

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

PIERCE COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Pierce County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Pierce County.

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jean Lubke, Pierce County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

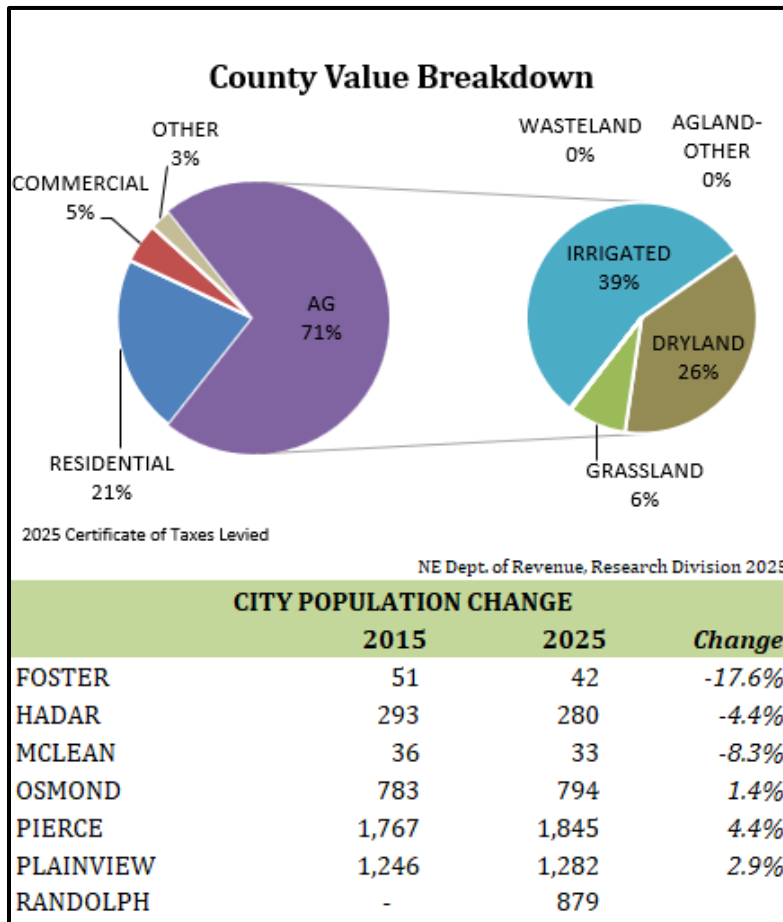
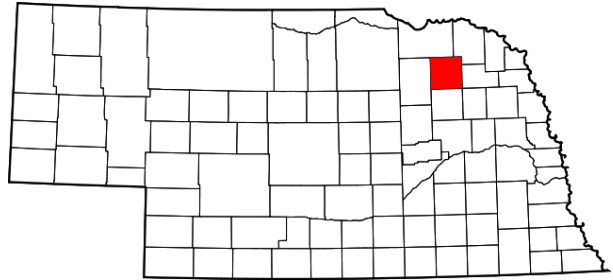
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce County has 7,334 residents, a slight population increase from the 2020 U.S. Census.¹ The report indicates that 78% of county housing is owner occupied and 91% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$184,334.²



The majority of the commercial properties in Pierce County are located in and around Pierce, the county seat. According to the latest information available from the U.S. Census Bureau, there were 238 employer establishments with a total employment figure of 1,630. This represents a 2% decrease in total employment from 2022-2023.¹

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

¹ *QuickFacts Pierce County Nebraska*. (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/piercecountynebraska>

² *Average residential value*. (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Pierce County

Assessment Practices & Actions

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

The sale qualification and verification processes are reviewed to determine if all arm's-length sales are used. The usability rate was above the statewide average for sales use. Further review of the disqualified sales supports that all arm's-length transactions have been made available for the measurement of the residential class. Sales questionnaires are mailed out to buyers and sellers.

There are five valuation groups in the residential class that follow the assessor locations. Each valuation group defined generally has enough sales for analysis except for Valuation Group 20, which consists of three small villages combined.

The six-year inspection and review cycle was reviewed and is current. A detailed outline is provided to track the cyclical review work. New pictures and measurements are taken as well as the use of aerial imagery.

The county assessor has a written valuation methodology on file.

2026 Residential Assessment Details for Pierce County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Hadar and Pierce	2025*	2025*	2025*	2024	
5	Plainview	2022	2022	2024	2022	
10	Osmond	2022	2022	2020	2021	
20	Foster, Breslau, McLean, West Randolph	2022	2022	2025*	2022-2024*	Improvements increased 3%
40	Rural Acreages	2025*	2025*	2024	2025*	
<u>Additional</u> Pick-up work completed.						
* = assessment action for current year						

2026 Residential Correlation for Pierce County

Description of Analysis

The statistical sample for the residential class includes 156 qualified sales. All three measures of central tendency are within the acceptable range. The COD is within acceptable range. The PRD is high but is influenced by Valuation Group 5 in which both qualitative measures are high.

The median of Valuation Group 5 is within recommended range; the mean is above and the weighted mean is slightly below range. The PRD is high, and the array of the sales by dollar incremental ranges demonstrates a regressive pattern that needs to be corrected through reappraisal for the next assessment year.

The remaining valuation groups, with sufficient sales, have medians within the acceptable range and generally have qualitative measures that support uniformity.

The 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	53	94.41	98.81	95.81	12.12	103.13
5	48	92.61	103.89	91.49	33.34	113.55
10	27	93.50	94.92	91.65	17.56	103.57
20	2	73.82	73.82	80.81	35.49	91.35
40	26	94.18	94.08	93.34	10.39	100.79
<u> ALL </u>	156	93.73	98.59	93.66	19.43	105.26

Level of Value

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

2026 Commercial Correlation for Pierce County

Assessment Practices & Actions

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

The sales qualification and verification processes are examined. The county assessor’s usability is slightly above the statewide average. Further review of the disqualified sales support that all arm’s-length transactions have been made available for the measurement of the commercial class. Sales questionnaires are mailed out to both the buyer and seller to aid in the qualification determinations.

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

The six-year inspection and review cycle is examined and current. The review is done by the contract appraiser physically inspecting with new photos and measurements.

2026 Commercial Assessment Details for Pierce County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Hadar and Pierce	2022	2022-2025*	2022	2022	22% Increase on Improvements. Costing & land values updated in Pierce only.
5	Plainview and Osmond	2022	2022-2025*	2022	2022	Costing updates only in Plainview
20	Foster, Bresleau, McLean, West Randolph	2022	2022	2022	2022	
40	Rural Acreages	2022	2022	2022	2022	
Additional comments: All pick-up work completed.						
* = assessment action for current year						

Description of Analysis

The statistical sample for the commercial class includes 16 sales. Despite the stratification the county assessor uses, there are too few sales in each valuation group to warrant analysis of anything but the overall commercial class. The median is within recommended range, the mean and weighted mean are below the acceptable range. The COD and PRD are within the IAAO recommended range.

2026 Commercial Correlation for Pierce County

The assessment practices indicate the county assessor has kept the costing, land values and depreciation tables updated within the six-year inspection cycle, increasing all valuation groups using a similar process.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the value changed consistent with the reported actions of the county assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	94.32	93.91	93.75	04.94	100.17
5	9	95.54	84.35	82.12	15.97	102.72
10	3	92.52	87.93	87.94	09.46	99.99
<u> ALL </u>	<u>16</u>	94.32	87.41	86.37	12.28	101.20

Level of Value

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

2026 Agricultural Correlation for Pierce County

Assessment Practices & Actions

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

The sales qualification and verification processes are examined to determine if all arm's-length sales are used. A slightly higher percentage of sales was used as compared to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the agricultural class.

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

The six-year inspection and review processes are examined and are up to date. Agricultural homes and improvements are physically reviewed with new pictures and measurements.

2026 Agricultural Assessment Details for Pierce County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2025*	2025*	2025*	2025*	
AB DW	Agricultural dwellings	2025*	2025*	2025*	2025*	
<u>Additional comments:</u> All pick-up work completed.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	One market for entire county	2025*	Irrigated 1-8% increases, per LCG's Dryland 6-35% increases, per LCG's Grass decreased 4% CRP adjusted to average of Dry & Grass values
<u>Additional comments:</u> All pick-up work completed.			
* = assessment action for current year			

2026 Agricultural Correlation for Pierce County

Description of Analysis

The statistical sample in the agricultural class consists of 78 sales. Two of the three measures of central tendency are within the acceptable range, the mean is above the acceptable range. The COD supports the use of the median as an indicator of the level of value. Review of each class by the 80% Majority Land Use (MLU) reveals that statistics are within the acceptable range for each land use.

Pierce County has a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistics can be found in the Appendix of this report and reflects a median of 47%. Based on the review of the statistics and the reduced values reported by the Pierce County Assessor, the statutory level of value has been achieved.

The 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

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

80%MLU By Market Area								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
<u>Irrigated</u>								
County	32	73.49	75.66	71.48	16.38	105.85	50.09	143.02
1	32	73.49	75.66	71.48	16.38	105.85	50.09	143.02
<u>Dry</u>								
County	19	70.10	75.93	71.23	18.05	106.60	54.53	111.39
1	19	70.10	75.93	71.23	18.05	106.60	54.53	111.39
<u>Grass</u>								
County	8	73.09	96.56	81.76	50.46	118.10	52.63	260.35
1	8	73.09	96.56	81.76	50.46	118.10	52.63	260.35
<u>ALL</u>								
	78	74.84	80.18	74.20	22.42	108.06	45.10	260.35

Level of Value

Based on analysis of all available information, the level of value of agricultural property in Pierce County is 75%.

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

A review of agricultural land value in Pierce County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Pierce County is at 47%.

2026 Opinions of the Property Tax Administrator for Pierce County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	47	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, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Pierce County

Residential Real Property - Current

Number of Sales	157	Median	93.64
Total Sales Price	\$31,668,130	Mean	98.26
Total Adj. Sales Price	\$31,668,130	Wgt. Mean	92.96
Total Assessed Value	\$29,438,300	Average Assessed Value of the Base	\$180,791
Avg. Adj. Sales Price	\$201,708	Avg. Assessed Value	\$187,505

Confidence Interval - Current

95% Median C.I	91.81 to 96.93
95% Wgt. Mean C.I	90.22 to 95.70
95% Mean C.I	93.01 to 103.51
% of Value of the Class of all Real Property Value in the County	18.20
% of Records Sold in the Study Period	5.24
% of Value Sold in the Study Period	5.43

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	138	94	94.14
2024	162	96	96.44
2023	188	96	95.79
2022	156	95	95.24

2026 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	16	Median	94.32
Total Sales Price	\$2,564,468	Mean	87.41
Total Adj. Sales Price	\$2,564,468	Wgt. Mean	86.37
Total Assessed Value	\$2,214,810	Average Assessed Value of the Base	\$311,342
Avg. Adj. Sales Price	\$160,279	Avg. Assessed Value	\$138,426

Confidence Interval - Current

95% Median C.I	72.51 to 100.13
95% Wgt. Mean C.I	73.48 to 99.25
95% Mean C.I	78.47 to 96.35
% of Value of the Class of all Real Property Value in the County	4.48
% of Records Sold in the Study Period	3.73
% of Value Sold in the Study Period	1.66

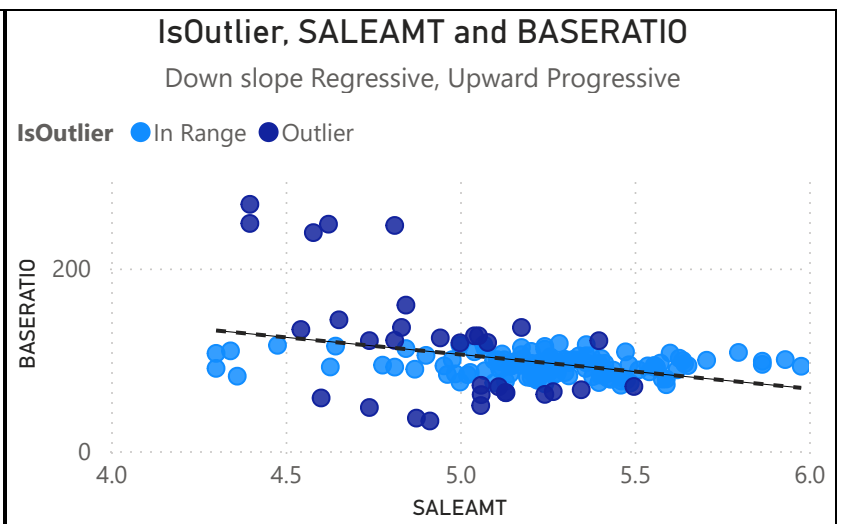
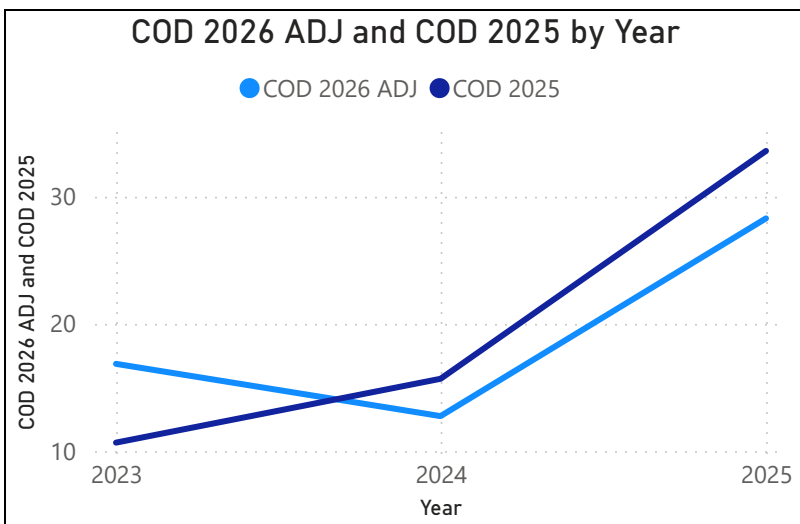
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	35	95	95.46
2024	20	94	93.63
2023	17	94	93.94
2022	20	100	85.35

Pierce Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	53	94.41	86.83	8.73%	98.81	87.95	12.34%	95.81	85.37	12.23%
5	48	92.61	92.61	0.00%	103.89	103.42	0.45%	91.49	91.22	0.29%
10	27	93.50	90.75	3.04%	94.92	91.85	3.34%	91.65	89.19	2.75%
20	2	73.82	66.27	11.39%	73.82	66.27	11.39%	80.81	70.50	14.62%
40	26	94.18	80.33	17.23%	94.08	80.73	16.53%	93.34	80.10	16.53%
Total	156	93.73	87.97	6.55%	98.59	91.90	7.27%	93.66	84.99	10.20%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	53	12.12	13.65	-11.24%	103.13	103.02	0.11%	74.95	56.13	33.52%	248.33	198.71	24.97%
5	48	33.35	32.97	1.17%	113.56	113.37	0.16%	32.87	33.41	-1.61%	270.10	270.10	0.00%
10	27	17.56	17.27	1.64%	103.57	102.98	0.57%	61.99	62.92	-1.48%	135.28	130.03	4.04%
20	2	35.49	23.92	48.39%	91.35	94.00	-2.82%	47.62	50.42	-5.55%	100.02	82.12	21.80%
40	26	10.39	17.13	-39.31%	100.79	100.79	0.00%	72.58	47.31	53.41%	135.26	105.62	28.06%
Total	156	19.43	21.72	-10.54%	105.26	108.13	-2.66%	32.87	33.41	-1.61%	270.10	270.10	0.00%



**70 Pierce
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 156
 Total Sales Price : 31,183,130
 Total Adj. Sales Price : 31,183,130
 Total Assessed Value : 29,206,675
 Avg. Adj. Sales Price : 199,892
 Avg. Assessed Value : 187,222

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 99
 COD : 19.43
 PRD : 105.26

COV : 33.88
 STD : 33.40
 Avg. Abs. Dev : 18.21
 MAX Sales Ratio : 270.10
 MIN Sales Ratio : 32.87

95% Median C.I. : 91.86 to 96.93
 95% Wgt. Mean C.I. : 91.25 to 96.07
 95% Mean C.I. : 93.35 to 103.83

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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-23 To 31-DEC-23	25	97.11	103.19	98.13	16.85	105.16	70.64	246.95	90.41 to 100.34	210,960	207,022
01-JAN-24 To 31-MAR-24	12	93.21	93.75	96.77	08.05	96.88	71.95	112.13	89.33 to 101.59	244,608	236,714
01-APR-24 To 30-JUN-24	25	96.93	93.19	94.00	11.99	99.14	47.62	118.45	91.81 to 99.95	185,178	174,063
01-JUL-24 To 30-SEP-24	13	93.82	91.60	88.58	12.19	103.41	63.76	115.93	78.71 to 106.90	156,364	138,504
01-OCT-24 To 31-DEC-24	21	92.99	97.11	93.14	15.71	104.26	61.99	135.28	83.13 to 114.85	167,624	156,126
01-JAN-25 To 31-MAR-25	16	92.29	103.24	93.00	29.22	111.01	32.87	249.14	78.52 to 120.85	246,625	229,373
01-APR-25 To 30-JUN-25	21	93.21	89.82	90.70	15.61	99.03	49.78	126.12	78.84 to 99.66	257,769	233,785
01-JUL-25 To 30-SEP-25	23	92.21	112.06	92.66	39.24	120.94	36.02	270.10	84.95 to 109.04	149,235	138,275
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	75	95.94	96.34	95.27	13.29	101.12	47.62	246.95	92.90 to 98.15	198,286	188,910
01-OCT-24 To 30-SEP-25	81	92.80	100.67	92.19	24.98	109.20	32.87	270.10	87.68 to 96.93	201,378	185,660
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	71	93.90	94.15	93.55	12.75	100.64	47.62	135.28	90.96 to 97.98	184,755	172,836
<u>ALL</u>	156	93.73	98.59	93.66	19.43	105.26	32.87	270.10	91.86 to 96.93	199,892	187,222

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	53	94.41	98.81	95.81	12.12	103.13	74.95	248.33	90.96 to 99.37	216,373	207,303
5	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002
10	27	93.50	94.92	91.65	17.56	103.57	61.99	135.28	80.84 to 109.04	169,185	155,053
20	2	73.82	73.82	80.81	35.49	91.35	47.62	100.02	N/A	75,000	60,605
40	26	94.18	94.08	93.34	10.39	100.79	72.58	135.26	88.82 to 98.15	397,223	370,764
<u>ALL</u>	156	93.73	98.59	93.66	19.43	105.26	32.87	270.10	91.86 to 96.93	199,892	187,222

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	156	93.73	98.59	93.66	19.43	105.26	32.87	270.10	91.86 to 96.93	199,892	187,222
06											
07											
<u>ALL</u>	156	93.73	98.59	93.66	19.43	105.26	32.87	270.10	91.86 to 96.93	199,892	187,222

**70 Pierce
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 156
 Total Sales Price : 31,183,130
 Total Adj. Sales Price : 31,183,130
 Total Assessed Value : 29,206,675
 Avg. Adj. Sales Price : 199,892
 Avg. Assessed Value : 187,222

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 99
 COD : 19.43
 PRD : 105.26

COV : 33.88
 STD : 33.40
 Avg. Abs. Dev : 18.21
 MAX Sales Ratio : 270.10
 MIN Sales Ratio : 32.87

95% Median C.I. : 91.86 to 96.93
 95% Wgt. Mean C.I. : 91.25 to 96.07
 95% Mean C.I. : 93.35 to 103.83

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	6	108.27	151.37	157.22	53.81	96.28	81.93	270.10	81.93 to 270.10	22,500	35,375
Ranges Excl. Low \$											
Greater Than 4,999	156	93.73	98.59	93.66	19.43	105.26	32.87	270.10	91.86 to 96.93	199,892	187,222
Greater Than 14,999	156	93.73	98.59	93.66	19.43	105.26	32.87	270.10	91.86 to 96.93	199,892	187,222
Greater Than 29,999	150	93.58	96.48	93.39	17.56	103.31	32.87	248.33	91.81 to 96.58	206,988	193,296
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	6	108.27	151.37	157.22	53.81	96.28	81.93	270.10	81.93 to 270.10	22,500	35,375
30,000 TO 59,999	10	118.29	131.32	128.16	38.61	102.47	47.62	248.33	58.08 to 239.11	42,650	54,660
60,000 TO 99,999	16	97.02	106.85	104.25	32.09	102.49	32.87	246.95	84.43 to 123.83	77,245	80,525
100,000 TO 149,999	32	93.15	92.41	91.97	17.11	100.48	49.78	126.13	83.66 to 99.95	123,030	113,155
150,000 TO 249,999	50	94.92	94.04	94.01	11.17	100.03	61.99	135.26	89.33 to 98.24	184,533	173,486
250,000 TO 499,999	36	88.80	88.78	89.11	10.20	99.63	70.64	120.80	80.39 to 93.64	328,058	292,321
500,000 TO 999,999	6	98.84	98.89	98.38	03.61	100.52	92.80	107.91	92.80 to 107.91	735,333	723,434
1,000,000 +											
ALL	156	93.73	98.59	93.66	19.43	105.26	32.87	270.10	91.86 to 96.93	199,892	187,222

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	48	Median :	93	COV :	49.39	95% Median C.I. :	85.93 to 99.95
Total Sales Price :	4,669,580	Wgt. Mean :	91	STD :	51.31	95% Wgt. Mean C.I. :	82.80 to 100.17
Total Adj. Sales Price :	4,669,580	Mean :	104	Avg. Abs. Dev :	30.88	95% Mean C.I. :	89.37 to 118.41
Total Assessed Value :	4,272,115						
Avg. Adj. Sales Price :	97,283	COD :	33.34	MAX Sales Ratio :	270.10		
Avg. Assessed Value :	89,002	PRD :	113.55	MIN Sales Ratio :	32.87		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	5	85.93	120.34	105.00	45.50	114.61	76.34	246.95	N/A	120,400	126,420
01/01/2024 To 03/31/2024	4	86.21	89.12	86.92	14.13	102.53	71.95	112.13	N/A	56,975	49,524
04/01/2024 To 06/30/2024	8	97.52	92.04	91.92	08.81	100.13	70.35	104.71	70.35 to 104.71	123,350	113,386
07/01/2024 To 09/30/2024	7	89.55	85.48	81.49	12.86	104.90	63.76	106.90	63.76 to 106.90	109,961	89,604
10/01/2024 To 12/31/2024	4	107.10	105.24	103.45	10.81	101.73	87.97	118.77	N/A	101,750	105,263
01/01/2025 To 03/31/2025	5	121.15	133.53	109.96	39.46	121.44	32.87	249.14	N/A	54,400	59,819
04/01/2025 To 06/30/2025	5	67.06	69.23	69.41	16.72	99.74	49.78	93.21	N/A	169,930	117,954
07/01/2025 To 09/30/2025	10	100.82	125.92	107.79	55.95	116.82	36.02	270.10	58.08 to 239.11	55,450	59,769
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	24	91.17	95.54	91.42	18.96	104.51	63.76	246.95	81.93 to 99.87	107,768	98,521
10/01/2024 To 09/30/2025	24	96.28	112.24	91.57	46.08	122.57	32.87	270.10	74.35 to 121.15	86,798	79,484
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	23	93.82	91.83	90.05	12.64	101.98	63.76	118.77	86.32 to 99.87	103,975	93,629
<u>ALL</u>											
10/01/2023 To 09/30/2025	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002
<u>ALL</u>											
10/01/2023 To 09/30/2025	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	48	Median :	93	COV :	49.39	95% Median C.I. :	85.93 to 99.95
Total Sales Price :	4,669,580	Wgt. Mean :	91	STD :	51.31	95% Wgt. Mean C.I. :	82.80 to 100.17
Total Adj. Sales Price :	4,669,580	Mean :	104	Avg. Abs. Dev :	30.88	95% Mean C.I. :	89.37 to 118.41
Total Assessed Value :	4,272,115						
Avg. Adj. Sales Price :	97,283	COD :	33.34	MAX Sales Ratio :	270.10		
Avg. Assessed Value :	89,002	PRD :	113.55	MIN Sales Ratio :	32.87		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	48	Median :	93	COV :	49.39	95% Median C.I. :	85.93 to 99.95
Total Sales Price :	4,669,580	Wgt. Mean :	91	STD :	51.31	95% Wgt. Mean C.I. :	82.80 to 100.17
Total Adj. Sales Price :	4,669,580	Mean :	104	Avg. Abs. Dev :	30.88	95% Mean C.I. :	89.37 to 118.41
Total Assessed Value :	4,272,115						
Avg. Adj. Sales Price :	97,283	COD :	33.34	MAX Sales Ratio :	270.10		
Avg. Assessed Value :	89,002	PRD :	113.55	MIN Sales Ratio :	32.87		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	6	108.27	151.37	157.22	53.81	96.28	81.93	270.10	81.93 to 270.10	22,500	35,375
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002
Greater Than 15,000	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002
Greater Than 30,000	42	91.93	97.11	89.53	28.57	108.47	32.87	246.95	83.81 to 99.35	107,966	96,663
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	6	108.27	151.37	157.22	53.81	96.28	81.93	270.10	81.93 to 270.10	22,500	35,375
30,000 TO 59,999	7	120.85	128.79	127.34	29.65	101.14	58.08	239.11	58.08 to 239.11	42,786	54,484
60,000 TO 99,999	12	93.61	105.50	102.55	36.62	102.88	32.87	246.95	83.81 to 121.15	74,011	75,899
100,000 TO 149,999	17	76.34	82.68	82.72	20.50	99.95	49.78	118.77	64.00 to 99.87	122,703	101,505
150,000 TO 249,999	5	86.32	86.22	85.32	08.99	101.05	67.06	97.98	N/A	190,700	162,699
250,000 TO 499,999	1	74.35	74.35	74.35		100.00	74.35	74.35	N/A	307,500	228,615
500,000 TO 999,999											
1,000,000 +											
_____ ALL _____											
10/01/2023 To 09/30/2025	48	92.61	103.89	91.49	33.34	113.55	32.87	270.10	85.93 to 99.95	97,283	89,002

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

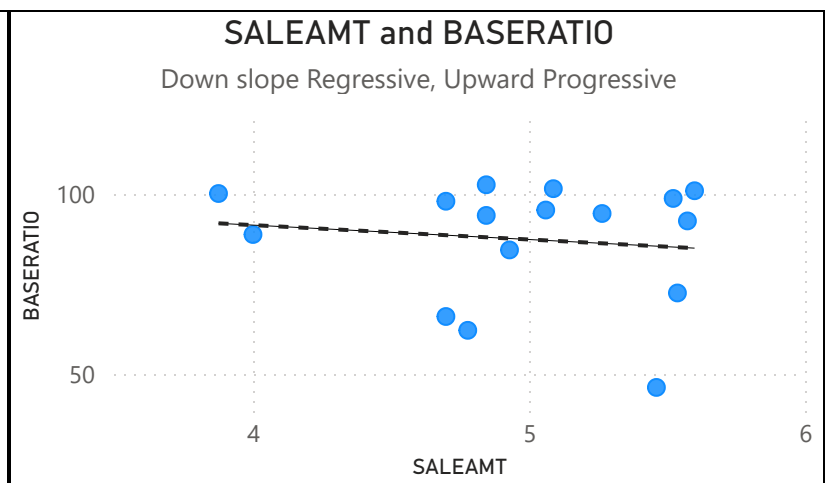
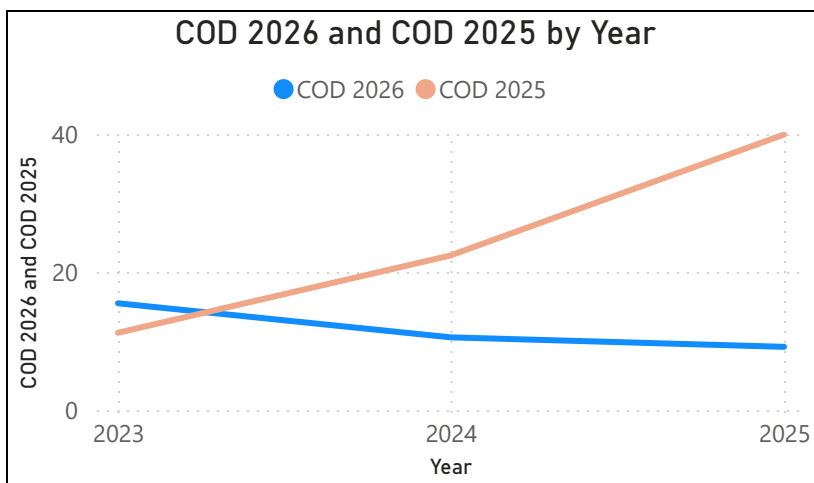
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

Pierce Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	4	94.32	69.80	35.13%	93.92	62.00	51.47%	93.75	50.27	86.51%
5	9	95.54	107.53	-11.15%	84.35	111.94	-24.64%	82.12	103.18	-20.41%
10	3	92.52	92.52	0.00%	87.93	87.93	0.00%	87.94	87.94	0.00%
Total	16	94.32	91.33	3.27%	87.41	94.95	-7.94%	86.37	88.48	-2.39%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	4	4.94	28.91	-82.92%	100.17	123.35	51.47%	84.46	18.29	361.93%	102.56	90.14	13.79%
5	9	15.98	24.44	-34.62%	102.72	108.49	-24.64%	46.27	73.04	-36.65%	101.48	162.13	-37.41%
10	3	9.46	9.46	0.00%	99.99	99.99	0.00%	72.51	72.51	0.00%	98.76	98.76	0.00%
Total	16	12.28	28.39	-56.76%	101.21	107.31	-7.94%	46.27	18.29	153.05%	102.56	162.13	-36.74%



70 Pierce
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 16
Total Sales Price : 2,564,468
Total Adj. Sales Price : 2,564,468
Total Assessed Value : 2,214,810
Avg. Adj. Sales Price : 160,279
Avg. Assessed Value : 138,426

MEDIAN : 94
WGT. MEAN : 86
MEAN : 87
COD : 12.28
PRD : 101.20

COV : 19.20
STD : 16.78
Avg. Abs. Dev : 11.58
MAX Sales Ratio : 102.56
MIN Sales Ratio : 46.27

95% Median C.I. : 72.51 to 100.13
95% Wgt. Mean C.I. : 73.48 to 99.25
95% Mean C.I. : 78.47 to 96.35

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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											
01-JAN-23 To 31-MAR-23	1	65.97	65.97	65.97	00.00	100.00	65.97	65.97	N/A	50,000	32,985
01-APR-23 To 30-JUN-23	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	375,000	346,960
01-JUL-23 To 30-SEP-23	2	72.52	72.52	74.35	36.20	97.54	46.27	98.76	N/A	311,234	231,405
01-OCT-23 To 31-DEC-23	3	95.54	94.19	93.88	06.31	100.33	84.46	102.56	N/A	90,000	84,488
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	3	100.13	96.59	100.60	04.04	96.01	88.75	100.90	N/A	138,500	139,328
01-JUL-24 To 30-SEP-24	1	72.51	72.51	72.51	00.00	100.00	72.51	72.51	N/A	345,000	250,155
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25	1	94.05	94.05	94.05	00.00	100.00	94.05	94.05	N/A	70,000	65,835
01-APR-25 To 30-JUN-25	3	97.99	98.02	97.43	02.35	100.61	94.58	101.48	N/A	118,833	115,778
01-JUL-25 To 30-SEP-25	1	62.13	62.13	62.13	00.00	100.00	62.13	62.13	N/A	60,000	37,280
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	4	79.25	75.88	80.46	24.93	94.31	46.27	98.76	N/A	261,867	210,689
01-OCT-23 To 30-SEP-24	7	95.54	92.12	89.43	08.66	103.01	72.51	102.56	72.51 to 102.56	147,214	131,658
01-OCT-24 To 30-SEP-25	5	94.58	90.05	92.59	09.16	97.26	62.13	101.48	N/A	97,300	90,090
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	7	92.52	83.73	83.21	15.47	100.62	46.27	102.56	46.27 to 102.56	188,210	156,603
01-JAN-24 To 31-DEC-24	4	94.44	90.57	87.86	10.53	103.08	72.51	100.90	N/A	190,125	167,035
<u>ALL</u>	16	94.32	87.41	86.37	12.28	101.20	46.27	102.56	72.51 to 100.13	160,279	138,426

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	4	94.32	93.91	93.75	04.94	100.17	84.46	102.56	N/A	102,250	95,864
5	9	95.54	84.35	82.12	15.97	102.72	46.27	101.48	62.13 to 100.90	122,500	100,598
10	3	92.52	87.93	87.94	09.46	99.99	72.51	98.76	N/A	350,989	308,657
<u>ALL</u>	16	94.32	87.41	86.37	12.28	101.20	46.27	102.56	72.51 to 100.13	160,279	138,426

**70 Pierce
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 16
 Total Sales Price : 2,564,468
 Total Adj. Sales Price : 2,564,468
 Total Assessed Value : 2,214,810
 Avg. Adj. Sales Price : 160,279
 Avg. Assessed Value : 138,426

MEDIAN : 94
 WGT. MEAN : 86
 MEAN : 87
 COD : 12.28
 PRD : 101.20

COV : 19.20
 STD : 16.78
 Avg. Abs. Dev : 11.58
 MAX Sales Ratio : 102.56
 MIN Sales Ratio : 46.27

95% Median C.I. : 72.51 to 100.13
 95% Wgt. Mean C.I. : 73.48 to 99.25
 95% Mean C.I. : 78.47 to 96.35

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	16	94.32	87.41	86.37	12.28	101.20	46.27	102.56	72.51 to 100.13	160,279	138,426
04											
<u>ALL</u>	16	94.32	87.41	86.37	12.28	101.20	46.27	102.56	72.51 to 100.13	160,279	138,426

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	94.44	94.44	93.63	06.02	100.87	88.75	100.13	N/A	8,750	8,193
Less Than 30,000	2	94.44	94.44	93.63	06.02	100.87	88.75	100.13	N/A	8,750	8,193
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	16	94.32	87.41	86.37	12.28	101.20	46.27	102.56	72.51 to 100.13	160,279	138,426
Greater Than 14,999	14	94.32	86.41	86.32	13.17	100.10	46.27	102.56	65.97 to 100.90	181,926	157,030
Greater Than 29,999	14	94.32	86.41	86.32	13.17	100.10	46.27	102.56	65.97 to 100.90	181,926	157,030
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	94.44	94.44	93.63	06.02	100.87	88.75	100.13	N/A	8,750	8,193
15,000 TO 29,999											
30,000 TO 59,999	2	81.98	81.98	81.98	19.53	100.00	65.97	97.99	N/A	50,000	40,990
60,000 TO 99,999	4	89.26	85.80	86.56	14.02	99.12	62.13	102.56	N/A	71,250	61,676
100,000 TO 149,999	2	98.51	98.51	98.60	03.01	99.91	95.54	101.48	N/A	118,750	117,093
150,000 TO 249,999	1	94.58	94.58	94.58	00.00	100.00	94.58	94.58	N/A	184,000	174,030
250,000 TO 499,999	5	92.52	82.19	83.97	17.49	97.88	46.27	100.90	N/A	348,094	292,305
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	16	94.32	87.41	86.37	12.28	101.20	46.27	102.56	72.51 to 100.13	160,279	138,426

**70 Pierce
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 16
 Total Sales Price : 2,564,468
 Total Adj. Sales Price : 2,564,468
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 Avg. Adj. Sales Price : 160,279
 Avg. Assessed Value : 138,426

MEDIAN : 94
 WGT. MEAN : 86
 MEAN : 87
 COD : 12.28
 PRD : 101.20

COV : 19.20
 STD : 16.78
 Avg. Abs. Dev : 11.58
 MAX Sales Ratio : 102.56
 MIN Sales Ratio : 46.27

95% Median C.I. : 72.51 to 100.13
 95% Wgt. Mean C.I. : 73.48 to 99.25
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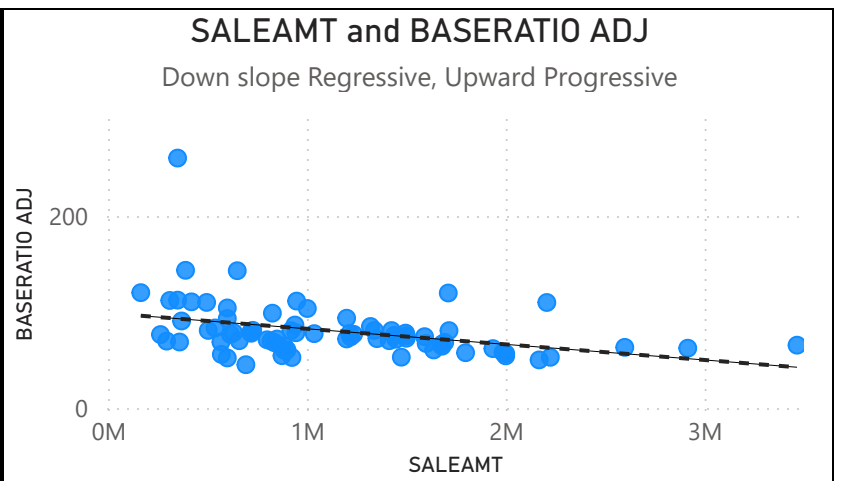
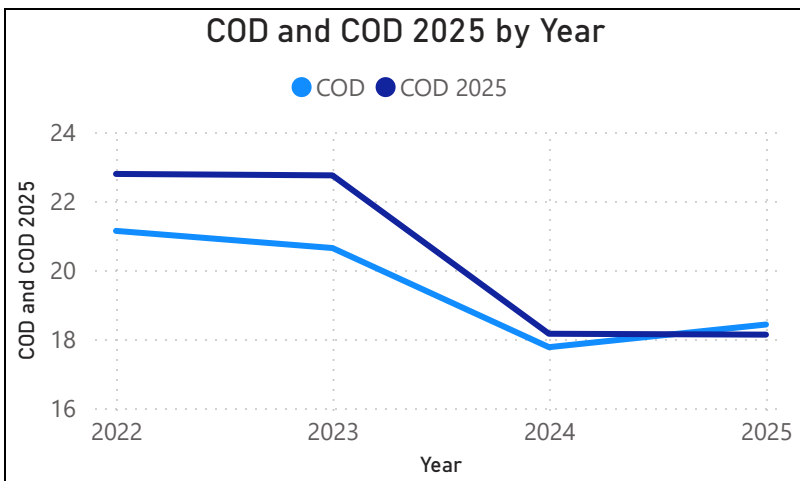
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	375,000	346,960
342	1	101.48	101.48	101.48	00.00	100.00	101.48	101.48	N/A	122,500	124,310
344	3	94.05	86.00	86.95	11.35	98.91	65.97	97.99	N/A	56,667	49,272
350	2	93.51	93.51	92.64	09.68	100.94	84.46	102.56	N/A	77,500	71,795
353	2	81.13	81.13	66.36	23.42	122.26	62.13	100.13	N/A	33,750	22,395
386	1	100.90	100.90	100.90	00.00	100.00	100.90	100.90	N/A	398,000	401,600
406	2	67.51	67.51	47.69	31.46	141.56	46.27	88.75	N/A	149,750	71,415
470	1	98.76	98.76	98.76	00.00	100.00	98.76	98.76	N/A	332,968	328,855
471	1	72.51	72.51	72.51	00.00	100.00	72.51	72.51	N/A	345,000	250,155
483	1	94.58	94.58	94.58	00.00	100.00	94.58	94.58	N/A	184,000	174,030
554	1	95.54	95.54	95.54	00.00	100.00	95.54	95.54	N/A	115,000	109,875
<u>ALL</u>	16	94.32	87.41	86.37	12.28	101.20	46.27	102.56	72.51 to 100.13	160,279	138,426

Pierce Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	78	74.83	71.49	4.68%	80.18	73.91	8.48%	74.20	69.31	7.05%
Total	78	74.83	71.49	4.68%	80.18	73.91	8.48%	74.20	69.31	7.05%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	78	22.42	20.69	8.37%	108.06	106.63	1.34%
Total	78	22.42	20.69	8.37%	108.06	106.63	1.34%



70 Pierce
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 78
 Total Sales Price : 89,762,085
 Total Adj. Sales Price : 89,762,085
 Total Assessed Value : 66,600,995
 Avg. Adj. Sales Price : 1,150,796
 Avg. Assessed Value : 853,859

MEDIAN : 75
 WGT. MEAN : 74
 MEAN : 80
 COD : 22.42
 PRD : 108.06

COV : 36.16
 STD : 28.99
 Avg. Abs. Dev : 16.78
 MAX Sales Ratio : 260.35
 MIN Sales Ratio : 45.10

95% Median C.I. : 70.10 to 78.00
 95% Wgt. Mean C.I. : 69.52 to 78.87
 95% Mean C.I. : 73.75 to 86.61

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qrtrs											
01-OCT-22 To 31-DEC-22	15	77.46	88.31	73.87	34.81	119.55	50.09	260.35	57.79 to 104.23	1,198,264	885,099
01-JAN-23 To 31-MAR-23	7	65.45	64.51	63.58	09.35	101.46	52.94	74.11	52.94 to 74.11	1,664,000	1,057,941
01-APR-23 To 30-JUN-23	8	70.41	70.13	69.38	09.87	101.08	52.63	80.91	52.63 to 80.91	1,292,221	896,519
01-JUL-23 To 30-SEP-23	3	80.82	87.75	67.56	23.87	129.88	62.29	120.15	N/A	1,194,828	807,242
01-OCT-23 To 31-DEC-23	7	80.61	99.12	91.11	27.86	108.79	71.86	143.42	71.86 to 143.42	912,217	831,089
01-JAN-24 To 31-MAR-24	11	77.64	76.25	71.09	16.45	107.26	54.53	112.35	56.70 to 103.65	1,140,739	810,992
01-APR-24 To 30-JUN-24	2	71.16	71.16	74.90	21.49	95.01	55.87	86.44	N/A	755,000	565,510
01-JUL-24 To 30-SEP-24	1	93.23	93.23	93.23	00.00	100.00	93.23	93.23	N/A	600,000	559,355
01-OCT-24 To 31-DEC-24	6	69.42	70.23	71.62	17.44	98.06	45.10	93.54	45.10 to 93.54	854,675	612,102
01-JAN-25 To 31-MAR-25	9	75.36	82.38	74.50	19.02	110.58	57.59	112.03	66.55 to 109.97	1,164,622	867,597
01-APR-25 To 30-JUN-25	6	71.18	82.83	91.89	25.23	90.14	60.18	119.79	60.18 to 119.79	1,247,456	1,146,239
01-JUL-25 To 30-SEP-25	3	76.49	75.05	73.93	02.10	101.51	71.92	76.75	N/A	693,283	512,570
Study Yrs											
01-OCT-22 To 30-SEP-23	33	71.05	78.80	69.53	25.14	113.33	50.09	260.35	65.45 to 78.00	1,319,522	917,453
01-OCT-23 To 30-SEP-24	21	78.36	84.20	78.07	21.21	107.85	54.53	143.42	71.86 to 93.23	1,002,078	782,329
01-OCT-24 To 30-SEP-25	24	73.49	78.54	79.03	18.67	99.38	45.10	119.79	68.74 to 84.91	1,048,926	829,005
Calendar Yrs											
01-JAN-23 To 31-DEC-23	25	71.86	78.79	71.40	20.64	110.35	52.63	143.42	67.16 to 80.61	1,278,231	912,683
01-JAN-24 To 31-DEC-24	20	77.22	74.79	72.19	17.77	103.60	45.10	112.35	60.53 to 83.39	989,309	714,195
ALL	78	74.84	80.18	74.20	22.42	108.06	45.10	260.35	70.10 to 78.00	1,150,796	853,859

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	78	74.84	80.18	74.20	22.42	108.06	45.10	260.35	70.10 to 78.00	1,150,796	853,859
ALL	78	74.84	80.18	74.20	22.42	108.06	45.10	260.35	70.10 to 78.00	1,150,796	853,859

70 Pierce
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 78
 Total Sales Price : 89,762,085
 Total Adj. Sales Price : 89,762,085
 Total Assessed Value : 66,600,995
 Avg. Adj. Sales Price : 1,150,796
 Avg. Assessed Value : 853,859

MEDIAN : 75
 WGT. MEAN : 74
 MEAN : 80
 COD : 22.42
 PRD : 108.06

COV : 36.16
 STD : 28.99
 Avg. Abs. Dev : 16.78
 MAX Sales Ratio : 260.35
 MIN Sales Ratio : 45.10

95% Median C.I. : 70.10 to 78.00
 95% Wgt. Mean C.I. : 69.52 to 78.87
 95% Mean C.I. : 73.75 to 86.61

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	63.16	63.16	63.16	00.00	100.00	63.16	63.16	N/A	2,598,764	1,641,485
1	1	63.16	63.16	63.16	00.00	100.00	63.16	63.16	N/A	2,598,764	1,641,485
Dry											
County	11	69.77	80.12	72.53	21.38	110.46	57.79	111.39	62.29 to 109.97	1,210,727	878,087
1	11	69.77	80.12	72.53	21.38	110.46	57.79	111.39	62.29 to 109.97	1,210,727	878,087
Grass											
County	5	60.53	73.13	61.98	29.13	117.99	52.63	120.15	N/A	564,789	350,054
1	5	60.53	73.13	61.98	29.13	117.99	52.63	120.15	N/A	564,789	350,054
ALL	78	74.84	80.18	74.20	22.42	108.06	45.10	260.35	70.10 to 78.00	1,150,796	853,859

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	32	73.49	75.66	71.48	16.38	105.85	50.09	143.02	67.16 to 79.34	1,268,193	906,537
1	32	73.49	75.66	71.48	16.38	105.85	50.09	143.02	67.16 to 79.34	1,268,193	906,537
Dry											
County	19	70.10	75.93	71.23	18.05	106.60	54.53	111.39	62.29 to 84.91	1,220,022	869,082
1	19	70.10	75.93	71.23	18.05	106.60	54.53	111.39	62.29 to 84.91	1,220,022	869,082
Grass											
County	8	73.09	96.56	81.76	50.46	118.10	52.63	260.35	52.63 to 260.35	510,599	417,464
1	8	73.09	96.56	81.76	50.46	118.10	52.63	260.35	52.63 to 260.35	510,599	417,464
ALL	78	74.84	80.18	74.20	22.42	108.06	45.10	260.35	70.10 to 78.00	1,150,796	853,859

Pierce County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	8,294	8,195	7,665	7,392	7,293	6,876	5,960	5,524	7,177
Knox	1	9,330	9,330	9,324	9,081	9,075	9,075	8,868	8,874	9,024
Cedar	1	8,165	8,165	8,085	8,085	7,270	7,270	7,185	7,185	7,656
Cedar	2	9,975	9,975	9,965	9,965	9,860	9,860	9,540	9,540	9,725
Wayne	1	9,995	9,995	9,990	9,890	9,350	9,150	9,150	8,490	9,458
Madison	2	7,823	7,600	7,215	7,154	6,838	6,550	5,431	4,700	6,936
Antelope	1	6,750	6,750	6,500	6,345	5,750	5,500	5,500	5,250	6,124

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	8,060	8,000	7,400	7,300	6,840	6,800	5,825	5,080	7,136
Knox	1	6,785	6,785	6,670	6,380	5,985	5,610	5,500	5,500	6,165
Cedar	1	7,040	7,040	6,940	6,940	6,670	6,670	6,580	6,580	6,788
Cedar	2	9,335	9,334	9,153	9,155	9,145	9,144	7,700	7,699	8,888
Wayne	1	8,600	8,550	8,500	8,400	8,000	7,690	7,200	6,500	7,951
Madison	2	6,147	5,822	5,243	5,139	4,516	4,217	3,462	2,847	4,936
Antelope	1	4,375	4,188	3,810	3,810	3,125	3,125	2,875	2,875	3,673

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	2,580	2,455	2,240	1,930	1,845	1,630	1,305	1,245	2,279
Knox	1	3,072	3,074	3,071	3,072	3,046	3,045	n/a	3,045	3,071
Cedar	1	3,196	3,196	2,911	2,914	2,646	2,648	2,360	2,360	2,965
Cedar	2	3,194	3,195	2,910	2,910	2,645	2,645	2,360	n/a	3,068
Wayne	1	2,950	2,800	2,700	2,600	2,340	n/a	n/a	n/a	2,818
Madison	2	2,430	2,297	2,144	2,075	1,844	n/a	n/a	n/a	2,271
Antelope	1	2,280	2,233	2,233	2,233	2,050	2,050	2,000	1,980	2,174

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	4,267	1,102	150
Knox	1	2,750	720	300
Cedar	1	2,830	1,555	601
Cedar	2	n/a	1,622	600
Wayne	1	5,646	1,345	100
Madison	2	3,848	1,010	159
Antelope	1	2,630	500	182

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	14	Median :	47	COV :	14.71	95% Median C.I. :	38.39 to 53.88
Total Sales Price :	14,313,424	Wgt. Mean :	46	STD :	06.80	95% Wgt. Mean C.I. :	29.70 to 62.62
Total Adj. Sales Price :	14,881,424	Mean :	46	Avg.Abs.Dev :	05.52	95% Mean C.I. :	42.29 to 50.15
Total Assessed Value :	6,869,019						
Avg. Adj. Sales Price :	1,062,959	COD :	11.70	MAX Sales Ratio :	56.60		
Avg. Assessed Value :	490,644	PRD :	100.13	MIN Sales Ratio :	36.35		

Printed : 03/19/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	48.18	48.18	48.18		100.00	48.18	48.18	N/A	1,352,575	651,613
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	53.94	53.94	53.94		100.00	53.94	53.94	N/A	728,000	392,690
07/01/2023 To 09/30/2023	1	53.88	53.88	53.88		100.00	53.88	53.88	N/A	504,000	271,543
10/01/2023 To 12/31/2023	2	50.83	50.83	51.81	05.74	98.11	47.91	53.74	N/A	1,282,440	664,397
01/01/2024 To 03/31/2024	2	38.33	38.33	38.93	05.17	98.46	36.35	40.31	N/A	1,256,400	489,179
04/01/2024 To 06/30/2024	1	37.25	37.25	37.25		100.00	37.25	37.25	N/A	570,000	212,317
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	2	43.09	43.09	43.41	06.34	99.26	40.36	45.82	N/A	1,018,000	441,880
01/01/2025 To 03/31/2025	2	47.50	47.50	46.10	19.18	103.04	38.39	56.60	N/A	1,559,085	718,754
04/01/2025 To 06/30/2025	1	46.46	46.46	46.46		100.00	46.46	46.46	N/A	295,000	137,043
07/01/2025 To 09/30/2025	1	47.95	47.95	47.95		100.00	47.95	47.95	N/A	1,200,000	575,397
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	53.88	52.00	50.91	03.56	102.14	48.18	53.94	N/A	861,525	438,615
10/01/2023 To 09/30/2024	5	40.31	43.11	44.61	13.92	96.64	36.35	53.74	N/A	1,129,536	503,893
10/01/2024 To 09/30/2025	6	46.14	45.93	45.63	09.56	100.66	38.39	56.60	38.39 to 56.60	1,108,195	505,618
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	4	53.81	52.37	52.49	02.86	99.77	47.91	53.94	N/A	949,220	498,257
01/01/2024 To 12/31/2024	5	40.31	40.02	40.53	06.25	98.74	36.35	45.82	N/A	1,023,760	414,887
<u>ALL</u>											
10/01/2022 To 09/30/2025	14	47.19	46.22	46.16	11.70	100.13	36.35	56.60	38.39 to 53.88	1,062,959	490,644

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	14	Median :	47	COV :	14.71	95% Median C.I. :	38.39 to 53.88
Total Sales Price :	14,313,424	Wgt. Mean :	46	STD :	06.80	95% Wgt. Mean C.I. :	29.70 to 62.62
Total Adj. Sales Price :	14,881,424	Mean :	46	Avg.Abs.Dev :	05.52	95% Mean C.I. :	42.29 to 50.15
Total Assessed Value :	6,869,019						
Avg. Adj. Sales Price :	1,062,959	COD :	11.70	MAX Sales Ratio :	56.60		
Avg. Assessed Value :	490,644	PRD :	100.13	MIN Sales Ratio :	36.35		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	14	47.19	46.22	46.16	11.70	100.13	36.35	56.60	38.39 to 53.88	1,062,959	490,644
<u>ALL</u>											
10/01/2022 To 09/30/2025	14	47.19	46.22	46.16	11.70	100.13	36.35	56.60	38.39 to 53.88	1,062,959	490,644

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
020009											
140045	7	48.18	46.78	46.30	14.57	101.04	36.35	56.60	36.35 to 56.60	1,314,632	608,658
540013											
540576											
590002											
590005	1	47.91	47.91	47.91		100.00	47.91	47.91	N/A	850,000	407,210
590080	6	46.14	45.30	45.58	08.99	99.39	37.25	53.94	37.25 to 53.94	804,833	366,868
700002											
700005											
700542											
<u>ALL</u>											
10/01/2022 To 09/30/2025	14	47.19	46.22	46.16	11.70	100.13	36.35	56.60	38.39 to 53.88	1,062,959	490,644

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Grass</u>											
County	2	38.81	38.81	39.15	04.02	99.13	37.25	40.36	N/A	735,000	287,757
1	2	38.81	38.81	39.15	04.02	99.13	37.25	40.36	N/A	735,000	287,757
<u>ALL</u>											
10/01/2022 To 09/30/2025	14	47.19	46.22	46.16	11.70	100.13	36.35	56.60	38.39 to 53.88	1,062,959	490,644

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

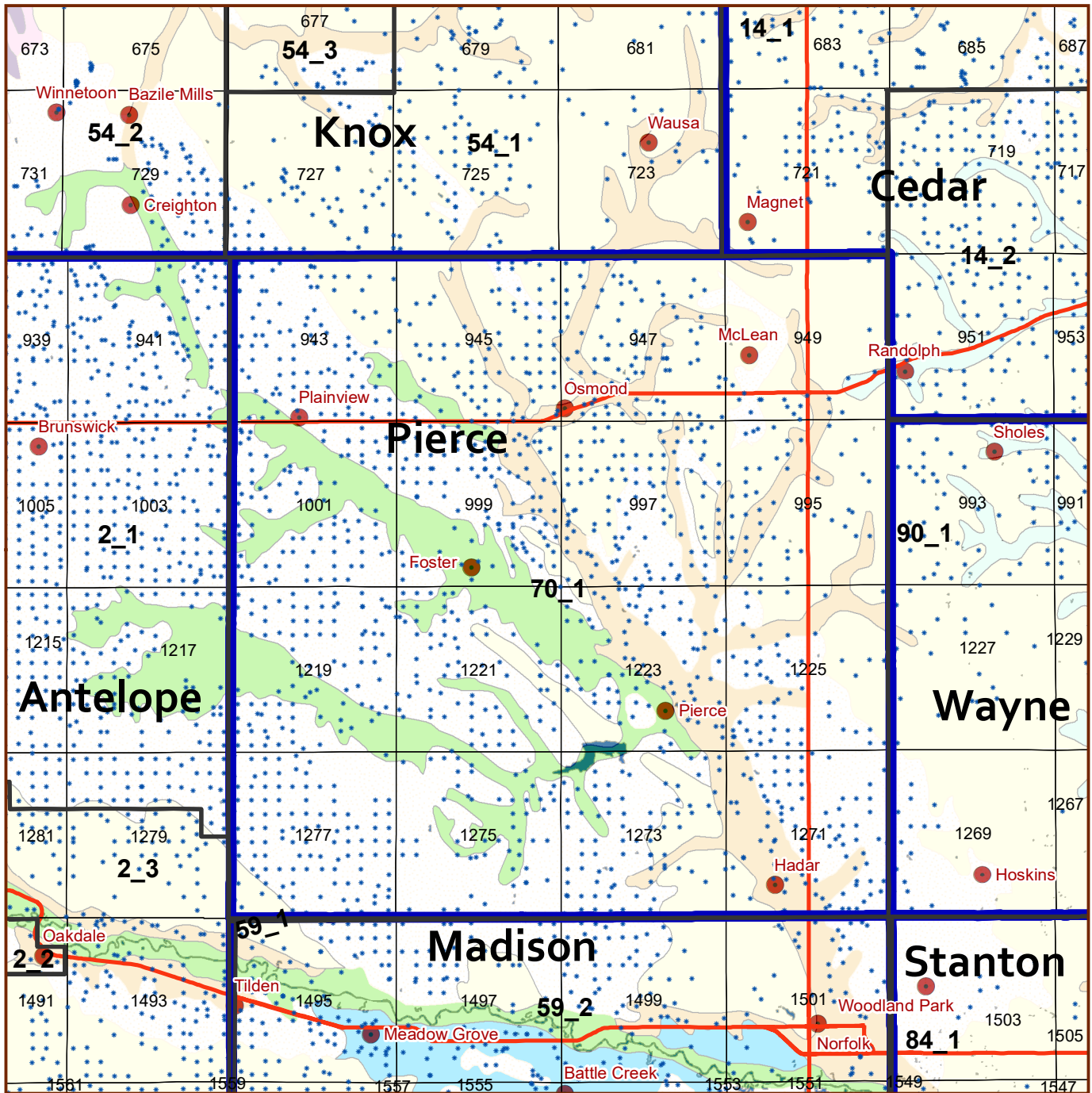
Number of Sales :	14	Median :	47	COV :	14.71	95% Median C.I. :	38.39 to 53.88
Total Sales Price :	14,313,424	Wgt. Mean :	46	STD :	06.80	95% Wgt. Mean C.I. :	29.70 to 62.62
Total Adj. Sales Price :	14,881,424	Mean :	46	Avg.Abs.Dev :	05.52	95% Mean C.I. :	42.29 to 50.15
Total Assessed Value :	6,869,019						
Avg. Adj. Sales Price :	1,062,959	COD :	11.70	MAX Sales Ratio :	56.60		
Avg. Assessed Value :	490,644	PRD :	100.13	MIN Sales Ratio :	36.35		

Printed : 03/19/2026

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	3	47.95	49.24	48.59	05.65	101.34	45.82	53.94	N/A	1,021,333	496,217
1	3	47.95	49.24	48.59	05.65	101.34	45.82	53.94	N/A	1,021,333	496,217
<u>_____Dry_____</u>											
County	7	48.18	46.78	46.30	14.57	101.04	36.35	56.60	36.35 to 56.60	1,314,632	608,658
1	7	48.18	46.78	46.30	14.57	101.04	36.35	56.60	36.35 to 56.60	1,314,632	608,658
<u>_____Grass_____</u>											
County	3	40.36	41.36	40.37	07.61	102.45	37.25	46.46	N/A	588,333	237,519
1	3	40.36	41.36	40.37	07.61	102.45	37.25	46.46	N/A	588,333	237,519
<u>_____ALL_____</u>											
10/01/2022 To 09/30/2025	14	47.19	46.22	46.16	11.70	100.13	36.35	56.60	38.39 to 53.88	1,062,959	490,644

PIERCE COUNTY



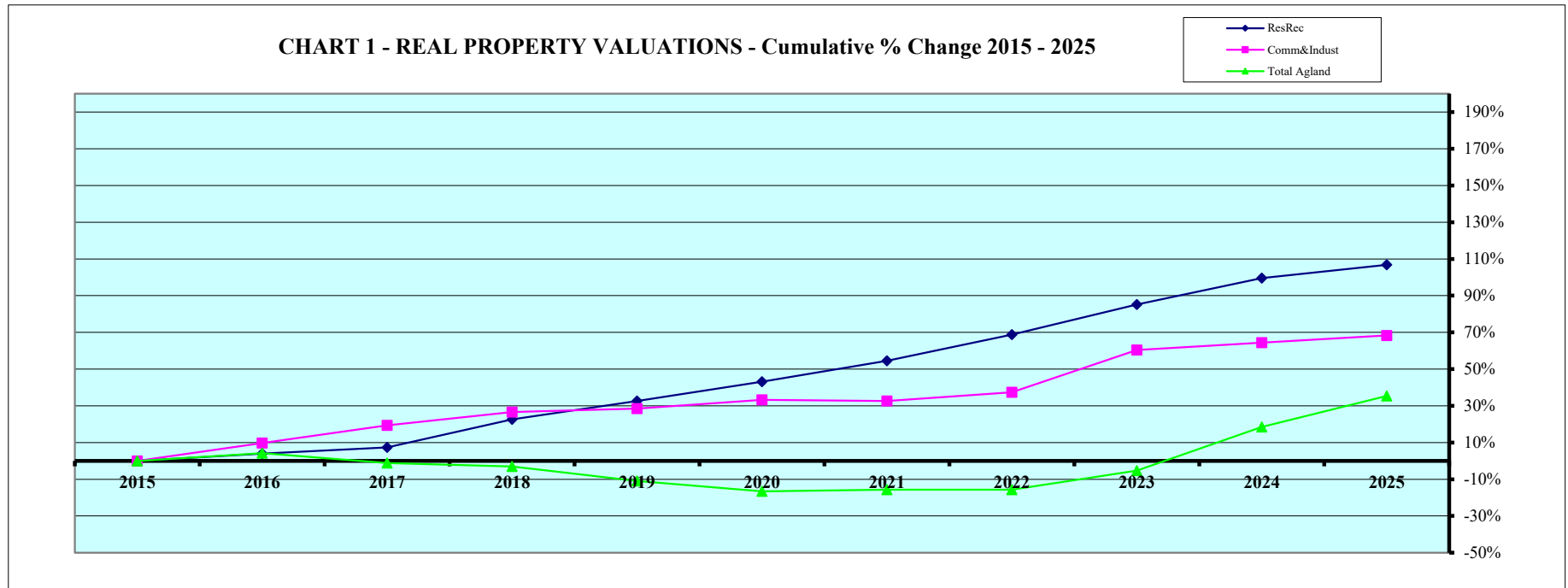
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	234,496,330	-	-	-	78,572,250	-	-	-	1,463,861,320	-	-	-
2016	243,816,830	9,320,500	3.97%	3.97%	86,174,125	7,601,875	9.68%	9.68%	1,524,934,300	61,072,980	4.17%	4.17%
2017	251,733,370	7,916,540	3.25%	7.35%	93,742,290	7,568,165	8.78%	19.31%	1,447,390,900	-77,543,400	-5.09%	-1.13%
2018	287,406,795	35,673,425	14.17%	22.56%	99,495,995	5,753,705	6.14%	26.63%	1,419,966,065	-27,424,835	-1.89%	-3.00%
2019	310,985,015	23,578,220	8.20%	32.62%	100,987,820	1,491,825	1.50%	28.53%	1,304,324,575	-115,641,490	-8.14%	-10.90%
2020	335,556,705	24,571,690	7.90%	43.10%	104,674,900	3,687,080	3.65%	33.22%	1,221,131,381	-83,193,194	-6.38%	-16.58%
2021	362,412,280	26,855,575	8.00%	54.55%	104,160,925	-513,975	-0.49%	32.57%	1,234,513,375	13,381,994	1.10%	-15.67%
2022	395,900,130	33,487,850	9.24%	68.83%	107,979,780	3,818,855	3.67%	37.43%	1,234,588,275	74,900	0.01%	-15.66%
2023	434,312,635	38,412,505	9.70%	85.21%	126,056,600	18,076,820	16.74%	60.43%	1,386,202,520	151,614,245	12.28%	-5.31%
2024	467,975,700	33,663,065	7.75%	99.57%	129,200,665	3,144,065	2.49%	64.44%	1,734,740,835	348,538,315	25.14%	18.50%
2025	484,913,775	16,938,075	3.62%	106.79%	132,270,795	3,070,130	2.38%	68.34%	1,981,755,735	247,014,900	14.24%	35.38%

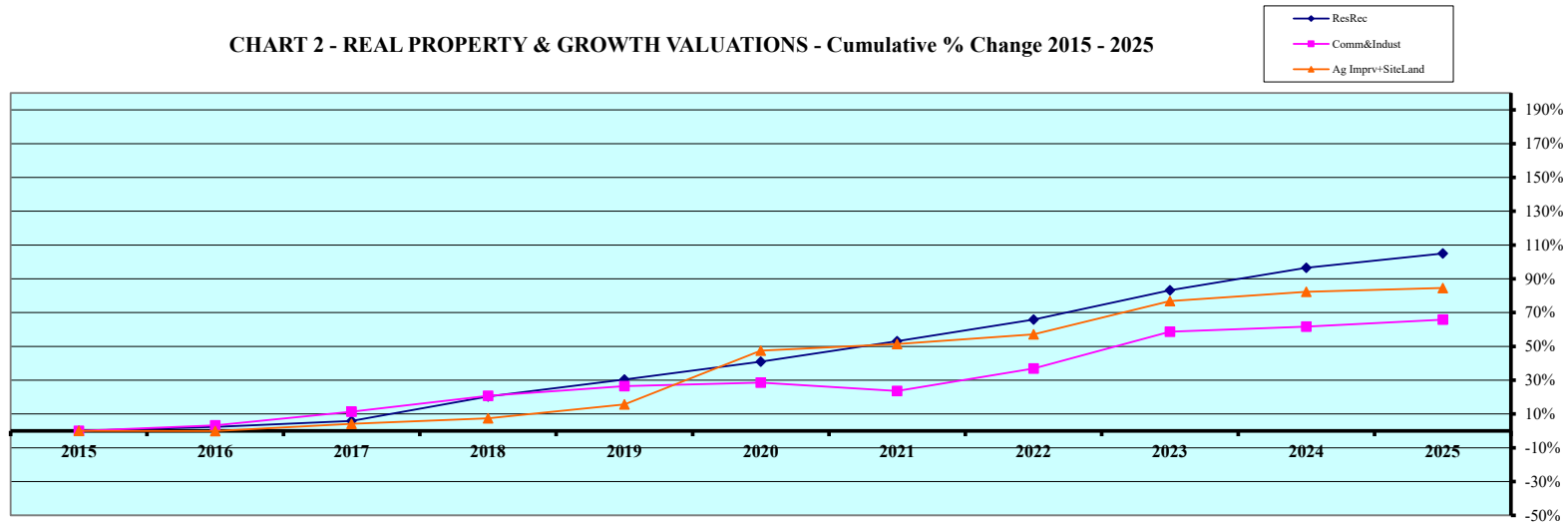
Rate Annual %chg: Residential & Recreational **7.54%** Commercial & Industrial **5.35%** Agricultural Land **3.08%**

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

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



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	
2015	234,496,330	3,579,283	1.53%	230,917,047	--	--	78,572,250	12,469,340	15.87%	66,102,910	--	--	
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	2.33%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	3.31%	
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	5.88%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	11.36%	
2018	287,406,795	5,046,472	1.76%	282,360,323	12.17%	20.41%	99,495,995	4,612,335	4.64%	94,883,660	1.22%	20.76%	
2019	310,985,015	5,108,600	1.64%	305,876,415	6.43%	30.44%	100,987,820	1,629,720	1.61%	99,358,100	-0.14%	26.45%	
2020	335,556,705	5,087,134	1.52%	330,469,571	6.27%	40.93%	104,674,900	3,657,905	3.49%	101,016,995	0.03%	28.57%	
2021	362,412,280	3,304,245	0.91%	359,108,035	7.02%	53.14%	104,160,925	7,067,905	6.79%	97,093,020	-7.24%	23.57%	
2022	395,900,130	6,768,600	1.71%	389,131,530	7.37%	65.94%	107,979,780	423,580	0.39%	107,556,200	3.26%	36.89%	
2023	434,312,635	4,699,285	1.08%	429,613,350	8.52%	83.21%	126,056,600	1,388,725	1.10%	124,667,875	15.45%	58.67%	
2024	467,975,700	7,213,301	1.54%	460,762,399	6.09%	96.49%	129,200,665	2,099,210	1.62%	127,101,455	0.83%	61.76%	
2025	484,913,775	4,233,655	0.87%	480,680,120	2.71%	104.98%	132,270,795	1,982,405	1.50%	130,288,390	0.84%	65.82%	
Rate Ann%chg	7.54%	Resid & Recreat w/o growth				6.07%		5.35%	C & I w/o growth				1.91%

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		
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	--	--
2016	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%	-0.09%
2017	60,753,240	42,665,880	103,419,120	2,826,890	2.73%	100,592,230	0.67%	4.23%
2018	62,043,960	46,007,050	108,051,010	4,320,235	4.00%	103,730,775	0.30%	7.48%
2019	66,327,885	47,221,070	113,548,955	1,898,275	1.67%	111,650,680	3.33%	15.69%
2020	90,547,495	54,005,490	144,552,985	2,215,060	1.53%	142,337,925	25.35%	47.48%
2021	90,332,145	56,715,070	147,047,215	872,940	0.59%	146,174,275	1.12%	51.46%
2022	95,966,880	60,356,055	156,322,935	4,703,295	3.01%	151,619,640	3.11%	57.10%
2023	106,680,410	68,564,685	175,245,095	4,569,040	2.61%	170,676,055	9.18%	76.85%
2024	110,235,710	70,838,520	181,074,230	5,078,825	2.80%	175,995,405	0.43%	82.36%
2025	108,392,685	74,032,480	182,425,165	4,272,545	2.34%	178,152,620	-1.61%	84.59%
Rate Ann%chg	7.25%	5.66%	6.57%	Ag Imprv+Site w/o growth			4.18%	

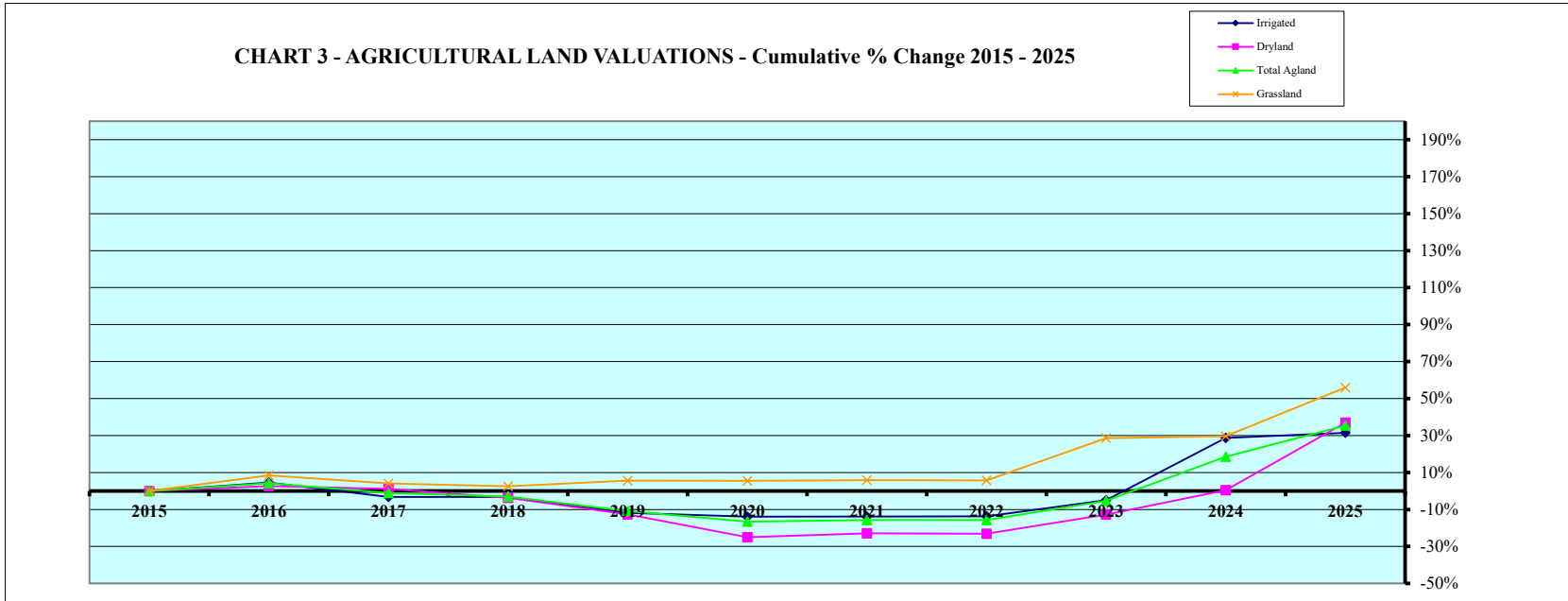
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 70
County PIERCE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	823,739,870	-	-	-	535,808,785	-	-	-	104,017,235	-	-	-
2016	861,471,910	37,732,040	4.58%	4.58%	550,361,060	14,552,275	2.72%	2.72%	112,773,865	8,756,630	8.42%	8.42%
2017	796,951,905	-64,520,005	-7.49%	-3.25%	541,862,950	-8,498,110	-1.54%	1.13%	108,248,665	-4,525,200	-4.01%	4.07%
2018	797,192,140	240,235	0.03%	-3.22%	515,843,560	-26,019,390	-4.80%	-3.73%	106,605,005	-1,643,660	-1.52%	2.49%
2019	725,940,520	-71,251,620	-8.94%	-11.87%	468,252,635	-47,590,925	-9.23%	-12.61%	109,806,180	3,201,175	3.00%	5.57%
2020	709,362,260	-16,578,260	-2.28%	-13.89%	401,745,975	-66,506,660	-14.20%	-25.02%	109,697,478	-108,702	-0.10%	5.46%
2021	710,242,805	880,545	0.12%	-13.78%	412,931,210	11,185,235	2.78%	-22.93%	110,155,080	457,602	0.42%	5.90%
2022	710,473,325	230,520	0.03%	-13.75%	411,867,150	-1,064,060	-0.26%	-23.13%	110,002,060	-153,020	-0.14%	5.75%
2023	782,617,815	72,144,490	10.15%	-4.99%	467,408,280	55,541,130	13.49%	-12.77%	133,756,820	23,754,760	21.59%	28.59%
2024	1,059,668,475	277,050,660	35.40%	28.64%	537,825,830	70,417,550	15.07%	0.38%	134,843,115	1,086,295	0.81%	29.64%
2025	1,082,925,940	23,257,465	2.19%	31.46%	733,704,425	195,878,595	36.42%	36.93%	162,179,195	27,336,080	20.27%	55.92%

Rate Ann.%chg: Irrigated **2.77%** Dryland **3.19%** Grassland **4.54%**

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
2015	104,700	-	-	-	190,730	-	-	-	1,463,861,320	-	-	-
2016	116,325	11,625	11.10%	11.10%	211,140	20,410	10.70%	10.70%	1,524,934,300	61,072,980	4.17%	4.17%
2017	117,365	1,040	0.89%	12.10%	210,015	-1,125	-0.53%	10.11%	1,447,390,900	-77,543,400	-5.09%	-1.13%
2018	116,970	-395	-0.34%	11.72%	208,390	-1,625	-0.77%	9.26%	1,419,966,065	-27,424,835	-1.89%	-3.00%
2019	116,960	-10	-0.01%	11.71%	208,280	-110	-0.05%	9.20%	1,304,324,575	-115,641,490	-8.14%	-10.90%
2020	117,399	439	0.38%	12.13%	208,269	-11	-0.01%	9.20%	1,221,131,381	-83,193,194	-6.38%	-16.58%
2021	354,195	236,796	201.70%	238.30%	830,085	621,816	298.56%	335.21%	1,234,513,375	13,381,994	1.10%	-15.67%
2022	352,080	-2,115	-0.60%	236.28%	1,893,660	1,063,575	128.13%	892.85%	1,234,588,275	74,900	0.01%	-15.66%
2023	354,345	2,265	0.64%	238.44%	2,065,260	171,600	9.06%	982.82%	1,386,202,520	151,614,245	12.28%	-5.31%
2024	354,555	210	0.06%	238.64%	2,048,860	-16,400	-0.79%	974.22%	1,734,740,835	348,538,315	25.14%	18.50%
2025	353,385	-1,170	-0.33%	237.52%	2,592,790	543,930	26.55%	1259.40%	1,981,755,735	247,014,900	14.24%	35.38%

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

Rate Ann.%chg: Total Agric Land **3.08%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	822,781,705	152,634	5,391			534,890,860	118,324	4,521			104,921,760	64,905	1,617		
2016	861,585,825	152,601	5,646	4.74%	4.74%	550,519,895	118,661	4,639	2.63%	2.63%	112,684,365	64,387	1,750	8.26%	8.26%
2017	813,569,395	152,755	5,326	-5.67%	-1.20%	544,294,090	118,549	4,591	-1.04%	1.56%	112,623,805	64,396	1,749	-0.07%	8.19%
2018	797,338,885	152,857	5,216	-2.06%	-3.23%	515,694,660	118,787	4,341	-5.44%	-3.96%	106,526,355	63,982	1,665	-4.80%	2.99%
2019	725,792,750	152,843	4,749	-8.96%	-11.91%	468,400,440	118,520	3,952	-8.97%	-12.58%	109,804,175	64,207	1,710	2.72%	5.79%
2020	709,349,210	153,059	4,634	-2.40%	-14.03%	401,758,880	118,337	3,395	-14.09%	-24.90%	109,643,460	64,122	1,710	-0.01%	5.78%
2021	710,649,340	153,268	4,637	0.05%	-13.99%	412,829,620	118,053	3,497	3.00%	-22.64%	110,163,735	64,195	1,716	0.36%	6.16%
2022	711,108,115	153,335	4,638	0.02%	-13.97%	411,962,710	117,890	3,494	-0.07%	-22.70%	109,971,175	64,073	1,716	0.02%	6.17%
2023	781,779,505	153,244	5,102	10.00%	-5.36%	467,372,705	117,339	3,983	13.98%	-11.89%	133,550,495	64,523	2,070	20.59%	28.04%
2024	1,057,542,945	153,594	6,885	34.97%	27.73%	538,806,180	117,740	4,576	14.89%	1.23%	134,910,045	64,051	2,106	1.76%	30.30%
2025	1,083,653,850	154,308	7,023	2.00%	30.28%	734,516,895	117,302	6,262	36.83%	38.52%	161,576,895	63,756	2,534	20.32%	56.77%

Rate Annual %chg Average Value/Acre: 2.79% 3.22% 4.41%

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
2015	103,810	2,315	45			188,965	4,199	45			1,462,887,100	342,377	4,273		
2016	116,360	2,328	50	11.45%	11.45%	210,850	4,211	50	11.26%	11.26%	1,525,117,295	342,189	4,457	4.31%	4.31%
2017	117,215	2,341	50	0.19%	11.66%	11,379,220	9,869	1,153	2202.96%	2462.24%	1,481,983,725	347,910	4,260	-4.43%	-0.31%
2018	117,020	2,337	50	-0.01%	11.65%	208,385	4,162	50	-95.66%	11.26%	1,419,885,305	342,125	4,150	-2.57%	-2.87%
2019	116,960	2,336	50	0.01%	11.66%	208,245	4,160	50	-0.01%	11.25%	1,304,322,570	342,066	3,813	-8.12%	-10.76%
2020	116,990	2,336	50	0.00%	11.67%	208,185	4,158	50	0.00%	11.25%	1,221,076,725	342,013	3,570	-6.37%	-16.44%
2021	353,040	2,352	150	199.72%	234.68%	830,090	4,151	200	299.46%	344.40%	1,234,825,825	342,019	3,610	1.12%	-15.50%
2022	352,090	2,346	150	0.00%	234.68%	1,734,355	4,447	390	95.02%	766.69%	1,235,128,445	342,091	3,611	0.00%	-15.50%
2023	352,635	2,350	150	0.00%	234.67%	2,066,705	4,558	453	16.24%	907.46%	1,385,122,045	342,015	4,050	12.17%	-5.22%
2024	354,555	2,363	150	0.00%	234.67%	2,064,365	4,547	454	0.14%	908.92%	1,733,678,090	342,295	5,065	25.06%	18.54%
2025	353,305	2,354	150	0.00%	234.67%	2,592,040	4,599	564	24.12%	1152.30%	1,982,692,985	342,319	5,792	14.36%	35.56%

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PIERCE

Rate Annual %chg Average Value/Acre: 3.09%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,317	PIERCE	129,339,701	18,770,089	12,991,209	484,591,630	73,286,065	58,984,730	322,145	1,981,755,735	108,392,685	74,032,480	0	2,942,466,469
cnty sector value % of total value:		4.40%	0.64%	0.44%	16.47%	2.49%	2.00%	0.01%	67.35%	3.68%	2.52%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
42	FOSTER	59,095	206,988	5,945	1,664,585	0	0	331,450	0	13,470	0	0	2,281,533
0.57%	%sector of county sector	0.05%	1.10%	0.05%	0.34%			102.89%		0.01%			0.08%
	%sector of municipality	2.59%	9.07%	0.26%	72.96%			14.53%		0.59%			100.00%
280	HADAR	1,082,983	4,181	474	24,909,830	0	0	2,670,425	0	0	0	0	28,667,893
3.83%	%sector of county sector	0.84%	0.02%	0.00%	5.14%			828.95%					0.97%
	%sector of municipality	3.78%	0.01%	0.00%	86.89%			9.32%					100.00%
33	MCLEAN	107,291	35,981	194,389	1,493,255	0	0	28,965	0	0	0	0	1,859,881
0.45%	%sector of county sector	0.08%	0.19%	1.50%	0.31%			8.99%					0.06%
	%sector of municipality	5.77%	1.93%	10.45%	80.29%			1.56%					100.00%
794	OSMOND	2,273,087	1,107,654	502,974	48,525,610	0	0	19,107,955	0	72,160	0	0	71,589,440
10.85%	%sector of county sector	1.76%	5.90%	3.87%	10.01%			5931.48%		0.07%			2.43%
	%sector of municipality	3.18%	1.55%	0.70%	67.78%			26.69%		0.10%			100.00%
1,845	PIERCE	1,784,405	2,650,517	95,104	121,488,995	0	0	14,631,735	0	0	0	0	140,650,756
25.22%	%sector of county sector	1.38%	14.12%	0.73%	25.07%			4541.97%					4.78%
	%sector of municipality	1.27%	1.88%	0.07%	86.38%			10.40%					100.00%
1,282	PLAINVIEW	1,642,499	2,740,014	687,070	65,385,940	0	0	10,990,070	0	0	0	0	81,445,593
17.52%	%sector of county sector	1.27%	14.60%	5.29%	13.49%			3411.53%					2.77%
	%sector of municipality	2.02%	3.36%	0.84%	80.28%			13.49%					100.00%
879	RANDOLPH	0	0	0	224,550	0	0	336,565	0	0	0	0	561,115
12.01%	%sector of county sector				0.05%			104.48%					0.02%
	%sector of municipality				40.02%			59.98%					100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
5,156	Total Municipalities	6,949,360	6,745,336	1,485,956	263,692,771	0	0	48,097,316	0	85,630	0	0	327,056,218
70.46%	%all municip.sectors of cnty	5.37%	35.94%	11.44%	54.42%			14930.33%		0.08%			11.12%

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Sources: 2025 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 02/24/2026

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,400

Value : 2,978,274,405

Growth 14,335,900

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	252	4,002,295	0	0	127	5,288,335	379	9,290,630	
02. Res Improve Land	1,856	37,143,190	1	2,315	716	35,705,890	2,573	72,851,395	
03. Res Improvements	1,891	244,729,940	1	221,470	726	214,592,770	2,618	459,544,180	
04. Res Total	2,143	285,875,425	1	223,785	853	255,586,995	2,997	541,686,205	7,625,055
% of Res Total	71.50	52.78	0.03	0.04	28.46	47.18	46.83	18.19	53.19
05. Com UnImp Land	35	243,655	0	0	22	322,300	57	565,955	
06. Com Improve Land	278	2,640,420	0	0	77	1,987,450	355	4,627,870	
07. Com Improvements	280	45,094,415	0	0	88	23,286,480	368	68,380,895	
08. Com Total	315	47,978,490	0	0	110	25,596,230	425	73,574,720	485,735
% of Com Total	74.12	65.21	0.00	0.00	25.88	34.79	6.64	2.47	3.39
09. Ind UnImp Land	0	0	0	0	1	37,455	1	37,455	
10. Ind Improve Land	0	0	0	0	2	1,058,530	2	1,058,530	
11. Ind Improvements	0	0	0	0	3	58,894,890	3	58,894,890	
12. Ind Total	0	0	0	0	4	59,990,875	4	59,990,875	968,690
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.06	2.01	6.76
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	245,455	1	245,455	
15. Rec Improvements	0	0	0	0	1	80,135	1	80,135	
16. Rec Total	0	0	0	0	1	325,590	1	325,590	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,143	285,875,425	1	223,785	854	255,912,585	2,998	542,011,795	7,625,055
% of Res & Rec Total	71.48	52.74	0.03	0.04	28.49	47.22	46.84	18.20	53.19
Com & Ind Total	315	47,978,490	0	0	114	85,587,105	429	133,565,595	1,454,425
% of Com & Ind Total	73.43	35.92	0.00	0.00	26.57	64.08	6.70	4.48	10.15
17. Taxable Total	2,458	333,853,915	1	223,785	968	341,499,690	3,427	675,577,390	9,079,480
% of Taxable Total	71.72	49.42	0.03	0.03	28.25	50.55	53.55	22.68	63.33

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	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	175	0	8	183

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,957	1,364,743,575	1,957	1,364,743,575
28. Ag-Improved Land	0	0	0	0	933	758,873,425	933	758,873,425
29. Ag Improvements	0	0	0	0	1,016	179,080,015	1,016	179,080,015

30. Ag Total				2,973	2,302,697,015
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	44	44.02	1,078,000	44	44.02	1,078,000	
32. HomeSite Improv Land	529	554.00	13,624,325	529	554.00	13,624,325	
33. HomeSite Improvements	559	0.00	98,141,965	559	0.00	98,141,965	3,094,335
34. HomeSite Total				603	598.02	112,844,290	
35. FarmSite UnImp Land	213	509.09	1,049,325	213	509.09	1,049,325	
36. FarmSite Improv Land	865	4,075.22	9,634,340	865	4,075.22	9,634,340	
37. FarmSite Improvements	960	0.00	80,938,050	960	0.00	80,938,050	2,162,085
38. FarmSite Total				1,173	4,584.31	91,621,715	
39. Road & Ditches	2,664	7,311.99	0	2,664	7,311.99	0	
40. Other- Non Ag Use	17	529.86	607,850	17	529.86	607,850	
41. Total Section VI				1,776	13,024.18	205,073,855	5,256,420

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,180.60	10.44%	134,207,665	12.07%	8,294.36
46. 1A	14,831.50	9.57%	121,543,955	10.93%	8,194.99
47. 2A1	10,195.32	6.58%	78,151,990	7.03%	7,665.48
48. 2A	53,628.10	34.60%	396,415,280	35.64%	7,391.93
49. 3A1	21,103.99	13.62%	153,911,535	13.84%	7,293.01
50. 3A	3,550.41	2.29%	24,413,375	2.19%	6,876.21
51. 4A1	17,328.19	11.18%	103,278,915	9.28%	5,960.17
52. 4A	18,180.45	11.73%	100,436,780	9.03%	5,524.44
53. Total	154,998.56	100.00%	1,112,359,495	100.00%	7,176.58
Dry					
54. 1D1	10,635.23	9.11%	85,719,925	10.29%	8,060.00
55. 1D	31,359.94	26.88%	250,879,565	30.13%	8,000.00
56. 2D1	9,785.70	8.39%	72,414,225	8.70%	7,400.00
57. 2D	20,320.11	17.41%	148,336,730	17.82%	7,300.00
58. 3D1	8,758.68	7.51%	59,909,360	7.20%	6,840.00
59. 3D	11,566.01	9.91%	78,648,875	9.45%	6,800.00
60. 4D1	18,123.93	15.53%	105,572,010	12.68%	5,825.01
61. 4D	6,133.38	5.26%	31,157,545	3.74%	5,080.00
62. Total	116,682.98	100.00%	832,638,235	100.00%	7,135.90
Grass					
63. 1G1	22,734.78	35.83%	57,961,170	38.76%	2,549.45
64. 1G	5,616.66	8.85%	14,454,565	9.67%	2,573.52
65. 2G1	12,303.07	19.39%	27,288,795	18.25%	2,218.05
66. 2G	13,788.31	21.73%	28,974,735	19.38%	2,101.40
67. 3G1	7,302.34	11.51%	15,065,705	10.08%	2,063.13
68. 3G	404.87	0.64%	1,535,515	1.03%	3,792.61
69. 4G1	433.84	0.68%	1,487,790	1.00%	3,429.35
70. 4G	872.57	1.38%	2,752,250	1.84%	3,154.19
71. Total	63,456.44	100.00%	149,520,525	100.00%	2,356.27
Irrigated Total					
Irrigated Total	154,998.56	45.31%	1,112,359,495	53.03%	7,176.58
Dry Total					
Dry Total	116,682.98	34.11%	832,638,235	39.69%	7,135.90
Grass Total					
Grass Total	63,456.44	18.55%	149,520,525	7.13%	2,356.27
72. Waste	2,350.78	0.69%	352,775	0.02%	150.07
73. Other	4,621.51	1.35%	2,752,130	0.13%	595.50
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,110.27	100.00%	2,097,623,160	100.00%	6,131.42

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	154,998.56	1,112,359,495	154,998.56	1,112,359,495
77. Dry Land	0.00	0	0.00	0	116,682.98	832,638,235	116,682.98	832,638,235
78. Grass	0.00	0	0.00	0	63,456.44	149,520,525	63,456.44	149,520,525
79. Waste	0.00	0	0.00	0	2,350.78	352,775	2,350.78	352,775
80. Other	0.00	0	0.00	0	4,621.51	2,752,130	4,621.51	2,752,130
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	342,110.27	2,097,623,160	342,110.27	2,097,623,160

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	154,998.56	45.31%	1,112,359,495	53.03%	7,176.58
Dry Land	116,682.98	34.11%	832,638,235	39.69%	7,135.90
Grass	63,456.44	18.55%	149,520,525	7.13%	2,356.27
Waste	2,350.78	0.69%	352,775	0.02%	150.07
Other	4,621.51	1.35%	2,752,130	0.13%	595.50
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,110.27	100.00%	2,097,623,160	100.00%	6,131.42

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	69,370	2	280,735	4	864,715	5	1,214,820	238,435
83.2 Acreages	117	5,388,515	717	36,298,920	728	217,574,550	845	259,261,985	3,566,885
83.3 Foster	44	375,095	71	593,875	71	3,445,960	115	4,414,930	15,555
83.4 Hadar	17	336,135	132	3,159,600	132	25,203,525	149	28,699,260	458,655
83.5 Osmond	48	718,045	332	6,380,785	332	43,042,275	380	50,141,105	567,735
83.6 Pierce	49	1,157,740	703	19,648,100	735	110,647,335	784	131,453,175	682,995
83.7 Plainview	103	1,245,730	617	6,734,835	617	58,845,955	720	66,826,520	2,094,795
84 Residential Total	379	9,290,630	2,574	73,096,850	2,619	459,624,315	2,998	542,011,795	7,625,055

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 N/a Or Error	0	0	0	0	1	115,090	1	115,090	0
85.2 Acreages	23	359,755	75	3,063,205	86	81,549,830	109	84,972,790	968,690
85.3 Foster	3	25,970	17	85,275	18	811,300	21	922,545	0
85.4 Hadar	4	39,575	21	219,210	21	2,463,775	25	2,722,560	0
85.5 Osmond	4	24,745	64	450,390	65	19,007,975	69	19,483,110	438,425
85.6 Pierce	7	74,160	81	1,213,815	81	13,837,420	88	15,125,395	47,310
85.7 Plainview	17	79,205	99	654,505	99	9,490,395	116	10,224,105	0
86 Commercial Total	58	603,410	357	5,686,400	371	127,275,785	429	133,565,595	1,454,425

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	22,015.18	39.03%	56,799,130	44.17%	2,580.00
88. 1G	4,726.28	8.38%	11,603,095	9.02%	2,455.02
89. 2G1	11,230.01	19.91%	25,155,095	19.56%	2,239.99
90. 2G	12,141.20	21.52%	23,432,560	18.22%	1,930.00
91. 3G1	6,204.88	11.00%	11,448,070	8.90%	1,845.01
92. 3G	63.56	0.11%	103,610	0.08%	1,630.11
93. 4G1	20.21	0.04%	26,370	0.02%	1,304.80
94. 4G	10.38	0.02%	12,920	0.01%	1,244.70
95. Total	56,411.70	100.00%	128,580,850	100.00%	2,279.33
CRP					
96. 1C1	61.46	1.48%	326,970	1.84%	5,320.05
97. 1C	443.88	10.66%	2,321,475	13.07%	5,229.96
98. 2C1	257.17	6.18%	1,239,565	6.98%	4,820.02
99. 2C	1,031.51	24.78%	4,956,600	27.90%	4,805.19
100. 3C1	758.00	18.21%	3,289,715	18.52%	4,339.99
101. 3C	339.26	8.15%	1,429,970	8.05%	4,214.97
102. 4C1	409.29	9.83%	1,459,090	8.21%	3,564.93
103. 4C	862.19	20.71%	2,739,330	15.42%	3,177.18
104. Total	4,162.76	100.00%	17,762,715	100.00%	4,267.05
Timber					
105. 1T1	658.14	22.84%	835,070	26.29%	1,268.83
106. 1T	446.50	15.49%	529,995	16.68%	1,187.00
107. 2T1	815.89	28.31%	894,135	28.14%	1,095.90
108. 2T	615.60	21.36%	585,575	18.43%	951.23
109. 3T1	339.46	11.78%	327,920	10.32%	966.00
110. 3T	2.05	0.07%	1,935	0.06%	943.90
111. 4T1	4.34	0.15%	2,330	0.07%	536.87
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,881.98	100.00%	3,176,960	100.00%	1,102.35
<hr/>					
Grass Total	56,411.70	88.90%	128,580,850	86.00%	2,279.33
CRP Total	4,162.76	6.56%	17,762,715	11.88%	4,267.05
Timber Total	2,881.98	4.54%	3,176,960	2.12%	1,102.35
<hr/>					
114. Market Area Total	63,456.44	100.00%	149,520,525	100.00%	2,356.27

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

70 Pierce

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	484,591,630	541,686,205	57,094,575	11.78%	7,625,055	10.21%
02. Recreational	322,145	325,590	3,445	1.07%	0	1.07%
03. Ag-Homesite Land, Ag-Res Dwelling	108,392,685	112,844,290	4,451,605	4.11%	3,094,335	1.25%
04. Total Residential (sum lines 1-3)	593,306,460	654,856,085	61,549,625	10.37%	10,719,390	8.57%
05. Commercial	73,286,065	73,574,720	288,655	0.39%	485,735	-0.27%
06. Industrial	58,984,730	59,990,875	1,006,145	1.71%	968,690	0.06%
07. Total Commercial (sum lines 5-6)	132,270,795	133,565,595	1,294,800	0.98%	1,454,425	-0.12%
08. Ag-Farmsite Land, Outbuildings	73,501,970	91,621,715	18,119,745	24.65%	2,162,085	21.71%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	530,510	607,850	77,340	14.58%		
11. Total Non-Agland (sum lines 8-10)	74,032,480	92,229,565	18,197,085	24.58%	2,162,085	21.66%
12. Irrigated	1,082,925,940	1,112,359,495	29,433,555	2.72%		
13. Dryland	733,704,425	832,638,235	98,933,810	13.48%		
14. Grassland	162,179,195	149,520,525	-12,658,670	-7.81%		
15. Wasteland	353,385	352,775	-610	-0.17%		
16. Other Agland	2,592,790	2,752,130	159,340	6.15%		
17. Total Agricultural Land	1,981,755,735	2,097,623,160	115,867,425	5.85%		
18. Total Value of all Real Property (Locally Assessed)	2,781,365,470	2,978,274,405	196,908,935	7.08%	14,335,900	6.56%

2026 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$220,540
7.	Adopted budget, or granted budget if different from above:
	\$227,155
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$46,350
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$94,195
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,430 - Assessor, \$4,740 reappraisal
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,545
12.	Amount of last year's assessor's budget not used:
	\$35,000 Assessor budget, \$30,000 Appraisal budget

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Hadar, Pierce, Plainview and Osmond are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks, GIS and Assessor Website
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None
2.	If so, is the appraisal or listing service performed under contract?
	NA
3.	What appraisal certifications or qualifications does the County require?
	NA
4.	Have the existing contracts been approved by the PTA?
	NA
5.	Does the appraisal or listing service providers establish assessed values for the county?
	NA

2026 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:
	Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Sales and Cost Approaches
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The towns of Pierce and Hadar were revalued for 2024 and have a depreciation table set at 2025. The remainder of the parcels are not table driven but individually entered based on the information given by the appraisal company. Lot studies were performed, Costing and Depreciation reviewed and increased were needed except in the small towns.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, depreciations are adjusted for each valuation group by property characteristics and/or location.
5.	Describe the methodology used to determine the residential lot values?
	County reviews and analyzes vacant lot sales and also considered the land to building ratio of improved sales.
6.	How are rural residential site values developed?
	County reviews and analyzes sales.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:
	Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The sales and cost approaches are used to estimate the market value.
2a.	Describe the process used to determine the value of unique commercial properties.
	Check with other counties for similar properties or estimate value using cost approach.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	CAMA depreciation tables are used.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, depreciation and costing tables were both reviewed.
5.	Describe the methodology used to determine the commercial lot values.
	Vacant lot sales were studied and updated values applied in Pierce for 2026.

2026 Agricultural Assessment Survey for Pierce County

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

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

PIERCE COUNTY 3-YEAR PLAN 2025

COUNTY DESCRIPTION

Per the 2025 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2970	46.55%	\$482,014,870	17.34%	75,213,545	406,801,325
Recreation	1	0.01%	\$322,145	0.01%	230,065	92,080
Commercial	423	6.63%	\$72,688,090	2.61%	4,638,850	68,049,240
Industrial	3	0.047%	\$58,984,730	2.12%	1,058,530	57,926,200
Agricultural	2985	46.77%	\$2,165,493,245	77.92%	1,982,692,985	182,800,260
Total	6382	100%	\$2,779,503,080	100%	2,063,833,975	715,669,105

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2024-2025 Approved Budget	\$220,540.00	\$91,450.00
2024-2025 Approved Budget	\$220,540.00	\$91,450.00
2025-2026 Requested Budget	\$227,155.00	\$94,195.00
2025-2026 Approved Budget	\$227,155.00	\$94,195.00

STAFF

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

NEW PROPERTY: FOR assessment year 2025, there were 90 building permits filed for new property construction/additions in the county.

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

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

3. Personal Property: administer annual filing of 1,078 active schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of 39 applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property – annual review of 50 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 316 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as 16 certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attends the county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review of Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all counties personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties. For 2025 office staff did a review of all rural acreage properties. Using qualified sales to determine depreciation for model and using Marshall & Swift costing to equalize all parcels for rural acreages.

TRAINING

For 2024, office staff attended Section 42 Appraisal webinar, Homestead webinar, Personal Property webinar and 1031 Exchange Reverse Exchange webinar and Communication Tower webinar. Office staff attended Bitcoin Operation Centers, Evaluating Ethanol Plant Appraisals, New Forms PAD and SDPTRC School District Property Tax Relief Credit. The assessor attended The Power of You course through NIRMA. Bailey – Deputy Assessor and I attended Naco meeting for Down & Dirty on Depreciation at Annual Conference.

2025 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	94.00%	12.35%	102.18%
Commercial	95.00%	16.18%	106.52%
Agricultural Unimproved	74.00%	25.49%	111.44%

3 YEAR APPRAISAL PLAN

2025

Residential

Reappraised acreages for Revaluation year 2025. Office staff reviewed 750 + parcels. Updated pictures, drawings and updated data on homes and outbuildings.

Reviewed all building permits. Reviewed all sales and applied depreciation using updated cost tables from Marshall and Swift. Sales review on all lots and rural residential parcels. Pickup work on all other residential parcels.

Commercial and Industry

Only pickup work, building permits and sales review for commercial class 2024

Agricultural

The only task required should be market value of land and pick up work and review 4 townships in a 4-year rotation.

2026

Reappraise Rural Homes and Outbuildings. 1050 + parcels. Office staff will update pictures, sketches and any new building permits on file for all rural properties.

Residential

Appraisal Maintenance using sales and complete all pickup work.

Commercial & Industry.

Pick up work and sales review planned for 2025.

Agriculture

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

2027

Reappraise Osmond 387 parcels. Appraisal Maintenance and building permits. All pickup work.

Residential

Appraisal maintenance using sales and pickup work for all other residential properties.

Commercial & Industry

Pickup work and sales review for 2027.

Agriculture

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

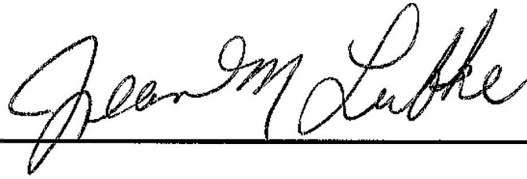
The following is a time line table to give an overview of accomplishments and the next three-year plan schedule.

CLASS	2025	2026	2027	2028	2029
RESIDENTIAL	Reappraise Rural residential. (+750 parcels.) Acreages Appraisal maintenance.	Reappraise agricultural homes & outbuildings (1050 + parcels) Appraisal Maintenance.	Réapparaissent Osmond (385 + Parcels). Appraisal maintenance.	Reappraise Plainview, Foster, McLean, Breslau and West Randolph. 600 + parcels. Appraisal Maintenance.	Appraisal Maintenance.
COMMERCIAL	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance	Appraisal Maintenance.	Reappraise all Commercial. (400 + Parcels) Appraisal Maintenance.
AGRICULTURAL	Reappraise ag land with 4 townships in review in a 4-year rotation.	Reappraise ag land with 4 townships in review in a 4-year rotation.	Reappraise ag land with 4 townships in review in a 4-year rotation.	Reappraise ag land with 4 townships in review in a 4-year rotation.	Reappraise ag land with 4 townships in review in a 4-year rotation.
	2030	2031	2032	2033	2034
RESIDENTIAL	Reappraise Pierce and Hadar (800 + parcels). Appraisal Maintenance.				
COMMERCIAL	Appraisal Maintenance.				
AGRICULTURAL	Reappraise ag land with 4 townships in review in a 4-year rotation.				

The above information is intended to demonstrate the need for the following requested 2025-2026 budgets:
PROPOSED BUDGET

Office Budget	\$227,155.00
Appraisal Budget	\$94,195.00

Respectfully submitted –



Jean M Lubke
Pierce County Assessor