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**DEPARTMENT OF REVENUE**

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

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**RICHARDSON COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Kimberly Riggs, Richardson County Assessor

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## Introduction

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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.

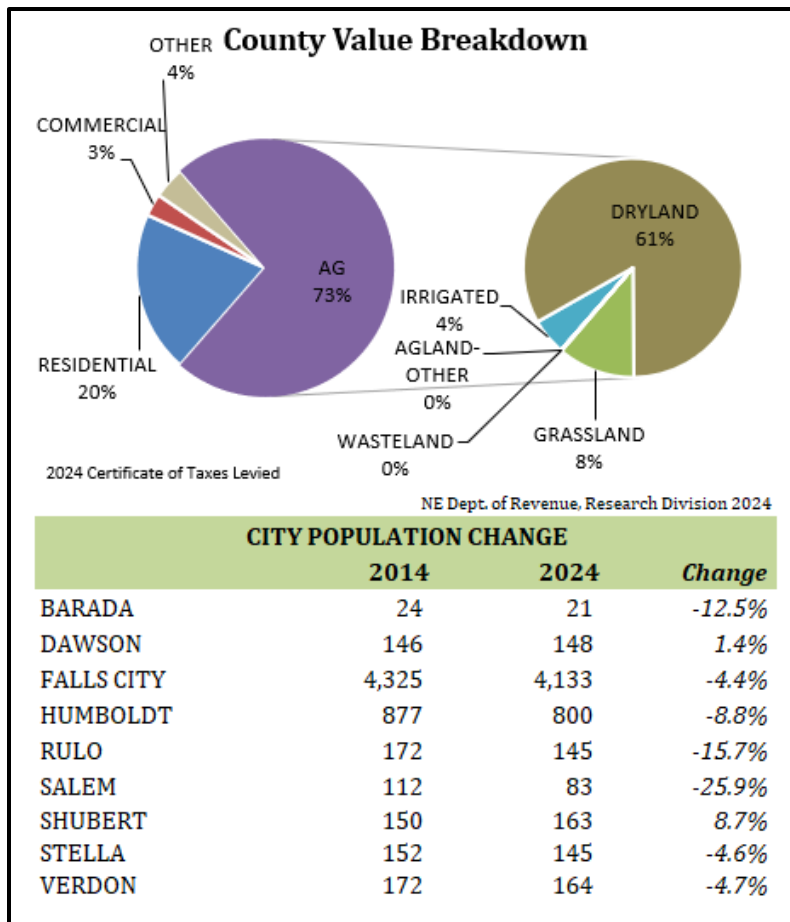
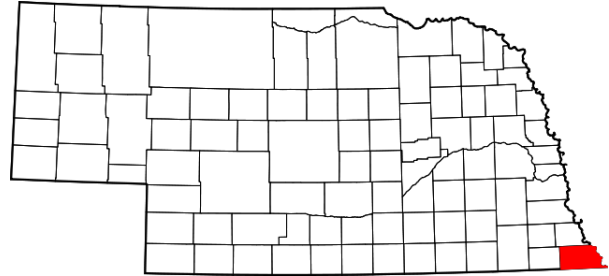
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 552 square miles, Richardson County has 7,689 residents, per the Census Bureau Quick Facts for 2023, a 2% population decline from the 2020 U.S. Census. Reports indicate that 75% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$82,002 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Richardson County are located in and around Falls City with some commercial contribution from Humboldt as well. According to the latest information available from the U.S. Census Bureau, there are 253 employer establishments with total employment of 1,659, for a 1% decrease.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Dryland makes up the majority of the land in the county. Richardson County is included in the Nemaha Natural Resources District (NRD).

# 2025 Residential Correlation for Richardson 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.

A sales qualification review revealed that the Richardson County Assessor qualified sales below the state average. This was supported through documentation, disqualified sales included adjacent owners, family transfers, non-advertised sales and no sales price on transfers. This supports that all arm's-length sales have been utilized for the measurement of the residential class.

The county assessor uses four valuation groups that are reviewed based on geographic and economic differences. The valuation groups are stratified by small villages, rural residences, and larger cities in the county. The county assessor completes the review work.

The county assessor does have a written valuation methodology on file.

2025 Residential Assessment Details for Richardson 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	Falls City	2022	2022	2022	2023	Increased 7%
3	Humboldt	2022	2022	2022	2023	Increased 3%
6	Rulo, Salem, Stella, Shubert, Verdon, Barada	2022	2022	2022	2021	Increased 4%: Dawson, Verdon, Rulo and Shubert
11	Rural Residential	2022	2023*	2022	2023-2024*	Started for 2024
Additional comments: All pickup work completed. Kim is considering adding VG 8 - She is considering that Rulo should be separated because they uniquely have more commercial businesses than the other small villages.						
* = assessment action for current year						

## *Description of Analysis*

For the residential class 176 sales were used. Two of the three measures of central tendency are within the acceptable range. The qualitative statistics show that the COD is in range. The overall weighted mean is low and corresponds with the high PRD. Review of the sales price range shows the assessments are regressive.

All valuation groups are within the acceptable range and have CODs that support assessment uniformity.

## 2025 Residential Correlation for Richardson County

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Comparing the statistical sample and the 2025 county Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied (CTL) Report shows the assessment actions were applied as indicated by the assessor.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices show that the assessments in Richardson County are uniform and proportionate across the residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	134	93.08	91.50	85.06	16.57	107.57
3	24	96.05	95.81	87.83	20.08	109.09
6	8	92.23	92.44	85.53	15.93	108.08
11	10	95.25	93.15	93.36	10.68	99.78
ALL	176	93.18	92.22	86.24	16.76	106.93

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Richardson County is 93%.

# 2025 Commercial Correlation for Richardson County

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## *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.

A sales qualification review revealed that the Richardson County Assessor qualified sales near the statewide average. All arm’s-length sales have been utilized for the measurement of the commercial class.

The county assessor uses one commercial valuation group in Richardson County since there are limited sales.

For the commercial inspection and review the county assessor uses a contract appraiser.

2025 Commercial Assessment Details for Richardson 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
2	Entire County	2025*	2022	2023	2024*	All commercial reviewed this year.
Additional comments: All pickup work, reported and unreported completed. Changefinder searches with aerial imagery found a lot of unreported improvements. * = assessment action for current year						

## *Description of Analysis*

The county assessor qualified 23 sales in the commercial class of properties, with two of the three measures of central tendency within the acceptable range. The weighted mean is only slightly below the acceptable range, the PRD is high. The sales price substrata do not show an obvious pattern of regression.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) suggests that the abstract went up significantly more than the sales file. Three sales decreased significantly artificially lowering the change in the sales file; all analysis supports that commercial valuation were equitably applied.

## *Equalization and Quality of Assessment*

Based on the review of all information commercial values are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

## 2025 Commercial Correlation for Richardson County

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VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	1	95.16	95.16	95.16	00.00	100.00
2	22	95.47	99.43	90.51	12.10	109.86
____ALL____	23	95.16	99.25	90.61	11.61	109.54

### *Level of Value*

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

## 2025 Agricultural Correlation for Richardson County

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### *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.

A sales qualification review revealed that the Richardson County Assessor qualified sales below the statewide average this year. There were several sales that had the adjoining owner as the buyer, partial transfers, non-advertised sales, and some family transfer sales which were not qualified, they are all documented. Therefore, all arm's-length transactions were used for the measurement of the agricultural class.

There are two market areas used in Richardson County. Market Area 44 represents the western part of the county where the land has poor soil and rocky ground. Market Area 50 consists of the middle and eastern part of the county with a much richer soil and better farming conditions.

The six-year inspection and review cycle are up to date. The Richardson County assessor and staff do all the review work in-house. Land use review is completed by the assessor's staff as a desk review using aerial imagery by comparing it to the parcel card. If there is any question as to use the assessor contacts the buyer or seller to further inquire. Richardson County is 84% dryland, 11% grassland and only 5% irrigated farmland. Intensive Use is identified as two feedlots in the county. There are no special value parcels in Richardson County. There is a valuation methodology on file.

## 2025 Agricultural Correlation for Richardson County

2025 Agricultural Assessment Details for Richardson County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2022	2019-2020	2023-2024*	
AB DW	Agricultural dwellings	2022	2022	2019-2020	2023-2024*	
Additional comments: All pickup work, reported and unreported, completed.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
44	5 precincts in Western Richardson County	2024*	Irrigated land Increased 9%; Dryland 9% and Grass 9%
50	Remainder of County	2024*	Irrigated land Increased 17%; Dryland 20% and Grass 17%
Additional comments: All pickup work completed.			
* = assessment action for current year			

### *Description of Analysis*

There are 29 agricultural sales: with two of the three measures of central tendency within the acceptable range. The COD is high

Review of the 80% Majority Land Use (MLU) subclasses) indicates that only dryland in market area 50 had a sufficient sample to be measured. Dryland and grassland in market area 44 are both insufficient for measurement. However, when the surrounding counties values are reviewed in the Average Acre Comparison chart the average values are comparable.

Comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the county assessor.

### *Equalization and Quality of Assessment*

Agricultural improved properties have been valued using the same techniques that apply to rural residential properties and are equalized within the acceptable range.

Review of the statistical sample, comparable counties, and assessment practices indicate that Richardson County has achieved equalization. The quality of assessment in the agricultural class of property in Richardson County complies with generally accepted mass appraisal techniques.

## 2025 Agricultural Correlation for Richardson County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Dry    </u>						
County	19	68.74	71.94	54.32	31.15	132.44
44	2	84.44	84.44	42.49	54.74	198.73
50	17	68.74	70.47	56.00	26.91	125.84
<u>    Grass    </u>						
County	1	100.19	100.19	100.19	00.00	100.00
44	1	100.19	100.19	100.19	00.00	100.00
<u>    ALL    </u>						
	29	74.84	71.86	56.64	26.87	126.87

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Richardson County is 75%



## 2025 Opinions of the Property Tax Administrator for Richardson 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
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	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

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## 2025 Commission Summary for Richardson County

### Residential Real Property - Current

Number of Sales	176	Median	93.18
Total Sales Price	\$18,101,950	Mean	92.22
Total Adj. Sales Price	\$18,101,950	Wgt. Mean	86.24
Total Assessed Value	\$15,611,054	Average Assessed Value of the Base	\$70,058
Avg. Adj. Sales Price	\$102,852	Avg. Assessed Value	\$88,699

### Confidence Interval - Current

95% Median C.I	90.62 to 96.69
95% Wgt. Mean C.I	82.99 to 89.49
95% Mean C.I	89.24 to 95.20
% of Value of the Class of all Real Property Value in the County	16.06
% of Records Sold in the Study Period	4.04
% of Value Sold in the Study Period	5.12

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	195	94	94.49
2023	218	94	94.33
2022	155	95	94.56
2021	158	95	94.70

## 2025 Commission Summary for Richardson County

### Commercial Real Property - Current

Number of Sales	23	Median	95.16
Total Sales Price	\$3,443,000	Mean	99.25
Total Adj. Sales Price	\$3,443,000	Wgt. Mean	90.61
Total Assessed Value	\$3,119,607	Average Assessed Value of the Base	\$101,738
Avg. Adj. Sales Price	\$149,696	Avg. Assessed Value	\$135,635

### Confidence Interval - Current

95% Median C.I	90.90 to 104.00
95% Wgt. Mean C.I	73.47 to 107.75
95% Mean C.I	91.42 to 107.08
% of Value of the Class of all Real Property Value in the County	3.34
% of Records Sold in the Study Period	3.69
% of Value Sold in the Study Period	4.91

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	35	100	93.27
2023	29	100	95.25
2022	18	100	98.25
2021	17	100	96.49

**74 Richardson  
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 : 176  
 Total Sales Price : 18,101,950  
 Total Adj. Sales Price : 18,101,950  
 Total Assessed Value : 15,611,054  
 Avg. Adj. Sales Price : 102,852  
 Avg. Assessed Value : 88,699

MEDIAN : 93  
 WGT. MEAN : 86  
 MEAN : 92  
 COD : 16.76  
 PRD : 106.93

COV : 21.89  
 STD : 20.19  
 Avg. Abs. Dev : 15.62  
 MAX Sales Ratio : 166.36  
 MIN Sales Ratio : 40.11

95% Median C.I. : 90.62 to 96.69  
 95% Wgt. Mean C.I. : 82.99 to 89.49  
 95% Mean C.I. : 89.24 to 95.20

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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	22	93.82	96.12	94.20	12.79	102.04	70.06	155.54	90.43 to 103.75	118,314	111,454	
01-JAN-23 To 31-MAR-23	13	101.47	99.23	96.23	07.92	103.12	62.87	117.14	93.18 to 106.60	96,531	92,894	
01-APR-23 To 30-JUN-23	22	96.81	97.54	95.09	10.76	102.58	66.03	138.24	90.39 to 104.36	85,968	81,746	
01-JUL-23 To 30-SEP-23	18	96.72	98.88	96.46	08.00	102.51	79.97	116.61	92.88 to 104.03	105,567	101,828	
01-OCT-23 To 31-DEC-23	28	94.12	99.25	84.44	19.12	117.54	58.52	166.36	89.09 to 110.19	78,804	66,539	
01-JAN-24 To 31-MAR-24	14	88.49	88.51	80.89	19.76	109.42	56.63	117.58	63.61 to 112.51	120,404	97,397	
01-APR-24 To 30-JUN-24	34	86.26	86.41	81.44	21.45	106.10	40.11	138.79	74.95 to 98.73	111,250	90,600	
01-JUL-24 To 30-SEP-24	25	76.94	77.81	72.46	17.61	107.38	51.49	125.07	66.75 to 81.24	111,120	80,523	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	75	97.97	97.74	95.31	10.38	102.55	62.87	155.54	94.10 to 101.97	101,991	97,212	
01-OCT-23 To 30-SEP-24	101	87.16	88.13	79.60	21.15	110.72	40.11	166.36	79.90 to 91.74	103,492	82,378	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	81	98.44	98.70	92.40	12.55	106.82	58.52	166.36	94.34 to 102.26	89,542	82,741	
<u>ALL</u>	176	93.18	92.22	86.24	16.76	106.93	40.11	166.36	90.62 to 96.69	102,852	88,699	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	134	93.08	91.50	85.06	16.57	107.57	50.48	166.36	89.09 to 96.47	103,426	87,978	
3	24	96.05	95.81	87.83	20.08	109.09	40.11	155.54	88.68 to 108.67	76,946	67,582	
6	8	92.23	92.44	85.53	15.93	108.08	62.87	116.45	62.87 to 116.45	58,969	50,437	
11	10	95.25	93.15	93.36	10.68	99.78	51.49	115.13	85.19 to 107.54	192,440	179,658	
<u>ALL</u>	176	93.18	92.22	86.24	16.76	106.93	40.11	166.36	90.62 to 96.69	102,852	88,699	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	176	93.18	92.22	86.24	16.76	106.93	40.11	166.36	90.62 to 96.69	102,852	88,699	
06												
07												
<u>ALL</u>	176	93.18	92.22	86.24	16.76	106.93	40.11	166.36	90.62 to 96.69	102,852	88,699	

**74 Richardson  
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 : 176  
 Total Sales Price : 18,101,950  
 Total Adj. Sales Price : 18,101,950  
 Total Assessed Value : 15,611,054  
 Avg. Adj. Sales Price : 102,852  
 Avg. Assessed Value : 88,699

MEDIAN : 93  
 WGT. MEAN : 86  
 MEAN : 92  
 COD : 16.76  
 PRD : 106.93

COV : 21.89  
 STD : 20.19  
 Avg. Abs. Dev : 15.62  
 MAX Sales Ratio : 166.36  
 MIN Sales Ratio : 40.11

95% Median C.I. : 90.62 to 96.69  
 95% Wgt. Mean C.I. : 82.99 to 89.49  
 95% Mean C.I. : 89.24 to 95.20

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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	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	3	112.51	106.29	105.68	05.66	100.58	93.63	112.73	N/A	10,967	11,589	
Less Than 30,000	29	107.41	106.63	105.90	15.20	100.69	65.24	166.36	93.63 to 112.73	21,448	22,714	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	176	93.18	92.22	86.24	16.76	106.93	40.11	166.36	90.62 to 96.69	102,852	88,699	
Greater Than 14,999	173	92.98	91.98	86.20	16.84	106.71	40.11	166.36	90.57 to 96.47	104,445	90,036	
Greater Than 29,999	147	92.21	89.38	85.54	15.96	104.49	40.11	138.24	89.09 to 94.34	118,911	101,717	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	3	112.51	106.29	105.68	05.66	100.58	93.63	112.73	N/A	10,967	11,589	
15,000 TO 29,999	26	107.01	106.67	105.92	16.16	100.71	65.24	166.36	91.04 to 113.36	22,658	23,998	
30,000 TO 59,999	45	101.47	97.88	97.51	15.05	100.38	56.42	138.24	91.74 to 106.81	41,797	40,755	
60,000 TO 99,999	34	90.03	87.78	87.02	14.90	100.87	40.11	112.08	79.38 to 101.97	79,774	69,419	
100,000 TO 149,999	29	92.36	86.88	86.46	14.16	100.49	50.48	115.56	79.90 to 96.93	122,845	106,217	
150,000 TO 249,999	25	81.63	83.15	82.69	17.21	100.56	51.49	111.66	70.73 to 96.97	194,876	161,148	
250,000 TO 499,999	14	85.01	82.27	81.96	15.94	100.38	50.73	115.13	61.23 to 93.53	318,029	260,650	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	176	93.18	92.22	86.24	16.76	106.93	40.11	166.36	90.62 to 96.69	102,852	88,699	

**74 Richardson  
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 : 23  
 Total Sales Price : 3,443,000  
 Total Adj. Sales Price : 3,443,000  
 Total Assessed Value : 3,119,607  
 Avg. Adj. Sales Price : 149,696  
 Avg. Assessed Value : 135,635

MEDIAN : 95  
 WGT. MEAN : 91  
 MEAN : 99  
 COD : 11.61  
 PRD : 109.54

COV : 18.25  
 STD : 18.11  
 Avg. Abs. Dev : 11.05  
 MAX Sales Ratio : 161.92  
 MIN Sales Ratio : 64.26

95% Median C.I. : 90.90 to 104.00  
 95% Wgt. Mean C.I. : 73.47 to 107.75  
 95% Mean C.I. : 91.42 to 107.08

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	4	97.90	111.49	108.21	21.94	103.03	88.22	161.92	N/A	113,625	122,951
01-JAN-22 To 31-MAR-22	2	95.41	95.41	100.85	07.67	94.61	88.09	102.73	N/A	163,500	164,885
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	3	89.19	95.82	89.10	10.29	107.54	85.37	112.91	N/A	133,000	118,501
01-OCT-22 To 31-DEC-22	1	125.14	125.14	125.14	00.00	100.00	125.14	125.14	N/A	50,000	62,570
01-JAN-23 To 31-MAR-23	3	106.50	102.04	106.63	05.58	95.70	90.90	108.72	N/A	74,333	79,265
01-APR-23 To 30-JUN-23	2	80.46	80.46	65.71	20.13	122.45	64.26	96.66	N/A	502,000	329,857
01-JUL-23 To 30-SEP-23	3	95.80	96.17	96.05	00.84	100.12	95.16	97.55	N/A	54,667	52,508
01-OCT-23 To 31-DEC-23	1	92.08	92.08	92.08	00.00	100.00	92.08	92.08	N/A	26,500	24,401
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	1	87.56	87.56	87.56	00.00	100.00	87.56	87.56	N/A	135,000	118,211
01-JUL-24 To 30-SEP-24	3	95.13	99.37	103.38	05.19	96.12	94.09	108.90	N/A	220,000	227,438
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	9	91.80	102.69	99.71	15.82	102.99	85.37	161.92	88.09 to 112.91	131,167	130,786
01-OCT-22 To 30-SEP-23	9	96.66	97.85	77.56	10.55	126.16	64.26	125.14	90.90 to 108.72	160,111	124,178
01-OCT-23 To 30-SEP-24	5	94.09	95.55	100.42	05.19	95.15	87.56	108.90	N/A	164,300	164,985
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	6	95.96	100.57	96.37	13.57	104.36	85.37	125.14	85.37 to 125.14	129,333	124,641
01-JAN-23 To 31-DEC-23	9	95.80	94.18	76.15	07.78	123.68	64.26	108.72	90.90 to 106.50	157,500	119,937
<u>ALL</u>	23	95.16	99.25	90.61	11.61	109.54	64.26	161.92	90.90 to 104.00	149,696	135,635

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	1	95.16	95.16	95.16	00.00	100.00	95.16	95.16	N/A	72,000	68,513
2	22	95.47	99.43	90.51	12.10	109.86	64.26	161.92	89.19 to 106.50	153,227	138,686
<u>ALL</u>	23	95.16	99.25	90.61	11.61	109.54	64.26	161.92	90.90 to 104.00	149,696	135,635

**74 Richardson  
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 : 23  
 Total Sales Price : 3,443,000  
 Total Adj. Sales Price : 3,443,000  
 Total Assessed Value : 3,119,607  
 Avg. Adj. Sales Price : 149,696  
 Avg. Assessed Value : 135,635

MEDIAN : 95  
 WGT. MEAN : 91  
 MEAN : 99  
 COD : 11.61  
 PRD : 109.54

COV : 18.25  
 STD : 18.11  
 Avg. Abs. Dev : 11.05  
 MAX Sales Ratio : 161.92  
 MIN Sales Ratio : 64.26

95% Median C.I. : 90.90 to 104.00  
 95% Wgt. Mean C.I. : 73.47 to 107.75  
 95% Mean C.I. : 91.42 to 107.08

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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	5	94.09	95.15	90.22	07.33	105.46	85.37	112.91	N/A	117,100	105,653
03	18	96.23	100.39	90.69	12.54	110.70	64.26	161.92	90.90 to 106.50	158,750	143,964
04											
<u>ALL</u>	<u>23</u>	<u>95.16</u>	<u>99.25</u>	<u>90.61</u>	<u>11.61</u>	<u>109.54</u>	<u>64.26</u>	<u>161.92</u>	<u>90.90 to 104.00</u>	<u>149,696</u>	<u>135,635</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	4	91.49	94.67	94.49	05.05	100.19	89.19	106.50	N/A	25,875	24,449
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	23	95.16	99.25	90.61	11.61	109.54	64.26	161.92	90.90 to 104.00	149,696	135,635
Greater Than 14,999	23	95.16	99.25	90.61	11.61	109.54	64.26	161.92	90.90 to 104.00	149,696	135,635
Greater Than 29,999	19	95.80	100.21	90.49	12.57	110.74	64.26	161.92	88.22 to 108.72	175,763	159,043
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	91.49	94.67	94.49	05.05	100.19	89.19	106.50	N/A	25,875	24,449
30,000 TO 59,999	6	97.11	102.69	103.42	09.45	99.29	88.09	125.14	88.09 to 125.14	46,500	48,088
60,000 TO 99,999	4	94.63	95.37	94.78	04.45	100.62	88.22	104.00	N/A	69,125	65,516
100,000 TO 149,999	2	124.74	124.74	119.20	29.81	104.65	87.56	161.92	N/A	117,500	140,066
150,000 TO 249,999	3	95.13	98.55	98.00	05.93	100.56	91.80	108.72	N/A	195,000	191,106
250,000 TO 499,999	3	102.73	99.00	99.66	07.63	99.34	85.37	108.90	N/A	335,000	333,852
500,000 TO 999,999	1	64.26	64.26	64.26	00.00	100.00	64.26	64.26	N/A	959,000	616,215
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>23</u>	<u>95.16</u>	<u>99.25</u>	<u>90.61</u>	<u>11.61</u>	<u>109.54</u>	<u>64.26</u>	<u>161.92</u>	<u>90.90 to 104.00</u>	<u>149,696</u>	<u>135,635</u>



**74 Richardson  
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 : 23  
 Total Sales Price : 3,443,000  
 Total Adj. Sales Price : 3,443,000  
 Total Assessed Value : 3,119,607  
 Avg. Adj. Sales Price : 149,696  
 Avg. Assessed Value : 135,635

MEDIAN : 95  
 WGT. MEAN : 91  
 MEAN : 99  
 COD : 11.61  
 PRD : 109.54

COV : 18.25  
 STD : 18.11  
 Avg. Abs. Dev : 11.05  
 MAX Sales Ratio : 161.92  
 MIN Sales Ratio : 64.26

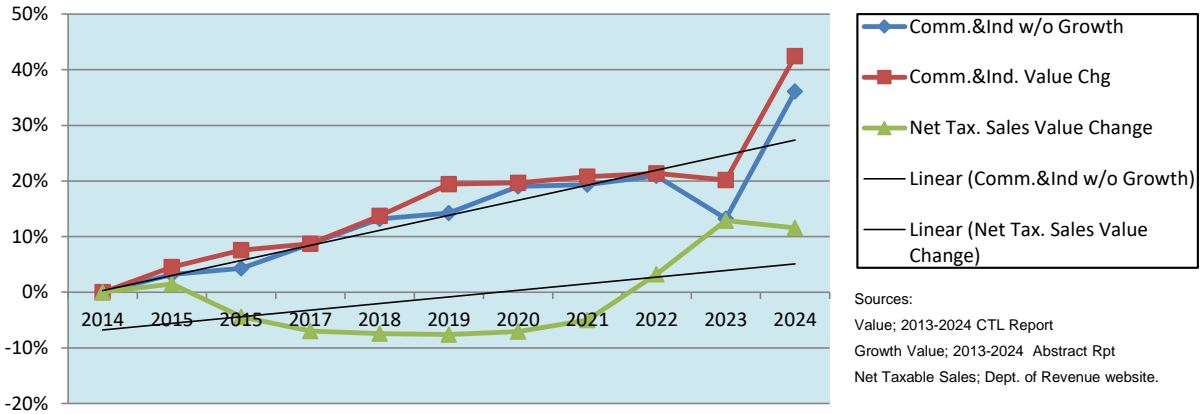
95% Median C.I. : 90.90 to 104.00  
 95% Wgt. Mean C.I. : 73.47 to 107.75  
 95% Mean C.I. : 91.42 to 107.08

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	2	94.82	94.82	95.65	02.89	99.13	92.08	97.55	N/A	38,250	36,588
343	1	102.73	102.73	102.73	00.00	100.00	102.73	102.73	N/A	285,000	292,773
344	2	99.05	99.05	107.57	09.95	92.08	89.19	108.90	N/A	214,500	230,731
350	3	96.66	100.17	100.96	04.69	99.22	95.13	108.72	N/A	140,000	141,343
352	5	94.09	95.15	90.22	07.33	105.46	85.37	112.91	N/A	117,100	105,653
353	5	104.00	102.82	99.23	10.23	103.62	87.56	125.14	N/A	58,800	58,350
406	4	93.80	109.40	109.63	20.75	99.79	88.09	161.92	N/A	98,500	107,985
470	1	64.26	64.26	64.26	00.00	100.00	64.26	64.26	N/A	959,000	616,215
<u>ALL</u>	<u>23</u>	95.16	99.25	90.61	11.61	109.54	64.26	161.92	90.90 to 104.00	149,696	135,635

### 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	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067		\$ 50,569,199	
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
2016	\$ 35,160,406	\$ 8,268	0.02%	\$ 35,152,138	1.05%	\$ 47,030,296	-2.73%
2017	\$ 36,790,601	\$ 181,961	0.49%	\$ 36,608,640	4.12%	\$ 46,811,267	-0.47%
2018	\$ 38,633,615	\$ 1,677,587	4.34%	\$ 36,956,028	0.45%	\$ 46,725,892	-0.18%
2019	\$ 38,704,363	\$ 203,272	0.53%	\$ 38,501,091	-0.34%	\$ 47,005,798	0.60%
2020	\$ 39,073,138	\$ 474,966	1.22%	\$ 38,598,172	-0.27%	\$ 48,039,500	2.20%
2021	\$ 39,266,534	\$ 161,696	0.41%	\$ 39,104,838	0.08%	\$ 52,216,771	8.70%
2022	\$ 38,876,002	\$ 2,255,971	5.80%	\$ 36,620,031	-6.74%	\$ 57,080,518	9.31%
2023	\$ 46,081,320	\$ 2,056,410	4.46%	\$ 44,024,910	13.24%	\$ 56,419,257	-1.16%
2024	\$ 46,682,428	\$ 13,560	0.03%	\$ 46,668,868	1.28%	\$ 55,147,581	-2.25%
<b>Ann %chg</b>	<b>3.28%</b>			<b>Average</b>	<b>1.44%</b>	0.72%	<b>0.88%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	3.18%	4.53%	1.49%
2015	4.29%	7.54%	-4.39%
2016	8.67%	8.70%	-7.00%
2017	13.18%	13.74%	-7.43%
2018	14.25%	19.44%	-7.60%
2019	19.03%	19.65%	-7.05%
2020	19.33%	20.79%	-5.00%
2021	20.89%	21.39%	3.26%
2022	13.21%	20.19%	12.88%
2023	36.10%	42.46%	11.57%
2024	44.28%	44.32%	9.05%

County Number	74
County Name	Richardson

**74 Richardson**  
**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 : 29  
Total Sales Price : 30,576,786  
Total Adj. Sales Price : 30,576,786  
Total Assessed Value : 17,319,826  
Avg. Adj. Sales Price : 1,054,372  
Avg. Assessed Value : 597,235

MEDIAN : 75  
WGT. MEAN : 57  
MEAN : 72  
COD : 26.87  
PRD : 126.87

COV : 34.98  
STD : 25.14  
Avg. Abs. Dev : 20.11  
MAX Sales Ratio : 130.65  
MIN Sales Ratio : 24.03

95% Median C.I. : 60.64 to 85.34  
95% Wgt. Mean C.I. : 46.63 to 66.66  
95% Mean C.I. : 62.30 to 81.42

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	4	98.22	95.81	94.25	09.05	101.66	79.83	106.97	N/A	762,250	718,405	
01-JAN-22 To 31-MAR-22	4	85.30	74.67	53.55	16.25	139.44	36.35	91.71	N/A	1,007,750	539,618	
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	1	65.56	65.56	65.56	00.00	100.00	65.56	65.56	N/A	615,450	403,495	
01-OCT-22 To 31-DEC-22	4	67.19	69.02	56.26	28.81	122.68	41.50	100.19	N/A	1,237,985	696,512	
01-JAN-23 To 31-MAR-23	4	64.69	74.56	51.65	38.85	144.36	38.22	130.65	N/A	1,327,398	685,607	
01-APR-23 To 30-JUN-23	1	78.32	78.32	78.32	00.00	100.00	78.32	78.32	N/A	430,000	336,763	
01-JUL-23 To 30-SEP-23	3	90.83	88.28	88.27	06.37	100.01	78.32	95.70	N/A	446,113	393,769	
01-OCT-23 To 31-DEC-23	6	44.55	48.19	41.94	30.84	114.90	24.03	74.84	24.03 to 74.84	1,600,994	671,402	
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24	1	66.25	66.25	66.25	00.00	100.00	66.25	66.25	N/A	672,500	445,557	
01-JUL-24 To 30-SEP-24	1	63.48	63.48	63.48	00.00	100.00	63.48	63.48	N/A	573,000	363,729	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	9	85.34	83.05	70.63	16.69	117.58	36.35	106.97	65.56 to 102.43	855,050	603,954	
01-OCT-22 To 30-SEP-23	12	77.44	76.46	58.58	24.81	130.52	38.22	130.65	57.81 to 95.70	1,002,489	587,212	
01-OCT-23 To 30-SEP-24	8	54.53	52.36	44.58	27.75	117.45	24.03	74.84	24.03 to 74.84	1,356,433	604,712	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	9	76.56	71.14	55.72	23.41	127.67	36.35	100.19	41.50 to 91.71	1,066,488	594,224	
01-JAN-23 To 31-DEC-23	14	67.07	66.47	49.68	32.40	133.80	24.03	130.65	38.22 to 90.83	1,191,707	592,065	
<u>ALL</u>	29	74.84	71.86	56.64	26.87	126.87	24.03	130.65	60.64 to 85.34	1,054,372	597,235	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
44	4	69.21	73.27	41.30	60.90	177.41	24.03	130.65	N/A	1,083,615	447,485	
50	25	74.84	71.63	59.18	22.17	121.04	35.79	106.97	63.48 to 85.26	1,049,693	621,196	
<u>ALL</u>	29	74.84	71.86	56.64	26.87	126.87	24.03	130.65	60.64 to 85.34	1,054,372	597,235	

**74 Richardson**  
**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 : 29  
 Total Sales Price : 30,576,786  
 Total Adj. Sales Price : 30,576,786  
 Total Assessed Value : 17,319,826  
 Avg. Adj. Sales Price : 1,054,372  
 Avg. Assessed Value : 597,235

MEDIAN : 75  
 WGT. MEAN : 57  
 MEAN : 72  
 COD : 26.87  
 PRD : 126.87

COV : 34.98  
 STD : 25.14  
 Avg. Abs. Dev : 20.11  
 MAX Sales Ratio : 130.65  
 MIN Sales Ratio : 24.03

95% Median C.I. : 60.64 to 85.34  
 95% Wgt. Mean C.I. : 46.63 to 66.66  
 95% Mean C.I. : 62.30 to 81.42

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>    Dry    </u>											
County	9	85.26	75.64	58.27	18.92	129.81	36.35	102.43	43.52 to 91.71	1,144,175	666,708
50	9	85.26	75.64	58.27	18.92	129.81	36.35	102.43	43.52 to 91.71	1,144,175	666,708
<u>    Grass    </u>											
County	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	236,000	236,448
44	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	236,000	236,448
<u>    ALL    </u>	29	74.84	71.86	56.64	26.87	126.87	24.03	130.65	60.64 to 85.34	1,054,372	597,235

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>    Dry    </u>											
County	19	68.74	71.94	54.32	31.15	132.44	35.79	130.65	43.52 to 91.71	1,304,463	708,592
44	2	84.44	84.44	42.49	54.74	198.73	38.22	130.65	N/A	1,540,321	654,436
50	17	68.74	70.47	56.00	26.91	125.84	35.79	102.43	43.52 to 91.71	1,276,715	714,964
<u>    Grass    </u>											
County	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	236,000	236,448
44	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	236,000	236,448
<u>    ALL    </u>	29	74.84	71.86	56.64	26.87	126.87	24.03	130.65	60.64 to 85.34	1,054,372	597,235

## Richardson County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	44	6,000	5,900	5,350	5,350	n/a	5,100	3,650	3,500	5,215
Nemaha	1	8,600	n/a	7,840	7,840	n/a	6,010	4,870	4,870	7,396
Pawnee	1	5,200	5,145	4,730	4,730	4,115	3,560	3,375	3,375	4,322
Richardson	50	8,300	8,100	7,400	7,400	n/a	7,000	5,050	4,900	7,131
Nemaha	1	8,600	n/a	7,840	7,840	n/a	6,010	4,870	4,870	7,396

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	44	5,144	5,050	4,725	4,625	4,200	3,750	2,750	2,750	4,067
Nemaha	1	6,830	6,830	5,683	5,060	4,862	5,392	3,540	3,290	5,496
Pawnee	1	4,180	4,130	3,800	3,800	3,300	2,865	2,715	2,715	3,307
Richardson	50	7,299	7,150	6,700	6,600	5,950	5,300	3,900	3,900	5,840
Nemaha	1	6,830	6,830	5,683	5,060	4,862	5,392	3,540	3,290	5,496

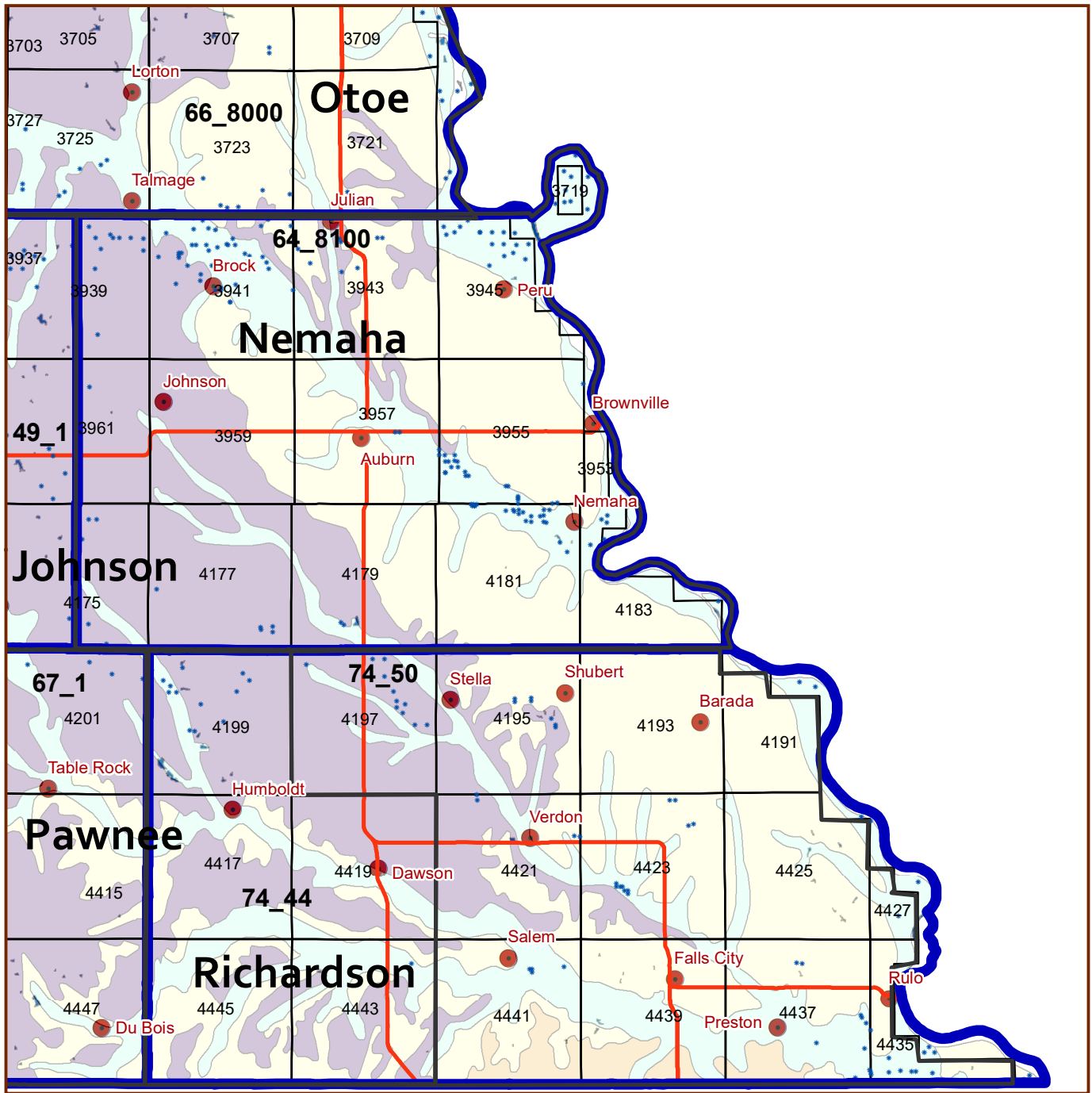
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	44	2,094	1,960	1,960	n/a	1,955	1,850	n/a	1,660	2,047
Nemaha	1	2,530	2,530	2,020	n/a	1,770	1,770	n/a	1,770	2,422
Pawnee	1	2,636	2,636	2,606	n/a	2,530	2,452	n/a	2,300	2,618
Richardson	50	2,450	2,200	2,200	n/a	2,200	2,200	n/a	2,100	2,402
Nemaha	1	2,530	2,530	2,020	n/a	1,770	1,770	n/a	1,770	2,422

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	44	3,162	1,000	150
Nemaha	1	3,381	1,040	99
Pawnee	1	2,871	1,249	937
Richardson	50	3,642	1,000	150
Nemaha	1	3,381	1,040	99

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.

# RICHARDSON COUNTY



**Legend**

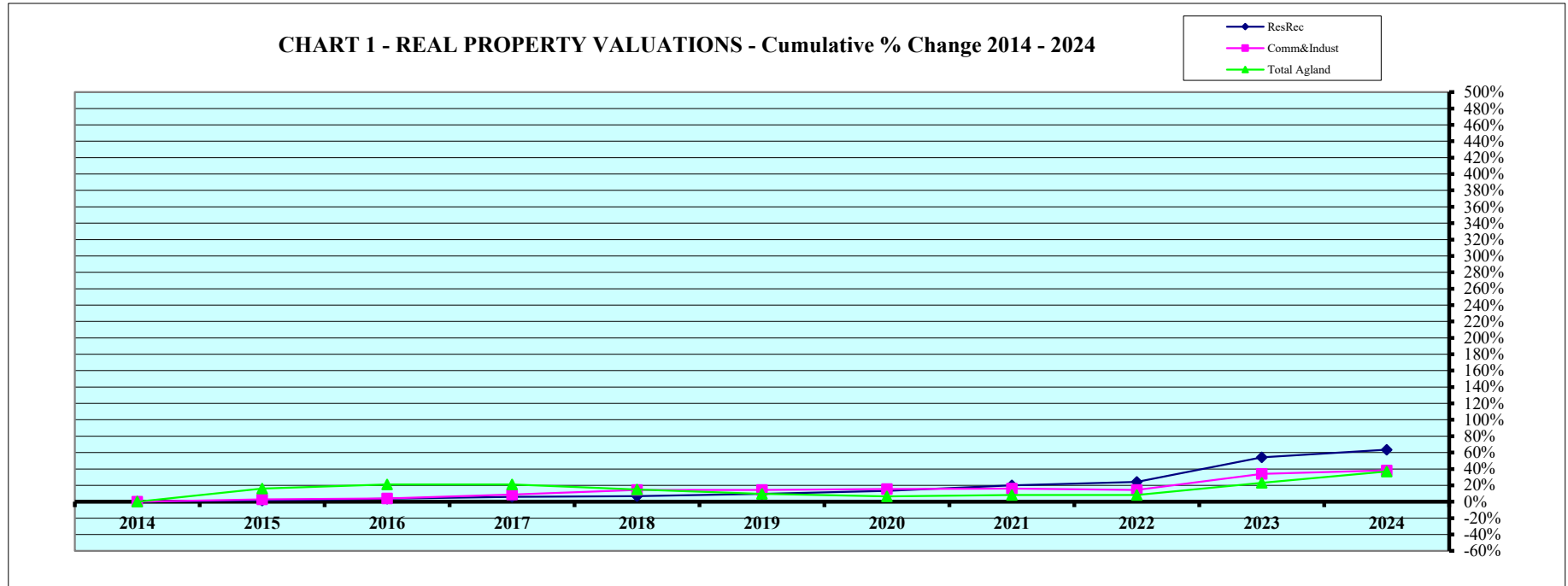
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**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	176,187,837	-	-	-	33,812,753	-	-	-	885,282,531	-	-	-
2015	178,555,913	2,368,076	1.34%	1.34%	34,786,495	973,742	2.88%	2.88%	1,028,239,794	142,957,263	16.15%	16.15%
2016	182,618,043	4,062,130	2.27%	3.65%	35,160,406	373,911	1.07%	3.99%	1,070,732,923	42,493,129	4.13%	20.95%
2017	186,596,204	3,978,161	2.18%	5.91%	36,790,601	1,630,195	4.64%	8.81%	1,071,110,002	377,079	0.04%	20.99%
2018	188,169,261	1,573,057	0.84%	6.80%	38,633,615	1,843,014	5.01%	14.26%	1,016,203,278	-54,906,724	-5.13%	14.79%
2019	193,169,194	4,999,933	2.66%	9.64%	38,704,363	70,748	0.18%	14.47%	970,957,777	-45,245,501	-4.45%	9.68%
2020	199,731,899	6,562,705	3.40%	13.36%	39,073,138	368,775	0.95%	15.56%	943,398,206	-27,559,571	-2.84%	6.56%
2021	211,523,727	11,791,828	5.90%	20.06%	39,266,534	193,396	0.49%	16.13%	958,148,032	14,749,826	1.56%	8.23%
2022	218,996,719	7,472,992	3.53%	24.30%	38,648,777	-617,757	-1.57%	14.30%	957,661,140	-486,892	-0.05%	8.18%
2023	271,666,616	52,669,897	24.05%	54.19%	45,293,659	6,644,882	17.19%	33.95%	1,090,199,554	132,538,414	13.84%	23.15%
2024	288,080,341	16,413,725	6.04%	63.51%	46,761,017	1,467,358	3.24%	38.29%	1,211,870,007	121,670,453	11.16%	36.89%

Rate Annual %chg: Residential & Recreational **5.04%**

Commercial & Industrial **3.30%**

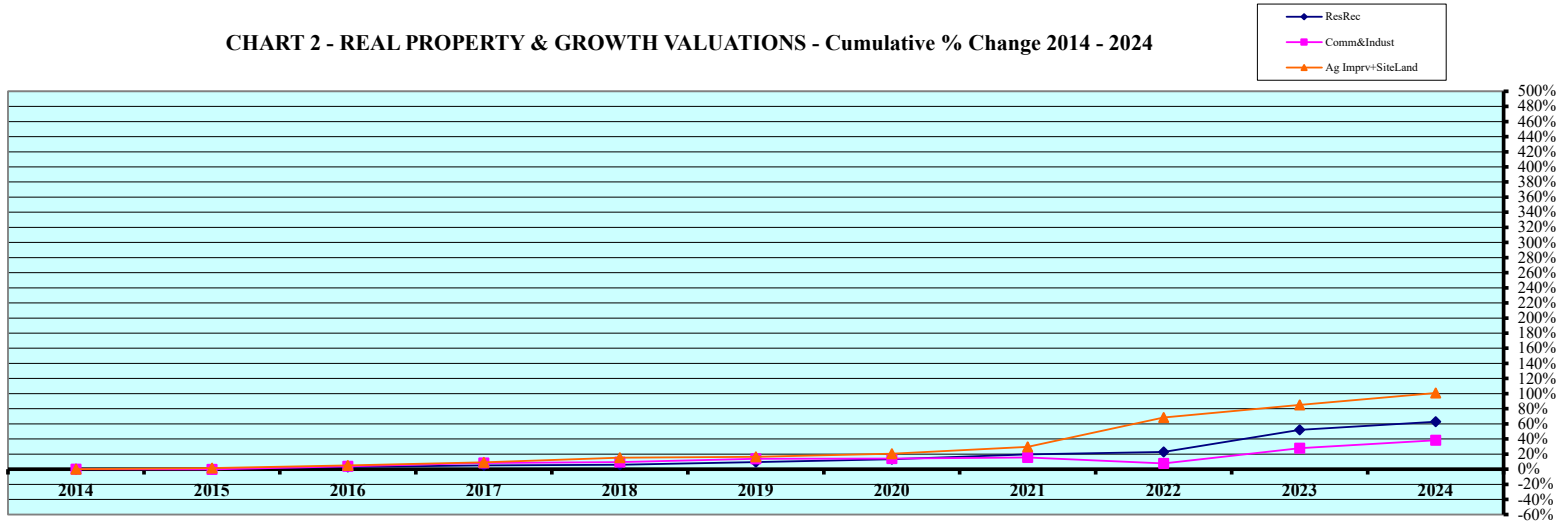
Agricultural Land **3.19%**

Cnty# **74**  
County **RICHARDSON**

**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	176,187,837	1,867,334	1.06%	174,320,503	--	--	33,812,753	438,620	1.30%	33,374,133	--	--
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	0.38%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	-0.24%
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	2.80%	35,160,406	8,268	0.02%	35,152,138	1.05%	3.96%
2017	186,596,204	1,826,008	0.98%	184,770,196	1.18%	4.87%	36,790,601	181,961	0.49%	36,608,640	4.12%	8.27%
2018	188,169,261	1,503,132	0.80%	186,666,129	0.04%	5.95%	38,633,615	1,677,587	4.34%	36,956,028	0.45%	9.30%
2019	193,169,194	619,413	0.32%	192,549,781	2.33%	9.29%	38,704,363	203,272	0.53%	38,501,091	-0.34%	13.87%
2020	199,731,899	501,241	0.25%	199,230,658	3.14%	13.08%	39,073,138	474,966	1.22%	38,598,172	-0.27%	14.15%
2021	211,523,727	1,026,424	0.49%	210,497,303	5.39%	19.47%	39,266,534	161,696	0.41%	39,104,838	0.08%	15.65%
2022	218,996,719	2,450,256	1.12%	216,546,463	2.37%	22.91%	38,648,777	2,255,971	5.84%	36,392,806	-7.32%	7.63%
2023	271,666,616	3,769,205	1.39%	267,897,411	22.33%	52.05%	45,293,659	2,056,410	4.54%	43,237,249	11.87%	27.87%
2024	288,080,341	1,299,959	0.45%	286,780,382	5.56%	62.77%	46,761,017	13,560	0.03%	46,747,457	3.21%	38.25%
Rate Ann%chg	5.04%		Resid & Recreat w/o growth			4.42%	3.30%		C & I w/o growth			1.26%

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	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	--	--
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	1.43%
2016	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587	0.97%	4.89%
2017	36,348,612	26,665,285	63,013,897	3,237,574	5.14%	59,776,323	-0.99%	9.17%
2018	37,435,841	26,582,657	64,018,498	882,496	1.38%	63,136,002	0.19%	15.30%
2019	38,031,817	26,933,466	64,965,283	1,163,066	1.79%	63,802,217	-0.34%	16.52%
2020	33,217,443	33,870,325	67,087,768	1,057,902	1.58%	66,029,866	1.64%	20.59%
2021	37,285,000	35,185,913	72,470,913	1,619,698	2.23%	70,851,215	5.61%	29.39%
2022	52,932,361	43,626,775	96,559,136	4,427,634	4.59%	92,131,502	27.13%	68.25%
2023	50,102,215	54,191,781	104,293,996	2,920,655	2.80%	101,373,341	4.99%	85.13%
2024	49,942,586	60,581,922	110,524,508	574,720	0.52%	109,949,788	5.42%	100.79%
Rate Ann%chg	5.44%	9.10%	7.28%	Ag Imprv+Site w/o growth			4.60%	

(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

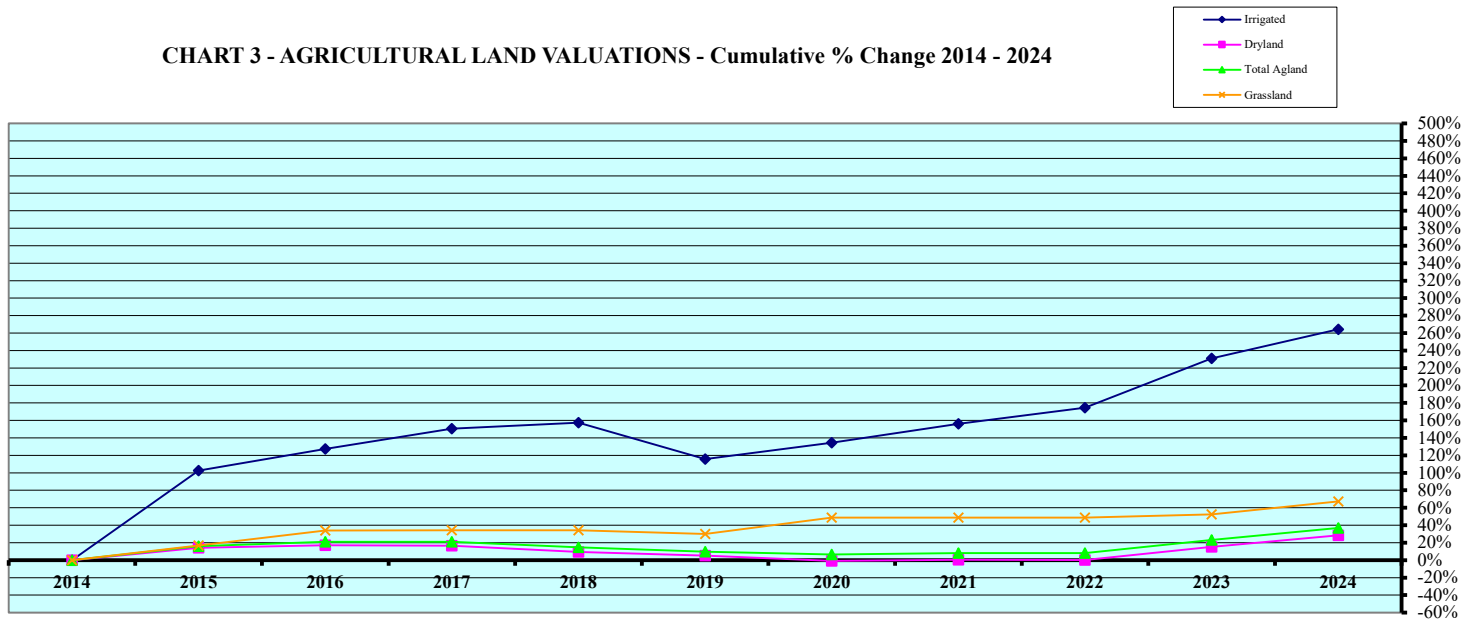
Cnty# 74  
County RICHARDSON

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	17,901,384	-	-	-	783,789,630	-	-	-	82,676,924	-	-	-
2015	36,257,952	18,356,568	102.54%	102.54%	894,425,683	110,636,053	14.12%	14.12%	96,620,192	13,943,268	16.86%	16.86%
2016	40,687,176	4,429,224	12.22%	127.29%	918,310,386	23,884,703	2.67%	17.16%	110,753,735	14,133,543	14.63%	33.96%
2017	44,865,444	4,178,268	10.27%	150.63%	914,363,379	-3,947,007	-0.43%	16.66%	110,891,797	138,062	0.12%	34.13%
2018	46,069,694	1,204,250	2.68%	157.35%	858,081,454	-56,281,925	-6.16%	9.48%	111,058,446	166,649	0.15%	34.33%
2019	38,624,633	-7,445,061	-16.16%	115.76%	823,849,725	-34,231,729	-3.99%	5.11%	107,488,928	-3,569,518	-3.21%	30.01%
2020	41,964,058	3,339,425	8.65%	134.42%	777,334,754	-46,514,971	-5.65%	-0.82%	123,032,879	15,543,951	14.46%	48.81%
2021	45,841,494	3,877,436	9.24%	156.08%	788,293,119	10,958,365	1.41%	0.57%	122,939,079	-93,800	-0.08%	48.70%
2022	49,130,864	3,289,370	7.18%	174.45%	784,421,900	-3,871,219	-0.49%	0.08%	123,033,916	94,837	0.08%	48.81%
2023	59,240,329	10,109,465	20.58%	230.93%	903,972,578	119,550,678	15.24%	15.33%	125,913,140	2,879,224	2.34%	52.30%
2024	65,217,077	5,976,748	10.09%	264.31%	1,006,743,512	102,770,934	11.37%	28.45%	138,302,734	12,389,594	9.84%	67.28%

Rate Ann.%chg: Irrigated **13.80%** Dryland **2.53%** Grassland **5.28%**

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	904,593	-	-	-	10,000	-	-	-	885,282,531	-	-	-
2015	925,967	21,374	2.36%	2.36%	10,000	0	0.00%	0.00%	1,028,239,794	142,957,263	16.15%	16.15%
2016	971,626	45,659	4.93%	7.41%	10,000	0	0.00%	0.00%	1,070,732,923	42,493,129	4.13%	20.95%
2017	979,382	7,756	0.80%	8.27%	10,000	0	0.00%	0.00%	1,071,110,002	377,079	0.04%	20.99%
2018	983,684	4,302	0.44%	8.74%	10,000	0	0.00%	0.00%	1,016,203,278	-54,906,724	-5.13%	14.79%
2019	984,491	807	0.08%	8.83%	10,000	0	0.00%	0.00%	970,957,777	-45,245,501	-4.45%	9.68%
2020	1,066,515	82,024	8.33%	17.90%	0	-10,000	-100.00%	-100.00%	943,398,206	-27,559,571	-2.84%	6.56%
2021	1,074,340	7,825	0.73%	18.77%	0	0	-	-100.00%	958,148,032	14,749,826	1.56%	8.23%
2022	1,074,460	120	0.01%	18.78%	0	0	-	-100.00%	957,661,140	-486,892	-0.05%	8.18%
2023	1,073,507	-953	-0.09%	18.67%	0	0	-	-100.00%	1,090,199,554	132,538,414	13.84%	23.15%
2024	1,606,684	533,177	49.67%	77.61%	0	0	-	-100.00%	1,211,870,007	121,670,453	11.16%	36.89%

Cnty# **74** Rate Ann.%chg: Total Agric Land **3.19%**  
 County **RICHARDSON**

**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	18,014,233	4,524	3,982			786,189,082	232,190	3,386			82,353,179	78,828	1,045		
2015	36,257,952	7,892	4,594	15.37%	15.37%	895,007,250	227,809	3,929	16.03%	16.03%	96,511,292	78,990	1,222	16.95%	16.95%
2016	40,687,176	8,615	4,723	2.81%	18.61%	918,453,238	226,962	4,047	3.00%	19.51%	111,128,568	78,838	1,410	15.37%	34.92%
2017	44,865,444	9,459	4,743	0.43%	19.12%	914,550,236	226,024	4,046	-0.01%	19.50%	110,751,463	78,589	1,409	-0.02%	34.89%
2018	46,069,694	9,603	4,798	1.14%	20.48%	857,893,504	225,696	3,801	-6.06%	12.26%	111,089,692	78,704	1,411	0.16%	35.11%
2019	45,444,814	9,635	4,717	-1.69%	18.45%	841,228,721	225,705	3,727	-1.95%	10.08%	107,410,074	78,635	1,366	-3.23%	30.75%
2020	41,964,058	10,154	4,133	-12.38%	3.78%	778,464,505	222,822	3,494	-6.26%	3.18%	122,417,482	81,251	1,507	10.30%	44.22%
2021	46,441,084	10,287	4,515	9.25%	13.38%	788,863,004	222,457	3,546	1.50%	4.73%	122,908,792	81,477	1,508	0.12%	44.39%
2022	50,450,006	11,238	4,489	-0.56%	12.74%	784,841,617	221,413	3,545	-0.04%	4.69%	123,034,526	81,482	1,510	0.10%	44.53%
2023	59,240,329	11,418	5,188	15.57%	30.29%	904,771,479	221,224	4,090	15.38%	20.79%	125,334,166	81,233	1,543	2.18%	47.68%
2024	65,217,077	11,311	5,766	11.13%	44.80%	1,007,048,958	221,218	4,552	11.31%	34.45%	138,455,759	81,421	1,700	10.21%	62.77%

Rate Annual %chg Average Value/Acre: **13.73%**

**2.51%**

**5.33%**

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	800,875	8,015	100			115,718	1,058	109			887,473,087	324,615	2,734		
2015	909,321	9,100	100	0.00%	0.00%	119,790	1,099	109	-0.33%	-0.33%	1,028,805,605	324,890	3,167	15.83%	15.83%
2016	935,734	9,364	100	0.00%	0.00%	122,467	1,126	109	-0.20%	-0.53%	1,071,327,183	324,904	3,297	4.13%	20.61%
2017	975,985	9,767	100	0.00%	0.00%	123,387	1,135	109	-0.07%	-0.59%	1,071,266,515	324,973	3,296	-0.03%	20.58%
2018	982,072	9,827	100	0.00%	0.00%	123,387	1,135	109	0.00%	-0.59%	1,016,158,349	324,965	3,127	-5.14%	14.38%
2019	984,491	9,852	100	0.00%	0.00%	123,387	1,135	109	0.00%	-0.59%	995,191,487	324,962	3,062	-2.06%	12.02%
2020	985,135	9,858	100	0.00%	0.00%	88,101	782	113	3.61%	3.00%	943,919,281	324,868	2,906	-5.12%	6.28%
2021	1,074,148	10,741	100	0.07%	0.07%	0	0				959,287,028	324,963	2,952	1.60%	7.98%
2022	1,074,545	10,745	100	0.00%	0.07%	0	0				959,400,694	324,879	2,953	0.04%	8.02%
2023	1,075,167	10,752	100	0.00%	0.07%	0	0				1,090,421,141	324,626	3,359	13.74%	22.86%
2024	1,605,817	10,702	150	50.05%	50.15%	0	0				1,212,327,611	324,651	3,734	11.17%	36.59%

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**RICHARDSON**

Rate Annual %chg Average Value/Acre: **3.17%**

(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	Aglnd	Agdwell&HS	Aglmprv&FS	Minerals	Total Value
7,871	RICHARDSON	64,873,784	22,477,045	78,608,389	286,274,145	40,642,506	6,118,511	1,806,196	1,211,870,007	49,942,586	60,581,922	6,464,650	1,829,659,741
cnty sectorvalue % of total value:		3.55%	1.23%	4.30%	15.65%	2.22%	0.33%	0.10%	66.23%	2.73%	3.31%	0.35%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Aglnd	Agdwell&HS	Aglmprv&FS	Minerals	Total Value
21	BARADA	0	1,865	362	656,732	17,613	0	0	0	0	0	0	676,572
0.27%	%sector of county sector		0.01%	0.00%	0.23%	0.04%							0.04%
	%sector of municipality		0.28%	0.05%	97.07%	2.60%							100.00%
148	DAWSON	95,337	270,175	502,314	3,539,927	506,119	0	0	0	0	0	0	4,913,872
1.88%	%sector of county sector	0.15%	1.20%	0.64%	1.24%	1.25%							0.27%
	%sector of municipality	1.94%	5.50%	10.22%	72.04%	10.30%							100.00%
4,133	FALLS CITY	9,148,663	2,528,132	3,420,052	142,497,065	29,588,359	6,028,628	0	354,257	24,730	89,795	0	193,679,681
52.51%	%sector of county sector	14.10%	11.25%	4.35%	49.78%	72.80%	98.53%	0.03%	0.05%	0.15%	0.09%		10.59%
	%sector of municipality	4.72%	1.31%	1.77%	73.57%	15.28%	3.11%	0.18%	0.01%	0.05%			100.00%
800	HUMBOLDT	414,575	1,076,979	1,736,388	22,339,537	4,201,012	89,883	0	191,533	0	12,900	0	30,062,807
10.16%	%sector of county sector	0.64%	4.79%	2.21%	7.80%	10.34%	1.47%		0.02%		0.02%		1.64%
	%sector of municipality	1.38%	3.58%	5.78%	74.31%	13.97%	0.30%		0.64%		0.04%		100.00%
145	RULO	6,160	303,966	1,394,962	5,292,085	736,938	0	220	0	0	7,085	0	7,741,416
1.84%	%sector of county sector	0.01%	1.35%	1.77%	1.85%	1.81%		0.01%			0.01%		0.42%
	%sector of municipality	0.08%	3.93%	18.02%	68.36%	9.52%		0.00%			0.09%		100.00%
83	SALEM	1,262,150	44,126	8,563	2,597,881	64,123	0	0	64,479	0	0	0	4,041,322
1.05%	%sector of county sector	1.95%	0.20%	0.01%	0.91%	0.16%			0.01%				0.22%
	%sector of municipality	31.23%	1.09%	0.21%	64.28%	1.59%			1.60%				100.00%
163	SHUBERT	599	29,609	5,746	4,198,300	210,603	0	0	28,008	0	174,720	0	4,647,585
2.07%	%sector of county sector	0.00%	0.13%	0.01%	1.47%	0.52%			0.00%		0.29%		0.25%
	%sector of municipality	0.01%	0.64%	0.12%	90.33%	4.53%			0.60%		3.76%		100.00%
145	STELLA	1,215,415	115,097	411,317	3,585,114	987,842	0	0	0	0	0	0	6,314,785
1.84%	%sector of county sector	1.87%	0.51%	0.52%	1.25%	2.43%							0.35%
	%sector of municipality	19.25%	1.82%	6.51%	56.77%	15.64%							100.00%
164	VERDON	838,400	136,884	717,527	4,163,546	563,502	0	0	0	0	0	0	6,419,859
2.08%	%sector of county sector	1.29%	0.61%	0.91%	1.45%	1.39%					1.39%		0.35%
	%sector of municipality	13.06%	2.13%	11.18%	64.85%	8.78%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
5,803	Total Municipalities	12,981,300	4,506,833	8,197,232	188,870,194	36,876,113	6,118,512	220	638,277	24,730	284,500	0	258,497,908
73.72%	%all municip.sectors of cnty	20.01%	20.05%	10.43%	65.98%	90.73%	100.00%	0.01%	0.05%	0.05%	0.47%		14.13%

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,116</b>	<b>Value : 1,899,269,995</b>	<b>Growth 20,993,912</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	714	3,951,813	15	193,851	85	2,261,022	814	6,406,686	
<b>02. Res Improve Land</b>	2,929	14,349,192	69	2,232,998	441	13,105,438	3,439	29,687,628	
<b>03. Res Improvements</b>	2,956	183,200,386	74	10,299,916	491	73,818,165	3,521	267,318,467	
<b>04. Res Total</b>	3,670	201,501,391	89	12,726,765	576	89,184,625	4,335	303,412,781	5,882,369
<b>% of Res Total</b>	84.66	66.41	2.05	4.19	13.29	29.39	47.55	15.98	28.02
<b>05. Com UnImp Land</b>	119	981,438	18	367,754	13	132,615	150	1,481,807	
<b>06. Com Improve Land</b>	407	3,227,198	23	1,235,677	14	400,616	444	4,863,491	
<b>07. Com Improvements</b>	412	37,812,498	22	3,847,330	20	7,374,975	454	49,034,803	
<b>08. Com Total</b>	531	42,021,134	40	5,450,761	33	7,908,206	604	55,380,101	7,136,140
<b>% of Com Total</b>	87.91	75.88	6.62	9.84	5.46	14.28	6.63	2.92	33.99
<b>09. Ind UnImp Land</b>	2	54,738	10	1,071,172	0	0	12	1,125,910	
<b>10. Ind Improve Land</b>	3	118,635	5	574,243	0	0	8	692,878	
<b>11. Ind Improvements</b>	3	1,352,405	5	4,933,266	0	0	8	6,285,671	
<b>12. Ind Total</b>	5	1,525,778	15	6,578,681	0	0	20	8,104,459	366,600
<b>% of Ind Total</b>	25.00	18.83	75.00	81.17	0.00	0.00	0.22	0.43	1.75
<b>13. Rec UnImp Land</b>	0	0	4	163,115	8	599,603	12	762,718	
<b>14. Rec Improve Land</b>	0	0	2	89,284	3	429,830	5	519,114	
<b>15. Rec Improvements</b>	1	220	2	79,250	3	187,265	6	266,735	
<b>16. Rec Total</b>	1	220	6	331,649	11	1,216,698	18	1,548,567	11,945
<b>% of Rec Total</b>	5.56	0.01	33.33	21.42	61.11	78.57	0.20	0.08	0.06
<b>Res &amp; Rec Total</b>	3,671	201,501,611	95	13,058,414	587	90,401,323	4,353	304,961,348	5,894,314
<b>% of Res &amp; Rec Total</b>	84.33	66.07	2.18	4.28	13.48	29.64	47.75	16.06	28.08
<b>Com &amp; Ind Total</b>	536	43,546,912	55	12,029,442	33	7,908,206	624	63,484,560	7,502,740
<b>% of Com &amp; Ind Total</b>	85.90	68.59	8.81	18.95	5.29	12.46	6.85	3.34	35.74
<b>17. Taxable Total</b>	4,207	245,048,523	150	25,087,856	620	98,309,529	4,977	368,445,908	13,397,054
<b>% of Taxable Total</b>	84.53	66.51	3.01	6.81	12.46	26.68	54.60	19.40	63.81

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	15	354,486	3,883,433	3	403,721	5,234,186
20. Industrial	0	0	0	1	675,216	925,975
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	18	758,207	9,117,619
20. Industrial	0	0	0	1	675,216	925,975
21. Other	0	0	0	0	0	0
22. Total Sch II				19	1,433,423	10,043,594

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	151	6,006,400	151	6,006,400	0
24. Non-Producing	1	0	0	0	3	0	4	0	0
25. Total	1	0	0	0	154	6,006,400	155	6,006,400	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	431	91	351	873

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	14	628,552	351	89,545,164	2,585	883,865,747	2,950	974,039,463
28. Ag-Improved Land	0	0	119	46,280,988	897	414,028,376	1,016	460,309,364
29. Ag Improvements	2	29,195	119	9,068,568	913	81,371,097	1,034	90,468,860

30. Ag Total					3,984	1,524,817,687
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	61	0.00	5,752,979	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	19	31.37	271,620	
36. FarmSite Improv Land	0	0.00	0	100	243.10	2,104,966	
37. FarmSite Improvements	2	0.00	29,195	113	0.00	3,315,589	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	277	438.03	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	0.11	1,980	1	0.11	1,980	
32. HomeSite Improv Land	2	2.00	36,000	2	2.00	36,000	
33. HomeSite Improvements	439	0.00	45,713,098	500	0.00	51,466,077	0
34. HomeSite Total				501	2.11	51,504,057	
35. FarmSite UnImp Land	207	297.81	2,593,254	227	333.48	2,877,774	
36. FarmSite Improv Land	778	1,993.64	17,472,132	878	2,236.74	19,577,098	
37. FarmSite Improvements	879	0.00	35,657,999	994	0.00	39,002,783	7,596,858
38. FarmSite Total				1,221	2,570.22	61,457,655	
39. Road & Ditches	2,556	5,041.16	0	2,833	5,479.19	0	
40. Other- Non Ag Use	32	1,782.12	1,880,540	32	1,782.12	1,880,540	
41. Total Section VI				1,722	9,833.64	114,842,252	7,596,858

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	21	1,797.98	2,822,110	21	1,797.98	2,822,110

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 44

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	502.55	18.46%	3,015,300	21.24%	6,000.00
46. 1A	69.77	2.56%	411,643	2.90%	5,900.00
47. 2A1	437.28	16.06%	2,339,470	16.48%	5,350.05
48. 2A	508.69	18.69%	2,721,504	19.17%	5,350.02
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	906.99	33.32%	4,625,649	32.58%	5,100.00
51. 4A1	289.54	10.64%	1,056,829	7.44%	3,650.03
52. 4A	7.59	0.28%	26,565	0.19%	3,500.00
<b>53. Total</b>	<b>2,722.41</b>	<b>100.00%</b>	<b>14,196,960</b>	<b>100.00%</b>	<b>5,214.85</b>
<b>Dry</b>					
54. 1D1	6,514.19	10.49%	33,493,144	13.27%	5,141.57
55. 1D	4,778.80	7.70%	24,111,040	9.55%	5,045.42
56. 2D1	5,626.41	9.06%	26,565,563	10.52%	4,721.58
57. 2D	117.02	0.19%	541,222	0.21%	4,625.04
58. 3D1	5,734.10	9.24%	24,083,182	9.54%	4,199.99
59. 3D	35,542.31	57.25%	133,260,513	52.79%	3,749.35
60. 4D1	2,416.07	3.89%	6,644,301	2.63%	2,750.04
61. 4D	1,357.39	2.19%	3,732,479	1.48%	2,749.75
<b>62. Total</b>	<b>62,086.29</b>	<b>100.00%</b>	<b>252,431,444</b>	<b>100.00%</b>	<b>4,065.82</b>
<b>Grass</b>					
63. 1G1	17,653.82	45.16%	36,194,205	48.92%	2,050.22
64. 1G	1,296.27	3.32%	1,605,391	2.17%	1,238.47
65. 2G1	3,647.51	9.33%	6,810,724	9.21%	1,867.23
66. 2G	466.78	1.19%	466,775	0.63%	999.99
67. 3G1	10,581.01	27.07%	22,761,477	30.77%	2,151.16
68. 3G	61.52	0.16%	73,747	0.10%	1,198.75
69. 4G1	1,701.92	4.35%	2,382,844	3.22%	1,400.09
70. 4G	3,679.90	9.41%	3,686,948	4.98%	1,001.92
<b>71. Total</b>	<b>39,088.73</b>	<b>100.00%</b>	<b>73,982,111</b>	<b>100.00%</b>	<b>1,892.67</b>
<b>Irrigated Total</b>					
	2,722.41	2.55%	14,196,960	4.16%	5,214.85
<b>Dry Total</b>					
	62,086.29	58.24%	252,431,444	74.02%	4,065.82
<b>Grass Total</b>					
	39,088.73	36.66%	73,982,111	21.69%	1,892.67
72. Waste	2,714.54	2.55%	407,332	0.12%	150.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,277.94	1.20%	916,683	0.27%	717.31
<b>75. Market Area Total</b>	<b>106,611.97</b>	<b>100.00%</b>	<b>341,017,847</b>	<b>100.00%</b>	<b>3,198.68</b>



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,022.16	11.90%	8,483,928	13.85%	8,300.00
46. 1A	200.71	2.34%	1,625,751	2.65%	8,100.00
47. 2A1	2,723.51	31.71%	20,153,974	32.91%	7,400.00
48. 2A	2,664.23	31.02%	19,715,272	32.19%	7,399.99
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	661.71	7.70%	4,631,991	7.56%	7,000.03
51. 4A1	1,242.07	14.46%	6,272,465	10.24%	5,050.01
52. 4A	73.87	0.86%	361,963	0.59%	4,900.00
<b>53. Total</b>	<b>8,588.26</b>	<b>100.00%</b>	<b>61,245,344</b>	<b>100.00%</b>	<b>7,131.29</b>
<b>Dry</b>					
54. 1D1	10,743.60	6.75%	78,413,637	8.44%	7,298.64
55. 1D	28,770.35	18.09%	205,708,449	22.14%	7,150.02
56. 2D1	14,608.77	9.18%	97,877,938	10.54%	6,699.94
57. 2D	6,749.34	4.24%	44,545,650	4.80%	6,600.00
58. 3D1	7,577.56	4.76%	45,086,597	4.85%	5,950.02
59. 3D	74,191.11	46.64%	393,212,668	42.33%	5,300.00
60. 4D1	6,628.75	4.17%	25,852,136	2.78%	3,900.00
61. 4D	9,811.93	6.17%	38,266,367	4.12%	3,899.98
<b>62. Total</b>	<b>159,081.41</b>	<b>100.00%</b>	<b>928,963,442</b>	<b>100.00%</b>	<b>5,839.55</b>
<b>Grass</b>					
63. 1G1	17,752.27	42.17%	41,012,395	52.88%	2,310.26
64. 1G	2,395.94	5.69%	2,919,823	3.76%	1,218.65
65. 2G1	3,906.68	9.28%	7,493,098	9.66%	1,918.02
66. 2G	510.64	1.21%	510,644	0.66%	1,000.01
67. 3G1	4,758.40	11.30%	11,256,519	14.51%	2,365.61
68. 3G	1,446.97	3.44%	1,471,455	1.90%	1,016.92
69. 4G1	3,162.60	7.51%	4,702,140	6.06%	1,486.80
70. 4G	8,161.60	19.39%	8,186,715	10.56%	1,003.08
<b>71. Total</b>	<b>42,095.10</b>	<b>100.00%</b>	<b>77,552,789</b>	<b>100.00%</b>	<b>1,842.32</b>
<b>Irrigated Total</b>					
	8,588.26	3.94%	61,245,344	5.73%	7,131.29
<b>Dry Total</b>					
	159,081.41	73.06%	928,963,442	86.90%	5,839.55
<b>Grass Total</b>					
	42,095.10	19.33%	77,552,789	7.25%	1,842.32
72. Waste	7,971.21	3.66%	1,196,013	0.11%	150.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,057.92	0.95%	4,140,827	0.39%	2,012.14
<b>75. Market Area Total</b>	<b>217,735.98</b>	<b>100.00%</b>	<b>1,068,957,588</b>	<b>100.00%</b>	<b>4,909.42</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	787.27	5,122,999	10,523.40	70,319,305	11,310.67	75,442,304
<b>77. Dry Land</b>	137.87	577,112	20,703.35	115,076,234	200,326.48	1,065,741,540	221,167.70	1,181,394,886
<b>78. Grass</b>	28.54	38,170	7,142.70	13,129,503	74,012.59	138,367,227	81,183.83	151,534,900
<b>79. Waste</b>	2.47	370	805.13	120,830	9,878.15	1,482,145	10,685.75	1,603,345
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	155.81	273,605	33.88	34,691	3,146.17	4,749,214	3,335.86	5,057,510
<b>82. Total</b>	<b>168.88</b>	<b>615,652</b>	<b>29,438.45</b>	<b>133,449,566</b>	<b>294,740.62</b>	<b>1,275,910,217</b>	<b>324,347.95</b>	<b>1,409,975,435</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	11,310.67	3.49%	75,442,304	5.35%	6,670.01
<b>Dry Land</b>	221,167.70	68.19%	1,181,394,886	83.79%	5,341.62
<b>Grass</b>	81,183.83	25.03%	151,534,900	10.75%	1,866.57
<b>Waste</b>	10,685.75	3.29%	1,603,345	0.11%	150.05
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	3,335.86	1.03%	5,057,510	0.36%	1,516.10
<b>Total</b>	<b>324,347.95</b>	<b>100.00%</b>	<b>1,409,975,435</b>	<b>100.00%</b>	<b>4,347.11</b>

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 Acreage	2	63,540	34	1,033,984	34	4,684,280	36	5,781,804	1,016,400
83.2 Barada	14	78,559	18	114,657	19	455,215	33	648,431	0
83.3 Dawson	39	190,873	87	475,612	87	3,012,866	126	3,679,351	9,670
83.4 Falls City	229	1,179,745	1,873	8,933,719	1,888	141,798,765	2,117	151,912,229	891,275
83.5 Humboldt	92	628,618	420	1,916,528	422	20,372,414	514	22,917,560	59,060
83.6 Preston	0	0	1	864	1	21,025	1	21,889	0
83.7 Rulo	143	791,401	115	668,304	118	4,530,775	261	5,990,480	437,775
83.8 Rural	120	3,161,452	502	15,027,360	555	80,151,918	675	98,340,730	3,107,228
83.9 Salem	97	570,872	76	462,005	78	1,628,636	175	2,661,513	40,445
83.10 Shubert	27	135,113	115	555,994	118	3,754,874	145	4,445,981	114,940
83.11 Stella	36	221,209	100	475,582	103	3,480,453	139	4,177,244	172,201
83.12 Verdon	27	148,022	103	542,133	104	3,693,981	131	4,384,136	45,320
84 Residential Total	826	7,169,404	3,444	30,206,742	3,527	267,585,202	4,353	304,961,348	5,894,314

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Barada	0	0	2	8,876	2	21,875	2	30,751	0
85.2	Dawson	5	15,220	12	52,326	12	595,310	17	662,856	0
85.3	Falls City	80	2,146,437	269	3,842,997	266	39,981,734	346	45,971,168	3,030,605
85.4	Humboldt	18	83,078	77	382,806	80	3,868,140	98	4,334,024	0
85.5	Rulo	19	111,245	11	68,243	12	627,120	31	806,608	0
85.6	Rural	20	183,266	25	988,793	31	8,783,700	51	9,955,759	4,395,735
85.7	Salem	2	2,250	6	22,523	6	82,200	8	106,973	315
85.8	Shubert	8	24,561	12	43,875	12	188,115	20	256,551	4,110
85.9	Stella	6	26,204	22	77,228	23	715,920	29	819,352	71,975
85.10	Verdon	4	15,456	16	68,702	18	456,360	22	540,518	0
86	Commercial Total	162	2,607,717	452	5,556,369	462	55,320,474	624	63,484,560	7,502,740

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

Market Area 44

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	15,866.84	66.03%	33,229,203	67.54%	2,094.25
88. 1G	322.68	1.34%	632,454	1.29%	1,960.00
89. 2G1	2,822.89	11.75%	5,532,859	11.25%	1,960.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	4,994.99	20.79%	9,763,690	19.84%	1,954.70
92. 3G	15.69	0.07%	29,028	0.06%	1,850.10
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	7.71	0.03%	12,798	0.03%	1,659.92
95. Total	24,030.80	100.00%	49,200,032	100.00%	2,047.37
<b>CRP</b>					
96. 1C1	402.74	8.95%	1,580,762	11.11%	3,925.02
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	181.30	4.03%	634,550	4.46%	3,500.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	3,407.69	75.76%	10,819,452	76.06%	3,175.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	504.54	11.22%	1,185,691	8.34%	2,350.04
103. 4C	1.60	0.04%	3,560	0.03%	2,225.00
104. Total	4,497.87	100.00%	14,224,015	100.00%	3,162.39
<b>Timber</b>					
105. 1T1	1,384.24	13.11%	1,384,240	13.11%	1,000.00
106. 1T	973.59	9.22%	972,937	9.22%	999.33
107. 2T1	643.32	6.09%	643,315	6.09%	999.99
108. 2T	466.78	4.42%	466,775	4.42%	999.99
109. 3T1	2,178.33	20.63%	2,178,335	20.63%	1,000.00
110. 3T	45.83	0.43%	44,719	0.42%	975.76
111. 4T1	1,197.38	11.34%	1,197,153	11.34%	999.81
112. 4T	3,670.59	34.76%	3,670,590	34.77%	1,000.00
113. Total	10,560.06	100.00%	10,558,064	100.00%	999.81
<hr/>					
Grass Total	24,030.80	61.48%	49,200,032	66.50%	2,047.37
CRP Total	4,497.87	11.51%	14,224,015	19.23%	3,162.39
Timber Total	10,560.06	27.02%	10,558,064	14.27%	999.81
<hr/>					
114. Market Area Total	39,088.73	100.00%	73,982,111	100.00%	1,892.67

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

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14,908.79	80.81%	36,520,073	82.42%	2,449.57
88. 1G	436.56	2.37%	960,441	2.17%	2,200.02
89. 2G1	1,919.31	10.40%	4,222,484	9.53%	2,200.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,157.29	6.27%	2,546,038	5.75%	2,200.00
92. 3G	20.40	0.11%	44,880	0.10%	2,200.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.69	0.04%	14,049	0.03%	2,100.00
95. Total	18,449.04	100.00%	44,307,965	100.00%	2,401.64
<b>CRP</b>					
96. 1C1	454.84	12.52%	2,103,660	15.90%	4,625.05
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	407.38	11.21%	1,690,639	12.78%	4,150.03
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,892.35	52.09%	7,001,717	52.92%	3,700.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	867.34	23.87%	2,406,884	18.19%	2,775.02
103. 4C	10.93	0.30%	28,695	0.22%	2,625.34
104. Total	3,632.84	100.00%	13,231,595	100.00%	3,642.22
<b>Timber</b>					
105. 1T1	2,388.64	11.94%	2,388,662	11.94%	1,000.01
106. 1T	1,959.38	9.79%	1,959,382	9.79%	1,000.00
107. 2T1	1,579.99	7.89%	1,579,975	7.89%	999.99
108. 2T	510.64	2.55%	510,644	2.55%	1,000.01
109. 3T1	1,708.76	8.54%	1,708,764	8.54%	1,000.00
110. 3T	1,426.57	7.13%	1,426,575	7.13%	1,000.00
111. 4T1	2,295.26	11.47%	2,295,256	11.47%	1,000.00
112. 4T	8,143.98	40.69%	8,143,971	40.69%	1,000.00
113. Total	20,013.22	100.00%	20,013,229	100.00%	1,000.00
<hr/>					
Grass Total	18,449.04	43.83%	44,307,965	57.13%	2,401.64
CRP Total	3,632.84	8.63%	13,231,595	17.06%	3,642.22
Timber Total	20,013.22	47.54%	20,013,229	25.81%	1,000.00
<hr/>					
114. Market Area Total	42,095.10	100.00%	77,552,789	100.00%	1,842.32

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

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	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	286,274,145	303,412,781	17,138,636	5.99%	5,882,369	3.93%
02. Recreational	1,806,196	1,548,567	-257,629	-14.26%	11,945	-14.92%
03. Ag-Homesite Land, Ag-Res Dwelling	49,942,586	51,504,057	1,561,471	3.13%	0	3.13%
<b>04. Total Residential (sum lines 1-3)</b>	<b>338,022,927</b>	<b>356,465,405</b>	<b>18,442,478</b>	<b>5.46%</b>	<b>5,894,314</b>	<b>3.71%</b>
05. Commercial	40,642,506	55,380,101	14,737,595	36.26%	7,136,140	18.70%
06. Industrial	6,118,511	8,104,459	1,985,948	32.46%	366,600	26.47%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>46,761,017</b>	<b>63,484,560</b>	<b>16,723,543</b>	<b>35.76%</b>	<b>7,502,740</b>	<b>19.72%</b>
08. Ag-Farmsite Land, Outbuildings	58,711,132	61,457,655	2,746,523	4.68%	7,596,858	-8.26%
09. Minerals	6,464,650	6,006,400	-458,250	-7.09	0	-7.09%
10. Non Ag Use Land	1,870,790	1,880,540	9,750	0.52%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>67,046,572</b>	<b>69,344,595</b>	<b>2,298,023</b>	<b>3.43%</b>	<b>7,596,858</b>	<b>-7.90%</b>
12. Irrigated	65,217,077	75,442,304	10,225,227	15.68%		
13. Dryland	1,006,743,512	1,181,394,886	174,651,374	17.35%		
14. Grassland	138,302,734	151,534,900	13,232,166	9.57%		
15. Wasteland	1,606,684	1,603,345	-3,339	-0.21%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,211,870,007</b>	<b>1,409,975,435</b>	<b>198,105,428</b>	<b>16.35%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,663,700,523</b>	<b>1,899,269,995</b>	<b>235,569,472</b>	<b>14.16%</b>	<b>20,993,912</b>	<b>12.90%</b>

## 2025 Assessment Survey for Richardson County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$224,024.42
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$224,024.42
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$2,000 is for the Pritchard & Abbott for mineral appraisal. \$6,400 is for Brad Hill for commercial
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$22,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	Funded out of County General Fund
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0



## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	County assessor and staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="https://richardson.gworks.com">https://richardson.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Connect Explorer - Pictometry
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Falls City and Humboldt are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	Unknown

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Prichard & Abbot - mineral interests. Brian Hill - commercial
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	Connect Explorer - Pictometry

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Pritchard & Abbott for mineral appraisal services. Brian Hill for commercial
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	No certifications or qualifications.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	No

## 2025 Residential Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>
	County assessor and staff.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Cost Approach and Market Analysis. The county uses the cost approach using Marshall & Swift tables to then determine market value by applying various tables of depreciation within their CAMA system.
<b>3.</b>	<b>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?</b>
	The County utilizes Marshall & Swift Cost tables plus local sales market information is used to develop the depreciation tables.
<b>4.</b>	<b>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.</b>
	Yes. Depreciation tables are reviewed during the 6 year reappraisal cycle. These are Marshall & Swift derived depreciation tables that are adjusted for local market.
<b>5.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	The County completes a market analysis on the vacant land sales and uses that market analysis of so much per square foot in a neighborhood. No size adjustments.
<b>6.</b>	<b>How are rural residential site values developed?</b>
	A market study is conducted on rural residential sales.
<b>7.</b>	<b>Are there form 191 applications on file?</b>
	No.
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	N/A

## 2025 Commercial Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>
	County assessor and staff.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	In addition to utilizing the cost approach, the county relies on sales of similar property outside of its boundaries. Multipliers are then applied accordingly to adjust to the local market of commercial properties.
<b>3.</b>	<b>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?</b>
	The county develops depreciation tables based on the local market and utilizes those in their CAMA system.
<b>4.</b>	<b>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.</b>
	The county develops depreciations tables for the valuation group as they are reviewed and re-appraised.
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	The county uses a square foot method derived from vacant lot sales.

## 2025 Agricultural Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>
	County assessor and staff.
<b>2.</b>	<b>Describe the process used to determine and monitor market areas.</b>
	A market analysis is conducted, including a review of sales and LCG's when determining if a market area exists for valuation purposes. Sales assessment ratios within various townships are utilized to observe market trends with dates of sale now being a key variable when considering ratios. A percentage increase was applied last year.
<b>3.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	During sales review of parcels, the county observes present use and, if variables are not indicative of normal market conditions, either buyer or seller is contacted to further inquire regarding the intention of use for parcel.
<b>4.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	Yes, currently farm home sites are valued at \$18,000 for the first acre. Rural residential home sites are valued at \$18,000 for the first acre. Available market data is used to determine if each supports a distinct value.
<b>5.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	Two feedlots in this county: values ground at \$3,000/acre and individually measures all improvements to parcel, including concrete.
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	A thorough sales verification process is in place. The county uses similar sales within the county to arrive at the market value for the parcels enrolled. Currently \$550 per acre is value assessed for WRP and US Army Corp of Engineers (Exempt).
<b>6a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No.
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>7a.</b>	<b>How many parcels have a special valuation application on file?</b>
	None.
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>

	N/A
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

2024-2025-2026  
PLAN OF ASSESSMENT  
FOR  
RICHARDSON COUNTY, NE

To: Richardson County Board of Equalization  
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

**Tax Year 2024:**

*Residential—*

1. Continue review of Rural houses in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024. Also, cost table will be updated to 2022.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.
5. Also, will review Change finder with Eagleview for pickup work to find any Changes in residential properties.

*Commercial/Recreational—*

1. Will be implementing new depreciation tables for commercial buildings that Bryan Hill helped with. Establish new assessed values for 2024. Also, Cost table will be updated to 2022.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.
5. Also, will review Change Finder with Eagleview for pickup work to find any changes in commercial properties

*Agricultural/Horticultural Land—*

1. Continue with review and analysis of sales as they occur.
2. Continue land use updates when discovered or identified with use of Pictometry/GIS.

**TAX YEAR 2025:**

*Residential—*

1. Finish review of rural residential & farm outbuildings in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2025.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

*Commercial/Recreational—*

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue,



Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

#### *Agricultural/Horticultural Land—*

1. New agricultural land study and value will be applied for 2025.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.
5. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.

### **TAX YEAR 2026:**

#### *Residential—*

1. Review of Rulo, Salem, and Shubert houses and outbuildings in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2026.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

#### *Commercial/Recreational—*

1. Review Rulo, Salem, and Shubert commercial properties. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

*Agricultural/Horticultural Land—*

1. New agricultural land study and value will be applied for 2026.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Eagleview/GIS.