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DEPARTMENT OF REVENUE

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

HOWARD 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 Howard 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 Howard 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: Neal Dethlefs, Howard County Assessor

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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.

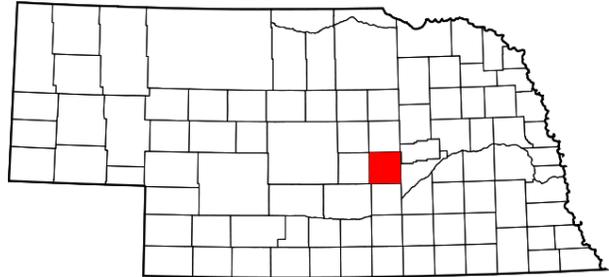
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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.

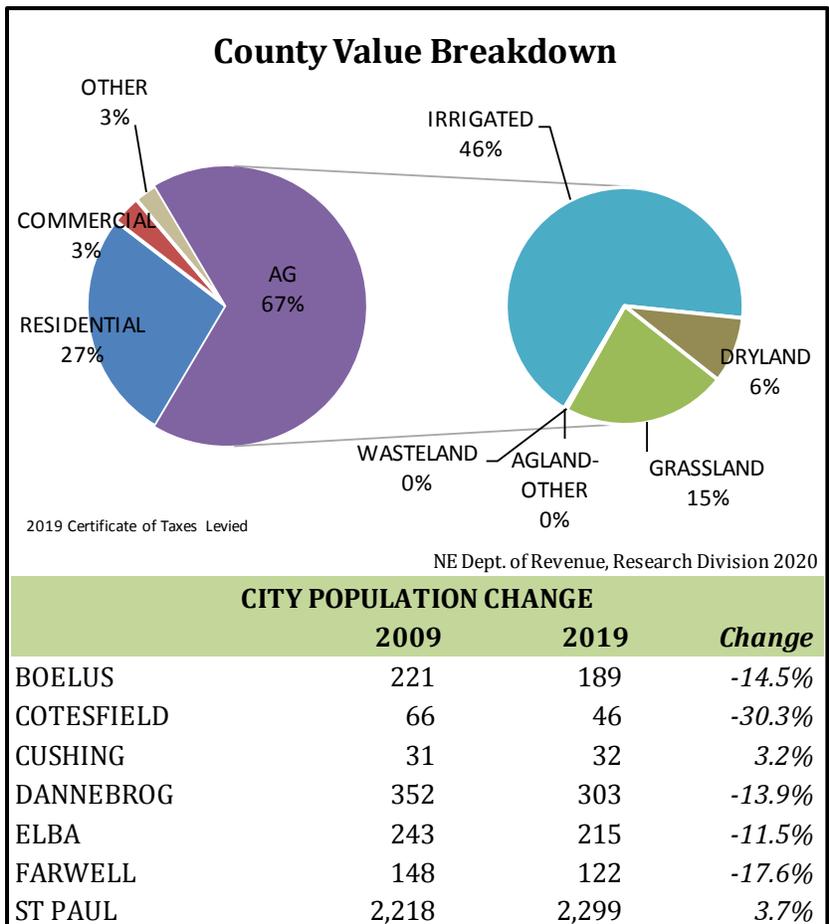
**Further information may be found in Exhibit 94*

County Overview

With a total area of 569 square miles, Howard County had 6,468 residents, per the Census Bureau Quick Facts for 2018, a 3% population increase over the 2010 U.S. Census. Reports indicated that 75% 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 \$117,173 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Howard County are located in and around the county seat of St. Paul. Information available from the U.S. Census Bureau shows there were 170 employer establishments with total employment of 1,068.



Agricultural land contributes the majority of value to the county's overall valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Howard County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD). In top livestock inventory items, Howard County ranks fourth in sheep and lambs (USDA AgCensus).

2020 Residential Correlation for Howard County

Assessment Actions

For 2020, as part of the six-year inspection and review cycle, the county assessor and staff physically inspected and reviewed rural residential properties in area 7100.

All pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Howard County continues to maintain acceptable sales qualification and verification practices. Currently there are 12 valuation groups recognized by the county assessor.

Howard County is current with the required six-year physical inspection and review cycle. The assessor and staff have a good plan and tracking file in place to physically inspect and review each parcel. Lot values are reviewed during the six-year cycle when the subclass of property is being reviewed.

The county assessor has written a valuation methodology on file for the completion of the assessment actions and explanation of the process. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model.

Description of Analysis

Residential sales are stratified into 12 Valuation Groups that are based on unique characteristics in the county.

Valuation Group	Description
1	St. Paul
2	Small Town
4	Agricultural homes and outbuildings in Area 7100
5	Agricultural homes and outbuildings in Area 7200
6	Agricultural homes and outbuildings in Area 7300
7	Residential property on a single lot in Area 7100

2020 Residential Correlation for Howard County

8	Residential property in a Multiple Lot Subdivision in Area 7100
9	Residential property on a single lot in Area 7200
10	Residential property in a Multiple Lot Subdivision in Area 7200
11	Residential property on a single lot in Area 7300
12	Residential property in a Multiple Lot Subdivision in Area 7300
13	Lake of the Woods, a unique subdivision located north of St. Paul

Review of the statistical profile indicates that all three measures of central tendency are within the acceptable range. The three measures are within two points of each other further providing support of a level of value within the acceptable range. The qualitative statistics are within the acceptable range. All valuation groups with sufficient sales have a median within the range.

The statistical sample and the 2020 County Abstract of Assessment, Form 45 Compared with the 2019 Certified Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

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 Howard County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	89	92.02	92.40	92.02	10.92	100.41
2	26	94.11	97.39	91.66	22.54	106.25
5	1	93.40	93.40	93.40	00.00	100.00
7	7	96.78	114.50	101.03	22.74	113.33
8	4	93.11	93.80	93.92	03.72	99.87
9	6	97.90	94.24	95.14	06.40	99.05
10	4	98.93	96.68	96.79	02.91	99.89
11	1	89.52	89.52	89.52	00.00	100.00
12	1	84.35	84.35	84.35	00.00	100.00
13	7	92.85	92.36	91.86	07.79	100.54
<u>ALL</u>	<u>146</u>	92.73	94.51	92.94	13.02	101.69

Level of Value

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

2020 Commercial Correlation for Howard County

Assessment Actions

Only pick up work and routine maintenance were performed for assessment actions for 2020.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's length sales are made available for measurement. Howard County continues to maintain acceptable sales qualification and verification practices. The valuation groups currently are represented in three economic and geographic locations.

Howard County is current with the required six-year physical inspection and review cycle. The assessor and staff physically inspect and review each parcel. Lot values are reviewed during the six-year cycle when the commercial is being inspected and reviewed.

Regarding the use of the three approaches to value (cost, income and sales comparison); the county assessor applies the income approach to properties when that information is received. All other commercial properties are valued using the cost approach, using the Computer-Assisted Mass Appraisal (CAMA) cost tables. Depreciation for commercial property is market-derived and both cost and depreciation tables are updated when the valuation group is physically inspected and reviewed.

Description of Analysis

Currently the three valuation groups within the commercial class follow the assessor locations in the county.

Valuation Group	Description
1	St. Paul
2	Small Towns - Cotesfield, Elba, Farwell, Dannebrog, St. Libory and Cushing
3	Rural

The commercial statistical profile reveals 25 qualified sales, with two of the three valuation groups represented. Even though two of the three measures of central tendency are within the range, the qualitative measures are above the acceptable ranges. Further reviewing the occupancy

2020 Commercial Correlation for Howard County

code subclass indicates 12 different occupancy's are used for the 25 sales. Valuation Group 2, small towns is made up of 13 sales with a median of 86.21, the ratios of the small sample range from 72%-222%, with a COD of 34.27. Six of these 13 sales sold for \$8,100 and less. Removal of two extreme sales on either end of the array can move the median from 86%-94%, supporting that the statistics of this valuation group should not be used to calculate a valuation adjustment.

A historical review of assessment practices and valuation changes supports that the county is within the six-year inspection and review cycle. When comparing nearby communities in the counties of Nance, Merrick, Hall, Sherman and Greeley, it appears the values have increased over the past decade at a similar rate.

The statistical sample and the 2020 County Abstract of Assessment, Form 45 Compared with the 2019 Certified Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	12	95.37	88.14	83.56	17.27	105.48
2	13	86.21	98.58	91.49	34.27	107.75
____ALL____	25	94.17	93.57	84.90	25.12	110.21

Level of Value

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

2020 Agricultural Correlation for Howard County

Assessment Actions

For 2020, a sales study of the agricultural sales was performed after the Land Capabilities Group (LCG) conversion. All three classes of property had changes in value. Irrigated values increased less than 1%, dryland decreased 2% and grassland decreased 3%.

Pick up work was completed and placed on the assessment roll.

Assessment Practice Review

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

Although three market areas are identified, the same value is currently being applied to all areas. The areas are studied each year for any changes. Land use is kept up to date using aerial imagery. Intensive Use has been reviewed by the county assessor and includes feedlots in the county.

Agricultural improvements are inspected and reviewed within the six-year cycle. The Marshall & Swift costing is dated 2016 and Computer-Assisted Mass Appraisal (CAMA) derived depreciation is updated when inspected. Home sites are valued at \$18,000 for the first acre, and farm sites are valued at \$3,500 per acre. These are the same for both agricultural and rural residential dwellings.

Description of Analysis

The agricultural statistical sample consists of 45 sales. All three measures of central tendency for the overall sample are in the acceptable range. The three measures are within three points of each other further providing support of a level of value within the acceptable range. The qualitative statistics are acceptable for the agricultural land class.

Review of the 80% Majority Land Use (MLU) substrata indicates the irrigated and grassland subclasses have a sufficient sample of sales, and are in the acceptable range.

When comparing the counties schedule of values to the adjoining counties with similar markets it appears that all agricultural land values in Howard County are relatively similar and equalized. It is believed that Howard County has achieved an acceptable level of value.

Equalization and Quality of Assessment

The Property Assessment Division's (Division) review of agricultural and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

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

2020 Agricultural Correlation for Howard County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	17	71.40	74.40	74.34	08.82	100.08
7100	17	71.40	74.40	74.34	08.82	100.08
<u> Grass </u>						
County	14	71.32	74.09	66.85	17.74	110.83
7100	14	71.32	74.09	66.85	17.74	110.83
<u> ALL </u>						
	45	71.40	73.91	73.24	13.43	100.91

Level of Value

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

2020 Opinions of the Property Tax Administrator for Howard 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
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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
Property Tax Administrator

APPENDICES

2020 Commission Summary for Howard County

Residential Real Property - Current

Number of Sales	146	Median	92.73
Total Sales Price	\$21,851,603	Mean	94.51
Total Adj. Sales Price	\$21,851,603	Wgt. Mean	92.94
Total Assessed Value	\$20,309,392	Average Assessed Value of the Base	\$112,400
Avg. Adj. Sales Price	\$149,669	Avg. Assessed Value	\$139,105

Confidence Interval - Current

95% Median C.I	91.14 to 95.52
95% Wgt. Mean C.I	90.96 to 94.93
95% Mean C.I	91.48 to 97.54
% of Value of the Class of all Real Property Value in the County	21.91
% of Records Sold in the Study Period	5.71
% of Value Sold in the Study Period	7.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	140	97	96.84
2018	118	97	97.41
2017	142	99	98.81
2016	154	94	93.52

2020 Commission Summary for Howard County

Commercial Real Property - Current

Number of Sales	25	Median	94.17
Total Sales Price	\$1,756,250	Mean	93.57
Total Adj. Sales Price	\$1,756,250	Wgt. Mean	84.90
Total Assessed Value	\$1,491,114	Average Assessed Value of the Base	\$116,775
Avg. Adj. Sales Price	\$70,250	Avg. Assessed Value	\$59,645

Confidence Interval - Current

95% Median C.I	76.21 to 98.42
95% Wgt. Mean C.I	71.84 to 97.97
95% Mean C.I	77.57 to 109.57
% of Value of the Class of all Real Property Value in the County	3.43
% of Records Sold in the Study Period	6.49
% of Value Sold in the Study Period	3.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	24	100	91.21
2018	15	100	95.81
2017	22	96	96.26
2016	15	100	97.33

47 Howard
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 : 146
Total Sales Price : 21,851,603
Total Adj. Sales Price : 21,851,603
Total Assessed Value : 20,309,392
Avg. Adj. Sales Price : 149,669
Avg. Assessed Value : 139,105

MEDIAN : 93
WGT. MEAN : 93
MEAN : 95
COD : 13.02
PRD : 101.69

COV : 19.78
STD : 18.69
Avg. Abs. Dev : 12.07
MAX Sales Ratio : 205.47
MIN Sales Ratio : 44.26

95% Median C.I. : 91.14 to 95.52
95% Wgt. Mean C.I. : 90.96 to 94.93
95% Mean C.I. : 91.48 to 97.54

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	19	94.87	98.45	96.22	11.84	102.32	60.54	205.47	90.10 to 99.45	145,376	139,884	
01-JAN-18 To 31-MAR-18	11	95.71	98.02	96.72	06.38	101.34	89.53	119.68	90.73 to 103.26	175,318	169,571	
01-APR-18 To 30-JUN-18	27	95.25	94.57	95.09	11.06	99.45	62.51	123.54	85.84 to 99.83	141,325	134,389	
01-JUL-18 To 30-SEP-18	25	91.92	95.96	91.98	17.62	104.33	50.78	152.48	84.16 to 102.05	130,484	120,015	
01-OCT-18 To 31-DEC-18	23	95.67	97.03	94.82	14.59	102.33	74.09	150.05	83.76 to 100.26	159,587	151,321	
01-JAN-19 To 31-MAR-19	11	85.99	86.36	86.48	15.22	99.86	44.26	126.17	68.35 to 100.02	131,082	113,354	
01-APR-19 To 30-JUN-19	16	93.34	94.82	93.46	08.19	101.46	70.71	117.69	89.52 to 102.22	162,650	152,016	
01-JUL-19 To 30-SEP-19	14	84.40	85.56	84.36	10.37	101.42	67.76	112.45	75.26 to 92.85	169,162	142,707	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	82	93.98	96.36	94.76	12.73	101.69	50.78	205.47	91.60 to 98.39	143,519	135,999	
01-OCT-18 To 30-SEP-19	64	91.78	92.14	90.82	13.13	101.45	44.26	150.05	84.73 to 95.52	157,548	143,085	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	86	94.00	96.08	94.46	13.48	101.72	50.78	152.48	90.73 to 97.98	147,406	139,239	
<u>ALL</u>	146	92.73	94.51	92.94	13.02	101.69	44.26	205.47	91.14 to 95.52	149,669	139,105	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	89	92.02	92.40	92.02	10.92	100.41	60.54	139.23	87.68 to 94.11	136,855	125,936	
2	26	94.11	97.39	91.66	22.54	106.25	44.26	152.48	80.66 to 108.50	73,363	67,241	
5	1	93.40	93.40	93.40	00.00	100.00	93.40	93.40	N/A	197,650	184,598	
7	7	96.78	114.50	101.03	22.74	113.33	90.10	205.47	90.10 to 205.47	193,071	195,068	
8	4	93.11	93.80	93.92	03.72	99.87	89.53	99.45	N/A	305,750	287,173	
9	6	97.90	94.24	95.14	06.40	99.05	70.71	102.22	70.71 to 102.22	190,000	180,757	
10	4	98.93	96.68	96.79	02.91	99.89	89.03	99.83	N/A	333,750	323,036	
11	1	89.52	89.52	89.52	00.00	100.00	89.52	89.52	N/A	276,000	247,069	
12	1	84.35	84.35	84.35	00.00	100.00	84.35	84.35	N/A	375,000	316,312	
13	7	92.85	92.36	91.86	07.79	100.54	77.28	107.96	77.28 to 107.96	266,557	244,853	
<u>ALL</u>	146	92.73	94.51	92.94	13.02	101.69	44.26	205.47	91.14 to 95.52	149,669	139,105	

47 Howard
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 : 146
 Total Sales Price : 21,851,603
 Total Adj. Sales Price : 21,851,603
 Total Assessed Value : 20,309,392
 Avg. Adj. Sales Price : 149,669
 Avg. Assessed Value : 139,105

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 95
 COD : 13.02
 PRD : 101.69

COV : 19.78
 STD : 18.69
 Avg. Abs. Dev : 12.07
 MAX Sales Ratio : 205.47
 MIN Sales Ratio : 44.26

95% Median C.I. : 91.14 to 95.52
 95% Wgt. Mean C.I. : 90.96 to 94.93
 95% Mean C.I. : 91.48 to 97.54

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	145	92.61	94.51	92.94	13.11	101.69	44.26	205.47	91.14 to 95.52	149,338	138,792
06	1	93.40	93.40	93.40	00.00	100.00	93.40	93.40	N/A	197,650	184,598
07											
<u>ALL</u>	146	92.73	94.51	92.94	13.02	101.69	44.26	205.47	91.14 to 95.52	149,669	139,105

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	1	91.60	91.60	91.60	00.00	100.00	91.60	91.60	N/A	3,750	3,435
Less Than 15,000	4	95.52	97.50	94.88	13.94	102.76	76.76	122.22	N/A	6,563	6,227
Less Than 30,000	7	91.90	97.88	90.20	24.09	108.51	50.78	152.48	50.78 to 152.48	12,779	11,526
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	145	92.85	94.53	92.94	13.07	101.71	44.26	205.47	91.14 to 95.52	150,675	140,041
Greater Than 14,999	142	92.73	94.42	92.94	12.97	101.59	44.26	205.47	90.73 to 95.52	153,700	142,848
Greater Than 29,999	139	92.85	94.34	92.95	12.44	101.50	44.26	205.47	90.73 to 95.52	156,562	145,530
<u>Incremental Ranges</u>											
0 TO 4,999	1	91.60	91.60	91.60	00.00	100.00	91.60	91.60	N/A	3,750	3,435
5,000 TO 14,999	3	99.43	99.47	95.43	15.24	104.23	76.76	122.22	N/A	7,500	7,157
15,000 TO 29,999	3	91.90	98.39	88.25	36.89	111.49	50.78	152.48	N/A	21,067	18,591
30,000 TO 59,999	9	102.51	109.28	108.96	19.07	100.29	67.74	150.05	84.73 to 139.23	43,389	47,277
60,000 TO 99,999	39	94.11	97.48	96.62	18.87	100.89	44.26	205.47	85.99 to 103.26	79,203	76,522
100,000 TO 149,999	33	92.23	89.97	90.15	09.92	99.80	60.54	119.68	85.35 to 95.52	124,994	112,686
150,000 TO 249,999	32	92.60	91.28	90.74	08.10	100.60	75.26	113.08	84.44 to 96.59	191,611	173,867
250,000 TO 499,999	26	92.48	93.76	93.90	06.37	99.85	77.28	112.53	89.53 to 98.57	308,708	289,864
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	146	92.73	94.51	92.94	13.02	101.69	44.26	205.47	91.14 to 95.52	149,669	139,105

47 Howard
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 : 25
Total Sales Price : 1,756,250
Total Adj. Sales Price : 1,756,250
Total Assessed Value : 1,491,114
Avg. Adj. Sales Price : 70,250
Avg. Assessed Value : 59,645

MEDIAN : 94
WGT. MEAN : 85
MEAN : 94
COD : 25.12
PRD : 110.21

COV : 41.42
STD : 38.76
Avg. Abs. Dev : 23.66
MAX Sales Ratio : 221.77
MIN Sales Ratio : 22.64

95% Median C.I. : 76.21 to 98.42
95% Wgt. Mean C.I. : 71.84 to 97.97
95% Mean C.I. : 77.57 to 109.57

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	86.21	86.21	86.21	00.00	100.00	86.21	86.21	N/A	3,850	3,319
01-APR-17 To 30-JUN-17	2	63.27	63.27	57.31	20.47	110.40	50.32	76.21	N/A	137,000	78,513
01-JUL-17 To 30-SEP-17	2	82.80	82.80	77.59	15.72	106.71	69.78	95.81	N/A	25,000	19,398
01-OCT-17 To 31-DEC-17	4	63.19	60.80	57.24	43.19	106.22	22.64	94.17	N/A	48,500	27,759
01-JAN-18 To 31-MAR-18	2	100.78	100.78	111.32	25.80	90.53	74.78	126.78	N/A	18,500	20,595
01-APR-18 To 30-JUN-18	6	105.12	128.86	107.77	37.52	119.57	72.10	221.77	72.10 to 221.77	43,233	46,591
01-JUL-18 To 30-SEP-18	3	95.16	94.44	93.26	03.93	101.27	88.47	99.69	N/A	57,667	53,777
01-OCT-18 To 31-DEC-18	2	91.38	91.38	98.18	07.70	93.07	84.34	98.42	N/A	203,500	199,797
01-JAN-19 To 31-MAR-19	2	86.51	86.51	77.49	12.75	111.64	75.48	97.54	N/A	137,500	106,545
01-APR-19 To 30-JUN-19	1	103.85	103.85	103.85	00.00	100.00	103.85	103.85	N/A	83,000	86,192
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	5	76.21	75.67	60.74	16.24	124.58	50.32	95.81	N/A	65,570	39,828
01-OCT-17 To 30-SEP-18	15	95.16	100.08	89.40	31.45	111.95	22.64	221.77	74.78 to 109.66	44,227	39,540
01-OCT-18 To 30-SEP-19	5	97.54	91.93	91.36	08.70	100.62	75.48	103.85	N/A	153,000	139,775
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	9	76.21	69.06	59.44	24.94	116.18	22.64	95.81	44.37 to 94.17	57,983	34,464
01-JAN-18 To 31-DEC-18	13	98.42	110.83	100.60	25.13	110.17	72.10	221.77	84.34 to 126.78	67,415	67,820
<u>ALL</u>	25	94.17	93.57	84.90	25.12	110.21	22.64	221.77	76.21 to 98.42	70,250	59,645

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	12	95.37	88.14	83.56	17.27	105.48	44.37	126.78	75.48 to 99.69	121,542	101,558
2	13	86.21	98.58	91.49	34.27	107.75	22.64	221.77	72.10 to 103.85	22,904	20,955
<u>ALL</u>	25	94.17	93.57	84.90	25.12	110.21	22.64	221.77	76.21 to 98.42	70,250	59,645

**47 Howard
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 : 25
 Total Sales Price : 1,756,250
 Total Adj. Sales Price : 1,756,250
 Total Assessed Value : 1,491,114
 Avg. Adj. Sales Price : 70,250
 Avg. Assessed Value : 59,645

MEDIAN : 94
 WGT. MEAN : 85
 MEAN : 94
 COD : 25.12
 PRD : 110.21

COV : 41.42
 STD : 38.76
 Avg. Abs. Dev : 23.66
 MAX Sales Ratio : 221.77
 MIN Sales Ratio : 22.64

95% Median C.I. : 76.21 to 98.42
 95% Wgt. Mean C.I. : 71.84 to 97.97
 95% Mean C.I. : 77.57 to 109.57

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	25	94.17	93.57	84.90	25.12	110.21	22.64	221.77	76.21 to 98.42	70,250	59,645
04											
<u>ALL</u>	25	94.17	93.57	84.90	25.12	110.21	22.64	221.77	76.21 to 98.42	70,250	59,645

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	3	86.21	84.16	84.21	08.54	99.94	72.10	94.17	N/A	3,317	2,793
Less Than 15,000	7	86.21	115.26	116.59	42.78	98.86	72.10	221.77	72.10 to 221.77	5,893	6,870
Less Than 30,000	11	94.17	104.51	100.78	36.23	103.70	22.64	221.77	72.10 to 173.47	11,114	11,201
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	95.37	94.85	84.91	26.68	111.71	22.64	221.77	75.48 to 100.57	79,377	67,397
Greater Than 14,999	18	95.37	85.13	84.14	18.84	101.18	22.64	126.78	75.48 to 99.69	95,278	80,168
Greater Than 29,999	14	91.82	84.97	83.72	16.83	101.49	44.37	109.66	69.78 to 100.57	116,714	97,708
<u>Incremental Ranges</u>											
0 TO 4,999	3	86.21	84.16	84.21	08.54	99.94	72.10	94.17	N/A	3,317	2,793
5,000 TO 14,999	4	128.91	138.59	126.88	45.79	109.23	74.78	221.77	N/A	7,825	9,928
15,000 TO 29,999	4	96.68	85.69	92.74	27.38	92.40	22.64	126.78	N/A	20,250	18,779
30,000 TO 59,999	3	99.69	90.01	90.51	10.29	99.45	69.78	100.57	N/A	36,833	33,340
60,000 TO 99,999	6	91.82	90.21	90.46	08.69	99.72	76.21	103.85	76.21 to 103.85	73,917	66,868
100,000 TO 149,999	2	77.02	77.02	79.85	42.39	96.46	44.37	109.66	N/A	115,000	91,829
150,000 TO 249,999	1	50.32	50.32	50.32	00.00	100.00	50.32	50.32	N/A	200,000	100,630
250,000 TO 499,999	2	86.95	86.95	89.60	13.19	97.04	75.48	98.42	N/A	325,000	291,196
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	25	94.17	93.57	84.90	25.12	110.21	22.64	221.77	76.21 to 98.42	70,250	59,645

47 Howard
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 : 25
 Total Sales Price : 1,756,250
 Total Adj. Sales Price : 1,756,250
 Total Assessed Value : 1,491,114
 Avg. Adj. Sales Price : 70,250
 Avg. Assessed Value : 59,645

MEDIAN : 94
 WGT. MEAN : 85
 MEAN : 94
 COD : 25.12
 PRD : 110.21

COV : 41.42
 STD : 38.76
 Avg. Abs. Dev : 23.66
 MAX Sales Ratio : 221.77
 MIN Sales Ratio : 22.64

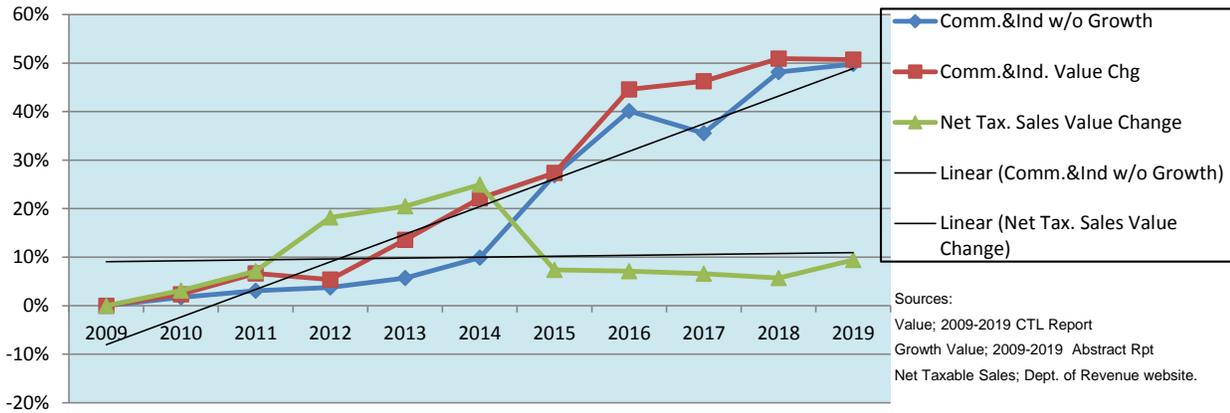
95% Median C.I. : 76.21 to 98.42
 95% Wgt. Mean C.I. : 71.84 to 97.97
 95% Mean C.I. : 77.57 to 109.57

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
311	1	50.32	50.32	50.32	00.00	100.00	50.32	50.32	N/A	200,000	100,630
326	1	44.37	44.37	44.37	00.00	100.00	44.37	44.37	N/A	105,000	46,587
342	1	75.48	75.48	75.48	00.00	100.00	75.48	75.48	N/A	250,000	188,703
344	2	113.24	113.24	110.70	11.97	102.29	99.69	126.78	N/A	32,000	35,424
349	1	98.42	98.42	98.42	00.00	100.00	98.42	98.42	N/A	400,000	393,689
350	2	88.91	88.91	84.42	07.76	105.32	82.01	95.81	N/A	43,000	36,300
353	3	173.47	157.15	93.90	27.97	167.36	76.21	221.77	N/A	29,100	27,326
380	1	97.54	97.54	97.54	00.00	100.00	97.54	97.54	N/A	25,000	24,386
384	1	88.47	88.47	88.47	00.00	100.00	88.47	88.47	N/A	75,000	66,354
406	10	85.28	81.81	96.24	20.03	85.01	22.64	109.66	69.78 to 103.85	32,345	31,130
426	1	95.58	95.58	95.58	00.00	100.00	95.58	95.58	N/A	80,500	76,943
442	1	95.16	95.16	95.16	00.00	100.00	95.16	95.16	N/A	60,000	57,094
<u>ALL</u>	<u>25</u>	<u>94.17</u>	<u>93.57</u>	<u>84.90</u>	<u>25.12</u>	<u>110.21</u>	<u>22.64</u>	<u>221.77</u>	<u>76.21 to 98.42</u>	<u>70,250</u>	<u>59,645</u>

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	\$ 24,167,831	\$ 495,248		\$ 23,672,583	--	\$ 30,883,648	--
2009	\$ 29,357,282	\$ 550,018	1.87%	\$ 28,807,264	--	\$ 32,284,057	--
2010	\$ 30,042,850	\$ 184,371	0.61%	\$ 29,858,479	1.71%	\$ 33,294,630	3.13%
2011	\$ 31,311,062	\$ 1,045,208	3.34%	\$ 30,265,854	0.74%	\$ 34,579,090	3.86%
2012	\$ 30,940,991	\$ 478,739	1.55%	\$ 30,462,252	-2.71%	\$ 38,159,288	10.35%
2013	\$ 33,346,953	\$ 2,320,952	6.96%	\$ 31,026,001	0.27%	\$ 38,894,787	1.93%
2014	\$ 35,857,594	\$ 3,594,306	10.02%	\$ 32,263,288	-3.25%	\$ 40,332,970	3.70%
2015	\$ 37,395,066	\$ 148,974	0.40%	\$ 37,246,092	3.87%	\$ 34,660,599	-14.06%
2016	\$ 42,445,569	\$ 1,318,709	3.11%	\$ 41,126,860	9.98%	\$ 34,583,777	-0.22%
2017	\$ 42,935,611	\$ 3,134,538	7.30%	\$ 39,801,073	-6.23%	\$ 34,410,344	-0.50%
2018	\$ 44,308,548	\$ 815,533	1.84%	\$ 43,493,015	1.30%	\$ 34,129,680	-0.82%
2019	\$ 44,248,624	\$ 271,376	0.61%	\$ 43,977,248	-0.75%	\$ 35,319,560	3.49%
Ann %chg	4.19%			Average	0.49%	0.90%	1.09%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	1.71%	2.34%	3.13%
2011	3.09%	6.66%	7.11%
2012	3.76%	5.39%	18.20%
2013	5.68%	13.59%	20.48%
2014	9.90%	22.14%	24.93%
2015	26.87%	27.38%	7.36%
2016	40.09%	44.58%	7.12%
2017	35.57%	46.25%	6.59%
2018	48.15%	50.93%	5.72%
2019	49.80%	50.72%	9.40%

County Number	47
County Name	Howard

47 Howard
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 : 45
Total Sales Price : 28,604,345
Total Adj. Sales Price : 28,604,345
Total Assessed Value : 20,949,308
Avg. Adj. Sales Price : 635,652
Avg. Assessed Value : 465,540

MEDIAN : 71
WGT. MEAN : 73
MEAN : 74
COD : 13.43
PRD : 100.91

COV : 18.31
STD : 13.53
Avg. Abs. Dev : 09.59
MAX Sales Ratio : 111.97
MIN Sales Ratio : 54.63

95% Median C.I. : 67.77 to 74.52
95% Wgt. Mean C.I. : 67.95 to 78.53
95% Mean C.I. : 69.96 to 77.86

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	10	71.55	74.77	75.22	19.32	99.40	56.49	104.79	57.65 to 93.90	547,447	411,801	
01-JAN-17 To 31-MAR-17	6	72.22	78.59	71.53	12.59	109.87	66.62	111.97	66.62 to 111.97	624,600	446,796	
01-APR-17 To 30-JUN-17	3	68.58	68.85	69.04	01.18	99.72	67.77	70.20	N/A	760,284	524,865	
01-JUL-17 To 30-SEP-17	1	69.20	69.20	69.20	00.00	100.00	69.20	69.20	N/A	350,000	242,185	
01-OCT-17 To 31-DEC-17	6	71.39	74.28	80.99	10.09	91.72	63.81	96.83	63.81 to 96.83	901,887	730,452	
01-JAN-18 To 31-MAR-18	2	72.97	72.97	74.68	11.33	97.71	64.70	81.23	N/A	386,613	288,738	
01-APR-18 To 30-JUN-18	2	58.31	58.31	58.85	01.22	99.08	57.60	59.02	N/A	765,393	450,465	
01-JUL-18 To 30-SEP-18	1	75.26	75.26	75.26	00.00	100.00	75.26	75.26	N/A	100,000	75,260	
01-OCT-18 To 31-DEC-18	1	72.17	72.17	72.17	00.00	100.00	72.17	72.17	N/A	1,666,667	1,202,790	
01-JAN-19 To 31-MAR-19	6	78.16	76.77	76.24	05.76	100.70	67.68	84.33	67.68 to 84.33	435,446	331,992	
01-APR-19 To 30-JUN-19	4	69.69	71.40	68.02	12.61	104.97	59.29	86.94	N/A	568,390	386,645	
01-JUL-19 To 30-SEP-19	3	64.66	76.33	69.49	28.38	109.84	54.63	109.69	N/A	794,394	552,017	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	20	69.94	74.75	72.69	14.43	102.83	56.49	111.97	67.77 to 77.26	592,646	430,778	
01-OCT-17 To 30-SEP-18	11	69.68	71.22	75.96	11.50	93.76	57.60	96.83	59.02 to 81.23	710,485	539,670	
01-OCT-18 To 30-SEP-19	14	72.81	74.81	71.59	13.32	104.50	54.63	109.69	64.66 to 84.33	638,292	456,955	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	16	69.94	74.56	75.32	09.55	98.99	63.81	111.97	67.77 to 74.52	736,861	555,017	
01-JAN-18 To 31-DEC-18	6	68.44	68.33	67.71	11.53	100.92	57.60	81.23	57.60 to 81.23	678,446	459,409	
<u>ALL</u>	45	71.40	73.91	73.24	13.43	100.91	54.63	111.97	67.77 to 74.52	635,652	465,540	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
7100	45	71.40	73.91	73.24	13.43	100.91	54.63	111.97	67.77 to 74.52	635,652	465,540	
<u>ALL</u>	45	71.40	73.91	73.24	13.43	100.91	54.63	111.97	67.77 to 74.52	635,652	465,540	

47 Howard
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 : 45
 Total Sales Price : 28,604,345
 Total Adj. Sales Price : 28,604,345
 Total Assessed Value : 20,949,308
 Avg. Adj. Sales Price : 635,652
 Avg. Assessed Value : 465,540

MEDIAN : 71
 WGT. MEAN : 73
 MEAN : 74
 COD : 13.43
 PRD : 100.91

COV : 18.31
 STD : 13.53
 Avg. Abs. Dev : 09.59
 MAX Sales Ratio : 111.97
 MIN Sales Ratio : 54.63

95% Median C.I. : 67.77 to 74.52
 95% Wgt. Mean C.I. : 67.95 to 78.53
 95% Mean C.I. : 69.96 to 77.86

Printed:3/19/2020 10:55:20AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	6	68.99	75.92	69.88	14.20	108.64	64.66	109.69	64.66 to 109.69	882,818	616,925
7100	6	68.99	75.92	69.88	14.20	108.64	64.66	109.69	64.66 to 109.69	882,818	616,925
Grass											
County	10	71.32	72.75	67.85	14.09	107.22	56.49	93.90	59.29 to 92.54	303,449	205,900
7100	10	71.32	72.75	67.85	14.09	107.22	56.49	93.90	59.29 to 92.54	303,449	205,900
ALL	45	71.40	73.91	73.24	13.43	100.91	54.63	111.97	67.77 to 74.52	635,652	465,540

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	17	71.40	74.40	74.34	08.82	100.08	64.66	109.69	67.77 to 74.52	905,742	673,301
7100	17	71.40	74.40	74.34	08.82	100.08	64.66	109.69	67.77 to 74.52	905,742	673,301
Grass											
County	14	71.32	74.09	66.85	17.74	110.83	56.49	111.97	59.02 to 92.54	363,375	242,917
7100	14	71.32	74.09	66.85	17.74	110.83	56.49	111.97	59.02 to 92.54	363,375	242,917
ALL	45	71.40	73.91	73.24	13.43	100.91	54.63	111.97	67.77 to 74.52	635,652	465,540

Howard County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Howard	7100	4850	4850	4400	4200	3800	3700	3500	3500	4064
Howard	7200	4850	4850	4400	4200	3800	3700	3500	3500	4423
Howard	7300	4850	4850	4400	4200	3800	3700	3500	3500	4397
Valley	1	3480	3480	3480	2995	2830	2830	2490	2490	3196
Greeley	2	5090	4700	4490	4375	4260	4230	4210	3743	4337
Sherman	1	3670	3670	3540	3540	3415	3415	3340	3337	3472
Nance	1	4948	4893	4886	4876	4870	4893	4800	4796	4877
Merrick	1	4800	4500	4200	4000	3900	3700	3550	3150	4147
Hall	1	5498	5280	4000	3986	3868	3864	3651	3615	4771
Buffalo	1	5090	5090	4875	4765	3386	4480	4110	4110	4616

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Howard	7100	2500	2500	2400	2400	2300	2200	2100	2000	2273
Howard	7200	2500	2500	2400	2400	2300	2200	2100	2000	2241
Howard	7300	2500	2500	2400	2400	2300	2200	2100	2000	2282
Valley	1	n/a	1740	1740	1740	1705	1705	1705	1595	1695
Greeley	2	n/a	2355	2265	2265	2175	2085	1950	1813	2101
Sherman	1	n/a	1910	1810	1810	1710	1710	1615	1615	1710
Nance	1	2549	2550	2494	2493	2487	2470	2425	2375	2482
Merrick	1	2800	2575	2400	2300	2175	2075	1900	1840	2286
Hall	1	2719	2738	2328	2328	2052	2052	1888	1888	2392
Buffalo	1	2355	2355	2195	2195	2040	1940	1900	1900	2098

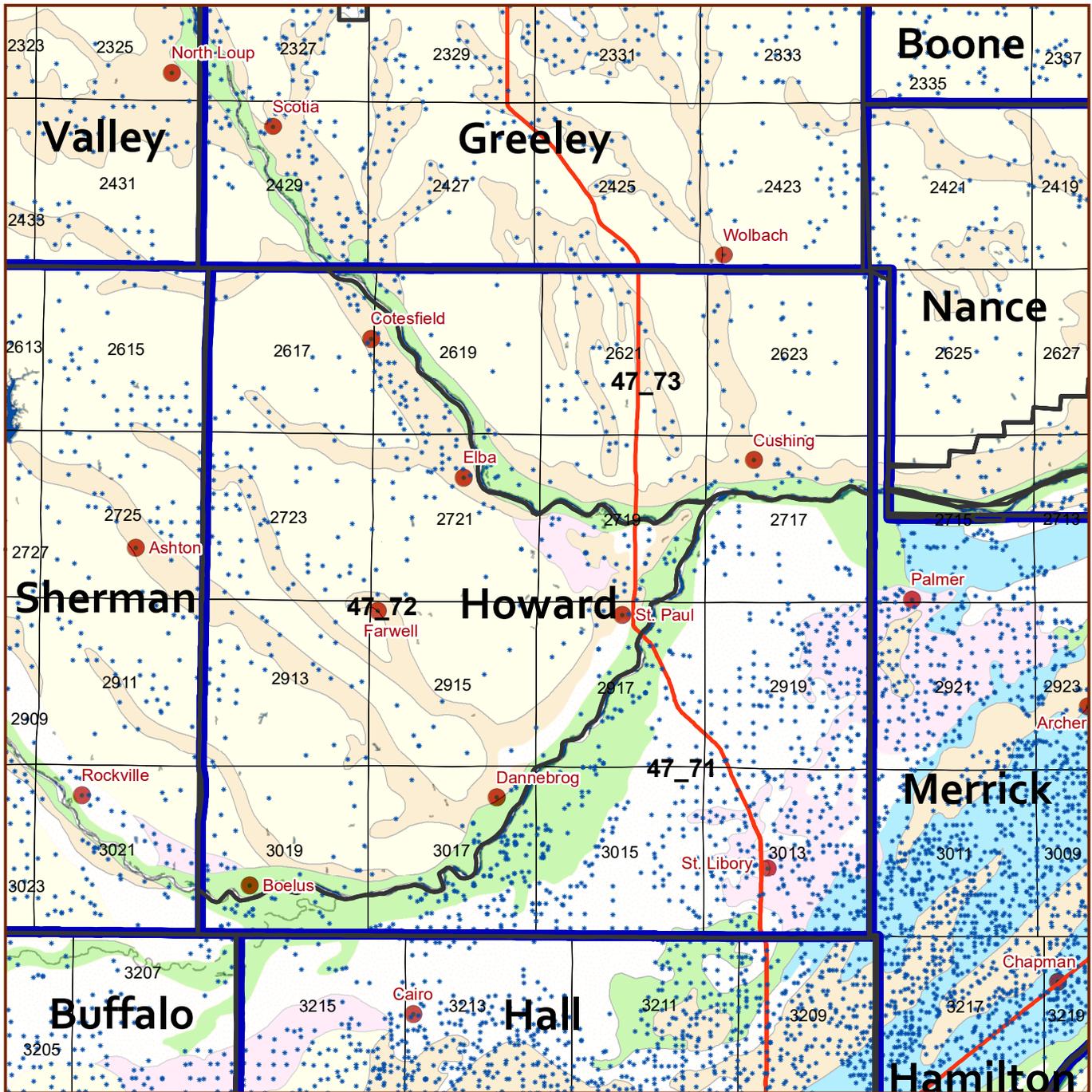
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Howard	7100	1275	1175	1175	1175	1150	1150	1150	n/a	1194
Howard	7200	1275	1175	1175	1175	1150	1150	1150	n/a	1187
Howard	7300	1275	1175	1175	1175	1150	1150	1150	n/a	1173
Valley	1	1104	737	1098	1100	944	1077	n/a	1082	1078
Greeley	2	1310	1295	1280	1275	1242	1258	n/a	627	1269
Sherman	1	1395	1395	1345	1345	1220	n/a	n/a	1061	1337
Nance	1	1451	1450	1441	1425	1402	1388	1385	1350	1426
Merrick	1	1514	1460	1479	1427	1409	1350	1345	1200	1478
Hall	1	1411	1408	1346	1349	1274	1275	1275	1275	1377
Buffalo	1	1422	1482	1420	1376	1417	1195	1371	1350	1366

County	Mkt Area	CRP	TIMBER	WASTE
Howard	7100	1187	n/a	750
Howard	7200	1172	n/a	787
Howard	7300	1162	n/a	776
Valley	1	1100	1094	251
Greeley	2	1301	n/a	201
Sherman	1	1430	n/a	90
Nance	1	1603	1300	278
Merrick	1	1220	500	547
Hall	1	n/a	n/a	107
Buffalo	1	2026	1851	400

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.

HOWARD COUNTY



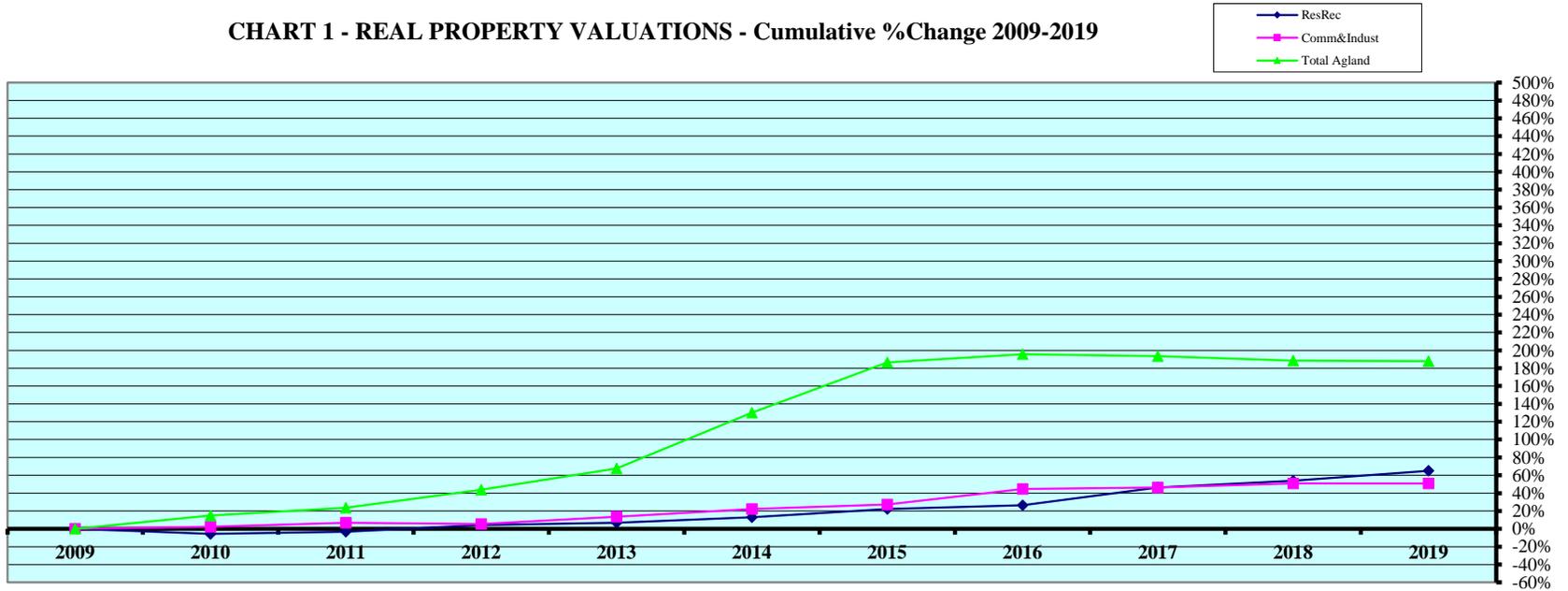
Legend

- 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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	167,277,323	--	--	--	29,357,282	--	--	--	302,738,114	--	--	--
2010	157,749,513	-9,527,810	-5.70%	-5.70%	30,042,850	685,568	2.34%	2.34%	347,888,605	45,150,491	14.91%	14.91%
2011	161,901,694	4,152,181	2.63%	-3.21%	31,311,062	1,268,212	4.22%	6.66%	374,007,369	26,118,764	7.51%	23.54%
2012	174,424,013	12,522,319	7.73%	4.27%	30,940,991	-370,071	-1.18%	5.39%	435,090,320	61,082,951	16.33%	43.72%
2013	178,579,326	4,155,313	2.38%	6.76%	33,346,953	2,405,962	7.78%	13.59%	507,036,796	71,946,476	16.54%	67.48%
2014	189,176,901	10,597,575	5.93%	13.09%	35,857,594	2,510,641	7.53%	22.14%	696,405,034	189,368,238	37.35%	130.04%
2015	204,444,175	15,267,274	8.07%	22.22%	37,395,066	1,537,472	4.29%	27.38%	866,831,944	170,426,910	24.47%	186.33%
2016	211,522,217	7,078,042	3.46%	26.45%	42,445,569	5,050,503	13.51%	44.58%	894,949,900	28,117,956	3.24%	195.62%
2017	244,532,836	33,010,619	15.61%	46.18%	42,935,611	490,042	1.15%	46.25%	888,295,102	-6,654,798	-0.74%	193.42%
2018	257,600,841	13,068,005	5.34%	54.00%	44,308,548	1,372,937	3.20%	50.93%	873,283,535	-15,011,567	-1.69%	188.46%
2019	275,995,470	18,394,629	7.14%	64.99%	44,248,624	-59,924	-0.14%	50.72%	871,576,502	-1,707,033	-0.20%	187.90%

Rate Annual %chg: Residential & Recreational **5.13%**

Commercial & Industrial **4.19%**

Agricultural Land **11.15%**

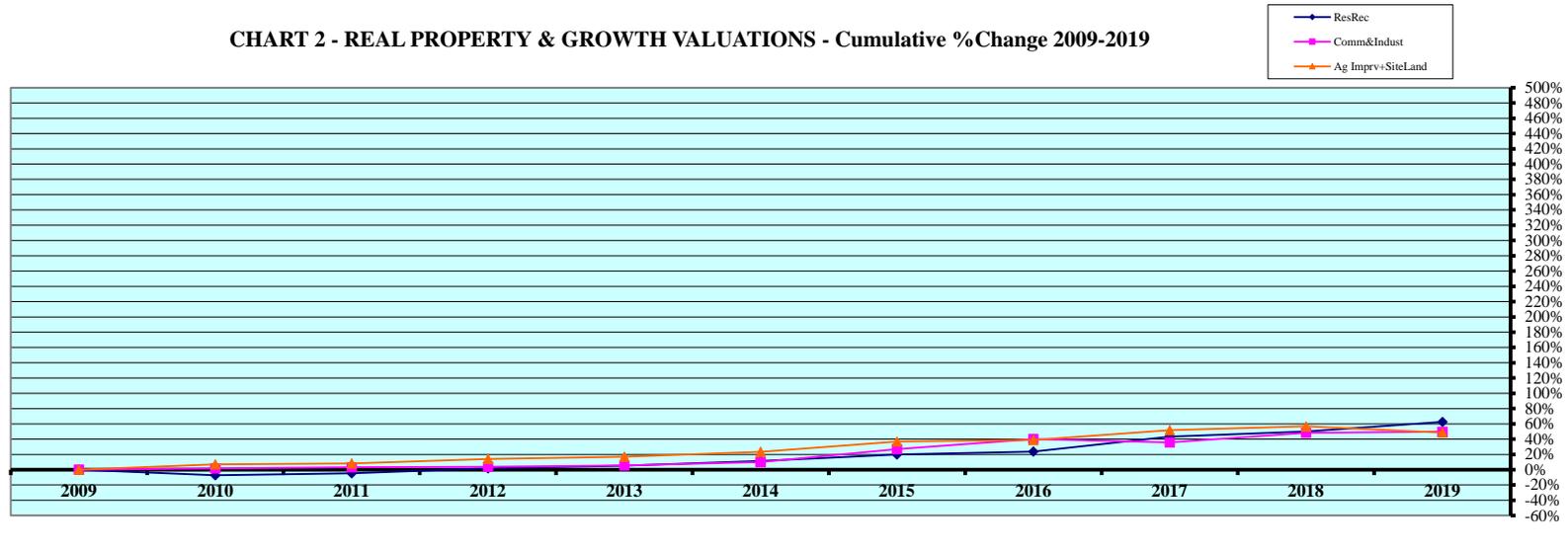
Cnty# **47**
County **HOWARD**

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2009	167,277,323	3,905,506	2.33%	163,371,817	--	--	29,357,282	550,018	1.87%	28,807,264	--	--	
2010	157,749,513	2,599,031	1.65%	155,150,482	-7.25%	-7.25%	30,042,850	184,371	0.61%	29,858,479	1.71%	1.71%	
2011	161,901,694	2,656,395	1.64%	159,245,299	0.95%	-4.80%	31,311,062	1,045,208	3.34%	30,265,854	0.74%	3.09%	
2012	174,424,013	4,264,008	2.44%	170,160,005	5.10%	1.72%	30,940,991	478,739	1.55%	30,462,252	-2.71%	3.76%	
2013	178,579,326	2,438,651	1.37%	176,140,675	0.98%	5.30%	33,346,953	2,320,952	6.96%	31,026,001	0.27%	5.68%	
2014	189,176,901	2,833,190	1.50%	186,343,711	4.35%	11.40%	35,857,594	3,594,306	10.02%	32,263,288	-3.25%	9.90%	
2015	204,444,175	3,712,607	1.82%	200,731,568	6.11%	20.00%	37,395,066	148,974	0.40%	37,246,092	3.87%	26.87%	
2016	211,522,217	4,853,424	2.29%	206,668,793	1.09%	23.55%	42,445,569	1,318,709	3.11%	41,126,860	9.98%	40.09%	
2017	244,532,836	4,891,657	2.00%	239,641,179	13.29%	43.26%	42,935,611	3,134,538	7.30%	39,801,073	-6.23%	35.57%	
2018	257,600,841	6,789,868	2.64%	250,810,973	2.57%	49.94%	44,308,548	815,533	1.84%	43,493,015	1.30%	48.15%	
2019	275,995,470	4,073,266	1.48%	271,922,204	5.56%	62.56%	44,248,624	271,376	0.61%	43,977,248	-0.75%	49.80%	
Rate Ann%chg	5.13%			3.27%			4.19%			C & I w/o growth			0.49%

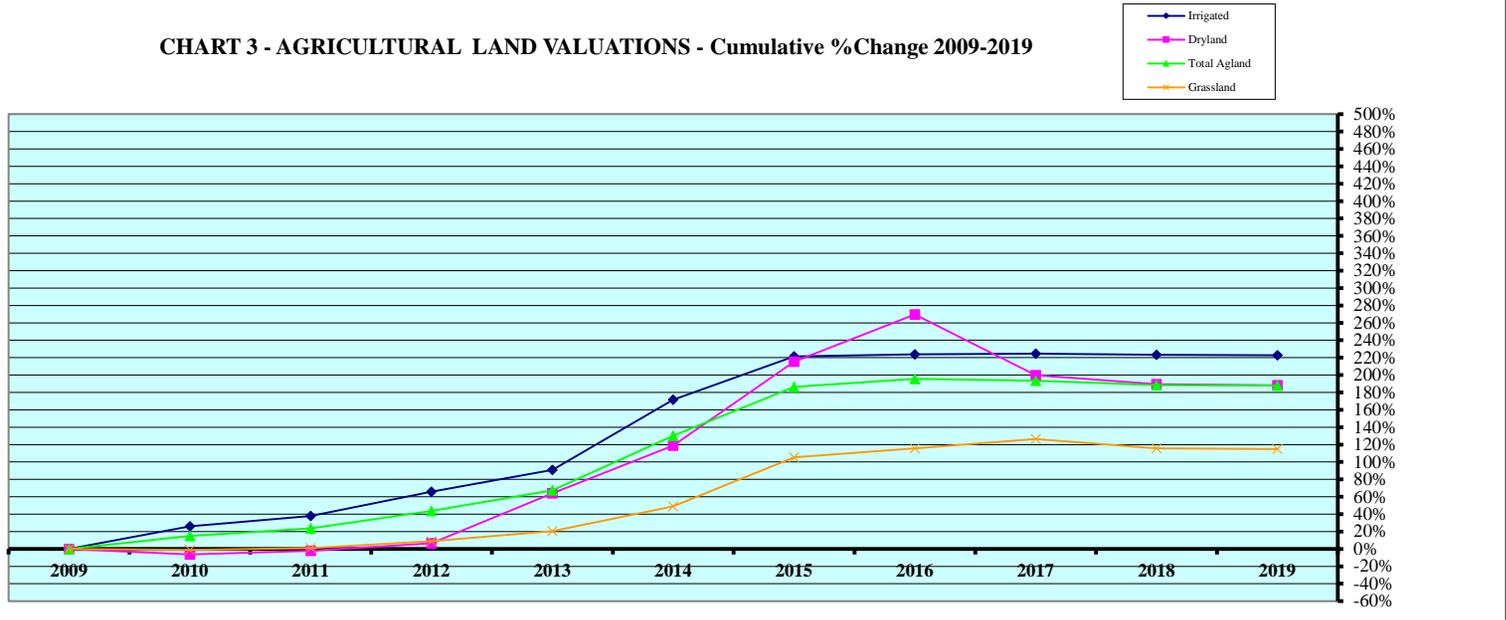
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2009	50,532,015	21,618,578	72,150,593	2,840,345	3.94%	69,310,248	--	--
2010	54,904,083	24,089,259	78,993,342	1,779,800	2.25%	77,213,542	7.02%	7.02%
2011	55,178,876	24,505,190	79,684,066	1,522,615	1.91%	78,161,451	-1.05%	8.33%
2012	55,655,280	28,649,847	84,305,127	1,969,154	2.34%	82,335,973	3.33%	14.12%
2013	56,596,889	29,399,145	85,996,034	1,702,503	1.98%	84,293,531	-0.01%	16.83%
2014	60,422,489	30,612,568	91,035,057	2,080,936	2.29%	88,954,121	3.44%	23.29%
2015	66,436,653	35,119,980	101,556,633	2,837,793	2.79%	98,718,840	8.44%	36.82%
2016	66,531,323	34,967,929	101,499,252	1,392,750	1.37%	100,106,502	-1.43%	38.75%
2017	76,146,290	35,354,794	111,501,084	2,122,806	1.90%	109,378,278	7.76%	51.60%
2018	79,474,142	35,782,607	115,256,749	2,103,044	1.82%	113,153,705	1.48%	56.83%
2019	74,439,541	34,620,960	109,060,501	1,918,499	1.76%	107,142,002	-7.04%	48.50%
Rate Ann%chg	3.95%	4.82%	4.22%	Ag Imprv+Site w/o growth			2.19%	

(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# 47
County HOWARD

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	183,912,692	--	--	--	27,357,880	--	--	--	91,149,438	--	--	--
2010	231,574,313	47,661,621	25.92%	25.92%	25,620,027	-1,737,853	-6.35%	-6.35%	90,087,410	-1,062,028	-1.17%	-1.17%
2011	253,640,437	22,066,124	9.53%	37.91%	26,757,080	1,137,053	4.44%	-2.20%	92,039,923	1,952,513	2.17%	0.98%
2012	305,191,848	51,551,411	20.32%	65.94%	29,113,903	2,356,823	8.81%	6.42%	99,195,676	7,155,753	7.77%	8.83%
2013	350,969,293	45,777,445	15.00%	90.83%	44,826,167	15,712,264	53.97%	63.85%	109,802,599	10,606,923	10.69%	20.46%
2014	499,243,266	148,273,973	42.25%	171.46%	59,847,264	15,021,097	33.51%	118.76%	135,653,900	25,851,301	23.54%	48.83%
2015	590,929,597	91,686,331	18.37%	221.31%	86,263,975	26,416,711	44.14%	215.32%	187,217,417	51,563,517	38.01%	105.40%
2016	595,421,815	4,492,218	0.76%	223.75%	101,119,138	14,855,163	17.22%	269.62%	196,632,837	9,415,420	5.03%	115.73%
2017	596,946,008	1,524,193	0.26%	224.58%	82,000,812	-19,118,326	-18.91%	199.73%	206,348,232	9,715,395	4.94%	126.38%
2018	594,339,718	-2,606,290	-0.44%	223.16%	79,211,328	-2,789,484	-3.40%	189.54%	196,515,487	-9,832,745	-4.77%	115.60%
2019	593,663,937	-675,781	-0.11%	222.80%	78,834,496	-376,832	-0.48%	188.16%	195,861,740	-653,747	-0.33%	114.88%

Rate Ann.%chg: Irrigated **12.43%** Dryland **11.16%** Grassland **7.95%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	472,185	--	--	--	(154,081)	--	--	--	302,738,114	--	--	--
2010	516,834	44,649	9.46%	9.46%	90,021	244,102	--	--	347,888,605	45,150,491	14.91%	14.91%
2011	1,387,977	871,143	168.55%	193.95%	181,952	91,931	102.12%	--	374,007,369	26,118,764	7.51%	23.54%
2012	1,405,341	17,364	1.25%	197.63%	183,552	1,600	0.88%	--	435,090,320	61,082,951	16.33%	43.72%
2013	1,260,473	-144,868	-10.31%	166.94%	178,264	-5,288	-2.88%	--	507,036,796	71,946,476	16.54%	67.48%
2014	1,417,850	157,377	12.49%	200.27%	242,754	64,490	36.18%	--	696,405,034	189,368,238	37.35%	130.04%
2015	2,075,534	657,684	46.39%	339.56%	345,421	102,667	42.29%	--	866,831,944	170,426,910	24.47%	186.33%
2016	1,531,119	-544,415	-26.23%	224.26%	244,991	-100,430	-29.07%	--	894,949,900	28,117,956	3.24%	195.62%
2017	1,388,259	-142,860	-9.33%	194.01%	1,611,791	1,366,800	557.90%	--	888,295,102	-6,654,798	-0.74%	193.42%
2018	1,389,360	1,101	0.08%	194.24%	1,827,642	215,851	13.39%	--	873,283,535	-15,011,567	-1.69%	188.46%
2019	1,389,850	490	0.04%	194.34%	1,826,479	-1,163	-0.06%	--	871,576,502	-1,707,033	-0.20%	187.90%

Cnty# **47**
County **HOWARD**

Rate Ann.%chg: Total Agric Land **11.15%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	183,840,121	132,986	1,382			27,306,623	38,458	710			91,179,353	161,125	566		
2010	231,481,824	133,178	1,738	25.73%	25.73%	25,698,171	38,436	669	-5.84%	-5.84%	90,169,996	160,780	561	-0.89%	-0.89%
2011	253,537,927	133,712	1,896	9.09%	37.16%	26,759,948	38,032	704	5.24%	-0.90%	92,222,342	160,360	575	2.54%	1.63%
2012	305,154,316	133,679	2,283	20.39%	65.13%	29,139,032	37,589	775	10.17%	9.18%	99,216,998	160,622	618	7.41%	9.16%
2013	351,066,456	135,663	2,588	13.36%	87.19%	44,986,700	37,180	1,210	56.08%	70.41%	109,683,503	159,301	689	11.47%	21.67%
2014	499,118,856	136,625	3,653	41.17%	164.26%	59,847,768	36,645	1,633	34.98%	130.02%	135,653,714	159,488	851	23.53%	50.30%
2015	590,882,003	137,029	4,312	18.04%	211.93%	86,822,326	37,766	2,299	40.77%	223.78%	186,797,297	157,772	1,184	39.20%	109.22%
2016	595,399,864	137,603	4,327	0.34%	213.00%	102,324,301	43,620	2,346	2.04%	230.38%	195,869,698	152,711	1,283	8.33%	126.65%
2017	596,812,268	137,979	4,325	-0.04%	212.89%	82,325,258	34,863	2,361	0.66%	232.57%	206,087,066	160,708	1,282	-0.02%	126.61%
2018	594,364,306	138,224	4,300	-0.59%	211.05%	79,193,771	34,462	2,298	-2.68%	223.65%	196,323,368	160,858	1,220	-4.83%	115.67%
2019	593,852,318	138,791	4,279	-0.49%	209.51%	78,774,117	34,293	2,297	-0.04%	223.52%	195,834,125	160,470	1,220	-0.01%	115.66%

Rate Annual %chg Average Value/Acre: 11.96%

12.46%

7.99%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	479,430	3,253	147			56,126	374	150			302,861,653	336,196	901		
2010	507,051	3,475	146	-0.98%	-0.98%	60,324	402	150	0.00%	0.00%	347,917,366	336,271	1,035	14.85%	14.85%
2011	1,427,397	3,553	402	175.27%	172.57%	181,952	455	400	166.65%	166.66%	374,129,566	336,112	1,113	7.58%	23.56%
2012	1,396,451	3,476	402	0.00%	172.57%	179,952	450	400	0.00%	166.66%	435,086,749	335,816	1,296	16.40%	43.82%
2013	1,260,273	3,136	402	0.05%	172.69%	170,608	427	400	0.00%	166.66%	507,167,540	335,706	1,511	16.61%	67.70%
2014	1,441,000	2,865	503	25.14%	241.25%	200,220	400	500	25.00%	233.32%	696,261,558	336,024	2,072	37.15%	130.01%
2015	2,093,722	2,763	758	50.66%	414.13%	289,969	387	750	50.00%	399.99%	866,885,317	335,717	2,582	24.62%	186.64%
2016	1,529,521	1,993	768	1.31%	420.86%	238,241	318	750	0.00%	399.99%	895,361,625	336,244	2,663	3.12%	195.59%
2017	1,390,009	1,808	769	0.17%	421.75%	1,616,291	781	2,070	176.02%	1280.07%	888,230,892	336,139	2,642	-0.77%	193.33%
2018	1,381,112	1,790	772	0.33%	423.49%	1,827,641	757	2,414	16.60%	1509.17%	873,090,198	336,092	2,598	-1.69%	188.37%
2019	1,389,850	1,802	771	-0.02%	423.40%	1,826,479	756	2,417	0.14%	1511.45%	871,676,889	336,112	2,593	-0.17%	187.89%

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HOWARD

Rate Annual %chg Average Value/Acre: 11.15%

(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
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 5,647	Value : 1,311,789,437	Growth 7,361,491	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	154	1,331,808	0	0	135	2,904,280	289	4,236,088	
02. Res Improve Land	1,319	12,272,400	0	0	826	31,704,906	2,145	43,977,306	
03. Res Improvements	1,336	101,917,703	0	0	886	127,448,828	2,222	229,366,531	
04. Res Total	1,490	115,521,911	0	0	1,021	162,058,014	2,511	277,579,925	4,942,872
% of Res Total	59.34	41.62	0.00	0.00	40.66	58.38	44.47	21.16	67.14
05. Com UnImp Land	53	480,548	0	0	4	62,096	57	542,644	
06. Com Improve Land	280	2,923,375	0	0	36	2,698,964	316	5,622,339	
07. Com Improvements	284	31,221,403	0	0	44	7,571,823	328	38,793,226	
08. Com Total	337	34,625,326	0	0	48	10,332,883	385	44,958,209	846,064
% of Com Total	87.53	77.02	0.00	0.00	12.47	22.98	6.82	3.43	11.49
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	21	2,964,140	21	2,964,140	
14. Rec Improve Land	0	0	0	0	25	3,452,465	25	3,452,465	
15. Rec Improvements	0	0	0	0	25	3,411,520	25	3,411,520	
16. Rec Total	0	0	0	0	46	9,828,125	46	9,828,125	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.81	0.75	0.00
Res & Rec Total	1,490	115,521,911	0	0	1,067	171,886,139	2,557	287,408,050	4,942,872
% of Res & Rec Total	58.27	40.19	0.00	0.00	41.73	59.81	45.28	21.91	67.14
Com & Ind Total	337	34,625,326	0	0	48	10,332,883	385	44,958,209	846,064
% of Com & Ind Total	87.53	77.02	0.00	0.00	12.47	22.98	6.82	3.43	11.49
17. Taxable Total	1,827	150,147,237	0	0	1,115	182,219,022	2,942	332,366,259	5,788,936
% of Taxable Total	62.10	45.18	0.00	0.00	37.90	54.82	52.10	25.34	78.64

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	10	159,070	2,447,863	0	0	0
19. Commercial	1	10,846	204,541	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	10	159,070	2,447,863
19. Commercial	0	0	0	1	10,846	204,541
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				11	169,916	2,652,404

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	141	0	306	447

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	207,508	0	0	1,695	512,093,442	1,702	512,300,950
28. Ag-Improved Land	0	0	0	0	954	379,422,670	954	379,422,670
29. Ag Improvements	0	0	0	0	1,003	87,699,558	1,003	87,699,558

30. Ag Total					2,705	979,423,178
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.80	13,300	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	4.00	72,000	4	4.00	72,000	
32. HomeSite Improv Land	621	643.50	11,548,500	621	643.50	11,548,500	
33. HomeSite Improvements	642	628.50	65,209,551	642	628.50	65,209,551	1,572,555
34. HomeSite Total				646	647.50	76,830,051	
35. FarmSite UnImp Land	26	45.62	166,420	27	49.42	179,720	
36. FarmSite Improv Land	865	3,510.09	12,493,315	865	3,510.09	12,493,315	
37. FarmSite Improvements	960	0.00	22,490,007	960	0.00	22,490,007	0
38. FarmSite Total				987	3,559.51	35,163,042	
39. Road & Ditches	0	5,792.70	0	0	5,792.70	0	
40. Other- Non Ag Use	0	260.97	114,459	0	260.97	114,459	
41. Total Section VI				1,633	10,260.68	112,107,552	1,572,555

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	3	580.00	699,217	3	580.00	699,217

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	8	124.52	259,974	8	124.52	259,974
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,957.35	10.58%	24,043,238	12.62%	4,850.02
46. 1A	3,902.02	8.33%	18,924,882	9.94%	4,850.02
47. 2A1	3,035.20	6.48%	13,354,880	7.01%	4,400.00
48. 2A	15,079.20	32.18%	63,332,640	33.25%	4,200.00
49. 3A1	3,259.41	6.96%	12,385,758	6.50%	3,800.00
50. 3A	1,031.20	2.20%	3,815,440	2.00%	3,700.00
51. 4A1	11,985.90	25.58%	41,950,650	22.03%	3,500.00
52. 4A	3,613.66	7.71%	12,647,814	6.64%	3,500.00
53. Total	46,863.94	100.00%	190,455,302	100.00%	4,064.01
Dry					
54. 1D1	52.33	0.64%	130,825	0.70%	2,500.00
55. 1D	1,259.58	15.37%	3,148,955	16.90%	2,500.00
56. 2D1	763.24	9.31%	1,831,776	9.83%	2,400.00
57. 2D	2,028.29	24.75%	4,867,896	26.13%	2,400.00
58. 3D1	1,291.20	15.75%	2,969,760	15.94%	2,300.00
59. 3D	337.34	4.12%	742,148	3.98%	2,200.00
60. 4D1	122.71	1.50%	257,691	1.38%	2,100.00
61. 4D	2,341.78	28.57%	4,683,568	25.14%	2,000.00
62. Total	8,196.47	100.00%	18,632,619	100.00%	2,273.25
Grass					
63. 1G1	10,746.33	23.04%	13,701,694	24.60%	1,275.01
64. 1G	19,776.21	42.40%	23,237,168	41.71%	1,175.01
65. 2G1	4,384.80	9.40%	5,152,181	9.25%	1,175.01
66. 2G	4,522.34	9.69%	5,313,808	9.54%	1,175.01
67. 3G1	5,867.19	12.58%	6,747,330	12.11%	1,150.01
68. 3G	40.18	0.09%	46,208	0.08%	1,150.02
69. 4G1	1,310.38	2.81%	1,506,951	2.71%	1,150.01
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	46,647.43	100.00%	55,705,340	100.00%	1,194.18
Irrigated Total					
	46,863.94	45.42%	190,455,302	71.46%	4,064.01
Dry Total					
	8,196.47	7.94%	18,632,619	6.99%	2,273.25
Grass Total					
	46,647.43	45.21%	55,705,340	20.90%	1,194.18
72. Waste	1,040.36	1.01%	780,276	0.29%	750.01
73. Other	430.93	0.42%	933,975	0.35%	2,167.35
74. Exempt	379.98	0.37%	0	0.00%	0.00
75. Market Area Total	103,179.13	100.00%	266,507,512	100.00%	2,582.96

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	25,558.55	33.28%	123,959,210	36.49%	4,850.01
46. 1A	21,829.01	28.42%	105,870,978	31.17%	4,850.01
47. 2A1	3,465.59	4.51%	15,248,596	4.49%	4,400.00
48. 2A	3,218.46	4.19%	13,517,532	3.98%	4,200.00
49. 3A1	207.59	0.27%	788,842	0.23%	3,800.00
50. 3A	7,335.92	9.55%	27,142,904	7.99%	3,700.00
51. 4A1	9,429.15	12.28%	33,002,025	9.72%	3,500.00
52. 4A	5,761.31	7.50%	20,164,585	5.94%	3,500.00
53. Total	76,805.58	100.00%	339,694,672	100.00%	4,422.79
Dry					
54. 1D1	84.69	0.53%	211,725	0.60%	2,500.00
55. 1D	4,354.74	27.45%	10,886,850	30.62%	2,500.00
56. 2D1	610.30	3.85%	1,464,720	4.12%	2,400.00
57. 2D	699.89	4.41%	1,679,736	4.72%	2,400.00
58. 3D1	332.88	2.10%	765,624	2.15%	2,300.00
59. 3D	2,622.74	16.53%	5,770,028	16.23%	2,200.00
60. 4D1	4,573.03	28.82%	9,603,363	27.01%	2,100.00
61. 4D	2,588.38	16.31%	5,176,760	14.56%	2,000.00
62. Total	15,866.65	100.00%	35,558,806	100.00%	2,241.10
Grass					
63. 1G1	8,817.00	14.73%	11,238,900	15.83%	1,274.69
64. 1G	841.38	1.41%	988,651	1.39%	1,175.04
65. 2G1	20,229.64	33.81%	23,770,111	33.48%	1,175.01
66. 2G	22,329.20	37.32%	26,236,952	36.95%	1,175.01
67. 3G1	6,757.27	11.29%	7,770,969	10.95%	1,150.02
68. 3G	13.10	0.02%	15,069	0.02%	1,150.31
69. 4G1	850.22	1.42%	977,766	1.38%	1,150.02
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	59,837.81	100.00%	70,998,418	100.00%	1,186.51
Irrigated Total					
	76,805.58	50.02%	339,694,672	75.90%	4,422.79
Dry Total					
	15,866.65	10.33%	35,558,806	7.95%	2,241.10
Grass Total					
	59,837.81	38.97%	70,998,418	15.86%	1,186.51
72. Waste	793.44	0.52%	624,586	0.14%	787.19
73. Other	259.02	0.17%	672,766	0.15%	2,597.35
74. Exempt	2,693.80	1.75%	0	0.00%	0.00
75. Market Area Total	153,562.50	100.00%	447,549,248	100.00%	2,914.44

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,782.77	38.07%	28,046,486	41.99%	4,850.01
46. 1A	2,918.94	19.22%	14,156,896	21.20%	4,850.01
47. 2A1	1,138.09	7.49%	5,007,596	7.50%	4,400.00
48. 2A	1,057.36	6.96%	4,440,912	6.65%	4,200.00
49. 3A1	56.65	0.37%	215,270	0.32%	3,800.00
50. 3A	502.03	3.31%	1,857,511	2.78%	3,700.00
51. 4A1	1,580.81	10.41%	5,532,835	8.28%	3,500.00
52. 4A	2,152.55	14.17%	7,533,925	11.28%	3,500.00
53. Total	15,189.20	100.00%	66,791,431	100.00%	4,397.30
Dry					
54. 1D1	33.07	0.32%	82,675	0.35%	2,500.00
55. 1D	4,496.49	43.97%	11,241,225	48.18%	2,500.00
56. 2D1	521.38	5.10%	1,251,312	5.36%	2,400.00
57. 2D	168.58	1.65%	404,592	1.73%	2,400.00
58. 3D1	90.39	0.88%	207,897	0.89%	2,300.00
59. 3D	494.77	4.84%	1,088,494	4.66%	2,200.00
60. 4D1	2,164.21	21.17%	4,544,841	19.48%	2,100.00
61. 4D	2,256.52	22.07%	4,513,040	19.34%	2,000.00
62. Total	10,225.41	100.00%	23,334,076	100.00%	2,281.97
Grass					
63. 1G1	3,794.47	7.11%	4,838,026	7.73%	1,275.02
64. 1G	201.24	0.38%	236,465	0.38%	1,175.04
65. 2G1	5,150.25	9.64%	6,051,622	9.66%	1,175.02
66. 2G	23,914.67	44.78%	28,099,791	44.88%	1,175.00
67. 3G1	19,005.46	35.59%	21,856,516	34.91%	1,150.01
68. 3G	1,311.67	2.46%	1,508,437	2.41%	1,150.01
69. 4G1	21.63	0.04%	24,876	0.04%	1,150.07
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	53,399.39	100.00%	62,615,733	100.00%	1,172.59
Irrigated Total					
	15,189.20	19.17%	66,791,431	43.58%	4,397.30
Dry Total					
	10,225.41	12.91%	23,334,076	15.23%	2,281.97
Grass Total					
	53,399.39	67.40%	62,615,733	40.86%	1,172.59
72. Waste	339.83	0.43%	263,876	0.17%	776.49
73. Other	72.50	0.09%	253,750	0.17%	3,500.00
74. Exempt	657.94	0.83%	0	0.00%	0.00
75. Market Area Total	79,226.33	100.00%	153,258,866	100.00%	1,934.44

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.40	171,191	0.00	0	138,823.32	596,770,214	138,858.72	596,941,405
77. Dry Land	8.25	20,625	0.00	0	34,280.28	77,504,876	34,288.53	77,525,501
78. Grass	4.25	2,392	0.00	0	159,880.38	189,317,099	159,884.63	189,319,491
79. Waste	0.00	0	0.00	0	2,173.63	1,668,738	2,173.63	1,668,738
80. Other	0.00	0	0.00	0	762.45	1,860,491	762.45	1,860,491
81. Exempt	33.66	0	0.00	0	3,698.06	0	3,731.72	0
82. Total	47.90	194,208	0.00	0	335,920.06	867,121,418	335,967.96	867,315,626

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	138,858.72	41.33%	596,941,405	68.83%	4,298.91
Dry Land	34,288.53	10.21%	77,525,501	8.94%	2,260.97
Grass	159,884.63	47.59%	189,319,491	21.83%	1,184.10
Waste	2,173.63	0.65%	1,668,738	0.19%	767.72
Other	762.45	0.23%	1,860,491	0.21%	2,440.15
Exempt	3,731.72	1.11%	0	0.00%	0.00
Total	335,967.96	100.00%	867,315,626	100.00%	2,581.54

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 7100	10	1,126,898	7	1,607,491	12	2,209,301	22	4,943,690	33,480
83.2 7200	8	1,660,305	6	667,119	8	307,904	16	2,635,328	30,000
83.3 7300	3	151,918	3	383,868	3	278,258	6	814,044	0
83.4 Lake Of The Woods	34	506,295	73	2,429,500	73	11,874,336	107	14,810,131	253,103
83.5 Multi Lot (7100)	16	440,315	39	1,872,200	39	8,563,595	55	10,876,110	332,164
83.6 Multi Lot (7200)	20	775,820	56	2,303,320	56	11,863,984	76	14,943,124	529,956
83.7 Multi Lot (7300)	0	0	4	148,355	4	942,537	4	1,090,892	394,425
83.8 Rural	1	31,395	1	186,258	40	851,362	41	1,069,015	0
83.9 Single Lot (7100)	11	309,907	258	12,057,228	262	42,328,432	273	54,695,567	1,201,525
83.10 Single Lot (7200)	31	684,201	237	10,112,163	243	33,498,340	274	44,294,704	216,328
83.11 Single Lot (7300)	3	39,585	56	2,641,138	60	7,639,851	63	10,320,574	324,548
83.12 Small Town	119	364,809	575	2,541,375	587	29,905,805	706	32,811,989	141,329
83.13 St Paul	54	1,108,780	855	10,479,756	860	82,514,346	914	94,102,882	1,486,014
84 Residential Total	310	7,200,228	2,170	47,429,771	2,247	232,778,051	2,557	287,408,050	4,942,872

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
			<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1		7100	0	0	1	1,236,922	1	296,965	1	1,533,887	0
85.2		7200	0	0	2	545,450	2	603,269	2	1,148,719	65,162
85.3		Rural	4	64,730	21	793,792	25	4,908,475	29	5,766,997	5,000
85.4		Small Town	29	61,370	129	327,032	135	6,180,880	164	6,569,282	41,400
85.5		St Paul	24	416,544	163	2,719,143	165	26,803,637	189	29,939,324	734,502
86		Commercial Total	57	542,644	316	5,622,339	328	38,793,226	385	44,958,209	846,064

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

Market Area 7100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,659.10	23.17%	13,590,471	24.73%	1,275.01
88. 1G	19,349.94	42.05%	22,736,299	41.37%	1,175.01
89. 2G1	4,352.38	9.46%	5,114,087	9.31%	1,175.01
90. 2G	4,467.60	9.71%	5,249,487	9.55%	1,175.01
91. 3G1	5,835.04	12.68%	6,710,357	12.21%	1,150.01
92. 3G	40.18	0.09%	46,208	0.08%	1,150.02
93. 4G1	1,308.63	2.84%	1,504,938	2.74%	1,150.01
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	46,012.87	100.00%	54,951,847	100.00%	1,194.27
CRP					
96. 1C1	87.23	13.75%	111,223	14.76%	1,275.05
97. 1C	426.27	67.18%	500,869	66.47%	1,175.00
98. 2C1	32.42	5.11%	38,094	5.06%	1,175.02
99. 2C	54.74	8.63%	64,321	8.54%	1,175.03
100. 3C1	32.15	5.07%	36,973	4.91%	1,150.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1.75	0.28%	2,013	0.27%	1,150.29
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	634.56	100.00%	753,493	100.00%	1,187.43
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	46,012.87	98.64%	54,951,847	98.65%	1,194.27
CRP Total	634.56	1.36%	753,493	1.35%	1,187.43
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	46,647.43	100.00%	55,705,340	100.00%	1,194.18

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

Market Area 7200

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8,797.75	14.78%	11,214,356	15.88%	1,274.68
88. 1G	841.13	1.41%	988,357	1.40%	1,175.03
89. 2G1	20,112.51	33.80%	23,632,483	33.47%	1,175.01
90. 2G	22,251.30	37.39%	26,145,419	37.03%	1,175.01
91. 3G1	6,638.81	11.16%	7,634,738	10.81%	1,150.02
92. 3G	13.10	0.02%	15,069	0.02%	1,150.31
93. 4G1	850.22	1.43%	977,766	1.38%	1,150.02
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	59,504.82	100.00%	70,608,188	100.00%	1,186.60
CRP					
96. 1C1	19.25	5.78%	24,544	6.29%	1,275.01
97. 1C	0.25	0.08%	294	0.08%	1,176.00
98. 2C1	117.13	35.18%	137,628	35.27%	1,175.00
99. 2C	77.90	23.39%	91,533	23.46%	1,175.01
100. 3C1	118.46	35.57%	136,231	34.91%	1,150.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	332.99	100.00%	390,230	100.00%	1,171.90
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	59,504.82	99.44%	70,608,188	99.45%	1,186.60
CRP Total	332.99	0.56%	390,230	0.55%	1,171.90
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	59,837.81	100.00%	70,998,418	100.00%	1,186.51

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

Market Area 7300

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,794.47	7.12%	4,838,026	7.74%	1,275.02
88. 1G	161.63	0.30%	189,923	0.30%	1,175.05
89. 2G1	5,139.17	9.65%	6,038,603	9.67%	1,175.02
90. 2G	23,901.31	44.87%	28,084,093	44.96%	1,175.00
91. 3G1	18,941.13	35.56%	21,782,535	34.87%	1,150.01
92. 3G	1,311.67	2.46%	1,508,437	2.41%	1,150.01
93. 4G1	21.63	0.04%	24,876	0.04%	1,150.07
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	53,271.01	100.00%	62,466,493	100.00%	1,172.62
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	39.61	30.85%	46,542	31.19%	1,175.01
98. 2C1	11.08	8.63%	13,019	8.72%	1,175.00
99. 2C	13.36	10.41%	15,698	10.52%	1,175.00
100. 3C1	64.33	50.11%	73,981	49.57%	1,150.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	128.38	100.00%	149,240	100.00%	1,162.49
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	53,271.01	99.76%	62,466,493	99.76%	1,172.62
CRP Total	128.38	0.24%	149,240	0.24%	1,162.49
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	53,399.39	100.00%	62,615,733	100.00%	1,172.59

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

47 Howard

	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	266,391,260	277,579,925	11,188,665	4.20%	4,942,872	2.34%
02. Recreational	9,604,210	9,828,125	223,915	2.33%	0	2.33%
03. Ag-Homesite Land, Ag-Res Dwelling	74,439,541	76,830,051	2,390,510	3.21%	1,572,555	1.10%
04. Total Residential (sum lines 1-3)	350,435,011	364,238,101	13,803,090	3.94%	6,515,427	2.08%
05. Commercial	44,248,624	44,958,209	709,585	1.60%	846,064	-0.31%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	44,248,624	44,958,209	709,585	1.60%	846,064	-0.31%
08. Ag-Farmsite Land, Outbuildings	34,506,501	35,163,042	656,541	1.90%	0	1.90%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	114,459	114,459	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	34,620,960	35,277,501	656,541	1.90%	0	1.90%
12. Irrigated	593,663,937	596,941,405	3,277,468	0.55%		
13. Dryland	78,834,496	77,525,501	-1,308,995	-1.66%		
14. Grassland	195,861,740	189,319,491	-6,542,249	-3.34%		
15. Wasteland	1,389,850	1,668,738	278,888	20.07%		
16. Other Agland	1,826,479	1,860,491	34,012	1.86%		
17. Total Agricultural Land	871,576,502	867,315,626	-4,260,876	-0.49%		
18. Total Value of all Real Property (Locally Assessed)	1,300,881,097	1,311,789,437	10,908,340	0.84%	7,361,491	0.27%

2020 Assessment Survey for Howard County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - summer help to assist with property reviews
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$155,819
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,700
12.	Other miscellaneous funds:
	\$1,500
13.	Amount of last year's assessor's budget not used:
	\$6,615

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	None
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes howard.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks, assessor, and staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	gworks
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, adopted 2015

3.	What municipalities in the county are zoned?
	St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell are zoned.
4.	When was zoning implemented?
	1973 for St. Paul and Boelus. 2015 for everything else

D. Contracted Services

1.	Appraisal Services:
	Yes, as needed.
2.	GIS Services:
	gWorks Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Will try and have Stanard do some commercial for 2021.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, on the properties they reviewed.

2020 Residential Assessment Survey for Howard County

1.	Valuation data collection done by:																										
	Assessor and staff																										
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																										
	<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>St. Paul - City and county seat located on US Highway 281; population of 2,299; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Agricultural homes and outbuildings in Area 7100.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Agricultural homes and outbuildings in Area 7200</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Agricultural homes and outbuildings in Area 7300</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Residential property on a single lot in Area 7100</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Residential property in a Multiple Lot Subdivision in Area 7100</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Residential property on a single lot in Area 7200</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Residential property in a Multiple Lot Subdivision in Area 7200</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Residential property on a single lot in Area 7300</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Residential property in a Multiple Lot Subdivision in Area 7300</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Lake of the Woods, a unique Subdivision located North of St. Paul</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	St. Paul - City and county seat located on US Highway 281; population of 2,299; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.	2	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets	4	Agricultural homes and outbuildings in Area 7100.	5	Agricultural homes and outbuildings in Area 7200	6	Agricultural homes and outbuildings in Area 7300	7	Residential property on a single lot in Area 7100	8	Residential property in a Multiple Lot Subdivision in Area 7100	9	Residential property on a single lot in Area 7200	10	Residential property in a Multiple Lot Subdivision in Area 7200	11	Residential property on a single lot in Area 7300	12	Residential property in a Multiple Lot Subdivision in Area 7300	13	Lake of the Woods, a unique Subdivision located North of St. Paul
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																										
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9	Residential property on a single lot in Area 7200																										
10	Residential property in a Multiple Lot Subdivision in Area 7200																										
11	Residential property on a single lot in Area 7300																										
12	Residential property in a Multiple Lot Subdivision in Area 7300																										
13	Lake of the Woods, a unique Subdivision located North of St. Paul																										
3.	List and describe the approach(es) used to estimate the market value of residential properties.																										
	Cost and sales comparison approaches are used to value the residential class in the county.																										
4.	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?																										
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used.																										
5.	Are individual depreciation tables developed for each valuation group?																										
	Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups.																										
6.	Describe the methodology used to determine the residential lot values?																										
	Sales comparison and availability determine residential lot values.																										

7. How are rural residential site values developed?

A land value is developed with the cost of each of the amenities studied and applied to the land value.

8. Are there form 191 applications on file?

No

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

All lots are treated the same; no applications to combine lots have been received.

<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	2017	2016
2	2018	2016	2018	2018
4	2020	2016	2019	2020
5	2019	2016	2019	2018
6	2018	2016	2018	2017
7	2020	2016	2019	2020
8	2020	2016	2019	2020
9	2019	2016	2019	2018
10	2019	2016	2019	2018
11	2018	2016	2018	2017
12	2018	2016	2018	2017
13	2019	2016	2019	2018

2020 Commercial Assessment Survey for Howard County

1.	Valuation data collection done by:				
	Assessor and staff				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	St Paul - Village and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island			
	2	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business			
	3	Rural - all commercial parcels not located within the boundaries of a town			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	All three approaches to value are used for commercial property: sales comparison, income, and cost approaches.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Physical inspection, joint review with commercial appraiser, and state sales file query.				
4.	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?				
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Depreciation tables are developed on a county-wide bases and modified with economic depreciation developed for each valuation group				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales comparison				
7.	<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	2008	2008	2015	2015
	2	2008	2008	2015	2015
	3	2008	2008	2015	2015

2020 Agricultural Assessment Survey for Howard County

1.	Valuation data collection done by:													
	Assessor and staff													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<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;">7100</td> <td>This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">7200</td> <td>This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">7300</td> <td>This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2015	7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2015	7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2015
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	Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes													
3.	Describe the process used to determine and monitor market areas.													
	River boundaries, common geographic characteristics, topography, and market characteristics													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Through review of 521's, questionnaires and discussions with owner help differentiate agricultural land from recreational and residential land.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes													
6.	What separate market analysis has been conducted where intensive use is identified in the county?													

	Feedlots are valued the same as farm sites based on a sales study that was done involving three feedlot sales that took place in Howard County.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Through review of questionnaires, discussions with sellers, buyers, and real estate agents. It is now valued as a flat rate, 1500 per acre based on sales outside of the county, but in the surrounding area.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	8
8b.	What process was used to determine if non-agricultural influences exist in the county?
	No information exists that would meet the need for special value. All sales and surrounding areas are reviewed.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	There are no areas of influence.
8d.	Where is the influenced area located within the county?
	The parcels with applications on file are scattered throughout the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market.

2019 Plan of Assessment for Howard County

Assessment years 2020, 2021, 2022

Date: June 15, 2019

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 75% of actual value for agricultural land and horticulture land

General Description of Real Property in Howard County

Per the 2019 County Abstract, Howard County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2541	45%	21.3%
Commercial	384	7%	3.4%
Agricultural	2701	48%	75.3%

Agricultural land – value for taxable acres for 2019 assessment was \$871,676,889

Agricultural land is 67% of the real property valuation base in Howard County and of that 68% is assessed as irrigated, 22.5% is assessed as grass and 9% is assessed as dry.

For assessment year 2019, an estimated 130 permits were filed for new property construction/additions in the county.

For more information see 2019 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

There are currently three full time employees on staff including the assessor. Also there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.assessor.gisworkshop.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2018 – June 30, 2019 was \$146,452. Office Budget for July 1, 2019 – June 30, 2020 is approximately \$155,236.

Terra Scan is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Six year cycle review and building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2016 Marshall & Swift costing was implemented for 2017 for Residential properties.

It is the goal of the office to review at approximately 20 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

Level of Value, Quality, and Uniformity for assessment year 2019:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97	12.31	104.12
Commercial	100	27.90	116.29
Agricultural Land	70	13.91	100.31

For more information regarding statistical measures see 2019 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2020:

Residential:

A physical review will be completed for all improved parcels in Market Area 7100. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and

building permits will be reviewed and completed by March 1, 2020. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2020 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2020. Commercial appraisal was done in 2016 by Stanard Appraisal and Assessor's staff.

Agricultural Land:

A market analysis will be conducted for 2020 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. New land use conversion was implemented for 2016. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2021:

Residential:

All residential pick-up work and building permits will be reviewed and completed by March 1, 2021. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A physical review of all commercial properties in the county will be completed for 2021. The review and market study will be completed for adjusting values for 2021. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2021

Agricultural:

A market analysis will be conducted for 2021 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2022:

Residential:

A physical review will be completed for the city of St Paul. A sales study will be completed for the land and improvements. All residential pick-up work and building permits will be reviewed and completed by March 1, 2022. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A ratio study will be completed for 2022 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2022.

Agricultural Land:

A market analysis will be conducted for 2022 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forwarded to the property tax division electronically on a quarterly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated monthly by GIS Workshop.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision
 - e. School District Taxable Value Report

- f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 775 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions: administer approximately 320 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 11. Tax List Corrections – prepare tax list correction documents for county board approval.
 12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
 13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
 14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
 15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in the 4 year period to maintain it.

Conclusion:

The Howard County Assessor’s Office will strive for a uniform and proportionate valuing of property throughout the county.

Amendment

The adjusted Budget was: After Union Contract I adjusted the Budget to - \$155,819

Neal Dethlefs
Howard County Assessor
(308)754-4261

February 27, 2020

Re: Special Value for 2020

I have reviewed the Special Valuation parcels for Howard County for the 2020 tax year. We currently have eight parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs
Howard County Assessor