

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2020 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

---

**COLFAX COUNTY**



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Colfax 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 Colfax 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 "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator  
402-471-5962

cc: Viola Bender, Colfax County Assessor

# Table of Contents

---

## **2020 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)
  
- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## Introduction

---

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods 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 on 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.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

**Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 and 92% to 100% for all other classes of real property.

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 reliability of the COD can be directly affected by extreme ratios.

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 IAAO's recognition 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.

### **Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods 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.

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'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 professionally accepted mass appraisal methods. 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.

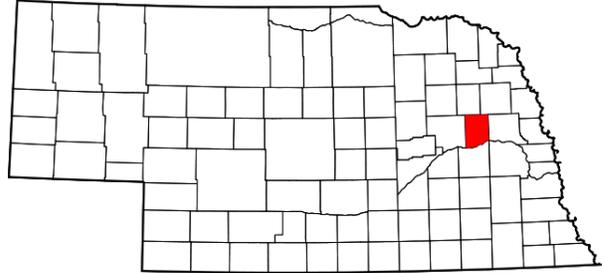
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

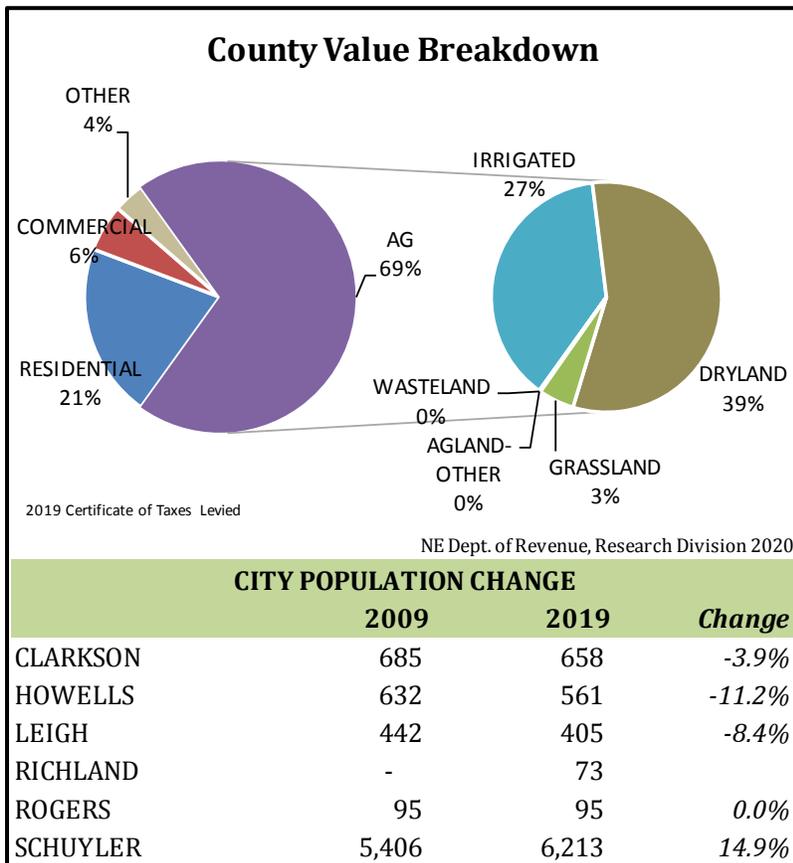
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 412 square miles, Colfax County had 10,881 residents, per the Census Bureau Quick Facts for 2018, a 3% population increase over the 2010 U.S. Census. Reports indicated that 70% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$94,889 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Colfax County are located in and around Schuyler, the county seat. According information available from the U.S. Census Bureau, there were 264 employer establishments in with total employment of 3,712.



Agricultural land is the main component of the valuation base in the county. Dryland makes up a majority of the land in the county. Colfax County is included in both the Lower Elkhorn and Lower Platte North Natural Resources Districts (NRD). In value of sales by commodity group, Colfax County ranks fifth in hogs and pigs (USDA AgCensus).

## 2020 Residential Correlation for Colfax County

---

### *Assessment Actions*

For the 2020 assessment year the county assessor analyzed the sales and adjusted properties based on characteristics relating to age and style. The percentage adjustments were applied to all valuation groups and ranged from increases of 4% to 19%.

Tax Valuation Inc., the contracted appraiser, completed a two-year reappraisal project of the rural residential properties as well and updated the costing and depreciation analysis. The one acre home site increased in value to \$20,000 and the farm site increased in value to \$5,000.

All pick-up work was timely completed.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The county assessor utilizes a sales questionnaire to aid in the verification of all residential sales. The percentage of usable sales is compared to the state average. The county is comparable with the state average in the residential class, review of the non-qualified revealed no bias in qualification of sales.

The valuation groups currently are represented in four geographic locations. The county determined that the small villages should be considered together based on the size and characteristics. The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lot values are studied and updated at the same time the reappraisal is completed for each valuation group.

Colfax County has an established six year review and inspection cycle and is completing the review timely. The residential costing is dated 2016 for the towns and villages. The rural residential costing is 2019 with the completion of the reappraisal for 2020 of this valuation group.

The county assessor has a written valuation methodology on file for the completion of the assessment actions and explanation of the process.

## 2020 Residential Correlation for Colfax County

---

### *Description of Analysis*

Residential parcels are analyzed utilizing four valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	The towns of Clarkson, Howells & Leigh.
3	The villages of Richland & Rogers.
4	Rural residential homes.
5	Schuyler

The residential statistical profile includes 158 residential sales, representing three of the four valuation groups. All valuation groups are within the acceptable parameters. The measures of central tendency and the qualitative statistics are all within the acceptable parameter and supportive of each other.

The movement of the residential base, excluding growth, confirms the assessment actions reported by the county assessor.

### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable parameters and therefore considered equalized. The quality of assessment of the residential property in Colfax County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	47	96.57	95.85	95.08	07.44	100.81
4	16	94.32	96.01	96.06	05.62	99.95
5	95	96.50	95.79	94.67	11.63	101.18
____ALL____	158	96.41	95.83	95.00	09.79	100.87

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Colfax County is 96%.

## 2020 Commercial Correlation for Colfax County

---

### *Assessment Actions*

For the current assessment year, Tax Valuation, Inc. completed the reappraisal of the rural commercial class of property. New values, updated cost and depreciation tables were generated for the 2020 assessment year for the rural area only. In addition, the county assessor made lot value changes to some subdivisions in Schuyler. The rural commercial land was also updated.

All pick-up work was timely completed.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The county assessor utilizes a sales questionnaire to aid in the verification of all commercial sales. The percentage of usable sales is compared to the state average. The county is comparable with the state average in the commercial class, review of the non-qualified sales revealed no apparent bias in qualification of sales.

The valuation groups currently are represented in two geographic locations. The village of Schuyler is the main hub of the county and the remainder of the county represents the remainder of the commercial class.

The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lot values are studied and updated at the same time the reappraisal is completed for each valuation group.

Colfax County has an established six-year review and inspection cycle and is completing the review timely.

The county assessor has a written valuation methodology on file.

## 2020 Commercial Correlation for Colfax County

### *Description of Analysis*

Commercial parcels are analyzed utilizing two valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Schuyler
2	All parcels outside of Schuyler ( Clarkson, Howells, Leigh, Richland, Rodgers and Rural)

There is a total of 21 qualified sales in the commercial statistical profile. The sales represent both valuation groups and have nine various occupancy codes. The median measure of central tendency is the only measure within the acceptable range. The weighted mean and mean are being influenced by one high dollar sale. The sale price range for the commercial properties has extreme values at both ends of the spectrum, from \$1,000 to over \$1million.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	2	128.57	128.57	132.40	05.11	97.11
Less Than	15,000	6	117.80	120.52	118.53	15.73	101.68
Less Than	30,000	7	113.60	118.26	114.43	15.10	103.35
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	19	95.52	100.13	74.05	21.10	135.22
Greater Than	14,999	15	95.08	95.77	73.52	19.77	130.26
Greater Than	29,999	14	95.08	95.13	73.33	20.47	129.73
<u>Incremental Ranges</u>							
0 TO	4,999	2	128.57	128.57	132.40	05.11	97.11
5,000 TO	14,999	4	109.37	116.49	116.77	18.57	99.76
15,000 TO	29,999	1	104.72	104.72	104.72	00.00	100.00
30,000 TO	59,999	6	96.49	106.95	111.04	14.81	96.32
60,000 TO	99,999	3	95.08	89.59	87.86	09.13	101.97
100,000 TO	149,999	2	76.23	76.23	76.63	23.36	99.48
150,000 TO	249,999	1	147.95	147.95	147.95	00.00	100.00
250,000 TO	499,999						
500,000 TO	999,999	1	52.72	52.72	52.72	00.00	100.00
1,000,000 +		1	68.29	68.29	68.29	00.00	100.00
<u>ALL</u>		21	97.45	102.84	74.14	21.85	138.71

There is not a sufficient number of sales to measure the overall commercial class of property, only the median and mean are within the acceptable range. The PRD is highly affected by the million dollar sale.

## 2020 Commercial Correlation for Colfax County

---

### *Equalization and Quality of Assessment*

A review of the statistics, along with all information available and the assessment practices suggests that assessments, the quality of assessment of the commercial class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	96.49	104.22	76.13	22.78	136.90
2	11	104.72	101.59	72.19	19.10	140.73
____ALL____	21	97.45	102.84	74.14	21.85	138.71

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Colfax County has achieved the statutory level of value of 100%.

## 2020 Agricultural Correlation for Colfax County

---

### *Assessment Actions*

The County assessor completed an analysis of the sold parcels after the Land Capability Group (LCG) conversion was completed and implemented changes. The irrigated values were decreased anywhere from 1% to 7%, the dryland values were decreased from 1% to 4% and the grass was decreased from 9% to 18%.

The reappraisal was completed timely by the appraisal company and new costing, depreciation and land values were implemented for the rural residential and the farm homes. The one acre home site value increased to \$20,000 and the one acre farm site to \$5,000.

All pick-up work was timely completed.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The county assessor utilizes a sales questionnaire to aid in the verification of all agricultural sales. The percentage of usable sales is compared to the state average. The county is below the state average in the agricultural class, but a review of the non-qualified sales indicated several family transactions and partial interest sales. The analysis revealed no apparent bias in qualification of sales.

Colfax County identifies one market area. Discussion was held with the assessor concerning the identification of intensive use parcels and for the 2020 assessment year the intensive use has been identified. Letters were mailed to property owners to assist in identifying the Conservation Reserve Program (CRP) acres. The county has worked diligently to identify the CRP acres in the county and has accounted for approximately 54% of the enrolled acres.

Colfax County has an established six-year review and inspection cycle and is completing the review timely. The completion of the reappraisal of the rural improved parcels is due to be completed for 2020. The county has a written valuation methodology on file for the completion of the assessment actions and explanation of the process.

### *Description of Analysis*

There is one market area within Colfax County, the county assessor has not seen sufficient consistent information to justify the development of multiple market areas.

The statistical profile includes 29 sales within Colfax County. Two of the three measures of central tendency are within the acceptable range and the mean out by one percentage point and not a concern.

## 2020 Agricultural Correlation for Colfax County

---

In the 80% Majority Land Use (MLU) substrata the irrigated and dryland are both within the acceptable parameters.

The completion of the reappraisal of the agricultural improvements is evident in the reported values on the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL). This report indicated an almost 13% increase in value to agricultural improvements, excluding growth.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages.

A review of the statistics with sufficient sales and the assessment practices suggest that the assessment within the county are valued within the acceptable parameters. A comparison of Colfax County values with adjoining counties shows that all values are comparable and therefore equalized. The quality of assessment of the agricultural land in Colfax County adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	7	75.31	83.67	85.50	23.09	97.86
1	7	75.31	83.67	85.50	23.09	97.86
<u>    Dry    </u>						
County	13	70.92	73.24	72.98	08.57	100.36
1	13	70.92	73.24	72.98	08.57	100.36
<u>    ALL    </u>						
	29	70.92	76.44	73.27	17.05	104.33

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Colfax County is 71%.

## 2020 Opinions of the Property Tax Administrator for Colfax 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 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



*Ruth A. Sorensen*

\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

---

## 2020 Commission Summary for Colfax County

---

### Residential Real Property - Current

Number of Sales	158	Median	96.41
Total Sales Price	\$20,168,600	Mean	95.83
Total Adj. Sales Price	\$20,168,600	Wgt. Mean	95.00
Total Assessed Value	\$19,159,230	Average Assessed Value of the Base	\$81,355
Avg. Adj. Sales Price	\$127,649	Avg. Assessed Value	\$121,261

### Confidence Interval - Current

95% Median C.I	93.40 to 97.50
95% Wgt. Mean C.I	93.32 to 96.67
95% Mean C.I	93.78 to 97.88
% of Value of the Class of all Real Property Value in the County	18.17
% of Records Sold in the Study Period	4.02
% of Value Sold in the Study Period	5.99

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	160	93	92.74
2018	159	94	94.27
2017	167	98	97.69
2016	153	95	95.23

## 2020 Commission Summary for Colfax County

---

### Commercial Real Property - Current

Number of Sales	21	Median	97.45
Total Sales Price	\$3,091,098	Mean	102.84
Total Adj. Sales Price	\$3,091,098	Wgt. Mean	74.14
Total Assessed Value	\$2,291,635	Average Assessed Value of the Base	\$187,774
Avg. Adj. Sales Price	\$147,195	Avg. Assessed Value	\$109,125

### Confidence Interval - Current

95% Median C.I	87.38 to 122.00
95% Wgt. Mean C.I	57.12 to 91.15
95% Mean C.I	89.94 to 115.74
% of Value of the Class of all Real Property Value in the County	6.09
% of Records Sold in the Study Period	3.68
% of Value Sold in the Study Period	2.14

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	18	100	99.64
2018	24	97	97.31
2017	16	100	91.94
2016	17	100	95.16

**19 Colfax  
RESIDENTIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 158  
 Total Sales Price : 20,168,600  
 Total Adj. Sales Price : 20,168,600  
 Total Assessed Value : 19,159,230  
 Avg. Adj. Sales Price : 127,649  
 Avg. Assessed Value : 121,261

MEDIAN : 96  
 WGT. MEAN : 95  
 MEAN : 96  
 COD : 09.79  
 PRD : 100.87

COV : 13.71  
 STD : 13.14  
 Avg. Abs. Dev : 09.44  
 MAX Sales Ratio : 172.59  
 MIN Sales Ratio : 62.18

95% Median C.I. : 93.40 to 97.50  
 95% Wgt. Mean C.I. : 93.32 to 96.67  
 95% Mean C.I. : 93.78 to 97.88

Printed:3/20/2020 5:49:59PM

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-17 To 31-DEC-17	18	98.78	98.09	97.05	10.77	101.07	78.64	125.96	90.97 to 107.03	120,778	117,216
01-JAN-18 To 31-MAR-18	13	98.04	95.64	96.57	05.80	99.04	84.01	107.52	87.27 to 101.68	155,346	150,015
01-APR-18 To 30-JUN-18	22	97.04	97.13	97.25	08.32	99.88	81.27	123.02	89.34 to 103.00	146,141	142,118
01-JUL-18 To 30-SEP-18	28	95.28	93.72	91.75	10.56	102.15	72.83	126.24	86.97 to 100.79	91,907	84,328
01-OCT-18 To 31-DEC-18	20	97.23	97.21	96.83	07.65	100.39	80.09	117.57	92.57 to 101.77	129,550	125,445
01-JAN-19 To 31-MAR-19	12	92.23	90.87	89.80	07.26	101.19	74.76	104.21	81.38 to 97.38	122,517	110,022
01-APR-19 To 30-JUN-19	23	94.86	99.75	96.03	13.42	103.87	75.50	172.59	88.26 to 102.40	135,952	130,554
01-JUL-19 To 30-SEP-19	22	93.45	92.86	92.70	10.78	100.17	62.18	127.92	84.40 to 99.30	136,295	126,339
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	81	97.09	95.92	95.65	09.23	100.28	72.83	126.24	93.32 to 99.91	123,235	117,875
01-OCT-18 To 30-SEP-19	77	94.86	95.74	94.35	10.36	101.47	62.18	172.59	91.20 to 97.39	132,294	124,823
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	83	97.09	95.76	95.65	08.48	100.12	72.83	126.24	93.47 to 99.56	125,289	119,842
<u>ALL</u>	158	96.41	95.83	95.00	09.79	100.87	62.18	172.59	93.40 to 97.50	127,649	121,261

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	47	96.57	95.85	95.08	07.44	100.81	72.83	134.05	93.40 to 98.35	82,804	78,732
4	16	94.32	96.01	96.06	05.62	99.95	84.40	105.94	92.74 to 102.58	223,031	214,237
5	95	96.50	95.79	94.67	11.63	101.18	62.18	172.59	90.52 to 99.30	133,772	126,642
<u>ALL</u>	158	96.41	95.83	95.00	09.79	100.87	62.18	172.59	93.40 to 97.50	127,649	121,261

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	155	96.50	95.83	94.99	09.78	100.88	62.18	172.59	93.40 to 97.78	127,436	121,050
06	3	93.32	95.99	95.30	09.24	100.72	84.40	110.26	N/A	138,667	132,150
07											
<u>ALL</u>	158	96.41	95.83	95.00	09.79	100.87	62.18	172.59	93.40 to 97.50	127,649	121,261

**19 Colfax  
RESIDENTIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 158  
 Total Sales Price : 20,168,600  
 Total Adj. Sales Price : 20,168,600  
 Total Assessed Value : 19,159,230  
 Avg. Adj. Sales Price : 127,649  
 Avg. Assessed Value : 121,261

MEDIAN : 96  
 WGT. MEAN : 95  
 MEAN : 96  
 COD : 09.79  
 PRD : 100.87

COV : 13.71  
 STD : 13.14  
 Avg. Abs. Dev : 09.44  
 MAX Sales Ratio : 172.59  
 MIN Sales Ratio : 62.18

95% Median C.I. : 93.40 to 97.50  
 95% Wgt. Mean C.I. : 93.32 to 96.67  
 95% Mean C.I. : 93.78 to 97.88

Printed:3/20/2020 5:49:59PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	111.07	111.29	110.92	08.90	100.33	96.57	126.24	N/A	27,000	29,948	
___Ranges Excl. Low \$___												
Greater Than 4,999	158	96.41	95.83	95.00	09.79	100.87	62.18	172.59	93.40 to 97.50	127,649	121,261	
Greater Than 14,999	158	96.41	95.83	95.00	09.79	100.87	62.18	172.59	93.40 to 97.50	127,649	121,261	
Greater Than 29,999	155	95.90	95.53	94.93	09.73	100.63	62.18	172.59	93.26 to 97.50	129,597	123,028	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	111.07	111.29	110.92	08.90	100.33	96.57	126.24	N/A	27,000	29,948	
30,000 TO 59,999	17	100.09	100.54	98.95	12.05	101.61	72.83	134.05	90.86 to 112.87	46,294	45,807	
60,000 TO 99,999	50	96.87	97.77	98.01	09.73	99.76	73.53	172.59	93.47 to 98.35	74,752	73,262	
100,000 TO 149,999	52	89.34	91.03	90.93	10.91	100.11	62.18	112.93	84.03 to 93.50	127,144	115,618	
150,000 TO 249,999	24	97.45	97.00	96.96	04.85	100.04	85.79	106.70	93.26 to 100.05	183,646	178,054	
250,000 TO 499,999	10	97.31	95.31	94.94	05.75	100.39	78.50	103.00	88.26 to 101.50	343,900	326,491	
500,000 TO 999,999	2	97.50	97.50	97.49	00.56	100.01	96.95	98.04	N/A	552,500	538,613	
1,000,000 +												
___ALL___	158	96.41	95.83	95.00	09.79	100.87	62.18	172.59	93.40 to 97.50	127,649	121,261	

**19 Colfax**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21  
Total Sales Price : 3,091,098  
Total Adj. Sales Price : 3,091,098  
Total Assessed Value : 2,291,635  
Avg. Adj. Sales Price : 147,195  
Avg. Assessed Value : 109,125

MEDIAN : 97  
WGT. MEAN : 74  
MEAN : 103  
COD : 21.85  
PRD : 138.71

COV : 27.57  
STD : 28.35  
Avg. Abs. Dev : 21.29  
MAX Sales Ratio : 160.00  
MIN Sales Ratio : 52.72

95% Median C.I. : 87.38 to 122.00  
95% Wgt. Mean C.I. : 57.12 to 91.15  
95% Mean C.I. : 89.94 to 115.74

Printed:3/20/2020 5:50:00PM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	136,000	127,895
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	3	105.14	106.08	111.02	12.16	95.55	87.38	125.73	N/A	31,500	34,970
01-JUL-17 To 30-SEP-17	4	98.66	103.60	98.43	07.44	105.25	95.07	122.00	N/A	34,500	33,958
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	113.60	113.60	113.60	00.00	100.00	113.60	113.60	N/A	10,000	11,360
01-APR-18 To 30-JUN-18	3	135.13	115.95	54.24	26.46	213.77	52.72	160.00	N/A	304,600	165,213
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	4	117.80	114.34	118.88	25.37	96.18	73.82	147.95	N/A	90,750	107,884
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	72.82	72.82	60.63	19.77	120.11	58.42	87.22	N/A	70,400	42,680
01-JUL-19 To 30-SEP-19	3	95.52	89.51	69.43	12.71	128.92	68.29	104.72	N/A	431,667	299,702
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	8	98.66	103.34	100.04	09.98	103.30	87.38	125.73	87.38 to 125.73	46,063	46,079
01-OCT-17 To 30-SEP-18	4	124.37	115.36	54.88	25.89	210.20	52.72	160.00	N/A	230,950	126,750
01-OCT-18 To 30-SEP-19	9	95.08	96.84	78.72	23.49	123.02	58.42	147.95	68.29 to 140.52	199,866	157,333
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	7	99.87	104.66	103.54	10.43	101.08	87.38	125.73	87.38 to 125.73	33,214	34,391
01-JAN-18 To 31-DEC-18	8	124.37	114.85	72.94	24.97	157.46	52.72	160.00	52.72 to 160.00	160,850	117,317
<u>ALL</u>	21	97.45	102.84	74.14	21.85	138.71	52.72	160.00	87.38 to 122.00	147,195	109,125

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	96.49	104.22	76.13	22.78	136.90	52.72	160.00	73.82 to 147.95	152,550	116,137
2	11	104.72	101.59	72.19	19.10	140.73	58.42	140.52	68.29 to 135.13	142,327	102,751
<u>ALL</u>	21	97.45	102.84	74.14	21.85	138.71	52.72	160.00	87.38 to 122.00	147,195	109,125

**19 Colfax**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21  
Total Sales Price : 3,091,098  
Total Adj. Sales Price : 3,091,098  
Total Assessed Value : 2,291,635  
Avg. Adj. Sales Price : 147,195  
Avg. Assessed Value : 109,125

MEDIAN : 97  
WGT. MEAN : 74  
MEAN : 103  
COD : 21.85  
PRD : 138.71

COV : 27.57  
STD : 28.35  
Avg. Abs. Dev : 21.29  
MAX Sales Ratio : 160.00  
MIN Sales Ratio : 52.72

95% Median C.I. : 87.38 to 122.00  
95% Wgt. Mean C.I. : 57.12 to 91.15  
95% Mean C.I. : 89.94 to 115.74

Printed:3/20/2020 5:50:00PM

**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	21	97.45	102.84	74.14	21.85	138.71	52.72	160.00	87.38 to 122.00	147,195	109,125
04											
<u>ALL</u>	21	97.45	102.84	74.14	21.85	138.71	52.72	160.00	87.38 to 122.00	147,195	109,125

**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	2	128.57	128.57	132.40	05.11	97.11	122.00	135.13	N/A	2,400	3,178
Less Than 15,000	6	117.80	120.52	118.53	15.73	101.68	87.22	160.00	87.22 to 160.00	7,100	8,416
Less Than 30,000	7	113.60	118.26	114.43	15.10	103.35	87.22	160.00	87.22 to 160.00	8,657	9,906
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	95.52	100.13	74.05	21.10	135.22	52.72	160.00	87.22 to 113.60	162,437	120,278
Greater Than 14,999	15	95.08	95.77	73.52	19.77	130.26	52.72	147.95	73.82 to 104.72	203,233	149,409
Greater Than 29,999	14	95.08	95.13	73.33	20.47	129.73	52.72	147.95	68.29 to 125.73	216,464	158,735
<u>Incremental Ranges</u>											
0 TO 4,999	2	128.57	128.57	132.40	05.11	97.11	122.00	135.13	N/A	2,400	3,178
5,000 TO 14,999	4	109.37	116.49	116.77	18.57	99.76	87.22	160.00	N/A	9,450	11,035
15,000 TO 29,999	1	104.72	104.72	104.72	00.00	100.00	104.72	104.72	N/A	18,000	18,850
30,000 TO 59,999	6	96.49	106.95	111.04	14.81	96.32	87.38	140.52	87.38 to 140.52	37,500	41,641
60,000 TO 99,999	3	95.08	89.59	87.86	09.13	101.97	73.82	99.87	N/A	76,667	67,360
100,000 TO 149,999	2	76.23	76.23	76.63	23.36	99.48	58.42	94.04	N/A	133,000	101,918
150,000 TO 249,999	1	147.95	147.95	147.95	00.00	100.00	147.95	147.95	N/A	162,500	240,425
250,000 TO 499,999											
500,000 TO 999,999	1	52.72	52.72	52.72	00.00	100.00	52.72	52.72	N/A	900,000	474,505
1,000,000 +	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	1,247,000	851,600
<u>ALL</u>	21	97.45	102.84	74.14	21.85	138.71	52.72	160.00	87.38 to 122.00	147,195	109,125

**19 Colfax  
COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21  
 Total Sales Price : 3,091,098  
 Total Adj. Sales Price : 3,091,098  
 Total Assessed Value : 2,291,635  
 Avg. Adj. Sales Price : 147,195  
 Avg. Assessed Value : 109,125

MEDIAN : 97  
 WGT. MEAN : 74  
 MEAN : 103  
 COD : 21.85  
 PRD : 138.71

COV : 27.57  
 STD : 28.35  
 Avg. Abs. Dev : 21.29  
 MAX Sales Ratio : 160.00  
 MIN Sales Ratio : 52.72

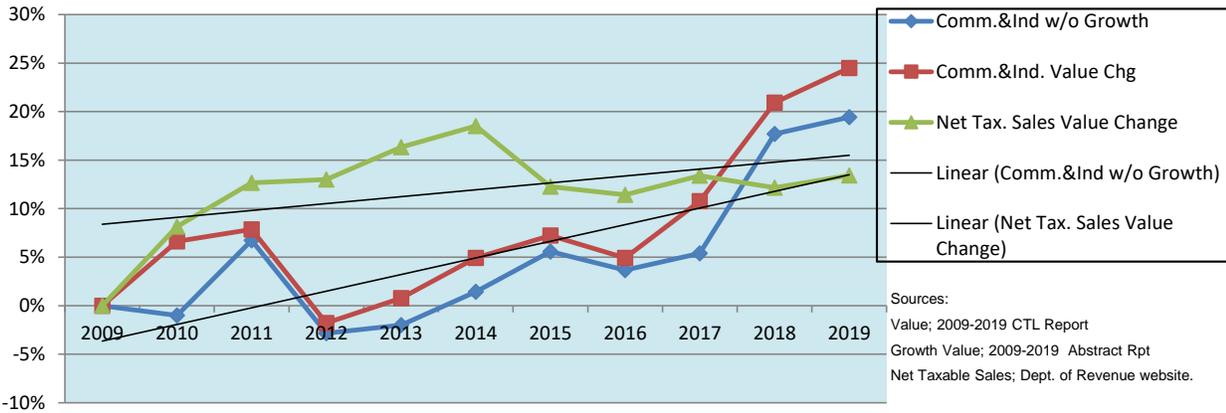
95% Median C.I. : 87.38 to 122.00  
 95% Wgt. Mean C.I. : 57.12 to 91.15  
 95% Mean C.I. : 89.94 to 115.74

Printed:3/20/2020 5:50:00PM

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
185	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	1,247,000	851,600
344	2	121.51	121.51	139.71	21.76	86.97	95.07	147.95	N/A	96,250	134,473
352	2	73.38	73.38	58.15	28.15	126.19	52.72	94.04	N/A	518,000	301,200
353	7	104.72	108.24	106.44	15.38	101.69	87.22	135.13	87.22 to 135.13	21,586	22,976
380	1	160.00	160.00	160.00	00.00	100.00	160.00	160.00	N/A	10,000	16,000
384	2	105.53	105.53	101.30	07.66	104.18	97.45	113.60	N/A	21,000	21,273
442	1	140.52	140.52	140.52	00.00	100.00	140.52	140.52	N/A	45,498	63,935
471	1	105.14	105.14	105.14	00.00	100.00	105.14	105.14	N/A	7,000	7,360
528	4	84.45	81.80	77.23	18.57	105.92	58.42	99.87	N/A	90,000	69,505
<u>ALL</u>	21	97.45	102.84	74.14	21.85	138.71	52.72	160.00	87.38 to 122.00	147,195	109,125

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 77,106,356	\$ 225,160		\$ 76,881,196	--	\$ 47,044,149	--
2009	\$ 78,341,481	\$ 1,848,285	2.36%	\$ 76,493,196	--	\$ 44,741,089	--
2010	\$ 83,537,515	\$ 5,977,336	7.16%	\$ 77,560,179	-1.00%	\$ 48,388,246	8.15%
2011	\$ 84,505,938	\$ 882,935	1.04%	\$ 83,623,003	0.10%	\$ 50,410,657	4.18%
2012	\$ 76,943,074	\$ 822,829	1.07%	\$ 76,120,245	-9.92%	\$ 50,562,981	0.30%
2013	\$ 78,948,086	\$ 2,164,757	2.74%	\$ 76,783,329	-0.21%	\$ 52,049,971	2.94%
2014	\$ 82,190,826	\$ 2,717,935	3.31%	\$ 79,472,891	0.66%	\$ 53,027,477	1.88%
2015	\$ 83,997,891	\$ 1,278,925	1.52%	\$ 82,718,966	0.64%	\$ 50,232,650	-5.27%
2016	\$ 82,204,356	\$ 983,445	1.20%	\$ 81,220,911	-3.31%	\$ 49,852,267	-0.76%
2017	\$ 86,775,046	\$ 4,202,040	4.84%	\$ 82,573,006	0.45%	\$ 50,738,160	1.78%
2018	\$ 94,723,836	\$ 2,510,020	2.65%	\$ 92,213,816	6.27%	\$ 50,183,014	-1.09%
2019	\$ 97,531,026	\$ 3,972,285	4.07%	\$ 93,558,741	-1.23%	\$ 50,750,174	1.13%
<b>Ann %chg</b>	2.22%			<b>Average</b>	<b>-0.75%</b>	1.27%	<b>1.32%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.00%	6.63%	8.15%
2011	6.74%	7.87%	12.67%
2012	-2.84%	-1.79%	13.01%
2013	-1.99%	0.77%	16.34%
2014	1.44%	4.91%	18.52%
2015	5.59%	7.22%	12.27%
2016	3.68%	4.93%	11.42%
2017	5.40%	10.77%	13.40%
2018	17.71%	20.91%	12.16%
2019	19.42%	24.49%	13.43%

County Number	19
County Name	Colfax

**19 Colfax**  
**AGRICULTURAL LAND**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 29  
Total Sales Price : 23,551,948  
Total Adj. Sales Price : 23,551,948  
Total Assessed Value : 17,257,220  
Avg. Adj. Sales Price : 812,136  
Avg. Assessed Value : 595,077

MEDIAN : 71  
WGT. MEAN : 73  
MEAN : 76  
COD : 17.05  
PRD : 104.33

COV : 27.35  
STD : 20.91  
Avg. Abs. Dev : 12.09  
MAX Sales Ratio : 152.88  
MIN Sales Ratio : 51.45

95% Median C.I. : 67.78 to 75.31  
95% Wgt. Mean C.I. : 66.59 to 79.96  
95% Mean C.I. : 68.49 to 84.39

Printed:3/20/2020 5:50:01PM

<b>DATE OF SALE *</b>											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-16 To 31-DEC-16	3	69.20	69.53	69.37	01.17	100.23	68.48	70.92	N/A	612,023	424,562	
01-JAN-17 To 31-MAR-17	2	56.90	56.90	53.83	09.58	105.70	51.45	62.34	N/A	1,173,900	631,950	
01-APR-17 To 30-JUN-17	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	625,264	466,870	
01-JUL-17 To 30-SEP-17	2	108.29	108.29	76.80	41.19	141.00	63.69	152.88	N/A	714,604	548,805	
01-OCT-17 To 31-DEC-17	1	75.37	75.37	75.37	00.00	100.00	75.37	75.37	N/A	2,565,000	1,933,350	
01-JAN-18 To 31-MAR-18	6	68.59	70.72	68.39	12.93	103.41	57.20	91.16	57.20 to 91.16	701,068	479,472	
01-APR-18 To 30-JUN-18	2	64.23	64.23	63.01	07.47	101.94	59.43	69.03	N/A	593,320	373,830	
01-JUL-18 To 30-SEP-18	2	113.50	113.50	112.24	07.61	101.12	104.86	122.14	N/A	687,390	771,538	
01-OCT-18 To 31-DEC-18	3	74.27	73.22	72.74	04.42	100.66	67.78	77.61	N/A	881,667	641,335	
01-JAN-19 To 31-MAR-19	6	73.28	77.38	81.71	08.95	94.70	67.69	102.77	67.69 to 102.77	674,804	551,359	
01-APR-19 To 30-JUN-19	1	63.88	63.88	63.88	00.00	100.00	63.88	63.88	N/A	1,286,955	822,080	
01-JUL-19 To 30-SEP-19												
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	8	68.84	76.70	65.76	22.09	116.64	51.45	152.88	51.45 to 152.88	779,793	512,758	
01-OCT-17 To 30-SEP-18	11	69.06	77.74	76.09	20.81	102.17	57.20	122.14	59.43 to 104.86	848,439	645,538	
01-OCT-18 To 30-SEP-19	10	73.28	74.78	75.86	08.13	98.58	63.88	102.77	67.69 to 77.61	798,078	605,424	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	6	69.18	80.07	68.34	30.23	117.16	51.45	152.88	51.45 to 152.88	1,161,212	793,622	
01-JAN-18 To 31-DEC-18	13	69.06	76.88	75.34	18.58	102.04	57.20	122.14	60.23 to 91.16	724,064	545,505	
<u>ALL</u>	29	70.92	76.44	73.27	17.05	104.33	51.45	152.88	67.78 to 75.31	812,136	595,077	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	29	70.92	76.44	73.27	17.05	104.33	51.45	152.88	67.78 to 75.31	812,136	595,077	
<u>ALL</u>	29	70.92	76.44	73.27	17.05	104.33	51.45	152.88	67.78 to 75.31	812,136	595,077	

**19 Colfax**  
**AGRICULTURAL LAND**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 29  
 Total Sales Price : 23,551,948  
 Total Adj. Sales Price : 23,551,948  
 Total Assessed Value : 17,257,220  
 Avg. Adj. Sales Price : 812,136  
 Avg. Assessed Value : 595,077

MEDIAN : 71  
 WGT. MEAN : 73  
 MEAN : 76  
 COD : 17.05  
 PRD : 104.33

COV : 27.35  
 STD : 20.91  
 Avg. Abs. Dev : 12.09  
 MAX Sales Ratio : 152.88  
 MIN Sales Ratio : 51.45

95% Median C.I. : 67.78 to 75.31  
 95% Wgt. Mean C.I. : 66.59 to 79.96  
 95% Mean C.I. : 68.49 to 84.39

Printed:3/20/2020 5:50:01PM

**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
<b>_____Irrigated_____</b>											
County	4	74.99	75.14	73.12	10.79	102.76	59.43	91.16	N/A	541,626	396,033
1	4	74.99	75.14	73.12	10.79	102.76	59.43	91.16	N/A	541,626	396,033
<b>_____Dry_____</b>											
County	7	71.97	76.02	76.74	08.67	99.06	68.12	104.86	68.12 to 104.86	769,367	590,413
1	7	71.97	76.02	76.74	08.67	99.06	68.12	104.86	68.12 to 104.86	769,367	590,413
<b>_____ALL_____</b>											
	29	70.92	76.44	73.27	17.05	104.33	51.45	152.88	67.78 to 75.31	812,136	595,077

**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
<b>_____Irrigated_____</b>											
County	7	75.31	83.67	85.50	23.09	97.86	59.43	122.14	59.43 to 122.14	677,856	579,562
1	7	75.31	83.67	85.50	23.09	97.86	59.43	122.14	59.43 to 122.14	677,856	579,562
<b>_____Dry_____</b>											
County	13	70.92	73.24	72.98	08.57	100.36	57.20	104.86	68.48 to 77.61	721,839	526,813
1	13	70.92	73.24	72.98	08.57	100.36	57.20	104.86	68.48 to 77.61	721,839	526,813
<b>_____ALL_____</b>											
	29	70.92	76.44	73.27	17.05	104.33	51.45	152.88	67.78 to 75.31	812,136	595,077

## Colfax County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	6200	6000	5800	5554	5500	5300	5000	4598	<b>5575</b>
Butler	1	6698	6197	5929	5870	5583	5572	5179	5047	<b>6166</b>
Cuming	1	6306	n/a	5846	6300	4884	n/a	5386	4511	<b>5828</b>
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	<b>6241</b>
Platte	6	9088	8500	7772	7500	6900	6498	6000	5400	<b>7271</b>
Saunders	1	6320	n/a	5837	5466	n/a	4870	3949	3670	<b>4802</b>
Stanton	1	5600	5600	5600	5600	5235	4960	4405	4000	<b>5272</b>

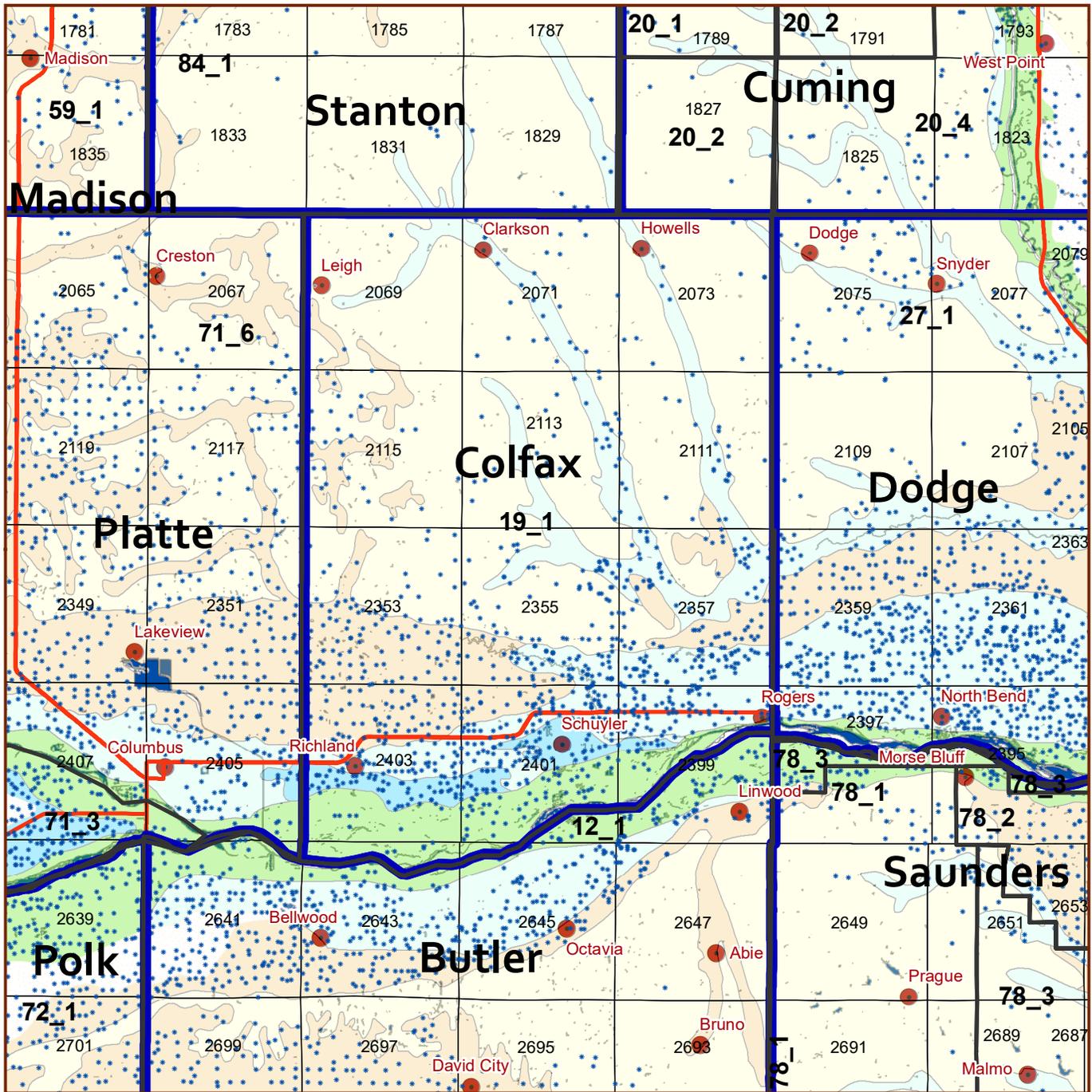
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	5742	5639	5398	5298	4974	4877	4502	4147	<b>5126</b>
Butler	1	5400	4899	4611	4599	4386	3993	3100	3000	<b>4324</b>
Cuming	1	5975	5980	5584	3850	4750	5115	4190	4142	<b>5431</b>
Dodge	1	6435	6225	6020	n/a	5595	5340	5190	4980	<b>5940</b>
Platte	6	6493	6100	5559	5499	5100	4599	3800	2900	<b>5219</b>
Saunders	1	5658	5493	5292	n/a	4560	3839	3433	3196	<b>4231</b>
Stanton	1	5100	5100	5060	3470	1822	4255	3975	3884	<b>4392</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	1984	1987	1800	1800	n/a	1700	n/a	1600	<b>1941</b>
Butler	1	2291	2272	2233	2200	1863	2128	n/a	2050	<b>2266</b>
Cuming	1	2416	2396	1929	2056	n/a	n/a	n/a	n/a	<b>2302</b>
Dodge	1	2460	2460	2355	2355	n/a	n/a	n/a	n/a	<b>2429</b>
Platte	6	1587	1575	1507	1512	n/a	1241	n/a	1309	<b>1554</b>
Saunders	1	2507	2508	2257	n/a	n/a	n/a	n/a	2081	<b>2450</b>
Stanton	1	1710	1790	1263	1750	715	n/a	n/a	1415	<b>1460</b>

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	4997	1599	150
Butler	1	2882	1499	787
Cuming	1	4471	1021	125
Dodge	1	3210	n/a	181
Platte	6	1583	1358	100
Saunders	1	2967	719	177
Stanton	1	2743	190	138

Source: 2020 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.

# COLFAX COUNTY



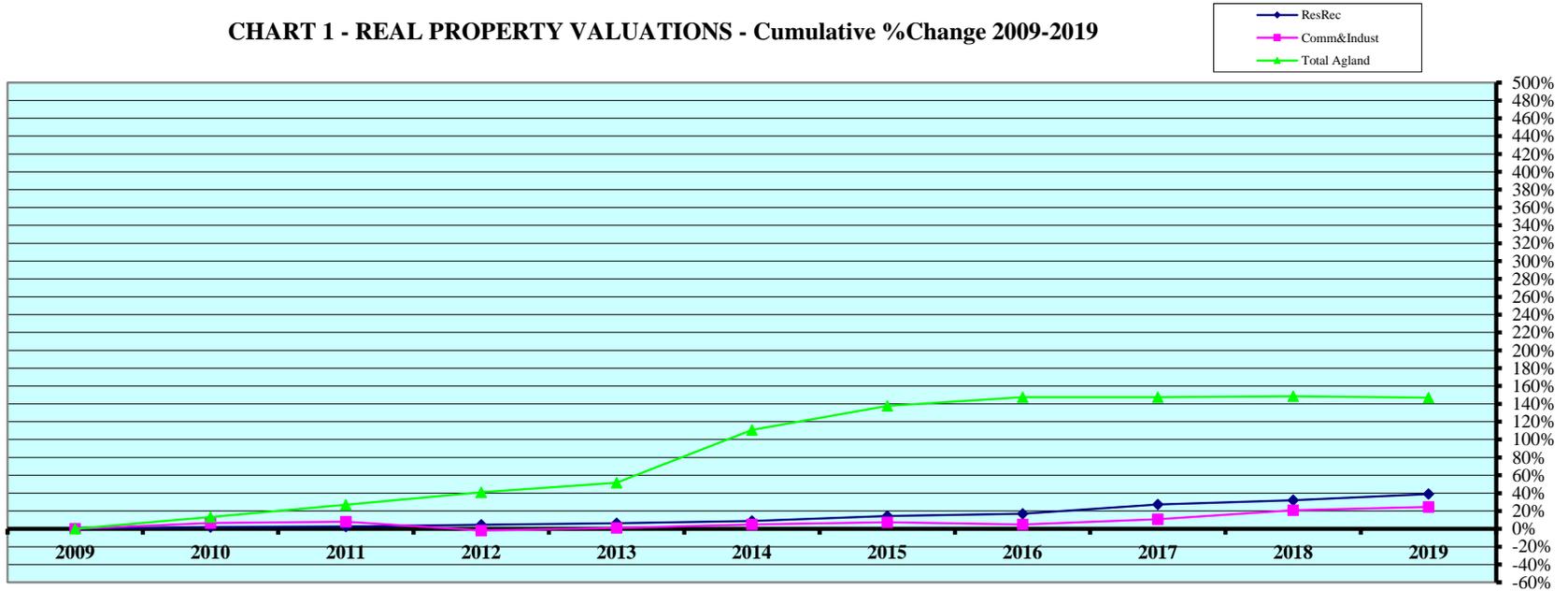
**Legend**

- 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 2009-2019**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	202,187,920	--	--	--	78,341,481	--	--	--	491,393,910	--	--	--
2010	206,465,590	4,277,670	2.12%	2.12%	83,537,515	5,196,034	6.63%	6.63%	556,734,785	65,340,875	13.30%	13.30%
2011	207,688,860	1,220,270	0.59%	2.72%	84,505,938	968,423	1.16%	7.87%	623,621,980	66,887,195	12.01%	26.91%
2012	211,488,285	3,802,425	1.83%	4.60%	76,943,074	-7,562,864	-8.95%	-1.79%	692,131,525	68,509,545	10.99%	40.85%
2013	214,584,180	3,095,895	1.46%	6.13%	78,948,086	2,005,012	2.61%	0.77%	745,551,015	53,419,490	7.72%	51.72%
2014	220,078,955	5,494,775	2.56%	8.85%	82,190,826	3,242,740	4.11%	4.91%	1,035,922,325	290,371,310	38.95%	110.81%
2015	231,499,350	11,420,395	5.19%	14.50%	83,997,891	1,807,065	2.20%	7.22%	1,168,169,450	132,247,125	12.77%	137.73%
2016	236,565,970	5,066,620	2.19%	17.00%	82,204,356	-1,793,535	-2.14%	4.93%	1,216,844,785	48,675,335	4.17%	147.63%
2017	257,314,195	20,748,225	8.77%	27.26%	86,775,046	4,570,690	5.56%	10.77%	1,216,628,840	-215,945	-0.02%	147.59%
2018	267,181,015	9,866,820	3.83%	32.14%	94,723,836	7,948,790	9.16%	20.91%	1,221,238,525	4,609,685	0.38%	148.53%
2019	280,885,535	13,704,520	5.13%	38.92%	97,531,026	2,807,190	2.96%	24.49%	1,213,292,885	-7,945,640	-0.65%	146.91%

Rate Annual %chg: Residential & Recreational **3.34%** Commercial & Industrial **2.22%** Agricultural Land **9.46%**

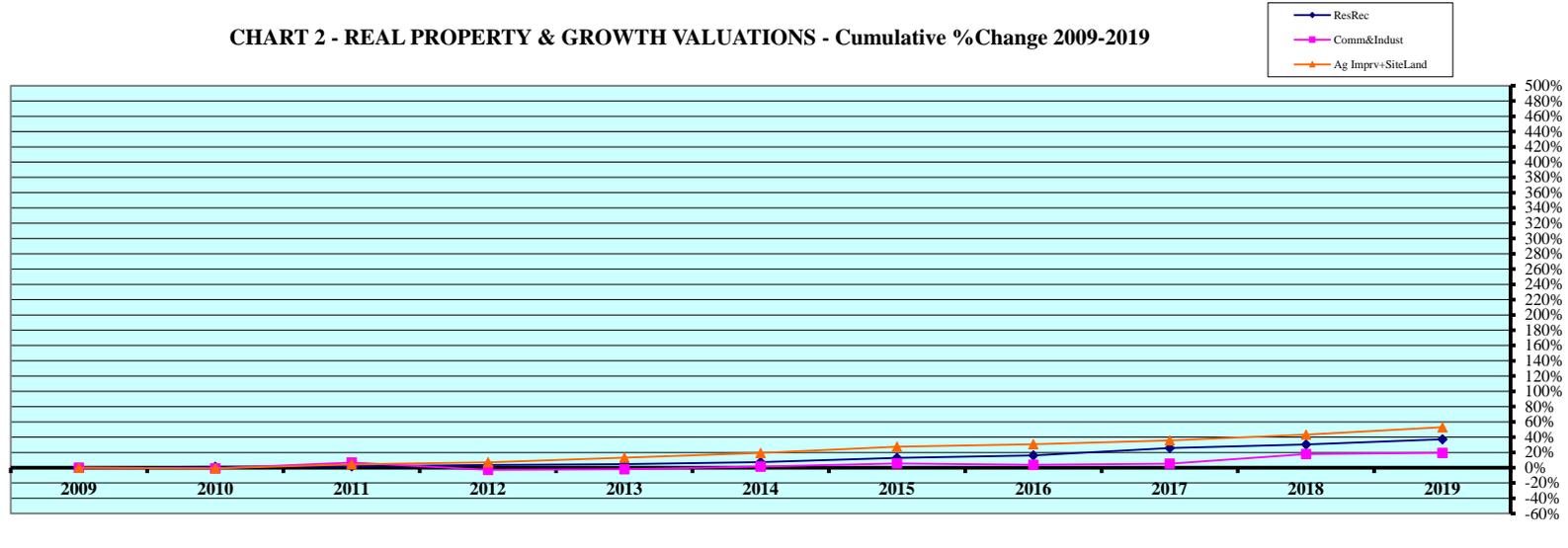
Cnty# **19**  
County **COLFAX**

**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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	
2009	202,187,920	1,507,495	0.75%	200,680,425	--	--	78,341,481	1,848,285	2.36%	76,493,196	--	--	
2010	206,465,590	1,737,660	0.84%	204,727,930	1.26%	1.26%	83,537,515	5,977,336	7.16%	77,560,179	-1.00%	-1.00%	
2011	207,685,860	1,714,925	0.83%	205,970,935	-0.24%	1.87%	84,505,938	882,935	1.04%	83,623,003	0.10%	6.74%	
2012	211,488,285	2,162,960	1.02%	209,325,325	0.79%	3.53%	76,943,074	822,829	1.07%	76,120,245	-9.92%	-2.84%	
2013	214,584,180	2,839,265	1.32%	211,744,915	0.12%	4.73%	78,948,086	2,164,757	2.74%	76,783,329	-0.21%	-1.99%	
2014	220,078,955	3,147,148	1.43%	216,931,807	1.09%	7.29%	82,190,826	2,717,935	3.31%	79,472,891	0.66%	1.44%	
2015	231,499,350	3,213,290	1.39%	228,286,060	3.73%	12.91%	83,997,891	1,278,925	1.52%	82,718,966	0.64%	5.59%	
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	15.97%	82,204,356	983,445	1.20%	81,220,911	-3.31%	3.68%	
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	25.76%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	5.40%	
2018	267,181,015	3,551,904	1.33%	263,629,111	2.45%	30.39%	94,723,836	2,510,020	2.65%	92,213,816	6.27%	17.71%	
2019	280,885,535	3,504,880	1.25%	277,380,655	3.82%	37.19%	97,531,026	3,972,285	4.07%	93,558,741	-1.23%	19.42%	
Rate Ann%chg	3.34%			2.18%			2.22%			C & I w/o growth			-0.75%

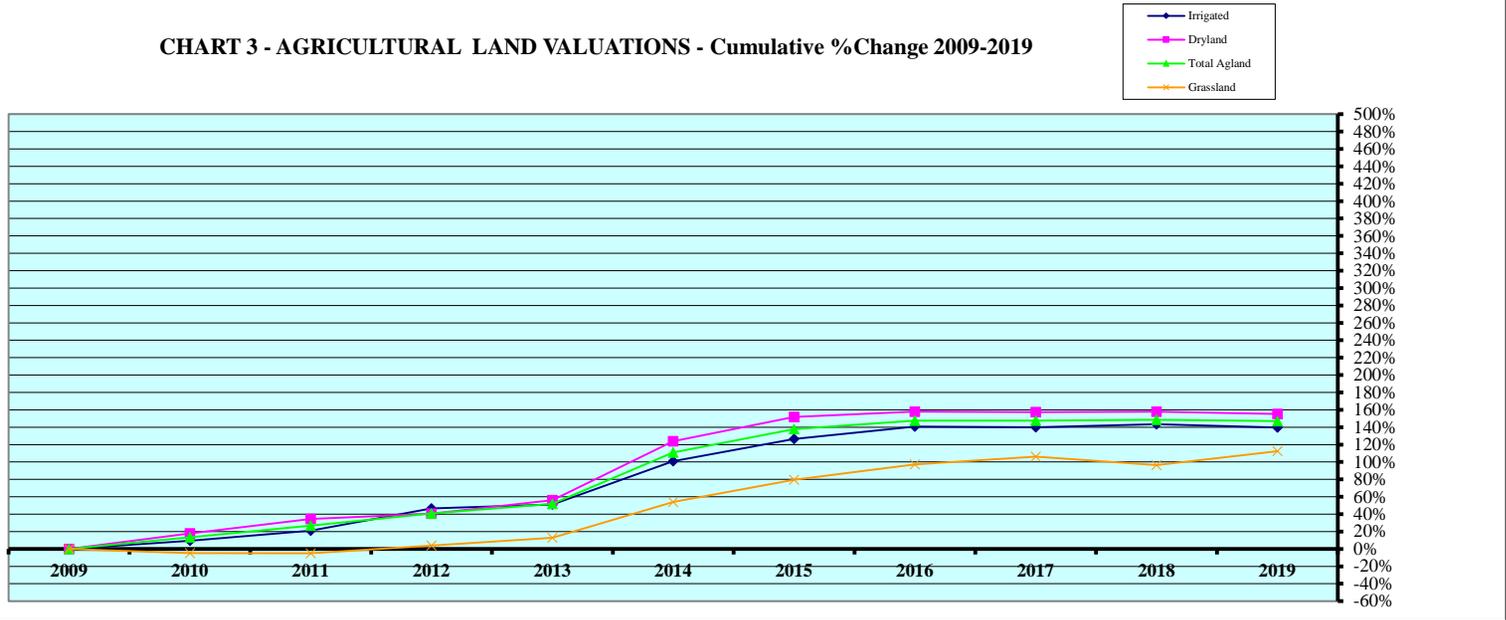
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2009	58,817,600	34,078,322	92,895,922	3,131,407	3.37%	89,764,515	--	--
2010	59,171,110	35,723,947	94,895,057	2,805,538	2.96%	92,089,519	-0.87%	-0.87%
2011	61,971,950	38,702,312	100,674,262	3,706,316	3.68%	96,967,946	2.18%	4.38%
2012	62,681,790	43,497,022	106,178,812	6,886,148	6.49%	99,292,664	-1.37%	6.89%
2013	64,662,950	47,573,275	112,236,225	7,069,610	6.30%	105,166,615	-0.95%	13.21%
2014	66,288,365	49,172,505	115,460,870	4,528,330	3.92%	110,932,540	-1.16%	19.42%
2015	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	2.49%	27.38%
2016	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	30.73%
2017	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	35.76%
2018	73,284,290	62,473,740	135,758,030	2,792,235	2.06%	132,965,795	1.73%	43.13%
2019	81,369,755	64,211,970	145,581,725	3,439,330	2.36%	142,142,395	4.70%	53.01%
Rate Ann%chg	3.30%	6.54%	4.60%	Ag Imprv+Site w/o growth			0.64%	

(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; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 19  
County COLFAX

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	193,004,735	--	--	--	269,177,310	--	--	--	28,678,515	--	--	--
2010	211,308,130	18,303,395	9.48%	9.48%	317,323,920	48,146,610	17.89%	17.89%	27,291,530	-1,386,985	-4.84%	-4.84%
2011	233,521,505	22,213,375	10.51%	20.99%	361,931,135	44,607,215	14.06%	34.46%	27,237,620	-53,910	-0.20%	-5.02%
2012	282,855,385	49,333,880	21.13%	46.55%	378,478,565	16,547,430	4.57%	40.61%	29,793,280	2,555,660	9.38%	3.89%
2013	291,600,990	8,745,605	3.09%	51.08%	420,177,510	41,698,945	11.02%	56.10%	32,355,770	2,562,490	8.60%	12.82%
2014	387,823,345	96,222,355	33.00%	100.94%	602,453,970	182,276,460	43.38%	123.81%	44,150,605	11,794,835	36.45%	53.95%
2015	437,160,715	49,337,370	12.72%	126.50%	677,992,995	75,539,025	12.54%	151.88%	51,502,350	7,351,745	16.65%	79.59%
2016	464,499,835	27,339,120	6.25%	140.67%	694,324,590	16,331,595	2.41%	157.94%	56,540,445	5,038,095	9.78%	97.15%
2017	463,097,500	-1,402,335	-0.30%	139.94%	692,979,100	-1,345,490	-0.19%	157.44%	59,114,625	2,574,180	4.55%	106.13%
2018	469,816,725	6,719,225	1.45%	143.42%	693,923,185	944,085	0.14%	157.79%	56,312,820	-2,801,805	-4.74%	96.36%
2019	462,630,615	-7,186,110	-1.53%	139.70%	687,297,015	-6,626,170	-0.95%	155.33%	60,908,085	4,595,265	8.16%	112.38%

Rate Ann.%chg: Irrigated **9.14%** Dryland **9.83%** Grassland **7.82%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	189,460	--	--	--	343,890	--	--	--	491,393,910	--	--	--
2010	404,810	215,350	113.67%	113.67%	406,395	62,505	18.18%	18.18%	556,734,785	65,340,875	13.30%	13.30%
2011	397,290	-7,520	-1.86%	109.70%	534,430	128,035	31.51%	55.41%	623,621,980	66,887,195	12.01%	26.91%
2012	397,310	20	0.01%	109.71%	606,985	72,555	13.58%	76.51%	692,131,525	68,509,545	10.99%	40.85%
2013	783,140	385,830	97.11%	313.35%	633,605	26,620	4.39%	84.25%	745,551,015	53,419,490	7.72%	51.72%
2014	789,565	6,425	0.82%	316.74%	704,840	71,235	11.24%	104.96%	1,035,922,325	290,371,310	38.95%	110.81%
2015	820,095	30,530	3.87%	332.86%	693,295	-11,545	-1.64%	101.60%	1,168,169,450	132,247,125	12.77%	137.73%
2016	1,226,625	406,530	49.57%	547.43%	253,290	-440,005	-63.47%	-26.35%	1,216,844,785	48,675,335	4.17%	147.63%
2017	1,184,275	-42,350	-3.45%	525.08%	253,340	50	0.02%	-26.33%	1,216,628,840	-215,945	-0.02%	147.59%
2018	1,185,795	1,520	0.13%	525.88%	0	-253,340	-100.00%	-100.00%	1,221,238,525	4,609,685	0.38%	148.53%
2019	1,188,850	3,055	0.26%	527.49%	1,268,320	1,268,320		268.82%	1,213,292,885	-7,945,640	-0.65%	146.91%

Cnty# **19**  
 County **COLFAX**

Rate Ann.%chg: Total Agric Land **9.46%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (from County Abstract Reports)<sup>(1)</sup>

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
2009	193,786,725	70,841	2,736			268,777,435	133,243	2,017			28,688,470	38,958	736		
2010	211,549,435	73,079	2,895	5.82%	5.82%	317,478,320	134,933	2,353	16.64%	16.64%	27,145,765	30,522	889	20.77%	20.77%
2011	233,647,275	74,019	3,157	9.04%	15.39%	362,225,520	133,985	2,703	14.90%	34.02%	27,282,935	30,686	889	-0.03%	20.74%
2012	282,858,870	74,311	3,806	20.59%	39.15%	378,506,415	133,682	2,831	4.73%	40.36%	29,782,770	30,337	982	10.42%	33.32%
2013	291,682,980	76,813	3,797	-0.24%	38.82%	420,185,810	131,612	3,193	12.76%	58.27%	32,373,160	29,924	1,082	10.20%	46.91%
2014	387,520,560	77,033	5,031	32.48%	83.90%	602,760,570	131,422	4,586	43.66%	127.37%	44,186,220	29,883	1,479	36.67%	100.80%
2015	437,235,070	77,461	5,645	12.21%	106.34%	678,294,330	132,170	5,132	11.89%	154.41%	51,413,125	28,522	1,803	21.91%	144.78%
2016	464,320,630	77,637	5,981	5.95%	118.63%	695,181,350	132,008	5,266	2.62%	161.07%	56,480,485	28,513	1,981	9.89%	168.99%
2017	463,079,995	77,393	5,983	0.05%	118.73%	693,296,250	131,654	5,266	0.00%	161.06%	59,348,315	29,204	2,032	2.59%	175.97%
2018	469,722,125	78,542	5,981	-0.05%	118.63%	694,233,725	131,830	5,266	0.00%	161.06%	56,154,935	27,567	2,037	0.24%	176.63%
2019	467,444,400	78,462	5,958	-0.38%	117.79%	687,821,500	130,708	5,262	-0.07%	160.87%	61,721,430	28,748	2,147	5.40%	191.55%

Rate Annual %chg Average Value/Acre: 8.09%

10.06%

11.29%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2009	183,400	3,668	50			343,890	229	1,500			491,779,920	246,940	1,991		
2010	404,250	8,076	50	0.10%	0.10%	407,655	272	1,500	0.00%	0.00%	556,985,425	246,882	2,256	13.29%	13.29%
2011	406,675	8,125	50	-0.01%	0.09%	405,225	270	1,500	0.00%	0.00%	623,967,630	247,084	2,525	11.93%	26.81%
2012	397,220	7,936	50	0.00%	0.10%	204,010	340	600	-60.00%	-60.00%	691,749,285	246,606	2,805	11.08%	40.85%
2013	782,915	7,829	100	99.79%	99.98%	204,010	340	600	0.00%	-60.00%	745,228,875	246,518	3,023	7.77%	51.80%
2014	786,575	7,866	100	0.00%	99.98%	204,010	340	600	0.00%	-60.00%	1,035,457,935	246,544	4,200	38.93%	110.89%
2015	817,230	8,172	100	0.00%	99.97%	217,095	362	600	-0.01%	-60.00%	1,167,976,850	246,688	4,735	12.73%	137.74%
2016	1,225,990	8,171	150	50.05%	200.06%	253,290	362	700	16.67%	-53.33%	1,217,461,745	246,692	4,935	4.24%	147.81%
2017	1,154,980	7,698	150	-0.01%	200.04%	253,340	362	700	0.00%	-53.33%	1,217,132,880	246,311	4,941	0.13%	148.13%
2018	1,188,940	7,924	150	0.00%	200.04%						1,221,299,725	245,863	4,967	0.53%	149.43%
2019	1,180,795	7,870	150	0.00%	200.04%						1,218,168,125	245,788	4,956	-0.23%	148.87%

19  
COLFAX

Rate Annual %chg Average Value/Acre: 9.55%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports  
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 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
10,515	COLFAX	82,462,396	36,861,951	48,498,807	272,905,030	71,709,456	25,821,570	7,980,505	1,213,292,885	81,369,755	64,211,970	0	1,905,114,325
cnty sectorvalue % of total value:		4.33%	1.93%	2.55%	14.32%	3.76%	1.36%	0.42%	63.69%	4.27%	3.37%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
658	CLARKSON	2,716,369	44,326	25,141	18,337,800	5,841,111	0	0	121,355	0	0	0	27,086,102
6.26%	%sector of county sector	3.29%	0.12%	0.05%	6.72%	8.15%			0.01%				1.42%
	%sector of municipality	10.03%	0.16%	0.09%	67.70%	21.56%			0.45%				100.00%
561	HOWELLS	635,090	53,234	30,193	21,313,950	3,338,550	0	0	71,040	130,645	46,080	0	25,618,782
5.34%	%sector of county sector	0.77%	0.14%	0.06%	7.81%	4.66%			0.01%	0.16%	0.07%		1.34%
	%sector of municipality	2.48%	0.21%	0.12%	83.20%	13.03%			0.28%	0.51%	0.18%		100.00%
405	LEIGH	879,079	42,868	6,156	13,717,625	4,511,380	0	0	36,145	0	0	0	19,193,253
3.85%	%sector of county sector	1.07%	0.12%	0.01%	5.03%	6.29%			0.00%				1.01%
	%sector of municipality	4.58%	0.22%	0.03%	71.47%	23.51%			0.19%				100.00%
73	RICHLAND	240,520	150,540	820,998	1,492,540	1,393,985	0	0	569,090	0	0	0	4,667,673
0.69%	%sector of county sector	0.29%	0.41%	1.69%	0.55%	1.94%			0.05%				0.25%
	%sector of municipality	5.15%	3.23%	17.59%	31.98%	29.86%			12.19%				100.00%
95	ROGERS	153,426	257,723	1,414,819	1,237,530	406,120	0	0	126,235	0	0	0	3,595,853
0.90%	%sector of county sector	0.19%	0.70%	2.92%	0.45%	0.57%			0.01%				0.19%
	%sector of municipality	4.27%	7.17%	39.35%	34.42%	11.29%			3.51%				100.00%
6,213	SCHUYLER	4,622,354	2,402,137	4,550,927	145,648,385	35,770,265	0	5,180	736,745	0	0	0	193,735,993
59.09%	%sector of county sector	5.61%	6.52%	9.38%	53.37%	49.88%		0.06%	0.06%				10.17%
	%sector of municipality	2.39%	1.24%	2.35%	75.18%	18.46%		0.00%	0.38%				100.00%
8,005	Total Municipalities	9,246,838	2,950,828	6,848,234	201,747,830	51,261,411	0	5,180	1,660,610	130,645	46,080	0	273,897,656
76.13%	%all municip.sectors of cnty	11.21%	8.01%	14.12%	73.93%	71.48%		0.06%	0.14%	0.16%	0.07%		14.38%

19 COLFAX

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 8,308</b>	<b>Value : 1,761,388,461</b>	<b>Growth 18,146,030</b>	<b>Sum Lines 17, 25, &amp; 41</b>
--	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	294	1,720,375	40	741,140	266	1,489,230	600	3,950,745	
<b>02. Res Improve Land</b>	2,491	16,803,155	87	4,659,980	312	11,576,660	2,890	33,039,795	
<b>03. Res Improvements</b>	2,652	201,982,320	120	20,514,745	353	43,953,365	3,125	266,450,430	
<b>04. Res Total</b>	2,946	220,505,850	160	25,915,865	619	57,019,255	3,725	303,440,970	3,414,695
<b>% of Res Total</b>	79.09	72.67	4.30	8.54	16.62	18.79	44.84	17.23	18.82
<b>05. Com UnImp Land</b>	66	575,815	6	445,270	4	614,350	76	1,635,435	
<b>06. Com Improve Land</b>	433	4,784,340	23	1,630,375	23	1,393,910	479	7,808,625	
<b>07. Com Improvements</b>	439	49,911,046	27	10,208,400	25	10,465,580	491	70,585,026	
<b>08. Com Total</b>	505	55,271,201	33	12,284,045	29	12,473,840	567	80,029,086	5,773,710
<b>% of Com Total</b>	89.07	69.06	5.82	15.35	5.11	15.59	6.82	4.54	31.82
<b>09. Ind UnImp Land</b>	1	9,240	0	0	0	0	1	9,240	
<b>10. Ind Improve Land</b>	0	0	3	1,035,630	0	0	3	1,035,630	
<b>11. Ind Improvements</b>	0	0	3	26,145,170	0	0	3	26,145,170	
<b>12. Ind Total</b>	1	9,240	3	27,180,800	0	0	4	27,190,040	0
<b>% of Ind Total</b>	25.00	0.03	75.00	99.97	0.00	0.00	0.05	1.54	0.00
<b>13. Rec UnImp Land</b>	1	5,180	7	80,735	71	4,778,340	79	4,864,255	
<b>14. Rec Improve Land</b>	0	0	28	422,280	49	4,357,440	77	4,779,720	
<b>15. Rec Improvements</b>	0	0	63	2,363,960	67	4,600,090	130	6,964,050	
<b>16. Rec Total</b>	1	5,180	70	2,866,975	138	13,735,870	209	16,608,025	6,170
<b>% of Rec Total</b>	0.48	0.03	33.49	17.26	66.03	82.71	2.52	0.94	0.03
<b>Res &amp; Rec Total</b>	2,947	220,511,030	230	28,782,840	757	70,755,125	3,934	320,048,995	3,420,865
<b>% of Res &amp; Rec Total</b>	74.91	68.90	5.85	8.99	19.24	22.11	47.35	18.17	18.85
<b>Com &amp; Ind Total</b>	506	55,280,441	36	39,464,845	29	12,473,840	571	107,219,126	5,773,710
<b>% of Com &amp; Ind Total</b>	88.62	51.56	6.30	36.81	5.08	11.63	6.87	6.09	31.82
<b>17. Taxable Total</b>	3,453	275,791,471	266	68,247,685	786	83,228,965	4,505	427,268,121	9,194,575
<b>% of Taxable Total</b>	76.65	64.55	5.90	15.97	17.45	19.48	54.22	24.26	50.67

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	15,000	1,373,375	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	15,000	1,373,375
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	15,000	1,373,375

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	307	2	221	530

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	16	1,603,025	7	943,455	2,871	895,297,680	2,894	897,844,160
28. Ag-Improved Land	1	107,595	0	0	862	292,901,400	863	293,008,995
29. Ag Improvements	1	158,220	0	0	908	143,108,965	909	143,267,185

30. Ag Total					3,803	1,334,120,340
--------------	--	--	--	--	-------	---------------

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	1	1.00	20,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	125,010	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	4.29	21,450	0	0.00	0	
37. FarmSite Improvements	1	0.00	33,210	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.93	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	42	39.23	751,150	42	39.23	751,150	
32. HomeSite Improv Land	578	590.83	11,840,200	579	591.83	11,860,200	
33. HomeSite Improvements	599	0.00	79,580,080	600	0.00	79,705,090	0
34. HomeSite Total				<b>642</b>	<b>631.06</b>	<b>92,316,440</b>	
35. FarmSite UnImp Land	81	165.60	827,985	81	165.60	827,985	
36. FarmSite Improv Land	783	3,167.91	15,839,550	784	3,172.20	15,861,000	
37. FarmSite Improvements	869	0.00	63,528,885	870	0.00	63,562,095	8,951,455
38. FarmSite Total				<b>951</b>	<b>3,337.80</b>	<b>80,251,080</b>	
39. Road & Ditches	3,106	5,277.57	0	3,107	5,278.50	0	
40. Other- Non Ag Use	44	799.57	1,345,510	44	799.57	1,345,510	
41. Total Section VI				<b>1,593</b>	<b>10,046.93</b>	<b>173,913,030</b>	<b>8,951,455</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,231.82	5.45%	26,237,285	6.06%	6,200.00
46. 1A	11,411.98	14.69%	68,471,880	15.81%	6,000.00
47. 2A1	19,422.46	25.01%	112,650,305	26.01%	5,800.00
48. 2A	19,201.49	24.72%	106,649,795	24.63%	5,554.25
49. 3A1	575.70	0.74%	3,166,350	0.73%	5,500.00
50. 3A	9,268.50	11.93%	49,123,100	11.34%	5,300.01
51. 4A1	10,895.90	14.03%	54,479,500	12.58%	5,000.00
52. 4A	2,663.12	3.43%	12,245,710	2.83%	4,598.26
53. Total	77,670.97	100.00%	433,023,925	100.00%	5,575.11
<b>Dry</b>					
54. 1D1	3,797.28	2.91%	21,803,585	3.26%	5,741.90
55. 1D	44,470.80	34.10%	250,750,280	37.51%	5,638.54
56. 2D1	13,600.89	10.43%	73,421,550	10.98%	5,398.29
57. 2D	1,276.38	0.98%	6,762,125	1.01%	5,297.89
58. 3D1	1,788.10	1.37%	8,893,325	1.33%	4,973.62
59. 3D	47,183.34	36.18%	230,106,135	34.42%	4,876.85
60. 4D1	2,379.21	1.82%	10,710,970	1.60%	4,501.90
61. 4D	15,928.01	12.21%	66,052,190	9.88%	4,146.92
62. Total	130,424.01	100.00%	668,500,160	100.00%	5,125.59
<b>Grass</b>					
63. 1G1	11,672.33	44.70%	24,703,935	44.15%	2,116.45
64. 1G	8,493.61	32.53%	18,764,160	33.54%	2,209.21
65. 2G1	4,039.50	15.47%	8,240,500	14.73%	2,039.98
66. 2G	1,870.33	7.16%	4,176,180	7.46%	2,232.86
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	31.23	0.12%	54,735	0.10%	1,752.64
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	6.68	0.03%	10,685	0.02%	1,599.55
71. Total	26,113.68	100.00%	55,950,195	100.00%	2,142.56
<b>Irrigated Total</b>					
	77,670.97	32.02%	433,023,925	37.32%	5,575.11
<b>Dry Total</b>					
	130,424.01	53.78%	668,500,160	57.62%	5,125.59
<b>Grass Total</b>					
	26,113.68	10.77%	55,950,195	4.82%	2,142.56
72. Waste	6,913.57	2.85%	1,037,300	0.09%	150.04
73. Other	1,412.23	0.58%	1,695,730	0.15%	1,200.75
74. Exempt	3,017.10	1.24%	92,880	0.01%	30.78
75. Market Area Total	242,534.46	100.00%	1,160,207,310	100.00%	4,783.68

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	227.37	1,257,510	128.43	724,735	77,315.17	431,041,680	77,670.97	433,023,925
<b>77. Dry Land</b>	52.33	265,650	42.68	217,385	130,329.00	668,017,125	130,424.01	668,500,160
<b>78. Grass</b>	42.76	145,730	0.00	0	26,070.92	55,804,465	26,113.68	55,950,195
<b>79. Waste</b>	1.85	280	8.90	1,335	6,902.82	1,035,685	6,913.57	1,037,300
<b>80. Other</b>	0.00	0	0.00	0	1,412.23	1,695,730	1,412.23	1,695,730
<b>81. Exempt</b>	31.30	0	4.76	0	2,981.04	92,880	3,017.10	92,880
<b>82. Total</b>	<b>324.31</b>	<b>1,669,170</b>	<b>180.01</b>	<b>943,455</b>	<b>242,030.14</b>	<b>1,157,594,685</b>	<b>242,534.46</b>	<b>1,160,207,310</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	77,670.97	32.02%	433,023,925	37.32%	5,575.11
<b>Dry Land</b>	130,424.01	53.78%	668,500,160	57.62%	5,125.59
<b>Grass</b>	26,113.68	10.77%	55,950,195	4.82%	2,142.56
<b>Waste</b>	6,913.57	2.85%	1,037,300	0.09%	150.04
<b>Other</b>	1,412.23	0.58%	1,695,730	0.15%	1,200.75
<b>Exempt</b>	3,017.10	1.24%	92,880	0.01%	30.78
<b>Total</b>	<b>242,534.46</b>	<b>100.00%</b>	<b>1,160,207,310</b>	<b>100.00%</b>	<b>4,783.68</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Clarkson	0	0	318	2,178,315	319	17,827,835	319	20,006,150	41,220
83.2 Clarkson Mh	0	0	10	59,505	10	324,540	10	384,045	0
83.3 Clarkson V	52	284,230	0	0	0	0	52	284,230	0
83.4 Howells	0	0	293	1,669,025	293	21,632,150	293	23,301,175	256,960
83.5 Howells Mh	0	0	2	11,750	2	54,515	2	66,265	0
83.6 Howells V	53	257,790	1	5,040	1	365	54	263,195	0
83.7 Leigh	1	2,600	215	1,482,045	215	13,737,905	216	15,222,550	184,455
83.8 Leigh V	29	162,105	1	1,600	1	330	30	164,035	0
83.9 Richland	0	0	44	33,625	44	1,459,010	44	1,492,635	1,640
83.10 Richland V	8	6,050	1	800	1	2,595	9	9,445	0
83.11 Rogers	0	0	36	35,415	36	1,197,395	36	1,232,810	0
83.12 Rogers V	8	6,680	0	0	0	0	8	6,680	0
83.13 Rural	263	1,580,005	370	16,060,455	407	46,624,070	670	64,264,530	1,572,965
83.14 Rural Mh	1	0	1	23,450	88	3,487,665	89	3,511,115	0
83.15 Rural V	88	4,771,240	1	2,995	1	75,885	89	4,850,120	0
83.16 Schuyler	1	5,940	1,570	11,409,355	1,571	144,406,020	1,572	155,821,315	1,074,500
83.17 Schuyler Mh	0	0	3	15,920	162	2,947,635	162	2,963,555	41,945
83.18 Schuyler Sub	1	39,605	98	4,807,905	101	19,434,595	102	24,282,105	247,180
83.19 Schuyler Sub V	31	698,595	0	0	0	0	31	698,595	0
83.20 Schuyler V	143	1,000,160	3	22,315	3	201,970	146	1,224,445	0
84 Residential Total	679	8,815,000	2,967	37,819,515	3,255	273,414,480	3,934	320,048,995	3,420,865

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clarkson	1	815	67	349,645	68	5,555,806	69	5,906,266	0
85.2	Clarkson V	14	52,785	0	0	0	0	14	52,785	0
85.3	Howells	0	0	56	142,765	56	3,182,580	56	3,325,345	0
85.4	Howells V	13	19,120	0	0	0	0	13	19,120	0
85.5	Leigh	2	3,685	52	203,045	52	5,145,585	54	5,352,315	0
85.6	Leigh V	7	29,590	0	0	0	0	7	29,590	0
85.7	Richland	0	0	11	26,535	11	712,835	11	739,370	0
85.8	Richland Mh	0	0	0	0	2	651,905	2	651,905	0
85.9	Richland V	2	2,710	0	0	0	0	2	2,710	0
85.10	Rogers	0	0	5	25,655	7	375,245	7	400,900	0
85.11	Rogers V	1	5,220	0	0	0	0	1	5,220	0
85.12	Rural	1	57,500	49	4,059,915	52	45,709,815	53	49,827,230	1,350,090
85.13	Rural Mh	0	0	0	0	4	1,118,915	4	1,118,915	0
85.14	Rural V	9	1,002,120	0	0	0	0	9	1,002,120	0
85.15	Schuyler	0	0	239	3,843,455	239	33,562,500	239	37,405,955	3,886,015
85.16	Schuyler V	27	471,130	3	193,240	3	715,010	30	1,379,380	537,605
86	Commercial Total	77	1,644,675	482	8,844,255	494	96,730,196	571	107,219,126	5,773,710

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	9,785.48	43.18%	19,413,140	44.13%	1,983.87
88. 1G	7,527.69	33.22%	14,955,390	33.99%	1,986.72
89. 2G1	3,714.57	16.39%	6,686,220	15.20%	1,800.00
90. 2G	1,597.75	7.05%	2,875,970	6.54%	1,800.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	30.62	0.14%	52,055	0.12%	1,700.03
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.68	0.03%	10,685	0.02%	1,599.55
95. Total	22,662.79	100.00%	43,993,460	100.00%	1,941.22
<b>CRP</b>					
96. 1C1	650.84	34.35%	3,313,165	34.99%	5,090.60
97. 1C	653.18	34.47%	3,308,390	34.94%	5,065.05
98. 2C1	317.65	16.76%	1,543,795	16.30%	4,860.05
99. 2C	272.58	14.39%	1,300,210	13.73%	4,770.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.61	0.03%	2,680	0.03%	4,393.44
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,894.86	100.00%	9,468,240	100.00%	4,996.80
<b>Timber</b>					
105. 1T1	1,236.01	79.43%	1,977,630	79.47%	1,600.01
106. 1T	312.74	20.10%	500,380	20.11%	1,599.99
107. 2T1	7.28	0.47%	10,485	0.42%	1,440.25
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	1,556.03	100.00%	2,488,495	100.00%	1,599.26
<hr/>					
Grass Total	22,662.79	86.79%	43,993,460	78.63%	1,941.22
CRP Total	1,894.86	7.26%	9,468,240	16.92%	4,996.80
Timber Total	1,556.03	5.96%	2,488,495	4.45%	1,599.26
<hr/>					
114. Market Area Total	26,113.68	100.00%	55,950,195	100.00%	2,142.56

**2020 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

19 Colfax

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	272,905,030	303,440,970	30,535,940	11.19%	3,414,695	9.94%
02. Recreational	7,980,505	16,608,025	8,627,520	108.11%	6,170	108.03%
03. Ag-Homesite Land, Ag-Res Dwelling	81,369,755	92,316,440	10,946,685	13.45%	0	13.45%
<b>04. Total Residential (sum lines 1-3)</b>	<b>362,255,290</b>	<b>412,365,435</b>	<b>50,110,145</b>	<b>13.83%</b>	<b>3,420,865</b>	<b>12.89%</b>
05. Commercial	71,709,456	80,029,086	8,319,630	11.60%	5,773,710	3.55%
06. Industrial	25,821,570	27,190,040	1,368,470	5.30%	0	5.30%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>97,531,026</b>	<b>107,219,126</b>	<b>9,688,100</b>	<b>9.93%</b>	<b>5,773,710</b>	<b>4.01%</b>
08. Ag-Farmsite Land, Outbuildings	63,282,325	80,251,080	16,968,755	26.81%	8,951,455	12.67%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	929,645	1,345,510	415,865	44.73%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>64,211,970</b>	<b>81,596,590</b>	<b>17,384,620</b>	<b>27.07%</b>	<b>8,951,455</b>	<b>13.13%</b>
12. Irrigated	462,630,615	433,023,925	-29,606,690	-6.40%		
13. Dryland	687,297,015	668,500,160	-18,796,855	-2.73%		
14. Grassland	60,908,085	55,950,195	-4,957,890	-8.14%		
15. Wasteland	1,188,850	1,037,300	-151,550	-12.75%		
16. Other Agland	1,268,320	1,695,730	427,410	33.70%		
<b>17. Total Agricultural Land</b>	<b>1,213,292,885</b>	<b>1,160,207,310</b>	<b>-53,085,575</b>	<b>-4.38%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,737,291,171</b>	<b>1,761,388,461</b>	<b>24,097,290</b>	<b>1.39%</b>	<b>18,146,030</b>	<b>0.34%</b>

## 2020 Assessment Survey for Colfax County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	The Deputy is an appraiser
<b>3.</b>	<b>Other full-time employees:</b>
	Two
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$235,100
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$235,100; All of the cost of health care and benefits are paid from the county general budget, not the assessor's budget.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	0
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	There is no separate fund. If a project is identified, the Board would have to fund it.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$48,200: this includes \$19,200 for MIPS and \$29,000 for GIS
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,700
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	0

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	All except Leigh
<b>4.</b>	<b>When was zoning implemented?</b>
	1999

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Tax Valuation, Inc.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	The county has Tax Valuation Inc. completing a rural reappraisal for 2020.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes; when they need appraisal work done.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county requires licensing and also the experience and skills to do the work.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes; but the assessor reviews the values and must approve all values before they are used.

## 2020 Residential Assessment Survey for Colfax County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor, Appraiser and Office Staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>All rural residential parcels; typically</td> </tr> <tr> <td style="text-align: center;">5</td> <td>All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.	2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.	3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.	4	All rural residential parcels; typically	5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.														
2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.														
3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.														
4	All rural residential parcels; typically														
5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.														
AG	Agricultural homes and outbuildings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The cost approach is the primary method used to estimate market value, with Marshall and Swift costing used as the cost estimator. Depreciation is developed from the local market.														
<b>4.</b>	<b>For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Tables are developed by the county, and the rural residential developed by Tax Valuation Inc.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	The county conducts an analysis of vacant lot sales as the primary method of establishing residential lot values.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														
	A study was completed using vacant lot sales with additional value added with the septic, well and electrical amenities.														
<b>8.</b>	<b>Are there form 191 applications on file?</b>														
	No														

**9. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

N/A

**10.**

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2016	2019	2016;2018,2019
2	2019	2019	2019	2018-19
3	2016	2016	2016	2016
4	2019	2019	2019	2018-19
5	2016	2016	2016	2016
AG	2019	2019	2019	2018-19

----In V-group #1, Clarkson was inspected in 2018 and Howells. Leigh was reviewed in 2019 and new pricing and depreciation. Rural residential and agricultural homes are in the middle of a 2-year inspection and review(2018-2019) with new values being applied in 2020. New cost and depreciation tables will be updated as well as a lot study.

## 2020 Commercial Assessment Survey for Colfax County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Assessor, Appraiser and Office Staff																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.	2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.																		
2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The county hires specialized appraisers and searches for comparable sales in other counties.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	The county develops depreciation tables.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	Yes; in some cases depreciation is developed for individual occupancy codes or groups.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Commercial lots are valued primarily using market information derived from vacant lot sales.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2016	2016	2016	2016	2	2019	2019	2019	2019
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2016	2016	2016	2016															
2	2019	2019	2019	2019															
	Valuation grouping #2 is being inspected and reviewed at the same time as the rural residential which will take place in 2018-2019 with new values being applied in 2020. Cost, depreciation and a lot study is expected to be completed.																		

## 2020 Agricultural Assessment Survey for Colfax County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor, Appraiser and Office Staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017						
	Land use was verified by comparing the GIS base maps from 2014 to the most recent maps from 2016. If there were any questions that were not clearly shown on the maps, the land owner was called to verify the current land use.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	The county plots and analyzes sales to annually monitor the potential for different markets.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The county calls and fills out questionnaires with an interview, verifies land use, and physically reviews parcels. They also call landowners if there are any questions from the review. If questions remain, the county will drive to the property for on-site review if the parcel is accessible.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes; both have a first acre valued at \$20,000; beginning in 2020. Secondary site acres are valued at \$5,000 for both ag and rural residential sites.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	Since there are no feedlot sales, the county took an average of the dry land capability group values. This methodology was based on the fact that the land owner could put the land back into crop ground.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	The county relies on sales analysis and sales review to identify any potential influences. The county has used their own sales and also gathered and reviewed sales from nearby counties to analyze the market for WRP acres.							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	N/A							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							

	No
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

COLFAX COUNTY ASSESSOR  
VIOLA M. BENDER  
411 E. 11<sup>TH</sup> STREET  
SCHUYLER, NE. 68661

June 1, 2019

I, Viola M. Bender, duly elected assessor of Colfax County, present this plan of assessment, pursuant to section 77-1311, as amended by 2005 Neb. Laws LB 263, Section 9, to the Colfax County Board of Equalization on or before July 31 of each year and to the Department of Revenue Property Assessment Division on or before October 31 of each year.

Respectively Submitted

Viola M. Bender  
Colfax County Assessor

## GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract  
Colfax County has a total parcel count of 8,775 parcels.

Residential-----	3,682
Industrial-----	3
Commercial-----	568
Agricultural-----	3,844
Rec land-----	158
Exempt-----	520

Colfax County also processes approximately 1,200 Personal Property filings and 300 Homestead Exemptions each year.

The Colfax County Assessor's Office consists of the Assessor, Deputy Assessor/Appraiser and two full time clerks.

### **Budget**

2019 General Budget: 233,975

The general budget includes the salaries for the administrative personal, educational classes, office supplies, office equipment, data processing costs and GIS Workshop.

### **Procedures Manual**

Colfax County has a written policy manual, which is updated each year.

### **Responsibilities**

Record maintenance: Cadastral Maps

The office staff maintains the maps by keeping the ownership and descriptions current (Reg 10-004.03).

Property Record Cards: The office staff maintains the property record cards by keeping current the required legal, ownership, classification codes and changes made to the assessment information of the property (Reg. 10-004).

### **Report Generation**

County Abstract of Assessment Report for Real Property must be completed and certified

by the county assessor on or before March 19, to the Property Tax Administrator (Reg. 60-004.03), (Statute 77-1514).

Personal Property abstract: Pursuant to section 77-1514 the assessor on or before July 20<sup>th</sup> of each year must electronically certify the personal property abstract to the Property Tax Administrator.

Certification of Values: Pursuant to section 13-509 and 13-518 the county assessor must certify taxable valuations to political subdivisions on or before August 20 of each year.

School District Taxable Value Report: Pursuant to Section 79-1016 the assessor on or before Aug. 25, shall provide the current values, by property class, for the county, school districts and supplement TIF information if applicable, to the Property Tax Administrator.  
Tax List Corrections: Tax list corrections are generated to correct clerical error (77-128) and any overvalued, undervalued, and omitted real property.

Generate Tax Roll: The assessor's office will on or before November 22 complete and deliver to the county treasurer the Tax List.

Certificate of Taxes Levied: On or before December 1 of each year the assessor will certify to the Property Tax Administrator, the total taxable valuation and the Certificate of Taxes Levied.

MIPS/County Solutions LLC of 725 S. 14<sup>th</sup> Street Lincoln, NE. 68508 maintain all of our administrative programs.

### **Homestead Exemptions**

The assessor's office on or before June 30 of each year, accepts applications for Homestead Exemption (77-3510 thru 77-3528). The assessor's office staff also helps the applicant complete the necessary forms.

### **Filing for Personal Property**

The assessor's office on or before February 1 of each year sends a letter to all persons with personal property, explaining the procedure for filing Personal Property, the penalties for late filing and requesting they bring in or mail their depreciation worksheets to the assessor's office. We then complete the Personal Property Schedule and return a copy to the taxpayer.

### **Real Property**

Residential: In 2019 for the city of Schuyler we plan on continuing to review current sales and addressing any problem areas. We are also looking at implementing new

pricing. These changes will be implemented for 2020.

In 2019 plans are to review the village of Leigh and any changes made will be implemented for 2020.

The plans for 2020 are to review the village of Howells and any changes will be implemented for 2021.

Plans to review the villages of Richland and Rogers in 2021 and implement any changes in 2022.

We will also continue to do pick-up, review sales and address any problem areas.

The 2019 level of value is Assessment Ratio: 93, COD 13.89 and the PRD: 102.76

### **Computerized**

Colfax County has Implemented MIPS new PC Administrative system and CAMA 3.052

### **Commercial Property**

In 2018 & 2019 we have contracted with Tax Valuation Inc. to do a reappraisal of rural commercial property. This will be done in a two year cycle and implemented in 2020.

For 2019 we plan on reviewing commercial property in the village of Leigh and any changes will be implemented for 2020.

In 2020 we plan on reviewing the commercial property in the village of Howells and any changes will be implemented for 2021.

Plans for 2021 to review commercial properties in the villages of Richland and Rogers And any changes will be implemented for 2022.

The 2019 level of value is Assessment Ratio: 100, COD 22.73 and the PRD: 148.89

### **Agricultural**

We have one market area in the county. When we verify our agland sales we also check with the buyer or seller on the land use. We are continuing to update our GIS system. We are working with GIS Workshop, Inc from Lincoln, NE.

In 2018 and 2019 we have contracted with Tax Valuation Inc. to do a reappraisal of our rural residential and farm homes and buildings. This will be done in a two year cycle and implemented in 2020.

For 2019 the level of value was Assessment Ratio: 73, COD: 15.22 and the PRD: 106.34

In the assessment years ahead we plan on continuing reviewing our agland sales.

### **Pick-up Work**

Pick-up work is usually started in August of each year and completed by February 1. We receive building permits monthly from the city clerk's. The county in 1999 implemented zoning, which requires a zoning permit before any construction can be started, the zoning office will then submit a copy of this permit to the assessor's office, which helps us tract new construction in the rural areas.

### **Sales Review**

Real Estate Transfers (Form 521) are delivered to the assessor's office each month from the clerk's office. The assessor and the office staff complete the Real Estate Transfer Statements. The assessor or office staff does verification of sales information by contacting the buyer or seller by telephone or in person. If no response from buyer or seller we try to contact the abstractor or the realtor involved in the sales.

The assessor and/or appraiser complete drive by reviews checking for changes that are different than the current property record card. Things we look for are additional buildings, heating & cooling changes, also changes in square footage (additions to house).