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DEPARTMENT OF REVENUE

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

PIERCE 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 Pierce County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Pierce County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Jean Lubke, Pierce 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.

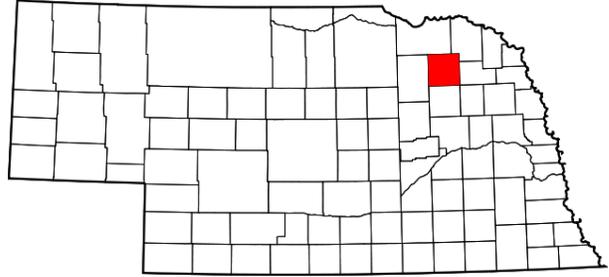
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

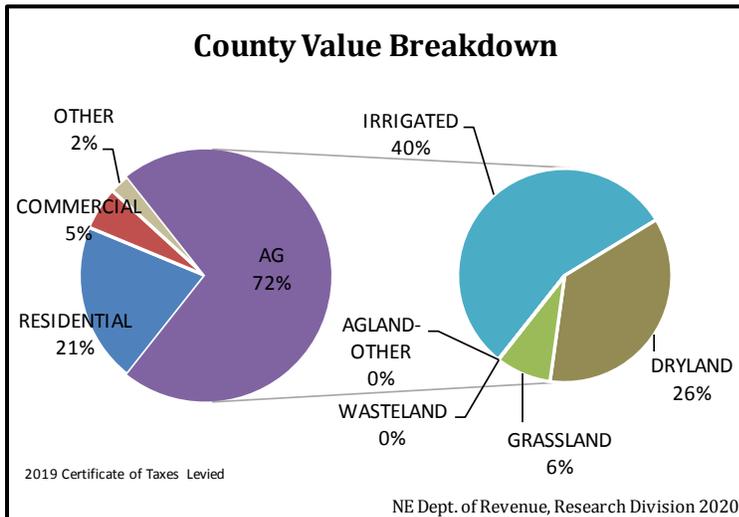
**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce County had 7,142 residents, per the Census Bureau Quick Facts for 2018, a 2% population decline from the 2010 U.S. Census. Reports indicated that 80% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$116,530 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Pierce County are located in and around Pierce, the county seat. According to the U.S. Census Bureau, there were 234 employer establishments with total employment of 1,538.



Agricultural land makes up the majority of the county's overall valuation base. Pierce County is included in the Lower Elkhorn Natural Resources District (NRD). In value of sales by commodity group, Pierce County ranks second in poultry and eggs. In top livestock inventory items, Pierce County ranks second for sheep and lambs (USDA AgCensus).

The ethanol plant located in Plainview also contributes to the local agricultural economy.

CITY POPULATION CHANGE			
	2009	2019	Change
FOSTER	63	51	-19.0%
HADAR	312	293	-6.1%
MCLEAN	38	36	-5.3%
OSMOND	796	783	-1.6%
PIERCE	1,774	1,767	-0.4%
PLAINVIEW	1,353	1,246	-7.9%
RANDOLPH	946	946	0.0%

2020 Residential Correlation for Pierce County

Assessment Actions

The County Assessor applied an increase to residential parcels located in Pierce of 8% and applied an increase to the residential parcels located in the town of Hadar of 12%. The County Assessor contracted with an outside appraiser who assisted in reappraisal of their rural residential properties. Lot values on the rural acreages were increased.

Assessment Practice Review

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

The county's sales verification process was reviewed to determine that an adequate sample of sales is being used and all sales that are non-qualified have been properly documented as non-arm's length sales. The sales file was analyzed to determine if the statistics were a reliable representation and no apparent sales bias was detected. A survey is sent out on all sales to obtain additional information. Follow up phone calls to the seller and realtors are made by the County Assessor's staff if clarification is needed.

Based on the economic areas and geographic locations within the county, the County Assessor has assigned six valuation groups for the residential class. Last year there were nine valuation groups, and this year it was decided to combine Valuation Groups 25, 30 and 35 (that included small towns of McLean, Breslau and West Randolph) with Valuation Group 20 that includes the small town of Foster. All of these small towns are similar in size, population and have similar market characteristics.

The County Assessor has an established six-year inspection plan and is current in the review process. Aerial imagery is utilized to assist with review of the properties with the most recent fly over being done in August, 2019.

Lot values are reviewed when a reappraisal is done by analyzing land to building ratios and vacant lot sales. Depreciation and Costing tables being utilized are from 2019. The County assessor has a formal, written Real Property Valuation Methodology report that explains the assessor's assessment practices.

2020 Residential Correlation for Pierce County

Description of Analysis

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

Valuation Group	Description
1	Pierce
5	Plainview
10	Osmond
15	Hadar
20	Foster, Mclean, West Randolph
40	Acreages

For the residential property class, there were 200 total qualified sales representing all valuation groups. All of the valuation groups with an adequate number of sales are within the acceptable range.

Analysis shows that two of the three measures of central tendency are within the acceptable range for the residential class as a whole and the mean is slightly above the range. The COD and PRD are slightly outside the acceptable range, but are influenced by sales of less than \$15,000. The COD lowers to 17% and the PRD to 102% supporting that the residential assessments are uniform.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
___ Low \$ Ranges ___							
Less Than	5,000	3	128.88	119.49	125.07	21.45	95.54
Less Than	15,000	14	132.19	166.06	170.71	58.09	97.28
Less Than	30,000	29	114.31	136.72	127.74	52.00	107.03
___ Ranges Excl. Low \$ ___							
Greater Than	4,999	197	95.99	101.48	94.79	23.30	107.06
Greater Than	14,999	186	95.70	96.91	94.42	18.78	102.64
Greater Than	29,999	171	95.57	95.82	94.17	16.62	101.75

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 5% to the residential class excluding growth. This supports the assessment actions taken by the County Assessor.

2020 Residential Correlation for Pierce County

Equalization and Quality of Assessment

After removal of the lower dollar sales below \$15,000, the analysis supports equalization. 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 acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Pierce County complies with general accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	67	94.01	105.10	94.42	22.90	111.31
5	50	92.06	96.86	86.79	34.34	111.60
10	36	99.08	108.36	94.98	26.19	114.09
15	14	91.98	91.49	93.66	16.45	97.68
20	4	84.60	99.65	101.85	34.66	97.84
40	29	98.12	99.49	99.45	06.55	100.04
<u>ALL</u>	<u>200</u>	96.00	101.75	94.80	23.55	107.33

Level of Value

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

2020 Commercial Correlation for Pierce County

Assessment Actions

In the commercial class, minimal changes were made. Pickup work and sales review were completed.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and ensure all sales that are non-qualified have been properly documented as a non-arm's length sale.

Based on the economic areas and geographic locations within the County, the County has assigned six valuation groups for the commercial class. The County had nine valuation groups last year and after comparing the economic and commercial markets decided to combine Valuation Groups 25 McLean, 30 Breslau and 35 West Randolph into Valuation Group 20 with Foster as it has similar commercial characteristics.

The County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties were last reviewed in 2016. Lot values are reviewed when reappraisal is done by analyzing vacant lot sales, which was last done in 2016. Depreciation and costing tables being utilized are for 2019.

Description of Analysis

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

Valuation Group	Description
1	Pierce
5	Plainview
10	Osmond
15	Hadar
20	Foster
40	Acreages

The majority of the commercial activity in the county is in Valuation Group 1, Pierce and Valuation Group 5, Plainview. The other small towns in their respective valuation groups have minimal commercial activity.

2020 Commercial Correlation for Pierce County

For the commercial property class, there were 20 qualified sales representing all valuation groups. Valuation Group 1 and 5 represent 70% of the qualified commercial sales in the county and are within the acceptable range. All of the other remaining qualified sales fall within the other valuation groups but do not have enough qualified sales to be used for measurement. Two of the three measures of central tendency are within the acceptable range for the commercial class as a whole with the median being the best indicator the statistics are reliable.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 1% to the commercial class excluding growth. This value change supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

With only 20 total qualified sales, seven in Valuation Group 1 and seven in Valuation Group 5, the sample is too small to base an overall level of value. However, 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 acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Pierce County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	94.44	90.52	88.60	26.37	102.17
5	7	93.13	112.33	67.39	49.20	166.69
10	2	86.24	86.24	86.61	04.68	99.57
15	1	104.20	104.20	104.20	00.00	100.00
20	2	143.00	143.00	139.43	15.79	102.56
40	1	101.18	101.18	101.18	00.00	100.00
____ALL____	20	97.81	104.19	93.16	32.02	111.84

Level of Value

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

2020 Agricultural Correlation for Pierce County

Assessment Actions

The County Assessor reduced irrigated land values overall approximately 2%, dryland values overall approximately 14% and grassland values overall approximately 1%. The county hired an outside appraiser that inspected and reappraised farm homes and agricultural improvements. Land use was reviewed in 2019.

Assessment Practice Review

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

The County's sales verification process was reviewed and it was determined that an adequate sample of sales is being used and all sales that are non-qualified have been properly documented as a non-arm's length sale.

Because of the similar features of the land and soil, one market area is sufficient in defining the agricultural market area. The County Assessor has an established six-year inspection plan and is current in their review process. The County Assessor is currently working on an intensive use definition. The depreciation and costing tables being used for agricultural improvements and outbuildings is from 2019.

Description of Analysis

The County Assessor utilizes one agricultural market area to value agricultural land. The agricultural land in the county consists of approximately 45% irrigated land, 35% of dryland and 19% of grassland with the remainder being wasteland or other. There are 66 total qualified sales in all market areas. Overall, all three measures of central tendency are within the acceptable range.

Analysis was conducted on the sales that have 80% or more of the acres in a single Major Land Use (MLU) category. In the county for the study period used for analysis, there are 22 qualified irrigated sales and 28 qualified dryland sales. The land classes with a sufficient number of sales all had medians that fell in the acceptable range.

The average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties.

Equalization and Quality of Assessment

Review of the statistical sample, comparable counties and assessment practices indicate that Pierce County has achieved equalized values. Review of agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

2020 Agricultural Correlation for Pierce County

The quality of assessment in the agricultural land class of property in Pierce County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	22	70.72	76.72	72.66	15.44	105.59
1	22	70.72	76.72	72.66	15.44	105.59
<u> Dry </u>						
County	28	71.07	76.72	69.35	35.18	110.63
1	28	71.07	76.72	69.35	35.18	110.63
<u> Grass </u>						
County	5	71.72	67.12	63.33	14.10	105.98
1	5	71.72	67.12	63.33	14.10	105.98
<u> ALL </u>						
	66	70.72	75.30	69.99	24.48	107.59

Level of Value

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

2020 Opinions of the Property Tax Administrator for Pierce County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	96	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 Pierce County

Residential Real Property - Current

Number of Sales	200	Median	96.00
Total Sales Price	\$21,774,924	Mean	101.75
Total Adj. Sales Price	\$21,774,924	Wgt. Mean	94.80
Total Assessed Value	\$20,642,775	Average Assessed Value of the Base	\$114,464
Avg. Adj. Sales Price	\$108,875	Avg. Assessed Value	\$103,214

Confidence Interval - Current

95% Median C.I	92.89 to 98.42
95% Wgt. Mean C.I	91.97 to 97.63
95% Mean C.I	96.07 to 107.43
% of Value of the Class of all Real Property Value in the County	18.64
% of Records Sold in the Study Period	6.80
% of Value Sold in the Study Period	6.13

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	181	95	95.03
2018	175	97	96.71
2017	187	95	95.17
2016	193	96	96.00

2020 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	20	Median	97.81
Total Sales Price	\$1,405,500	Mean	104.19
Total Adj. Sales Price	\$1,405,500	Wgt. Mean	93.16
Total Assessed Value	\$1,309,335	Average Assessed Value of the Base	\$254,065
Avg. Adj. Sales Price	\$70,275	Avg. Assessed Value	\$65,467

Confidence Interval - Current

95% Median C.I	82.20 to 120.42
95% Wgt. Mean C.I	77.31 to 109.00
95% Mean C.I	83.34 to 125.04
% of Value of the Class of all Real Property Value in the County	5.79
% of Records Sold in the Study Period	4.85
% of Value Sold in the Study Period	1.25

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	23	100	103.95
2018	12	100	96.39
2017	9	100	98.45
2016	17	100	95.24

**70 Pierce
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 : 200
 Total Sales Price : 21,774,924
 Total Adj. Sales Price : 21,774,924
 Total Assessed Value : 20,642,775
 Avg. Adj. Sales Price : 108,875
 Avg. Assessed Value : 103,214

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 102
 COD : 23.55
 PRD : 107.33

COV : 40.29
 STD : 41.00
 Avg. Abs. Dev : 22.61
 MAX Sales Ratio : 365.38
 MIN Sales Ratio : 31.70

95% Median C.I. : 92.89 to 98.42
 95% Wgt. Mean C.I. : 91.97 to 97.63
 95% Mean C.I. : 96.07 to 107.43

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	25	104.46	111.42	105.68	13.24	105.43	89.89	227.16	97.53 to 110.58	81,192	85,800
01-JAN-18 To 31-MAR-18	13	88.59	92.66	91.76	18.74	100.98	47.63	142.57	77.37 to 107.97	126,915	116,463
01-APR-18 To 30-JUN-18	22	92.45	109.99	92.20	31.51	119.30	57.75	265.20	84.07 to 106.00	94,464	87,096
01-JUL-18 To 30-SEP-18	32	97.80	102.96	97.16	23.24	105.97	56.19	224.29	86.39 to 103.68	118,788	115,413
01-OCT-18 To 31-DEC-18	30	96.93	95.14	98.31	14.98	96.78	36.25	130.21	89.23 to 104.94	136,589	134,275
01-JAN-19 To 31-MAR-19	16	90.44	86.81	90.05	26.87	96.40	31.70	144.04	48.78 to 104.08	71,248	64,163
01-APR-19 To 30-JUN-19	28	92.34	110.96	91.33	35.54	121.49	53.34	365.38	83.97 to 95.08	113,652	103,800
01-JUL-19 To 30-SEP-19	34	95.46	96.93	89.92	22.47	107.80	37.91	199.96	82.84 to 100.88	111,645	100,387
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	92	97.82	105.49	96.96	22.21	108.80	47.63	265.20	95.67 to 102.45	103,903	100,743
01-OCT-18 To 30-SEP-19	108	93.46	98.57	93.11	24.67	105.86	31.70	365.38	90.56 to 98.12	113,109	105,319
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	97	96.00	100.76	95.91	21.88	105.06	36.25	265.20	91.63 to 99.96	119,866	114,965
<u>ALL</u>	200	96.00	101.75	94.80	23.55	107.33	31.70	365.38	92.89 to 98.42	108,875	103,214

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	67	94.01	105.10	94.42	22.90	111.31	62.23	323.26	91.15 to 100.55	102,296	96,590
5	50	92.06	96.86	86.79	34.34	111.60	31.70	265.20	78.68 to 99.23	67,542	58,620
10	36	99.08	108.36	94.98	26.19	114.09	56.19	365.38	88.59 to 109.81	86,764	82,407
15	14	91.98	91.49	93.66	16.45	97.68	53.34	117.06	69.12 to 110.48	126,891	118,841
20	4	84.60	99.65	101.85	34.66	97.84	67.33	162.06	N/A	26,875	27,373
40	29	98.12	99.49	99.45	06.55	100.04	81.63	127.12	95.99 to 101.66	225,397	224,149
<u>ALL</u>	200	96.00	101.75	94.80	23.55	107.33	31.70	365.38	92.89 to 98.42	108,875	103,214

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	199	96.00	101.83	94.80	23.63	107.42	31.70	365.38	93.05 to 98.42	109,377	103,693
06											
07	1	86.39	86.39	86.39	00.00	100.00	86.39	86.39	N/A	9,000	7,775
<u>ALL</u>	200	96.00	101.75	94.80	23.55	107.33	31.70	365.38	92.89 to 98.42	108,875	103,214

**70 Pierce
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 : 200
 Total Sales Price : 21,774,924
 Total Adj. Sales Price : 21,774,924
 Total Assessed Value : 20,642,775
 Avg. Adj. Sales Price : 108,875
 Avg. Assessed Value : 103,214

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 102
 COD : 23.55
 PRD : 107.33

COV : 40.29
 STD : 41.00
 Avg. Abs. Dev : 22.61
 MAX Sales Ratio : 365.38
 MIN Sales Ratio : 31.70

95% Median C.I. : 92.89 to 98.42
 95% Wgt. Mean C.I. : 91.97 to 97.63
 95% Mean C.I. : 96.07 to 107.43

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	3	128.88	119.49	125.07	21.45	95.54	73.33	156.25	N/A	2,500	3,127
Less Than 15,000	14	132.19	166.06	170.71	58.09	97.28	55.85	365.38	73.33 to 265.20	7,846	13,395
Less Than 30,000	29	114.31	136.72	127.74	52.00	107.03	36.25	365.38	86.39 to 156.25	14,201	18,140
Ranges Excl. Low \$											
Greater Than 4,999	197	95.99	101.48	94.79	23.30	107.06	31.70	365.38	92.89 to 98.39	110,495	104,738
Greater Than 14,999	186	95.70	96.91	94.42	18.78	102.64	31.70	227.16	92.69 to 98.07	116,479	109,974
Greater Than 29,999	171	95.57	95.82	94.17	16.62	101.75	31.70	224.29	92.66 to 97.53	124,930	117,642
Incremental Ranges											
0 TO 4,999	3	128.88	119.49	125.07	21.45	95.54	73.33	156.25	N/A	2,500	3,127
5,000 TO 14,999	11	135.50	178.77	174.05	66.12	102.71	55.85	365.38	69.08 to 323.26	9,305	16,195
15,000 TO 29,999	15	104.41	109.33	112.10	38.93	97.53	36.25	227.16	67.33 to 142.57	20,132	22,569
30,000 TO 59,999	36	100.79	106.05	107.42	25.27	98.72	31.70	224.29	93.59 to 112.04	43,363	46,578
60,000 TO 99,999	49	95.73	96.34	96.05	14.05	100.30	32.81	159.94	92.66 to 98.21	78,519	75,419
100,000 TO 149,999	40	91.28	88.21	88.12	17.82	100.10	37.91	156.84	82.26 to 94.39	121,240	106,833
150,000 TO 249,999	32	93.20	94.32	94.41	09.27	99.90	76.51	127.12	88.64 to 99.49	192,445	181,692
250,000 TO 499,999	12	93.05	90.98	91.21	10.03	99.75	62.23	104.08	82.15 to 100.23	320,146	292,008
500,000 TO 999,999	2	104.36	104.36	104.33	02.59	100.03	101.66	107.06	N/A	552,500	576,400
1,000,000 +											
ALL	200	96.00	101.75	94.80	23.55	107.33	31.70	365.38	92.89 to 98.42	108,875	103,214

70 Pierce
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 : 20
Total Sales Price : 1,405,500
Total Adj. Sales Price : 1,405,500
Total Assessed Value : 1,309,335
Avg. Adj. Sales Price : 70,275
Avg. Assessed Value : 65,467

MEDIAN : 98
WGT. MEAN : 93
MEAN : 104
COD : 32.02
PRD : 111.84

COV : 42.77
STD : 44.56
Avg. Abs. Dev : 31.32
MAX Sales Ratio : 234.50
MIN Sales Ratio : 42.41

95% Median C.I. : 82.20 to 120.42
95% Wgt. Mean C.I. : 77.31 to 109.00
95% Mean C.I. : 83.34 to 125.04

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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	2	85.91	85.91	64.82	45.59	132.54	46.74	125.07	N/A	32,500	21,065
01-JAN-17 To 31-MAR-17	1	82.20	82.20	82.20	00.00	100.00	82.20	82.20	N/A	50,000	41,100
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	2	99.24	99.24	98.91	04.84	100.33	94.44	104.03	N/A	37,500	37,093
01-OCT-17 To 31-DEC-17	2	134.89	134.89	127.58	22.75	105.73	104.20	165.58	N/A	52,500	66,980
01-JAN-18 To 31-MAR-18	2	80.93	80.93	96.61	25.02	83.77	60.68	101.18	N/A	310,000	299,493
01-APR-18 To 30-JUN-18	2	126.36	126.36	122.54	11.68	103.12	111.60	141.12	N/A	44,500	54,533
01-JUL-18 To 30-SEP-18	4	120.25	139.53	128.91	42.75	108.24	83.12	234.50	N/A	13,625	17,564
01-OCT-18 To 31-DEC-18	1	67.85	67.85	67.85	00.00	100.00	67.85	67.85	N/A	41,000	27,820
01-JAN-19 To 31-MAR-19	1	90.28	90.28	90.28	00.00	100.00	90.28	90.28	N/A	60,000	54,170
01-APR-19 To 30-JUN-19	1	42.41	42.41	42.41	00.00	100.00	42.41	42.41	N/A	150,000	63,615
01-JUL-19 To 30-SEP-19	2	94.14	94.14	97.97	27.93	96.09	67.85	120.42	N/A	48,000	47,025
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	5	94.44	90.50	82.85	21.21	109.23	46.74	125.07	N/A	38,000	31,483
01-OCT-17 To 30-SEP-18	10	107.90	124.25	105.04	33.17	118.29	60.68	234.50	83.12 to 165.58	86,850	91,227
01-OCT-18 To 30-SEP-19	5	67.85	77.76	69.06	29.61	112.60	42.41	120.42	N/A	69,400	47,931
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	5	104.03	110.09	108.37	17.91	101.59	82.20	165.58	N/A	46,000	49,849
01-JAN-18 To 31-DEC-18	9	101.18	115.62	100.20	36.22	115.39	60.68	234.50	67.85 to 147.37	89,389	89,569
<u>ALL</u>	20	97.81	104.19	93.16	32.02	111.84	42.41	234.50	82.20 to 120.42	70,275	65,467

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	94.44	90.52	88.60	26.37	102.17	46.74	141.12	46.74 to 141.12	42,286	37,466
5	7	93.13	112.33	67.39	49.20	166.69	42.41	234.50	42.41 to 234.50	41,357	27,872
10	2	86.24	86.24	86.61	04.68	99.57	82.20	90.28	N/A	55,000	47,635
15	1	104.20	104.20	104.20	00.00	100.00	104.20	104.20	N/A	65,000	67,730
20	2	143.00	143.00	139.43	15.79	102.56	120.42	165.58	N/A	47,500	66,230
40	1	101.18	101.18	101.18	00.00	100.00	101.18	101.18	N/A	550,000	556,510
<u>ALL</u>	20	97.81	104.19	93.16	32.02	111.84	42.41	234.50	82.20 to 120.42	70,275	65,467

**70 Pierce
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

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 WGT. MEAN : 93
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 COD : 32.02
 PRD : 111.84

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 95% Wgt. Mean C.I. : 77.31 to 109.00
 95% Mean C.I. : 83.34 to 125.04

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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	20	97.81	104.19	93.16	32.02	111.84	42.41	234.50	82.20 to 120.42	70,275	65,467
04											
<u>ALL</u>	20	97.81	104.19	93.16	32.02	111.84	42.41	234.50	82.20 to 120.42	70,275	65,467

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	158.81	158.81	140.79	47.66	112.80	83.12	234.50	N/A	10,500	14,783
Less Than 30,000	5	125.07	136.64	128.08	32.88	106.68	83.12	234.50	N/A	13,900	17,803
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	97.81	104.19	93.16	32.02	111.84	42.41	234.50	82.20 to 120.42	70,275	65,467
Greater Than 14,999	18	97.81	98.12	92.44	26.98	106.14	42.41	165.58	67.85 to 120.42	76,917	71,098
Greater Than 29,999	15	94.44	93.37	91.34	27.54	102.22	42.41	165.58	67.85 to 111.60	89,067	81,355
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	158.81	158.81	140.79	47.66	112.80	83.12	234.50	N/A	10,500	14,783
15,000 TO 29,999	3	125.07	121.86	122.58	14.46	99.41	93.13	147.37	N/A	16,167	19,817
30,000 TO 59,999	10	99.24	100.18	98.83	28.59	101.37	46.74	165.58	67.85 to 141.12	44,100	43,582
60,000 TO 99,999	3	90.28	85.05	84.29	16.07	100.90	60.68	104.20	N/A	65,000	54,792
100,000 TO 149,999											
150,000 TO 249,999	1	42.41	42.41	42.41	00.00	100.00	42.41	42.41	N/A	150,000	63,615
250,000 TO 499,999											
500,000 TO 999,999	1	101.18	101.18	101.18	00.00	100.00	101.18	101.18	N/A	550,000	556,510
1,000,000 +											
<u>ALL</u>	20	97.81	104.19	93.16	32.02	111.84	42.41	234.50	82.20 to 120.42	70,275	65,467

70 Pierce
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 : 20
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Total Adj. Sales Price : 1,405,500
Total Assessed Value : 1,309,335
Avg. Adj. Sales Price : 70,275
Avg. Assessed Value : 65,467

MEDIAN : 98
WGT. MEAN : 93
MEAN : 104
COD : 32.02
PRD : 111.84

COV : 42.77
STD : 44.56
Avg. Abs. Dev : 31.32
MAX Sales Ratio : 234.50
MIN Sales Ratio : 42.41

95% Median C.I. : 82.20 to 120.42
95% Wgt. Mean C.I. : 77.31 to 109.00
95% Mean C.I. : 83.34 to 125.04

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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
306	1	42.41	42.41	42.41	00.00	100.00	42.41	42.41	N/A	150,000	63,615
344	1	101.18	101.18	101.18	00.00	100.00	101.18	101.18	N/A	550,000	556,510
350	1	60.68	60.68	60.68	00.00	100.00	60.68	60.68	N/A	70,000	42,475
353	9	111.60	125.20	113.15	27.47	110.65	82.20	234.50	90.28 to 165.58	37,222	42,117
406	7	83.12	86.47	85.47	27.03	101.17	46.74	141.12	46.74 to 141.12	40,429	34,556
444	1	147.37	147.37	147.37	00.00	100.00	147.37	147.37	N/A	17,500	25,790
<u>ALL</u>	20	97.81	104.19	93.16	32.02	111.84	42.41	234.50	82.20 to 120.42	70,275	65,467

70 Pierce
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 : 66
Total Sales Price : 51,145,242
Total Adj. Sales Price : 51,145,242
Total Assessed Value : 35,796,261
Avg. Adj. Sales Price : 774,928
Avg. Assessed Value : 542,368

MEDIAN : 71
WGT. MEAN : 70
MEAN : 75
COD : 24.48
PRD : 107.59

COV : 33.04
STD : 24.88
Avg. Abs. Dev : 17.31
MAX Sales Ratio : 147.58
MIN Sales Ratio : 00.00

95% Median C.I. : 65.40 to 75.29
95% Wgt. Mean C.I. : 65.75 to 74.23
95% Mean C.I. : 69.30 to 81.30

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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	5	70.53	73.99	64.92	37.09	113.97	35.54	128.02	N/A	978,000	634,961
01-JAN-17 To 31-MAR-17	4	70.43	73.51	73.06	07.85	100.62	66.59	86.58	N/A	837,000	611,484
01-APR-17 To 30-JUN-17	6	62.26	66.29	63.57	14.20	104.28	57.09	82.93	57.09 to 82.93	985,990	626,830
01-JUL-17 To 30-SEP-17	2	83.33	83.33	78.70	16.61	105.88	69.49	97.16	N/A	450,519	354,573
01-OCT-17 To 31-DEC-17	10	72.74	81.51	73.92	30.34	110.27	48.89	120.01	54.53 to 118.23	669,829	495,109
01-JAN-18 To 31-MAR-18	8	76.10	82.63	72.77	21.98	113.55	61.23	147.58	61.23 to 147.58	561,262	408,430
01-APR-18 To 30-JUN-18	4	64.61	72.22	67.51	13.76	106.98	62.08	97.57	N/A	692,638	467,625
01-JUL-18 To 30-SEP-18	4	68.42	69.84	69.33	22.77	100.74	48.39	94.14	N/A	397,181	275,349
01-OCT-18 To 31-DEC-18	7	64.26	57.10	58.15	31.29	98.19	00.00	95.79	00.00 to 95.79	864,289	502,594
01-JAN-19 To 31-MAR-19	6	73.72	79.04	81.12	25.35	97.44	49.99	141.05	49.99 to 141.05	731,340	593,231
01-APR-19 To 30-JUN-19	8	69.88	81.21	71.89	24.13	112.96	60.77	128.86	60.77 to 128.86	1,076,692	774,026
01-JUL-19 To 30-SEP-19	2	86.84	86.84	83.52	13.30	103.98	75.29	98.39	N/A	745,500	622,613
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	17	69.49	72.26	67.03	20.33	107.80	35.54	128.02	57.43 to 86.58	885,587	593,580
01-OCT-17 To 30-SEP-18	26	71.32	78.63	71.97	25.15	109.25	48.39	147.58	63.38 to 86.72	597,987	430,401
01-OCT-18 To 30-SEP-19	23	71.56	73.79	70.66	26.29	104.43	00.00	141.05	60.79 to 77.46	893,157	631,086
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	22	70.20	76.07	70.37	21.50	108.10	48.89	120.01	59.52 to 86.58	766,512	539,416
01-JAN-18 To 31-DEC-18	23	65.40	70.82	65.49	25.78	108.14	00.00	147.58	62.08 to 80.47	647,800	424,239
<u>ALL</u>	66	70.72	75.30	69.99	24.48	107.59	00.00	147.58	65.40 to 75.29	774,928	542,368

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	66	70.72	75.30	69.99	24.48	107.59	00.00	147.58	65.40 to 75.29	774,928	542,368
<u>ALL</u>	66	70.72	75.30	69.99	24.48	107.59	00.00	147.58	65.40 to 75.29	774,928	542,368

70 Pierce
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 : 66
 Total Sales Price : 51,145,242
 Total Adj. Sales Price : 51,145,242
 Total Assessed Value : 35,796,261
 Avg. Adj. Sales Price : 774,928
 Avg. Assessed Value : 542,368

MEDIAN : 71
 WGT. MEAN : 70
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 COD : 24.48
 PRD : 107.59

COV : 33.04
 STD : 24.88
 Avg. Abs. Dev : 17.31
 MAX Sales Ratio : 147.58
 MIN Sales Ratio : 00.00

95% Median C.I. : 65.40 to 75.29
 95% Wgt. Mean C.I. : 65.75 to 74.23
 95% Mean C.I. : 69.30 to 81.30

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	19	72.79	75.14	70.17	35.40	107.08	00.00	141.05	49.99 to 97.16	643,549	451,595
1	19	72.79	75.14	70.17	35.40	107.08	00.00	141.05	49.99 to 97.16	643,549	451,595
_____Grass_____											
County	5	71.72	67.12	63.33	14.10	105.98	48.39	80.51	N/A	285,470	180,778
1	5	71.72	67.12	63.33	14.10	105.98	48.39	80.51	N/A	285,470	180,778
_____ALL_____	66	70.72	75.30	69.99	24.48	107.59	00.00	147.58	65.40 to 75.29	774,928	542,368

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	22	70.72	76.72	72.66	15.44	105.59	60.77	111.37	66.59 to 86.58	981,577	713,173
1	22	70.72	76.72	72.66	15.44	105.59	60.77	111.37	66.59 to 86.58	981,577	713,173
_____Dry_____											
County	28	71.07	76.72	69.35	35.18	110.63	00.00	147.58	59.52 to 94.14	678,386	470,458
1	28	71.07	76.72	69.35	35.18	110.63	00.00	147.58	59.52 to 94.14	678,386	470,458
_____Grass_____											
County	5	71.72	67.12	63.33	14.10	105.98	48.39	80.51	N/A	285,470	180,778
1	5	71.72	67.12	63.33	14.10	105.98	48.39	80.51	N/A	285,470	180,778
_____ALL_____	66	70.72	75.30	69.99	24.48	107.59	00.00	147.58	65.40 to 75.29	774,928	542,368

Pierce County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	6510	6310	5980	5830	5585	4925	4605	4335	5869
Knox	1	5695	5695	5494	5484	5355	5355	5090	5084	5325
Cedar	1	5670	5670	5615	5615	5035	5035	4450	4450	5076
Cedar	2	6045	6045	5830	5830	5745	5745	4650	4650	5173
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624
Madison	2	5189	5000	4646	4564	4343	4275	3517	2975	4452
Antelope	1	4725	4725	4700	4600	4550	4550	3700	3430	4487

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	5445	5275	4955	4800	4640	4100	3816	3605	4779
Knox	1	4960	4960	4765	4555	4445	4160	3930	3890	4451
Cedar	1	4465	4465	4430	4430	4420	4420	3445	3445	4082
Cedar	2	5155	5155	4979	4980	4950	4949	3875	3875	4778
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4986
Madison	2	4412	4142	3694	3616	3199	2982	2456	2026	3503
Antelope	1	3100	3050	2765	2765	2450	2450	1860	1530	2662

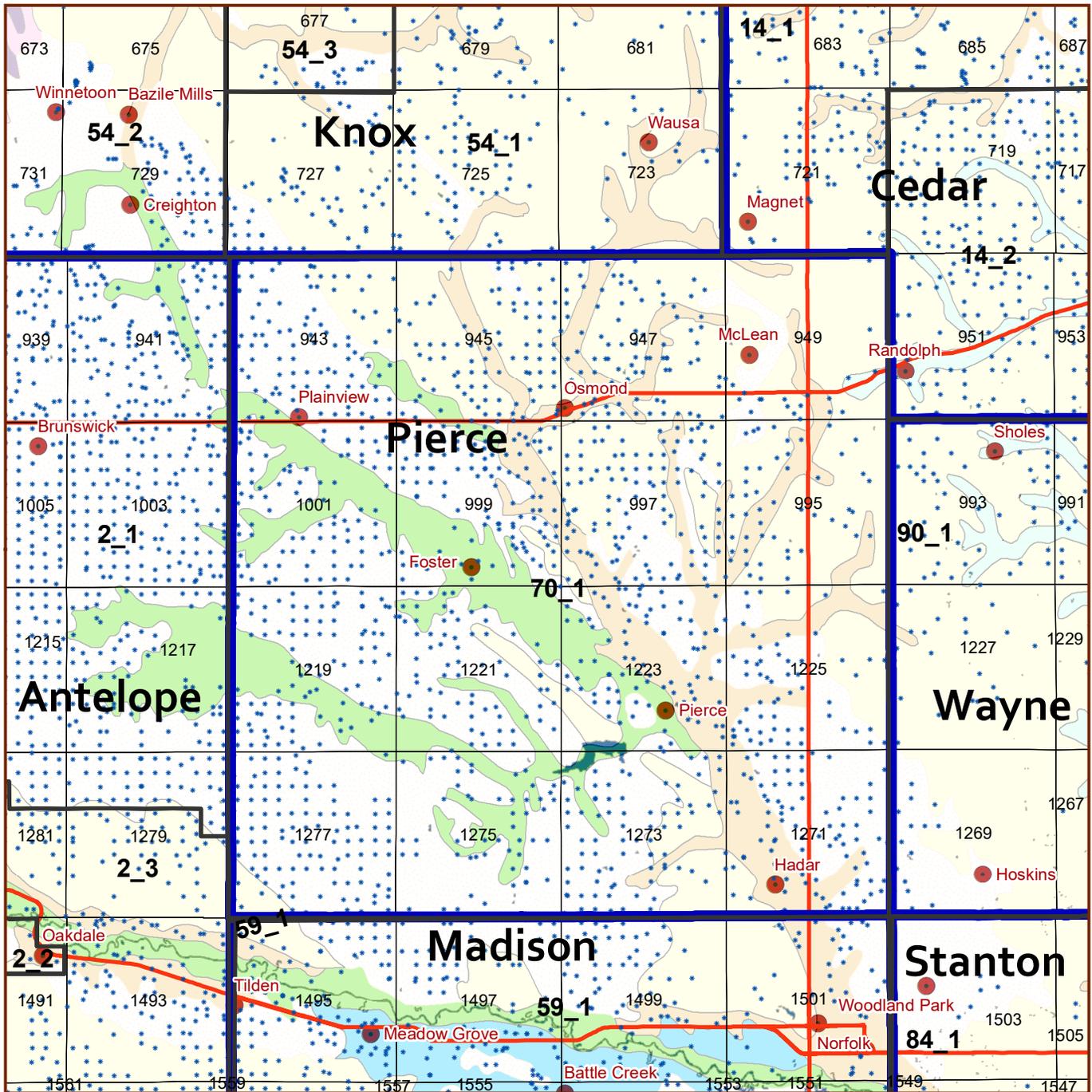
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	1900	2350	2270	2190	2090	2060	1860	1790	2058
Knox	1	1696	1697	1696	1695	1680	1680	n/a	1680	1695
Cedar	1	2456	2456	2236	2238	2030	2032	1810	1810	2278
Cedar	2	2454	2455	2235	2235	2030	2031	1810	n/a	2356
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2082
Madison	2	1906	1795	1699	1625	1464	n/a	n/a	n/a	1787
Antelope	1	1250	1225	1225	1210	1210	1200	1190	1190	1221

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	3224	934	152
Knox	1	1695	500	150
Cedar	1	1950	984	601
Cedar	2	1950	1047	600
Wayne	1	3821	n/a	100
Madison	2	3493	650	153
Antelope	1	1650	500	159

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.

PIERCE COUNTY



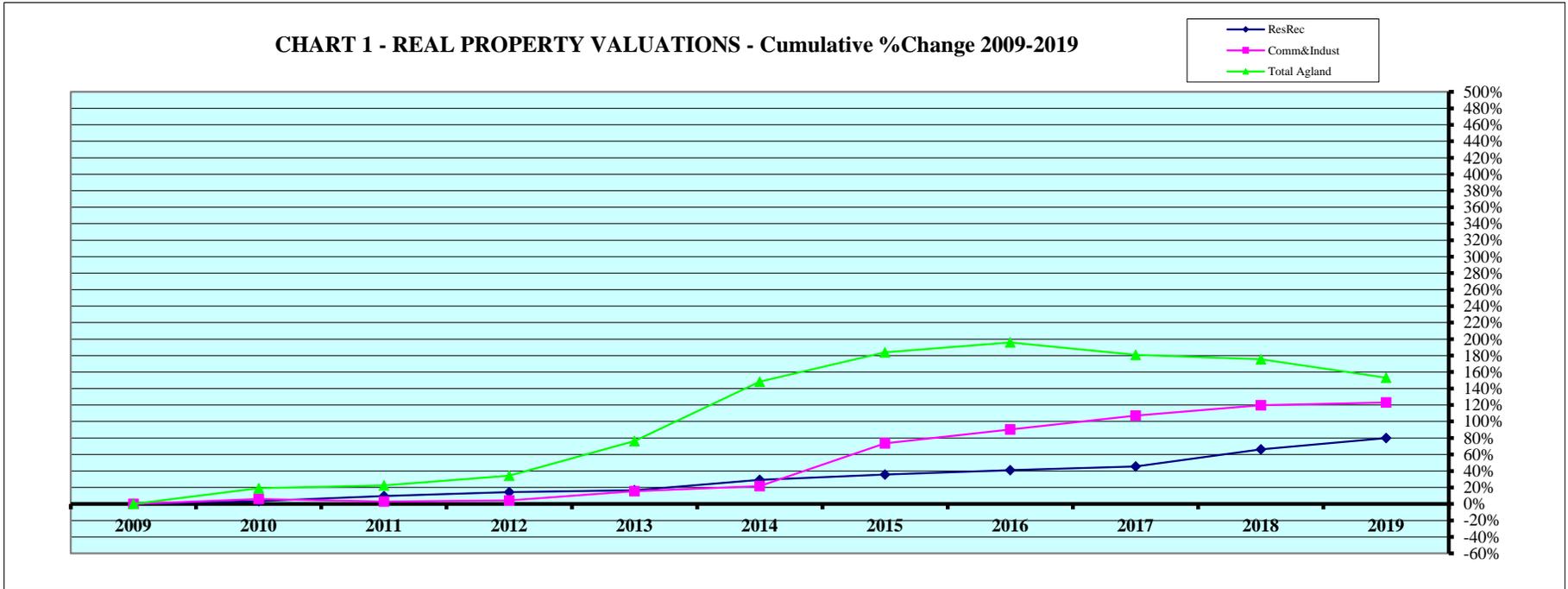
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	172,884,080	--	--	--	45,284,505	--	--	--	515,352,115	--	--	--
2010	178,780,135	5,896,055	3.41%	3.41%	47,946,295	2,661,790	5.88%	5.88%	614,065,325	98,713,210	19.15%	19.15%
2011	189,288,070	10,507,935	5.88%	9.49%	46,629,460	-1,316,835	-2.75%	2.97%	631,066,835	17,001,510	2.77%	22.45%
2012	197,771,360	8,483,290	4.48%	14.40%	47,257,170	627,710	1.35%	4.36%	692,177,305	61,110,470	9.68%	34.31%
2013	201,571,425	3,800,065	1.92%	16.59%	52,232,265	4,975,095	10.53%	15.34%	907,930,410	215,753,105	31.17%	76.18%
2014	223,371,065	21,799,640	10.81%	29.20%	55,107,225	2,874,960	5.50%	21.69%	1,279,210,530	371,280,120	40.89%	148.22%
2015	234,496,330	11,125,265	4.98%	35.64%	78,572,250	23,465,025	42.58%	73.51%	1,463,861,320	184,650,790	14.43%	184.05%
2016	243,816,830	9,320,500	3.97%	41.03%	86,174,125	7,601,875	9.68%	90.29%	1,524,934,300	61,072,980	4.17%	195.90%
2017	251,733,370	7,916,540	3.25%	45.61%	93,742,290	7,568,165	8.78%	107.01%	1,447,390,900	-77,543,400	-5.09%	180.85%
2018	287,406,795	35,673,425	14.17%	66.24%	99,495,995	5,753,705	6.14%	119.71%	1,419,966,065	-27,424,835	-1.89%	175.53%
2019	310,985,015	23,578,220	8.20%	79.88%	100,987,820	1,491,825	1.50%	123.01%	1,304,324,575	-115,641,490	-8.14%	153.09%

Rate Annual %chg: Residential & Recreational **6.05%**

Commercial & Industrial **8.35%**

Agricultural Land **9.73%**

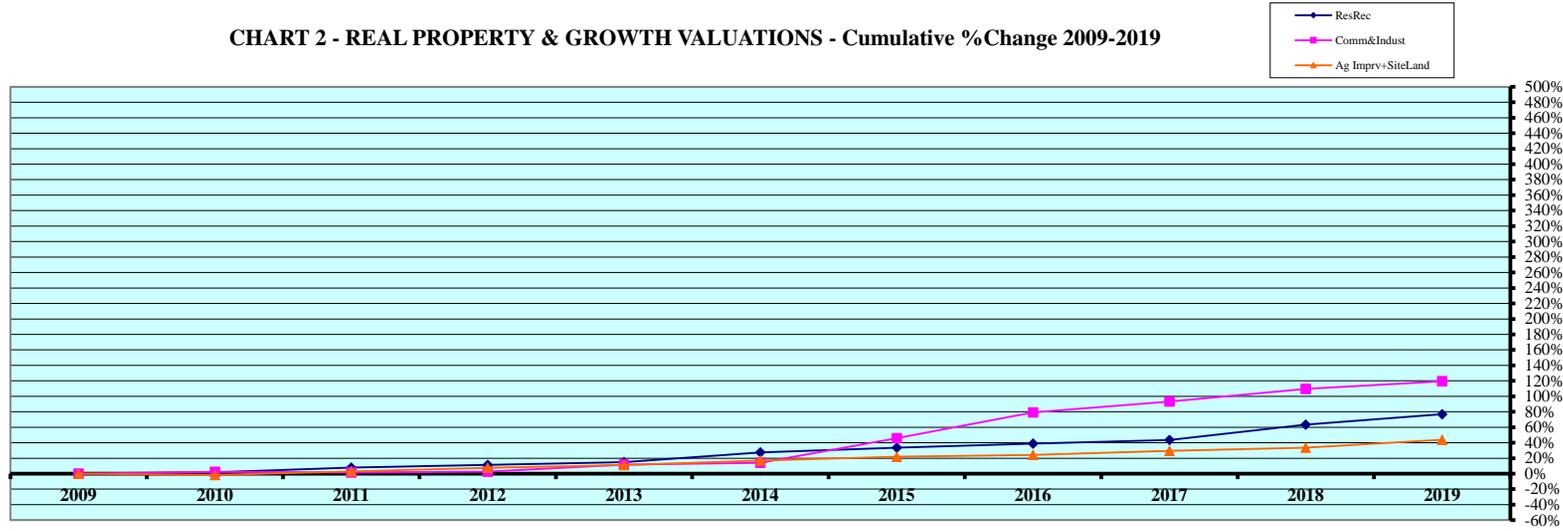
Cnty# **70**
County **PIERCE**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 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	172,884,080	3,323,975	1.92%	169,560,105	--	--	45,284,505	1,544,080	3.41%	43,740,425	--	--		
2010	178,780,135	3,039,975	1.70%	175,740,160	1.65%	1.65%	47,946,295	1,656,345	3.45%	46,289,950	2.22%	2.22%		
2011	189,288,070	2,761,593	1.46%	186,526,477	4.33%	7.89%	46,629,460	674,120	1.45%	45,955,340	-4.15%	1.48%		
2012	197,771,360	5,187,320	2.62%	192,584,040	1.74%	11.39%	47,257,170	744,635	1.58%	46,512,535	-0.25%	2.71%		
2013	201,571,425	2,775,055	1.38%	198,796,370	0.52%	14.99%	52,232,265	1,623,150	3.11%	50,609,115	7.09%	11.76%		
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	27.44%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	14.10%		
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	33.57%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	45.97%		
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	38.80%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	79.26%		
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	43.61%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	93.21%		
2018	287,406,795	5,046,472	1.76%	282,360,323	12.17%	63.32%	99,495,995	4,612,335	4.64%	94,883,660	1.22%	109.53%		
2019	310,985,015	5,108,600	1.64%	305,876,415	6.43%	76.93%	100,987,820	1,629,720	1.61%	99,358,100	-0.14%	119.41%		
Rate Ann%chg	6.05%						8.35%						C & I w/o growth	2.97%

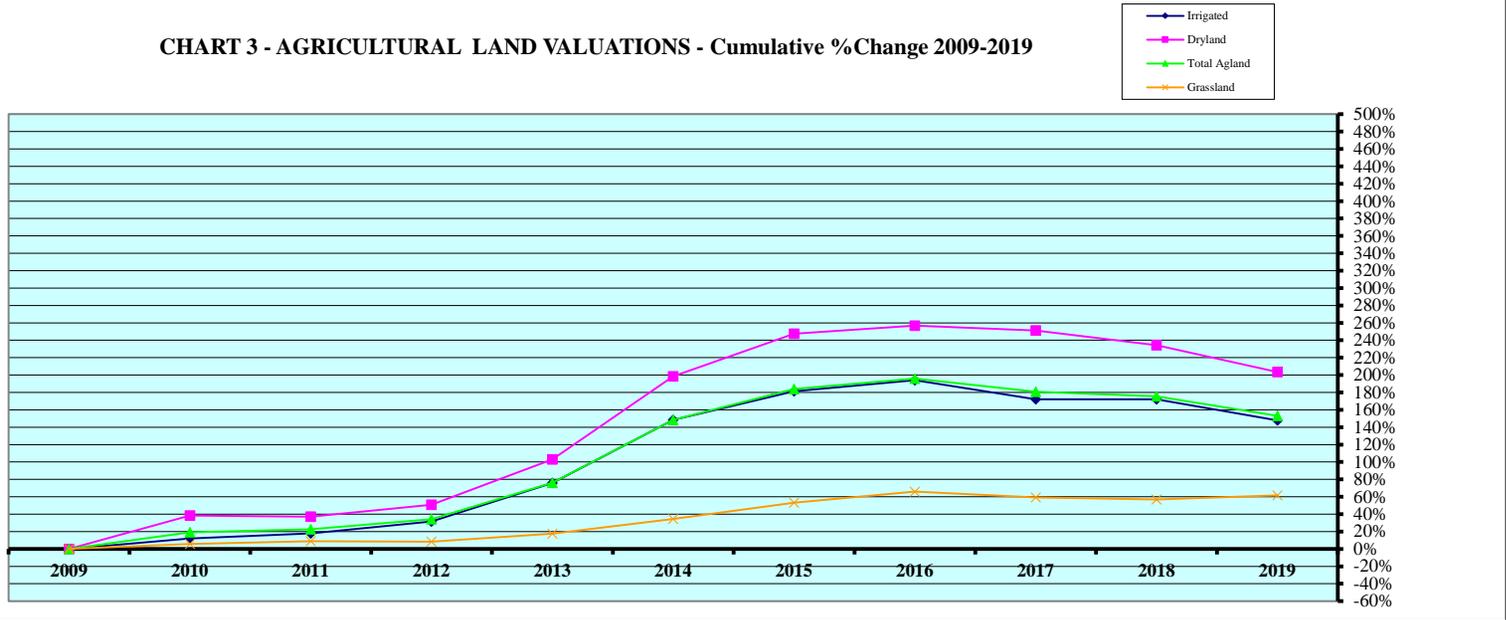
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	49,077,180	28,540,325	77,617,505	2,846,209	--	--
2010	49,212,910	29,680,590	78,893,500	2,596,473	-1.70%	-1.70%
2011	49,579,330	33,026,235	82,605,565	2,711,410	1.27%	2.93%
2012	49,892,130	36,851,960	86,744,090	3,204,906	1.13%	7.63%
2013	46,212,510	43,468,150	89,680,660	3,385,010	-0.52%	11.18%
2014	53,739,970	41,272,450	95,012,420	4,204,526	1.26%	16.99%
2015	53,821,120	42,689,990	96,511,110	1,983,585	-0.51%	21.79%
2016	54,425,940	45,492,700	99,918,640	3,492,960	-0.09%	24.23%
2017	60,753,240	42,665,880	103,419,120	2,826,890	0.67%	29.60%
2018	62,043,960	46,007,050	108,051,010	4,320,235	0.30%	33.64%
2019	66,327,885	47,221,070	113,548,955	1,898,275	3.33%	43.85%
Rate Ann%chg	3.06%	5.16%	3.88%	Ag Imprv+Site w/o growth		0.51%

(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# 70
County PIERCE

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	292,961,770	--	--	--	154,249,660	--	--	--	67,957,010	--	--	--
2010	328,449,405	35,487,635	12.11%	12.11%	213,649,930	59,400,270	38.51%	38.51%	71,781,860	3,824,850	5.63%	5.63%
2011	345,326,560	16,877,155	5.14%	17.87%	211,587,965	-2,061,965	-0.97%	37.17%	73,959,305	2,177,445	3.03%	8.83%
2012	385,699,130	40,372,570	11.69%	31.66%	232,579,880	20,991,915	9.92%	50.78%	73,684,365	-274,940	-0.37%	8.43%
2013	514,820,415	129,121,285	33.48%	75.73%	313,008,845	80,428,965	34.58%	102.92%	79,856,170	6,171,805	8.38%	17.51%
2014	727,401,115	212,580,700	41.29%	148.29%	460,208,255	147,199,410	47.03%	198.35%	91,342,075	11,485,905	14.38%	34.41%
2015	823,739,870	96,338,755	13.24%	181.18%	535,808,785	75,600,530	16.43%	247.36%	104,017,235	12,675,160	13.88%	53.06%
2016	861,471,910	37,732,040	4.58%	194.06%	550,361,060	14,552,275	2.72%	256.80%	112,773,865	8,756,630	8.42%	65.95%
2017	796,951,905	-64,520,005	-7.49%	172.03%	541,862,950	-8,498,110	-1.54%	251.29%	108,248,665	-4,525,200	-4.01%	59.29%
2018	797,192,140	240,235	0.03%	172.11%	515,843,560	-26,019,390	-4.80%	234.42%	106,605,005	-1,643,660	-1.52%	56.87%
2019	725,940,520	-71,251,620	-8.94%	147.79%	468,252,635	-47,590,925	-9.23%	203.57%	109,806,180	3,201,175	3.00%	61.58%

Rate Ann.%chg: Irrigated **9.50%** Dryland **11.74%** Grassland **4.92%**

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	58,465	--	--	--	125,210	--	--	--	515,352,115	--	--	--
2010	59,210	745	1.27%	1.27%	124,920	-290	-0.23%	-0.23%	614,065,325	98,713,210	19.15%	19.15%
2011	63,470	4,260	7.19%	8.56%	129,535	4,615	3.69%	3.45%	631,066,835	17,001,510	2.77%	22.45%
2012	65,435	1,965	3.10%	11.92%	148,495	18,960	14.64%	18.60%	692,177,305	61,110,470	9.68%	34.31%
2013	83,545	18,110	27.68%	42.90%	161,435	12,940	8.71%	28.93%	907,930,410	215,753,105	31.17%	76.18%
2014	91,955	8,410	10.07%	57.28%	167,130	5,695	3.53%	33.48%	1,279,210,530	371,280,120	40.89%	148.22%
2015	104,700	12,745	13.86%	79.08%	190,730	23,600	14.12%	52.33%	1,463,861,320	184,650,790	14.43%	184.05%
2016	116,325	11,625	11.10%	98.97%	211,140	20,410	10.70%	68.63%	1,524,934,300	61,072,980	4.17%	195.90%
2017	117,365	1,040	0.89%	100.74%	210,015	-1,125	-0.53%	67.73%	1,447,390,900	-77,543,400	-5.09%	180.85%
2018	116,970	-395	-0.34%	100.07%	208,390	-1,625	-0.77%	66.43%	1,419,966,065	-27,424,835	-1.89%	175.53%
2019	116,960	-10	-0.01%	100.05%	208,280	-110	-0.05%	66.34%	1,304,324,575	-115,641,490	-8.14%	153.09%

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

Rate Ann.%chg: Total Agric Land **9.73%**

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	290,501,690	137,754	2,109			155,881,575	122,320	1,274			67,838,485	77,783	872		
2010	324,828,900	140,552	2,311	9.59%	9.59%	216,213,340	120,212	1,799	41.14%	41.14%	72,048,405	76,998	936	7.29%	7.29%
2011	342,905,930	144,327	2,376	2.80%	12.66%	211,454,970	117,582	1,798	-0.01%	41.12%	75,364,015	75,679	996	6.42%	14.18%
2012	385,721,415	148,152	2,604	9.58%	23.46%	232,958,730	116,356	2,002	11.33%	57.11%	73,382,245	73,048	1,005	0.88%	15.18%
2013	513,870,025	151,699	3,387	30.11%	60.63%	307,815,020	113,932	2,702	34.94%	112.01%	84,861,570	71,578	1,186	18.02%	35.94%
2014	727,965,355	152,651	4,769	40.78%	126.13%	460,746,515	117,012	3,938	45.74%	208.98%	91,119,675	66,342	1,373	15.85%	57.48%
2015	822,781,705	152,634	5,391	13.04%	155.62%	534,890,860	118,324	4,521	14.81%	254.73%	104,921,760	64,905	1,617	17.70%	85.35%
2016	861,585,825	152,601	5,646	4.74%	167.73%	550,519,895	118,661	4,639	2.63%	264.06%	112,684,365	64,387	1,750	8.26%	100.67%
2017	813,569,395	152,755	5,326	-5.67%	152.55%	544,294,090	118,549	4,591	-1.04%	260.28%	112,623,805	64,396	1,749	-0.07%	100.53%
2018	797,338,885	152,857	5,216	-2.06%	147.35%	515,694,660	118,787	4,341	-5.44%	240.66%	106,526,355	63,982	1,665	-4.80%	90.90%
2019	725,792,750	152,843	4,749	-8.96%	125.18%	468,400,440	118,520	3,952	-8.97%	210.12%	109,804,175	64,207	1,710	2.72%	96.08%

Rate Annual %chg Average Value/Acre: 8.46%

11.98%

6.97%

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	57,825	1,361	43			136,485	3,153	43			514,416,060	342,371	1,503		
2010	59,005	1,372	43	1.22%	1.22%	135,685	3,143	43	-0.27%	-0.27%	613,285,335	342,276	1,792	19.25%	19.25%
2011	60,110	1,399	43	-0.13%	1.10%	127,265	3,182	40	-7.36%	-7.61%	629,912,290	342,170	1,841	2.74%	22.52%
2012	64,755	1,619	40	-6.89%	-5.87%	137,905	3,448	40	0.01%	-7.60%	692,265,050	342,622	2,020	9.75%	34.47%
2013	64,595	1,615	40	0.00%	-5.87%	139,090	3,477	40	0.00%	-7.59%	906,750,300	342,301	2,649	31.11%	76.30%
2014	89,900	2,255	40	-0.33%	-6.18%	164,635	4,116	40	-0.02%	-7.61%	1,280,086,080	342,376	3,739	41.14%	148.84%
2015	103,810	2,315	45	12.45%	5.50%	188,965	4,199	45	12.52%	3.96%	1,462,887,100	342,377	4,273	14.28%	184.37%
2016	116,360	2,328	50	11.45%	17.58%	210,850	4,211	50	11.26%	15.66%	1,525,117,295	342,189	4,457	4.31%	196.63%
2017	117,215	2,341	50	0.19%	17.81%	11,379,220	9,869	1,153	2202.96%	2563.64%	1,481,983,725	347,910	4,260	-4.43%	183.50%
2018	117,020	2,337	50	-0.01%	17.80%	208,385	4,162	50	-95.66%	15.66%	1,419,885,305	342,125	4,150	-2.57%	176.22%
2019	116,960	2,336	50	0.01%	17.81%	208,245	4,160	50	-0.01%	15.65%	1,304,322,570	342,066	3,813	-8.12%	153.78%

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PIERCE

Rate Annual %chg Average Value/Acre: 9.76%

(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
Aglan 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 : 6,303

Value : 1,806,378,668

Growth 10,960,099

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	267	1,465,160	30	614,345	87	3,069,095	384	5,148,600	
02. Res Improve Land	1,847	15,608,765	101	3,465,675	563	22,881,645	2,511	41,956,085	
03. Res Improvements	1,881	152,857,563	101	18,888,215	574	117,615,960	2,556	289,361,738	
04. Res Total	2,148	169,931,488	131	22,968,235	661	143,566,700	2,940	336,466,423	5,087,134
% of Res Total	73.06	50.50	4.46	6.83	22.48	42.67	46.64	18.63	46.42
05. Com UnImp Land	41	143,750	9	90,975	13	239,355	63	474,080	
06. Com Improve Land	261	1,514,295	35	373,185	37	1,198,965	333	3,086,445	
07. Com Improvements	265	28,738,100	36	4,340,065	45	8,622,030	346	41,700,195	
08. Com Total	306	30,396,145	45	4,804,225	58	10,060,350	409	45,260,720	895,175
% of Com Total	74.82	67.16	11.00	10.61	14.18	22.23	6.49	2.51	8.17
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	2	962,300	2	962,300	
11. Ind Improvements	0	0	0	0	3	58,451,880	3	58,451,880	
12. Ind Total	0	0	0	0	3	59,414,180	3	59,414,180	2,762,730
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	3.29	25.21
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	123,410	1	123,410	
15. Rec Improvements	0	0	0	0	1	49,680	1	49,680	
16. Rec Total	0	0	0	0	1	173,090	1	173,090	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,148	169,931,488	131	22,968,235	662	143,739,790	2,941	336,639,513	5,087,134
% of Res & Rec Total	73.04	50.48	4.45	6.82	22.51	42.70	46.66	18.64	46.42
Com & Ind Total	306	30,396,145	45	4,804,225	61	69,474,530	412	104,674,900	3,657,905
% of Com & Ind Total	74.27	29.04	10.92	4.59	14.81	66.37	6.54	5.79	33.37
17. Taxable Total	2,454	200,327,633	176	27,772,460	723	213,214,320	3,353	441,314,413	8,745,039
% of Taxable Total	73.19	45.39	5.25	6.29	21.56	48.31	53.20	24.43	79.79

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	13,320	1,551,210	0	0	0
19. Commercial	1	2,020	380,815	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	15	13,320	1,551,210
19. Commercial	0	0	0	1	2,020	380,815
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				16	15,340	1,932,025

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	172	0	8	180

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	129,580	1,898	774,395,895	1,904	774,525,475
28. Ag-Improved Land	0	0	1	2,945	956	461,311,080	957	461,314,025
29. Ag Improvements	0	0	1	1,345	1,045	129,223,410	1,046	129,224,755

30. Ag Total				2,950	1,365,064,255
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	1	0.64	960	
37. FarmSite Improvements	0	0.00	0	1	0.00	1,345	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.47	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	18	17.89	268,350	18	17.89	268,350	
32. HomeSite Improv Land	592	615.20	9,071,370	592	615.20	9,071,370	
33. HomeSite Improvements	598	590.20	80,009,120	598	590.20	80,009,120	2,215,060
34. HomeSite Total				616	633.09	89,348,840	
35. FarmSite UnImp Land	160	818.64	643,400	160	818.64	643,400	
36. FarmSite Improv Land	946	4,738.43	4,778,695	947	4,739.07	4,779,655	
37. FarmSite Improvements	973	0.00	49,214,290	974	0.00	49,215,635	0
38. FarmSite Total				1,134	5,557.71	54,638,690	
39. Road & Ditches	0	7,334.00	0	0	7,334.47	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,750	13,525.27	143,987,530	2,215,060

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,003.13	10.46%	87,169,175	12.29%	5,447.01
46. 1A	14,625.95	9.56%	76,902,910	10.84%	5,257.98
47. 2A1	10,075.36	6.58%	49,476,465	6.97%	4,910.64
48. 2A	52,742.70	34.46%	255,117,650	35.97%	4,837.02
49. 3A1	20,760.54	13.56%	98,744,495	13.92%	4,756.35
50. 3A	16,622.55	10.86%	61,589,660	8.68%	3,705.19
51. 4A1	17,366.06	11.35%	63,474,240	8.95%	3,655.07
52. 4A	4,862.99	3.18%	16,874,615	2.38%	3,470.01
53. Total	153,059.28	100.00%	709,349,210	100.00%	4,634.47
Dry					
54. 1D1	10,845.51	9.16%	45,280,150	11.27%	4,175.01
55. 1D	31,790.71	26.86%	128,597,740	32.01%	4,045.14
56. 2D1	9,987.24	8.44%	38,051,420	9.47%	3,810.00
57. 2D	21,080.70	17.81%	76,523,115	19.05%	3,630.01
58. 3D1	9,144.24	7.73%	28,850,160	7.18%	3,155.01
59. 3D	12,853.14	10.86%	37,478,830	9.33%	2,915.93
60. 4D1	18,058.80	15.26%	38,465,345	9.57%	2,130.01
61. 4D	4,576.37	3.87%	8,512,120	2.12%	1,860.02
62. Total	118,336.71	100.00%	401,758,880	100.00%	3,395.05
Grass					
63. 1G1	23,055.54	35.96%	43,298,680	39.49%	1,878.02
64. 1G	5,490.37	8.56%	10,198,405	9.30%	1,857.51
65. 2G1	12,451.81	19.42%	20,116,870	18.35%	1,615.58
66. 2G	14,101.95	21.99%	21,635,020	19.73%	1,534.19
67. 3G1	7,371.14	11.50%	10,980,170	10.01%	1,489.62
68. 3G	957.14	1.49%	2,034,255	1.86%	2,125.35
69. 4G1	455.12	0.71%	940,245	0.86%	2,065.93
70. 4G	239.30	0.37%	439,815	0.40%	1,837.92
71. Total	64,122.37	100.00%	109,643,460	100.00%	1,709.91
Irrigated Total					
Irrigated Total	153,059.28	44.75%	709,349,210	58.09%	4,634.47
Dry Total					
Dry Total	118,336.71	34.60%	401,758,880	32.90%	3,395.05
Grass Total					
Grass Total	64,122.37	18.75%	109,643,460	8.98%	1,709.91
72. Waste	2,336.49	0.68%	116,990	0.01%	50.07
73. Other	4,158.28	1.22%	208,185	0.02%	50.07
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,013.13	100.00%	1,221,076,725	100.00%	3,570.26

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	153,059.28	709,349,210	153,059.28	709,349,210
77. Dry Land	0.00	0	28.22	87,340	118,308.49	401,671,540	118,336.71	401,758,880
78. Grass	0.00	0	27.27	44,190	64,095.10	109,599,270	64,122.37	109,643,460
79. Waste	0.00	0	0.34	15	2,336.15	116,975	2,336.49	116,990
80. Other	0.00	0	0.38	20	4,157.90	208,165	4,158.28	208,185
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	56.21	131,565	341,956.92	1,220,945,160	342,013.13	1,221,076,725

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	153,059.28	44.75%	709,349,210	58.09%	4,634.47
Dry Land	118,336.71	34.60%	401,758,880	32.90%	3,395.05
Grass	64,122.37	18.75%	109,643,460	8.98%	1,709.91
Waste	2,336.49	0.68%	116,990	0.01%	50.07
Other	4,158.28	1.22%	208,185	0.02%	50.07
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,013.13	100.00%	1,221,076,725	100.00%	3,570.26

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 Acreages	107	3,857,935	664	26,940,580	675	138,450,515	782	169,249,030	4,256,064
83.2 Foster	41	118,480	72	72,240	72	2,593,425	113	2,784,145	0
83.3 Hadar	13	104,810	130	1,379,915	131	16,226,385	144	17,711,110	182,230
83.4 Osmond	65	249,975	328	2,069,920	331	25,519,190	396	27,839,085	184,745
83.5 Pierce	44	476,640	694	9,523,760	721	70,667,108	765	80,667,508	125,600
83.6 Plainview	106	188,620	623	2,080,420	623	35,677,670	729	37,946,710	338,495
83.7 [none]	8	152,140	1	12,660	4	277,125	12	441,925	0
84 Residential Total	384	5,148,600	2,512	42,079,495	2,557	289,411,418	2,941	336,639,513	5,087,134

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreages	22	330,330	68	2,490,605	78	71,013,675	100	73,834,610	3,183,050
85.2	Foster	3	3,755	17	58,265	18	826,535	21	888,555	0
85.3	Hadar	5	33,790	19	131,950	20	1,739,745	25	1,905,485	0
85.4	Osmond	7	33,095	59	380,505	61	11,786,485	68	12,200,085	388,020
85.5	Pierce	7	20,325	79	538,770	79	9,423,270	86	9,982,365	86,835
85.6	Plainview	19	52,785	93	448,650	93	5,362,365	112	5,863,800	0
86	Commercial Total	63	474,080	335	4,048,745	349	100,152,075	412	104,674,900	3,657,905

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	22,351.89	38.85%	42,468,555	44.04%	1,900.00
88. 1G	4,720.89	8.21%	8,521,190	8.84%	1,805.00
89. 2G1	11,452.86	19.91%	18,897,660	19.60%	1,650.04
90. 2G	12,534.40	21.79%	17,797,080	18.46%	1,419.86
91. 3G1	6,368.03	11.07%	8,628,625	8.95%	1,354.99
92. 3G	73.03	0.13%	87,635	0.09%	1,199.99
93. 4G1	20.20	0.04%	21,210	0.02%	1,050.00
94. 4G	6.17	0.01%	6,170	0.01%	1,000.00
95. Total	57,527.47	100.00%	96,428,125	100.00%	1,676.21
CRP					
96. 1C1	52.01	1.42%	217,150	2.01%	4,175.16
97. 1C	316.20	8.66%	1,279,010	11.83%	4,044.94
98. 2C1	134.29	3.68%	511,635	4.73%	3,809.93
99. 2C	933.97	25.57%	3,390,285	31.36%	3,629.97
100. 3C1	670.58	18.36%	2,115,675	19.57%	3,154.99
101. 3C	882.06	24.15%	1,945,190	17.99%	2,205.28
102. 4C1	430.58	11.79%	917,150	8.48%	2,130.03
103. 4C	233.13	6.38%	433,645	4.01%	1,860.10
104. Total	3,652.82	100.00%	10,809,740	100.00%	2,959.29
Timber					
105. 1T1	651.64	22.15%	612,975	25.48%	940.67
106. 1T	453.28	15.41%	398,205	16.55%	878.50
107. 2T1	864.66	29.39%	707,575	29.41%	818.33
108. 2T	633.58	21.54%	447,655	18.61%	706.55
109. 3T1	332.53	11.30%	235,870	9.81%	709.32
110. 3T	2.05	0.07%	1,430	0.06%	697.56
111. 4T1	4.34	0.15%	1,885	0.08%	434.33
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,942.08	100.00%	2,405,595	100.00%	817.65
<hr/>					
Grass Total	57,527.47	89.72%	96,428,125	87.95%	1,676.21
CRP Total	3,652.82	5.70%	10,809,740	9.86%	2,959.29
Timber Total	2,942.08	4.59%	2,405,595	2.19%	817.65
<hr/>					
114. Market Area Total	64,122.37	100.00%	109,643,460	100.00%	1,709.91

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

70 Pierce

	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	310,799,090	336,466,423	25,667,333	8.26%	5,087,134	6.62%
02. Recreational	185,925	173,090	-12,835	-6.90%	0	-6.90%
03. Ag-Homesite Land, Ag-Res Dwelling	66,327,885	89,348,840	23,020,955	34.71%	2,215,060	31.37%
04. Total Residential (sum lines 1-3)	377,312,900	425,988,353	48,675,453	12.90%	7,302,194	10.97%
05. Commercial	44,336,370	45,260,720	924,350	2.08%	895,175	0.07%
06. Industrial	56,651,450	59,414,180	2,762,730	4.88%	2,762,730	0.00%
07. Total Commercial (sum lines 5-6)	100,987,820	104,674,900	3,687,080	3.65%	3,657,905	0.03%
08. Ag-Farmsite Land, Outbuildings	47,221,070	54,638,690	7,417,620	15.71%	0	15.71%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	47,221,070	54,638,690	7,417,620	15.71%	0	15.71%
12. Irrigated	725,940,520	709,349,210	-16,591,310	-2.29%		
13. Dryland	468,252,635	401,758,880	-66,493,755	-14.20%		
14. Grassland	109,806,180	109,643,460	-162,720	-0.15%		
15. Wasteland	116,960	116,990	30	0.03%		
16. Other Agland	208,280	208,185	-95	-0.05%		
17. Total Agricultural Land	1,304,324,575	1,221,076,725	-83,247,850	-6.38%		
18. Total Value of all Real Property (Locally Assessed)	1,829,846,365	1,806,378,668	-23,467,697	-1.28%	10,960,099	-1.88%

2020 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$179,255
7.	Adopted budget, or granted budget if different from above:
	\$179,255
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$74,475
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,788
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500.00
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$6,738.89

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County Assessor's office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.pierce.assessor.gworks.com
7.	Who maintains the GIS software and maps?
	Staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and GoogleWorks
9.	When was the aerial imagery last updated?
	August 2019
10.	Personal Property software:
	Terra Scan

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	CTC Appraisal, CAMASS Appraisal,
2.	GIS Services:
	gWorks, GIS and Assessor Website
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The appraiser is currently certified and has experience in the valuation group that is being reappraised.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal service develops a model using the current sales data for each valuation grouping for our office staff to use to establish assessed values.

2020 Residential Assessment Survey for Pierce 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>Pierce - County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Hadar - small village closest to Norfolk; 2017 approximate population 298</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Pierce - County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729	5	Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196	10	Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749	15	Hadar - small village closest to Norfolk; 2017 approximate population 298	20	Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County	40	Rural Acreages	AG	Agricultural homes and outbuildings
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AG	Agricultural homes and outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost, Market and Sales Approaches																
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?																
	County uses tables provided by the CAMA vendor.																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes, models are developed by the appraiser when reappraising each valuation group.																
6.	Describe the methodology used to determine the residential lot values?																
	Vacant lot sales.																
7.	How are rural residential site values developed?																
	Review and analyze sales.																
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?																																												
	N/A																																												
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2020 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:														
	County Assessor and Staff														
2.	List the valuation group recognized in the County and describe the unique characteristics of each:														
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15	Hadar - minimal commercial														
20	Foster, McLean, West Randolph - minimal commercial														
40	Rural Acreages														
3.	List and describe the approach(es) used to estimate the market value of commercial properties.														
	The market approach is used to estimate the market value of commercial properties.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	Check with other counties - use existing model, sales, and Marshall & Swift														
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?														
	County uses the tables provided by the CAMA vendor														
5.	Are individual depreciation tables developed for each valuation grouping?														
	The whole county is valued the same.														
6.	Describe the methodology used to determine the commercial lot values.														
	Vacant lot sales														

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	2019	2019	2016	2016
	5	2019	2019	2016	2016
	10	2019	2019	2016	2016
	15	2019	2019	2016	2016
	20	2019	2019	2016	2016
	40	2019	2019	2016	2016

N/A

2020 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:						
	County 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;">1</td> <td>The entire county is one market area.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is one market area.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is one market area.	2019					
	Depreciation and Costing Tables used for ag improvements and outbuildings is 2019.						
3.	Describe the process used to determine and monitor market areas.						
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area. To date Pierce County is considered one market area.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	There is a 20 acre consideration for those parcels to be identified as residential.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	They are valued the same.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Nothing is identified as intensive use at this time.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The value we have was determined by sales from nearby counties because we have no sales of WRP.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
8c.	Describe the non-agricultural influences recognized within the county.						

	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

PIERCE COUNTY 3-YEAR PLAN July 15, 2019

COUNTY DESCRIPTION

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

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2923	46.52%	\$310,765,084	16.98%	\$41,305,175	\$269,459,909
Recreation	1	0.01%	\$185,925	0.01%	\$136,245	\$49,680
Commercial	407	6.48 %	\$44,370,535	2.42%	\$3,554,290	\$40,816,245
Industrial	3	0.05%	\$56,651,450	3.10%	\$962,300	\$55,689,150
Agricultural	2949	46.94%	\$1,418,001,390	77.49%	\$1,317,674,415	\$100,326,975
Total	6,283	100%	\$1,829,974,384	100%	\$1,363,632,425	\$466,431,959

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2018-2019 Requested Budget	\$174,030.00	\$55,651.00
2018-2019 Adopted Budget	\$174,030.00	\$55,651.00
2019-2020 Requested Budget	\$179,255.00	\$74,475.00
2019-2020 Adopted Budget	\$179,255.00	\$74,475.00

STAFF

- 1 Assessor
- 1 Deputy Assessor
- 2 Full-Time Clerks (7-Hour Day)
- 1 Part-Time Clerk (21 Hours Per Week)

NEW PROPERTY: For assessment year 2019, there were 99 building permits filed for new property construction/additions in the county.

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

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of 1,003 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of 41 applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property – annual review of 35 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 317 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend the county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all county personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

For 2018 the assessor (Peggy) and deputy (Jean) attended Preliminary Stat Analysis in January, TIF and Homestead Exemptions webinars in February, and the NACO NE District Meeting in Norfolk in April. The entire staff attended Personal Property webinar in April. The Deputy Jean Lubke and office clerk Linda Peekenschneider attended TERC hearing in Lincoln for Willis Wachter in June 2018. Assessor & Deputy have attended various meetings for the NE District in Wayne. In November, 2018 Linda Peekenschneider received her certificate from PAD; in December she took an on-line IA00 EC 803. For **2019** Jean (new assessor) Linda (new deputy) and Diane attended PAD website & calendar review and Homestead Exemption. In February entire staff attended Personal Property webinar. Jean attended Assessor Training in Lincoln in February also. In July attended webinar on LB512. Jean and Linda attended NACO in Norfolk in September.

2019 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	95.00	21.49	107.35
Commercial	100.00	37.84	121.30

3 YEAR APPRAISAL PLAN

2019

Residential

The county plans to reappraise the rural residential properties (630+ improved parcels) for implementation for 2019. They were last appraised for 2012, with an exterior review for 2015. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2019.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2020

Residential

The county plans to review and reappraise all agricultural homes and outbuildings (1051+ parcels) for implementation for 2020. They were last reappraised for 2014. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2020.

Agricultural

The only tasks required should be market analysis of land and pick up work.

2021

Residential

The county plans to review and reappraise the town of Osmond (330+ improved parcels) for implementation for 2021. They were last appraised for 2015. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2021.

Agricultural

The only tasks required should be market analysis of land and pick up work.

2022

Residential

Reappraise Plainview, Foster, Breslau and West Randolph. (690 + parcels.) Appraisal maintenance.

Commercial

Only pick up work and sales reviews are planned for property class 2022.

Agricultural

The only task required should be market value of land and pick up work.

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

CLASS	2019	2020	2021	2022	2023
RESIDENTIAL	Reappraise Rural residential (630 + parcels) Appraisal maintenance.	Review and reappraise agricultural homes and outbuildings.(1051 + parcels) Appraisal Maintenance.	Reappraise Osmond (330 + parcels.) Appraisal Maintenance.	Reappraise Plainview, Foster, McLean, Breslau and West Randolph. (600 + parcels. Appraisal Maintenance.	Appraisal Maintenance.
COMMERCIAL	Appraisal maintenance.	Reappraise all commercial properties (360+ parcels). Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Reappraise all commercial properties. (407 + parcels). Appraisal maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
	2024	2025	2026	2027	2027
RESIDENTIAL	Reappraise Pierce and Hadar (800 + parcels). Appraisal Maintenance.				
COMMERCIAL	Appraisal Maintenance.				
AGRICULTURAL	Appraisal Maintenance.				

The above information is intended to demonstrate the need for the following requested 2019-2020 budgets: PROPOSED BUDGET

Office Budget	\$179,255.00
Appraisal Budget	\$74,475.00

Respectfully submitted –

Jean M Lubke
Pierce County Assessor