127,175	61	644,914	66	6,205,045	79	6,977,134	134,165
85.2	Polk	3	2,770	24	65,965	28	4,031,845	31	4,100,580	0
85.3	Rural	5	43,815	33	2,283,020	41	14,503,795	46	16,830,630	67,605
85.4	Shelby	8	107,905	44	499,415	46	16,194,540	54	16,801,860	0
85.5	Stromsburg	15	229,376	77	800,839	79	4,983,203	94	6,013,418	0
86	Commercial Total	44	511,041	239	4,294,153	260	45,918,428	304	50,723,622	201,770

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	16,374.99	54.35%	30,129,580	56.89%	1,839.98
88. 1G	3,404.56	11.30%	5,702,675	10.77%	1,675.01
89. 2G1	565.71	1.88%	944,190	1.78%	1,669.04
90. 2G	6,880.24	22.84%	11,448,505	21.62%	1,663.97
91. 3G1	1,880.99	6.24%	3,120,595	5.89%	1,659.02
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	651.66	2.16%	1,032,865	1.95%	1,584.98
94. 4G	369.57	1.23%	582,080	1.10%	1,575.02
95. Total	30,127.72	100.00%	52,960,490	100.00%	1,757.87
CRP					
96. 1C1	88.72	99.65%	204,930	99.65%	2,309.85
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.31	0.35%	720	0.35%	2,322.58
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	89.03	100.00%	205,650	100.00%	2,309.90
Timber					
105. 1T1	2,483.03	48.09%	2,855,495	48.09%	1,150.00
106. 1T	723.50	14.01%	831,990	14.01%	1,149.95
107. 2T1	108.69	2.10%	124,980	2.10%	1,149.88
108. 2T	1,691.28	32.75%	1,944,995	32.75%	1,150.01
109. 3T1	130.31	2.52%	149,815	2.52%	1,149.68
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	16.63	0.32%	19,120	0.32%	1,149.73
112. 4T	10.10	0.20%	11,625	0.20%	1,150.99
113. Total	5,163.54	100.00%	5,938,020	100.00%	1,149.99
<hr/>					
Grass Total	30,127.72	85.15%	52,960,490	89.61%	1,757.87
CRP Total	89.03	0.25%	205,650	0.35%	2,309.90
Timber Total	5,163.54	14.59%	5,938,020	10.05%	1,149.99
<hr/>					
114. Market Area Total	35,380.29	100.00%	59,104,160	100.00%	1,670.54

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

72 Polk

	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	347,742,805	399,811,690	52,068,885	14.97%	4,764,615	13.60%
02. Recreational	25,479,345	30,499,650	5,020,305	19.70%	985,600	15.84%
03. Ag-Homesite Land, Ag-Res Dwelling	66,390,725	72,154,440	5,763,715	8.68%	1,537,655	6.37%
04. Total Residential (sum lines 1-3)	439,612,875	502,465,780	62,852,905	14.30%	7,287,870	12.64%
05. Commercial	71,207,722	49,153,632	-22,054,090	-30.97%	201,770	-31.25%
06. Industrial	1,567,110	1,569,990	2,880	0.18%	0	0.18%
07. Total Commercial (sum lines 5-6)	72,774,832	50,723,622	-22,051,210	-30.30%	201,770	-30.58%
08. Ag-Farmsite Land, Outbuildings	72,268,112	73,295,680	1,027,568	1.42%	1,211,740	-0.25%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	751,840	751,840	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	73,019,952	74,047,520	1,027,568	1.41%	1,211,740	-0.25%
12. Irrigated	1,216,208,780	1,484,801,480	268,592,700	22.08%		
13. Dryland	200,528,995	219,437,125	18,908,130	9.43%		
14. Grassland	54,019,095	59,104,160	5,085,065	9.41%		
15. Wasteland	258,245	256,870	-1,375	-0.53%		
16. Other Agland	7,478,300	7,403,050	-75,250	-1.01%		
17. Total Agricultural Land	1,478,493,415	1,771,002,685	292,509,270	19.78%		
18. Total Value of all Real Property (Locally Assessed)	2,063,901,074	2,398,239,607	334,338,533	16.20%	8,701,380	15.78%

2025 Assessment Survey for Polk County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$184,443
7.	Adopted budget, or granted budget if different from above:
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$184,443
10.	Part of the assessor's budget that is dedicated to the computer system:
	0
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$10,265.01

B. Computer, Automation Information and GIS

1.	Administrative software:
	Converted to MIPS 2/12/2020
2.	CAMA software:
	Converted to MIPS 2/12/2020
3.	Personal Property software:
	Converted to MIPS 2/12/2020
4.	Are cadastral maps currently being used?
	Yes.
5.	If so, who maintains the Cadastral Maps?
	County Assessor and Staff.
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://polk.gworks.com/
8.	Who maintains the GIS software and maps?
	County assessor, staff, and GIS.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry - Eagle View
10.	When was the aerial imagery last updated?
	11/2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	All municipalities are zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	Eagle View Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Appraiser designation
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The contract appraiser collects valuation data only, the assessor is responsible for establishing assessed values.

2025 Residential Assessment Survey for Polk County

1.	Valuation data collection done by:
	County assessor and contract appraiser.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost approach with market derived depreciation is used to estimate the market value of residential properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county assessor develops depreciation tables based on the local market information by observing quality and conditions and locational factors for each valuation group.
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; Depreciation tables based on local market information are developed for each valuation group.
5.	Describe the methodology used to determine the residential lot values?
	The allocation method is often used to determine residential lot values due to the lack of vacant lot sales.
6.	How are rural residential site values developed?
	Sales analysis and comparison to neighboring counties with similar characteristics.
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?
	Presently there is one Stromsburg subdivision that uses a discounted cash flow (DCF) methodology to value the undeveloped lots. All of these procedures were in place prior to this year and are reviewed and updated annually. The county has used these techniques to estimate the present market value of all of the lots in a development that remain for sale. There have been no individual applications for DCF valuation as provided for in LB 191. Cost approach, sales, and trending.

2025 Commercial Assessment Survey for Polk County

1.	Valuation data collection done by:
	Contract Appraiser.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is used on all commercial parcels. The income and sales comparison approaches are rarely used because of the scarcity of rental data and the lack of sufficient sales to produce documented results.
2a.	Describe the process used to determine the value of unique commercial properties.
	Unique commercial property appraisal is usually done by the contract appraiser. They use the cost approach on all parcels and do additional sales research beyond Polk County. Polk County studies the methodologies, approaches to values and values of similar parcels in other counties. This is done to address uniformity as well as develop the best estimate of market value that they can.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county bases their depreciation off of the Marshall and Swift depreciation in the CAMA program and then modifies the result for locational differences.
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.
	One table is utilized for all valuation groups, this is modified with economic depreciation developed for each individual assessor location as needed. Depreciation tables are sometimes modified based on an occupancy code or groupings of similar occupancy codes.
5.	Describe the methodology used to determine the commercial lot values.
	Vacant lot sales were analyzed to determine values, this is conducted by the contract appraiser. The land values are continuously monitored and updated or affirmed.

2025 Agricultural Assessment Survey for Polk County

1.	Valuation data collection done by:
	County Assessor and Assessor Staff
2.	Describe the process used to determine and monitor market areas.
	The county annually verifies and analyzes all agricultural sales. They do this to establish land values each year but also to see if there are differing value trends that would indicate the need to establish separate market areas. In Polk County, there are 2 separate Natural Resource Districts with separate water policies and the county is careful to monitor any effect on value.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The determination of predominant use is the key to the identification of the classified use. If a parcel is predominantly used for the production of an ag product it is an agricultural parcel. If the predominant use of a parcel is not agricultural, it may be residential or it may be recreational, based on the characteristics of the buildings and the surrounding amenities of the parcel.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	The two sites are valued the same throughout the county as there are no recognized differences. Currently, the first acre is valued at \$30,000; first building site acre if no homesite \$9,500; acres 2-4 are valued at \$8,500; and the fifth and any additional site acres are valued at \$7,500.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	The county currently recognizes feedlots as intensive use and is working on identifying chicken barns and hog units.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The county has less than 250 acres of WRP. They are identified when a Warranty Easement Deed is filed by the USDA, and are usually divided off into a separate parcel. The county values them with a schedule of values based on grass values since the most likely residual use for WRP acres is grazing. Market activity for WRP acres is scarce. WRP acres are not considered to be agricultural land and currently have a value of \$2,200.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Corrected CRP - raised from \$1,150 to \$2,000
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	Two
7b.	What process was used to determine if non-agricultural influences exist in the county?
	All sales are continually reviewed to determine if non-agricultural influences exist in the county.

	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	To date there are two applications on file but the county is unable to identify any non-agricultural influence affecting the value of these properties.
7d.	Where is the influenced area located within the county?
	There are no influenced areas in the county.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Beyond the sales review described in 8b; there is no model or approach developed or needed.

**2024 Plan of Assessment for Polk County
Assessment Years 2025, 2026 and 2027
Date: July 23, 2024**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 73% of actual value for agricultural land and horticultural land.

Reference, Neb. Rev. Stat. §77-201.

General Description of Real Property in Polk County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2,827	46%	17%
Commercial	296	5%	.04%
Industrial	3	0.0005%	0.0008%

Recreational	267	5%	2%
Agricultural	2,844	46%	79%
Total Parcels	6,237		

Agricultural Land: Polk County consists of 263,684.03 Ag land acres. Of those acres, 70% are irrigated cropland, 16% are dry cropland, 14% are grass/pasture and 0.02% is used for other agricultural purposes.

Current Resources:

- A) *Staff/Budget/Training* – The office staff consists of the assessor, and one deputy assessor and one clerk that also double as field listers. Our budget for FY 2023-2024 was \$174,765.00 Funding for reappraisal projects have been paid through Inheritance Tax funds. Employee benefits, such as FICA, health insurance, etc., are funded through a general source, rather than through the assessor’s budget. The majority of the 2023-2024 budget was used.
- B) *Maps and Aerial Photos* – The cadastral maps currently in use were purchased in 1973 and are showing a great deal of wear. Aerial photos were updated in 2022 using Eagleview.
- C) *Ownership changes* are kept current with each group of transfer statements received. Our GIS is linked with the MIPS system; however, the cadastral maps are still maintained. GIS has various years of aerial imagery to choose from as well.
- D) *Property Record Cards* – The office maintains a hard copy of the property record card, listing ownership and assessment information. For improved properties, each card has a photo of the dwelling and all buildings. The computerized Property Record Card contains ownership and assessment information, scanned & digital photos, sketches, and assessment data, building permits, 521 Transfer Statements, parent and child information, and any additional ownership or parcel information.
- E) *Computerization* - Our assessment records are computerized and networked with the County Treasurer’s office. We currently contract with MIPS. We also contract with gWorks for GIS applications, splits and transfers. In 2022 Pictometry was also purchased to assist with mostly rural property measuring, building permits and other pick-up work but as well as new aerials. Staff members have access to MIPS, word processing, spreadsheet and internet software through a PC terminal and WiFi. The county continues to support the web site by paying the annual maintenance fees through inheritance tax funds.

Current Assessment Procedures for Real Property:

- A) *Discover, List & Inventory All Property* – The assessor supervises maintenance of the real estate file. Ownership changes are made by the assessor’s office staff, when Real Estate Transfer Statements

(Form 521) are received from the County Clerk. When building permits or other information is received regarding potential changes in property, a notation is made in the “building permits” section in the computer. Cards for pick-up work are given to the appraiser or in-house field listers, who review the property and list the changes. Our goal is to systematically reappraise all improved parcels in a 6-year cycle, with 2 years allotted for rural improved properties, 1 year for the towns. 1 year for recreational properties and 1 year for commercial properties.

- B) *Data Collection* – Information for reappraisals or general pick-up work is done under the direction of the assessor and the contract appraiser. Questionnaires and interviews may be used to gather preliminary data. Field visits and inspection of the property are the primary method used to obtain, update and confirm assessment data.
- C) *Review Assessment/Sales Ratio Studies Before Assessment Actions* – The MIPS System has a program to process the sales file. Running sales file ratio figures periodically assists in identifying areas that may need attention. When problem areas show up, various solutions can be worked into the file to determine the appropriate action to take. Excel spreadsheets are maintained for all agricultural land sales to review assessment/sales ratios. All these statistics are compared with those in the State Sales File for accuracy.
- D) *Sales File* – The assessor supervises the maintenance of the real estate sales file. After ownership changes have been made by the office staff, transfer statements are then given to the assessor for sales review, and for electronic transfer of the data to the state sales file. A questionnaire is sent to most buyers and sellers on agricultural, residential, commercial and recreational sales. If no response is received from the questionnaire, and questions exist, verification is conducted through a phone call or personal visit
- E) *Approaches to Value Market information* – A sales file is maintained on improved properties, both in a paper copy and in the computer. Six sub-class divisions in the file coincide with the “Assessor Location” reported in the sales file maintained by the Property Assessment Division of the Nebraska Department of Revenue (Shelby, Osceola, Stromsburg, Polk, Rural, and Lake). A sales file is also maintained for Ag land sales, with the valuation process being explained in #4 below.
- F)
 - 1) *Market Approach* – The market approach to value is predominantly used in the valuation of unimproved agricultural land as explained in #4 below. There has been no market-approach-to-value process set up for the residential and commercial appraisal process in the current MIPS appraisal package.
 - 2) *Cost Approach* – We have updated to the 06/2023 Marshall & Swift cost manual for pricing all rural residential/ag improved properties in Polk County. Updated pricing is applied through the reappraisal cycle. Currently, Shelby, Osceola, Stromsburg, and Polk are currently being reviewed, and will be priced for 2024 Marshall & Shift manual. Commercial, Industrial and Recreational properties are priced from the 6/2021 Marshall & Swift manual.
 - 3) *Income Approach* – Income and expense data collection and analysis is all done by a Certified General Appraiser. The income approach to value is not conducive to many properties in Polk County, with its use being limited to select commercial and industrial properties. That value is then reconciled with figures obtained using the cost approach.

- 4) *Ag Land Valuation Studies* – Spread sheets are prepared annually by the assessor, to study sales of agricultural land in the county. Updates are made to adjust values to the market trends. Currently the county has not seen a need to establish different ag land market areas, nor has the need for special value been identified, though these possibilities are studied annually.

- G) *Reconciliation of Final Value and Documentation* – Residential, commercial and industrial properties are predominately priced using the cost approach, with economic depreciation being derived from the market. When other approaches are used, the contract appraiser reconciles the values. Ag land is predominately priced using the market approach to value.

- H) *Review Assessment/Sales Ratio Studies After Assessment Actions* – Statistics are reviewed in the MIPS sales file and in the State sales file, to assure that the actions taken were the most appropriate.

- I) *Notices and Public Relations* – Per Neb. Rev. Stat. §77-1315, on or before June 1st, a “Notice of Valuation Change” is sent to owners of real property for all parcels which have been assessed at a value different than in the previous year. Real Estate Transfer Statements filed through May 20th are reviewed to assure notification to the proper owner of record of each affected parcel. Property owners with questions about their valuation change are encouraged to visit with personnel in the assessor’s office. The property record card is reviewed with the owner and explanations are given regarding the change.

- J) *Commercial Properties* – The Commercial Properties complete revaluation was done in 2021. This was contracted and completed by Stanard Appraisal.

Further explanation of the assessment process can be found in the regulations issued by the Nebraska Department Revenue, Property Assessment Division, Title 350, and Chapter 50.

Level of Value, Quality and Uniformity for Assessment Year 2024

Residential	94%
Commercial	100%
Agricultural Land	73%

Real Estate Assessment Actions Planned for Assessment Year 2025

Residential:

- Reappraisal project of town improved parcels, with new values to be established for 2025.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.
- Request funds for reappraisal of Lakes, which are the next group in our 6-year inspection cycle.

Commercial:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Agricultural Land:

- Continue to study land use through aerial photography, Eagleview, personal inspection and working with property owners.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Continue to work with the Natural Resource Districts regarding land use.
- Complete pick-up work

Real Estate Assessment Actions Planned for Assessment Year 2026:

Residential:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Commercial:

Request funds for reappraisal of the Commercial, which are the next group in our 6-year inspection cycle

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Agricultural Land:

- Continue to study land use through aerial photography, Eagleview, personal inspection and working with property owners.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Continue to work with the Natural Resource Districts regarding land use.
- Complete pick-up work.

Real Estate Assessment Actions Planned for Assessment Year 2027:

Residential:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Commercial:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Agricultural Land:

- Request funds for reappraisal of improved rural properties, which are the next group in our 6-year inspection cycle.
- Continue to study land use through aerial photography, Eagleview, personal inspection and working with property owners.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Continue to work with the Natural Resource Districts regarding land use.
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work.

Additional Assessment Actions:

- 1) *Record Maintenance, Mapping Updates and Ownership Changes* – Maintain assessment records for changes in real estate ownership.

- 2) *Annual Administrative Reports* required by law and/or regulation –
 - a. Real Property and Personal Property Abstracts
 - b. Assessor Survey (included in the Property Tax Administrator’s annual Reports & Opinions)
 - c. Sales information to PAD for rosters and Assessed Value Update
 - d. Annual Plan of Assessment Report
 - e. Certification of Value to Political Subdivisions
 - f. School District Taxable Value Report
 - g. Report of values for Board of Educational Lands & Funds properties
 - h. Annual Inventory Statement
 - i. Certification of Average Assessed Residential Value
 - j. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - k. Certificate of Taxes Levied Report

- 3) *Personal Property* – Administer annual filing of schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required. Review Beginning Farmer Exemption applications and issue notices of approval or denial for exemption of personal property.

- 4) *Permissive Exemptions* – Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.

- 5) *Taxable Government Owned Property* – Review government owned property not used for a public purpose and send notices of intent to tax. Facilitate publishing the list in the county newspaper.
- 6) *Homestead Exemptions* – Administer annual filings of applications. Review each application for approval or denial and send taxpayer notifications for denials when necessary. Send in-house printed applications to all who applied the pervious year. Maintain a list of those who inquire after the filing deadlines, to send a form for next year. Continue to visit the homes of those needing assistance in completing the form, but who cannot make it to the courthouse.
- 7) *Centrally Assessed Property* – Review valuations as certified by Department of Revenue for railroads and public service entities and establishes assessment records for tax list purposes.
- 8) *Tax Increment Financing* – Maintain 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* – Maintain records of taxing entity boundaries, and review for changes necessary for proper taxation of all property. Input and review tax rates, and export to the county treasurer.
- 10) *Certify Tax Roll* – The tax roll is maintained and certified to the County Board of Equalization, with a “Notice of Valuation Change” being sent to all owners of properties with a change in value from the previous year.
- 11) *Tax List & Tax Statements* – Prepare and certify the tax list to the county treasurer for real property, personal property and centrally assessed property. Prepare and deliver tax statements to the county treasurer for mailing, along with a second “drawer copy” for the treasurer’s office use.
- 12) *Tax List Corrections* – Prepare correction documents for approval by the county board.
- 13) *Over and Under* – Prepare the over under report for Board of Equalization
- 14) *County Board of Equalization* – Attend all meetings pertaining to property valuation. Assemble and provide information for protest hearings.
- 15) *TERC Appeals* – With the assistance of the County Attorney, prepare and submit information and attend taxpayer appeal hearings to defend valuation before the Tax Equalization and Review Commission.

- 16) *TERC Statewide Equalization* – Attend hearings if applicable to our county, defend values and implement any orders received from the Tax Equalization and Review Commission.

- 17) *Education* – Maintain certification for assessor by attending meetings, workshops, and educational classes to obtain continuing education as outlined in Title 350, Neb. Admin. Code, REG-71.

Conclusion:

In order to achieve assessment actions, \$189,765.00 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping Online and GIS maintenance.

Jodi Krance

Jodi Krance
Polk County Assessor
July 23, 2024

Presented to
Polk County Board of Equalization
07/23/2024

Polk County - 6 Year Inspection Plan 2024 - 2030

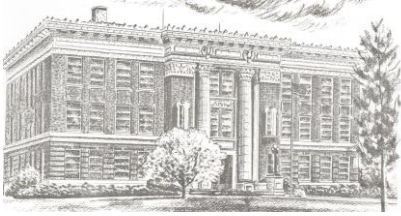
<i>For Assessment Year</i>		2025	2026	2027	2028	2029	2030	2031
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Residential								
Valuation Grouping	# of parcels	2024	2025	2026	2027	2028	2029	2030
1 - Lakes	374	Pick up	Lakes	Pick up	Pick up	Pick up	Pick up	Lakes
2 - Osceola	382	Osceola	Pick Up	Pick up	Pick up	Pick up	Osceola	Pick up
3 - Polk	184	Polk	Pick Up	Pick up	Pick up	Pick up	Polk	Pick up
4 - Rural Res/Ag Homes	3662	Pick up	Pick up	Pick up	1/2 County	1/2 County	Pick up	Pick up
5 - Shelby	320	Shelby	Pick Up	Pick up	Pick up	Pick up	Shelby	Pick up
6 - Stromsburg	484	Stromsburg	Pick Up	Pick up	Pick up	Pick up	Stromsburg	Pick up

Commercial								
Valuation Grouping		2024	2025	2026	2027	2028	2029	2030
1 - All Commercial	316			All Comm				
Pick-up work		Pick up	Pick up	Pick up	Pick up		Pick up	Pick up

Agricultural Land								
Market Area		2024	2025	2026	2027	2028	2029	2030
1		All	All	All	All	All	All	All

**Office of the
POLK COUNTY ASSESSOR
P.O. Box 375
Osceola, NE 68651**



Jodi Krance, Assessor
Kris Udey, Deputy Assessor
Phone: (402) 747-4491
Fax : (402) 747-2656
assessor@polkcountyne.gov

Special Valuation Methodology

Currently, Polk County has two applications on file for Special Value. Both parcels meet the criteria for special valuation, so they have been approved and remain on file.

Presently, we are unable to discern a non-agricultural influence affecting the value of these properties. The taxable value is calculated in the same manner on these parcels as it is on all other agricultural land in Polk County.

We continue to analyze the sales market, and if a difference is noted, Special Valuation will be implemented.

**Jodi
Krance**

Jodi Krance
Polk County Assessor
March 1, 2025