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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Pam Vice, Richardson 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.

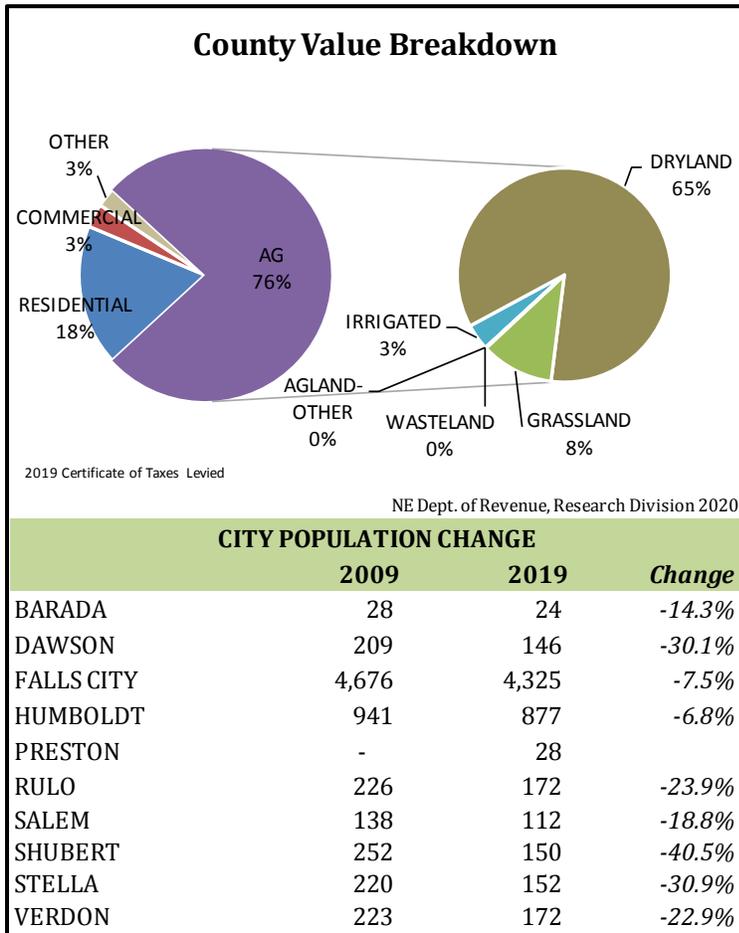
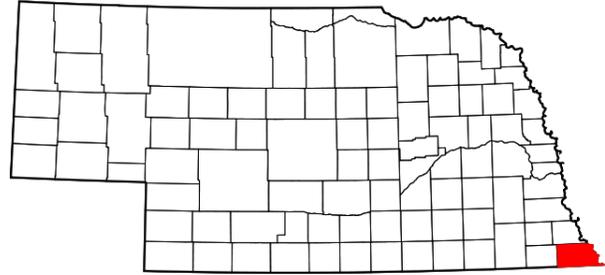
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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 552 square miles, Richardson County had 7,937 residents, per the Census Bureau Quick Facts for 2018, a 5% population decline from the 2010 U.S. Census. Reports indicated that 70% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$54,843 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Richardson County are located in and around Falls City with some commercial contribution from Humboldt as well. Information available from the U.S. Census Bureau reports there were 268 employer establishments with total employment of 1,877.

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

2020 Residential Correlation for Richardson County

Assessment Actions

The Richardson County Assessor inspected, reviewed, and revalued Salem and Rulo. New photos were taken for the properties within Salem and Rulo. The county assessor analyzed the sales and determined that market adjustments were needed for Falls City with an increase of 3%, Humboldt increased by 3%, and Rural Residential increased by 15%. The Richardson County Assessor completed all pick-up and permit work for the commercial class of properties.

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.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Currently there are seven valuation groups recognized by the county assessor. The Richardson County Assessor is current with the required six-year physical inspection and review cycle. The county assessor has a plan and tracking file in place to physically inspect and review each parcel.

Lot values are reviewed during the six-year inspection and review cycle when the subclass of property is being reviewed. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model. The county assessor does have a written valuation methodology for Richardson County.

Description of Analysis

The residential parcels are analyzed utilizing seven valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Falls City
2	Dawson, Shubert, Stella, Barada, Preston
3	Humboldt
5	Salem
6	Rulo
7	Verdon
11	Rural Residential, Acreage Rural

2020 Residential Correlation for Richardson County

The statistical profile for the residential class indicates 174 qualified sales. Two of the three measures of central tendency are within range, with the exception to the weighted mean, which is three percentage points lower than the acceptable range. This can be attributed to sales with outlying ratios. The COD is two percentage points higher than the acceptable range the IAAO recommended range for more rural areas. The PRD is four percentage points higher than the IAAO recommended range and that represents that the high-value properties are under assessed. The PRD is not useful as an individual determinant of assessment quality; however, the appraisal models should be reconsidered for future assessment years. All groups with sufficient sales are also within the acceptable range.

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

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	119	92.37	95.38	88.22	21.52	108.12
2	7	91.96	95.23	88.47	15.04	107.64
3	29	91.81	97.00	89.86	26.33	107.95
5	2	115.62	115.62	116.96	24.38	98.85
6	1	54.54	54.54	54.54	00.00	100.00
7	4	104.31	109.90	101.90	17.81	107.85
11	12	91.71	92.38	93.16	16.65	99.16
<u>ALL</u>	174	92.23	95.77	89.22	21.91	107.34

Level of Value

Based on analysis of all available information, the level of value for the residential property in Richardson County is 92%.

2020 Commercial Correlation for Richardson County

Assessment Actions

The Richardson County Assessor completed pick-up and permit work for the commercial class of properties. A sales review was conducted for all properties.

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. Richardson County Assessor has a usability rate that is comparable to the statewide average.

Based on the economic areas and geographic locations within Richardson County, the county assessor has assigned three valuation groups for the commercial class. The county seat of Falls City, the community of Humboldt, and then the rest of the county divides the valuation groups for Richardson County.

The Richardson County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties are current and were reviewed in 2016. Lot values are current and were inspected and reviewed in 2016 and were done by analyzing vacant lot sales. The depreciation table is 2012 and costing table index being utilized for the commercial properties is 2012.

The Richardson County Assessor does have an outline valuation methodology for commercial properties.

Description of Analysis

All commercial parcels throughout the county are analyzed utilizing three valuation groups.

Valuation Group	Description
1	Falls City
2	Humboldt
3	All Commercial properties except Falls City, Humboldt

The commercial statistical profile reveals 13 qualified sales, with all three valuation groups represented. Even though two of the three measures of central tendency are within the range, the

2020 Commercial Correlation for Richardson County

qualitative measures are above the acceptable ranges. The range of ratios around the midpoint is a ten percentage point spread, indicating that the median will shift significantly as a single sale is removed from the sample, and providing no reliability in the calculated statistics. Further reviewing the occupancy code subclass indicates five different occupancy codes are within the 13 sales. None of the three valuation groups has a sufficient number of sales.

All commercial properties are valued using the cost approach.

A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated. The county assessor inspected and reviewed all commercial properties in 2016.

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

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	87.05	90.27	86.89	21.53	103.89
2	4	102.23	94.56	60.78	17.99	155.58
3	2	105.54	105.54	124.06	17.98	85.07
<u> </u> ALL <u> </u>	13	96.49	93.94	79.34	20.24	118.40

Level of Value

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

2020 Agricultural Correlation for Richardson County

Assessment Actions

The Richardson County Assessor implemented the Land Capability Group (LCG) conversion. Following the LCG conversion, the county assessor conducted a market study of agricultural land. In the past, the practice was to adjust subclasses by similar percentages. Due to the conversion, this was not feasible for this year. Valuation changes were based on the movement of the acres within the subclass. These adjustments resulted in an aggregated increase of 9% to irrigated land and 14% to grassland while dryland decreased 6% countywide. The county assessor completed the pick-up work and permits for the agricultural improvements.

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.

Sales verification and qualification processes are discussed. Sales verification letters are utilized with a high percentage rate of return. Review of the qualified and nonqualified sales rosters indicate that sales are adequately qualified. The sales usability rate is similar to counties statewide, further supporting that all arm's-length transactions are available for measurement.

The county assessor keeps land use up to date by aerial imagery comparisons with property records and information from the public.

Agricultural improvements are inspected and reviewed within the six-year cycle. The county's Computer-Assisted Mass Appraisal (CAMA) costing index is 2016 date and the depreciation index is a 2016 table. Home sites are valued at \$10,000 for the first acre, and farm sites are valued at \$3,000 per acre. Rural Residential sites are valued at 11,130.

Description of Analysis

The agricultural statistical sample consists of 38 agricultural sales. All three measures of central tendency are within the acceptable range with a spread of three percentage points between all three demonstrating moderate support of each other.

Review of the Majority Land Use (MLU) of the irrigated, dry, and grass with sufficient representation are within the acceptable range.

2020 Agricultural Correlation for Richardson County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the same statutory level.

A comparison of the Richardson County values with adjoining counties indicates that all values are comparable. The quality of the assessment of agricultural land in Richardson County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	27	70.98	70.39	68.28	13.41	103.09
44	12	72.79	73.85	70.03	15.51	105.45
50	15	70.31	67.62	67.41	11.46	100.31
____ Grass ____						
County	3	66.28	67.92	66.21	06.43	102.58
44	3	66.28	67.92	66.21	06.43	102.58
____ ALL ____	38	71.00	72.64	69.59	15.31	104.38

Level of Value

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

2020 Opinions of the Property Tax Administrator for Richardson County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	92	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 Richardson County

Residential Real Property - Current

Number of Sales	174	Median	92.23
Total Sales Price	\$13,144,855	Mean	95.77
Total Adj. Sales Price	\$13,144,855	Wgt. Mean	89.22
Total Assessed Value	\$11,727,275	Average Assessed Value of the Base	\$46,827
Avg. Adj. Sales Price	\$75,545	Avg. Assessed Value	\$67,398

Confidence Interval - Current

95% Median C.I	90.12 to 95.82
95% Wgt. Mean C.I	85.17 to 93.26
95% Mean C.I	91.61 to 99.93
% of Value of the Class of all Real Property Value in the County	16.09
% of Records Sold in the Study Period	4.03
% of Value Sold in the Study Period	5.81

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	174	92	92.32
2018	196	93	93.18
2017	230	92	91.74
2016	250	96	95.82

2020 Commission Summary for Richardson County

Commercial Real Property - Current

Number of Sales	13	Median	96.49
Total Sales Price	\$2,201,724	Mean	93.94
Total Adj. Sales Price	\$2,201,724	Wgt. Mean	79.34
Total Assessed Value	\$1,746,843	Average Assessed Value of the Base	\$62,961
Avg. Adj. Sales Price	\$169,363	Avg. Assessed Value	\$134,373

Confidence Interval - Current

95% Median C.I	69.47 to 118.80
95% Wgt. Mean C.I	45.73 to 112.95
95% Mean C.I	78.58 to 109.30
% of Value of the Class of all Real Property Value in the County	3.15
% of Records Sold in the Study Period	2.07
% of Value Sold in the Study Period	4.41

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	12	100	92.45
2018	18	94	93.80
2017	21	100	87.92
2016	27	100	84.95

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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 : 174
 Total Sales Price : 13,144,855
 Total Adj. Sales Price : 13,144,855
 Total Assessed Value : 11,727,275
 Avg. Adj. Sales Price : 75,545
 Avg. Assessed Value : 67,398

MEDIAN : 92
 WGT. MEAN : 89
 MEAN : 96
 COD : 21.91
 PRD : 107.34

COV : 29.21
 STD : 27.97
 Avg. Abs. Dev : 20.21
 MAX Sales Ratio : 260.34
 MIN Sales Ratio : 43.65

95% Median C.I. : 90.12 to 95.82
 95% Wgt. Mean C.I. : 85.17 to 93.26
 95% Mean C.I. : 91.61 to 99.93

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	31	102.19	103.87	100.70	15.86	103.15	55.37	141.85	91.84 to 116.17	56,330	56,726	
01-JAN-18 To 31-MAR-18	20	93.34	93.41	95.88	17.98	97.42	54.54	136.39	80.00 to 103.26	100,760	96,611	
01-APR-18 To 30-JUN-18	23	81.67	87.29	81.53	22.69	107.06	56.43	150.21	71.15 to 93.94	87,496	71,332	
01-JUL-18 To 30-SEP-18	22	90.82	102.80	86.34	31.94	119.06	55.89	260.34	76.99 to 116.36	67,648	58,410	
01-OCT-18 To 31-DEC-18	27	91.96	98.25	88.52	20.42	110.99	50.25	138.27	83.19 to 116.10	71,972	63,713	
01-JAN-19 To 31-MAR-19	9	82.45	81.33	77.00	26.53	105.62	54.23	116.32	55.90 to 113.83	40,028	30,821	
01-APR-19 To 30-JUN-19	24	93.35	95.00	91.66	22.12	103.64	43.65	161.18	85.20 to 102.63	79,725	73,074	
01-JUL-19 To 30-SEP-19	18	90.56	91.18	81.61	17.09	111.73	56.12	127.25	75.95 to 101.16	92,549	75,527	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	96	92.84	97.47	91.11	22.71	106.98	54.54	260.34	87.55 to 100.29	75,647	68,920	
01-OCT-18 To 30-SEP-19	78	91.88	93.67	86.88	20.80	107.82	43.65	161.18	87.55 to 97.49	75,420	65,525	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	92	90.45	95.54	88.19	23.37	108.33	50.25	260.34	85.05 to 93.94	81,077	71,501	
<u>ALL</u>	174	92.23	95.77	89.22	21.91	107.34	43.65	260.34	90.12 to 95.82	75,545	67,398	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	119	92.37	95.38	88.22	21.52	108.12	43.65	260.34	89.22 to 98.41	77,161	68,074	
2	7	91.96	95.23	88.47	15.04	107.64	72.06	126.94	72.06 to 126.94	52,786	46,701	
3	29	91.81	97.00	89.86	26.33	107.95	50.25	189.18	79.92 to 110.33	38,769	34,838	
5	2	115.62	115.62	116.96	24.38	98.85	87.43	143.80	N/A	10,500	12,281	
6	1	54.54	54.54	54.54	00.00	100.00	54.54	54.54	N/A	62,500	34,088	
7	4	104.31	109.90	101.90	17.81	107.85	90.12	140.86	N/A	24,000	24,456	
11	12	91.71	92.38	93.16	16.65	99.16	62.64	129.91	71.09 to 106.52	190,783	177,735	
<u>ALL</u>	174	92.23	95.77	89.22	21.91	107.34	43.65	260.34	90.12 to 95.82	75,545	67,398	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	169	92.09	95.47	88.94	21.96	107.34	43.65	260.34	90.12 to 95.36	75,736	67,360	
06												
07	5	102.19	105.86	99.44	17.36	106.46	81.67	140.86	N/A	69,080	68,695	
<u>ALL</u>	174	92.23	95.77	89.22	21.91	107.34	43.65	260.34	90.12 to 95.82	75,545	67,398	

74 Richardson
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 : 174
 Total Sales Price : 13,144,855
 Total Adj. Sales Price : 13,144,855
 Total Assessed Value : 11,727,275
 Avg. Adj. Sales Price : 75,545
 Avg. Assessed Value : 67,398

MEDIAN : 92
 WGT. MEAN : 89
 MEAN : 96
 COD : 21.91
 PRD : 107.34

COV : 29.21
 STD : 27.97
 Avg. Abs. Dev : 20.21
 MAX Sales Ratio : 260.34
 MIN Sales Ratio : 43.65

95% Median C.I. : 90.12 to 95.82
 95% Wgt. Mean C.I. : 85.17 to 93.26
 95% Mean C.I. : 91.61 to 99.93

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	11	99.23	117.01	113.09	24.57	103.47	87.43	189.18	87.55 to 143.80	9,091	10,280	
Less Than 30,000	51	104.95	106.59	105.08	23.89	101.44	45.67	260.34	94.06 to 116.36	18,893	19,853	
___Ranges Excl. Low \$___												
Greater Than 4,999	174	92.23	95.77	89.22	21.91	107.34	43.65	260.34	90.12 to 95.82	75,545	67,398	
Greater Than 14,999	163	91.81	94.33	89.03	21.53	105.95	43.65	260.34	89.14 to 94.96	80,030	71,253	
Greater Than 29,999	123	90.29	91.28	87.96	19.09	103.77	43.65	161.18	85.20 to 92.81	99,035	87,112	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	11	99.23	117.01	113.09	24.57	103.47	87.43	189.18	87.55 to 143.80	9,091	10,280	
15,000 TO 29,999	40	105.30	103.72	104.15	23.86	99.59	45.67	260.34	91.84 to 116.36	21,589	22,485	
30,000 TO 59,999	43	94.96	100.07	99.07	21.41	101.01	55.90	161.18	88.27 to 103.57	42,266	41,874	
60,000 TO 99,999	39	89.22	89.41	89.00	19.19	100.46	43.65	139.18	80.78 to 94.23	76,344	67,942	
100,000 TO 149,999	17	80.00	78.93	78.69	14.40	100.30	56.71	103.26	64.78 to 91.58	123,916	97,507	
150,000 TO 249,999	19	93.24	88.38	88.98	13.15	99.33	61.95	109.16	74.61 to 100.29	187,889	167,193	
250,000 TO 499,999	5	89.35	83.33	83.63	19.04	99.64	56.12	115.56	N/A	342,000	286,031	
500,000 TO 999,999												
1,000,000 +												
___ALL___	174	92.23	95.77	89.22	21.91	107.34	43.65	260.34	90.12 to 95.82	75,545	67,398	

74 Richardson

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 : 13
 Total Sales Price : 2,201,724
 Total Adj. Sales Price : 2,201,724
 Total Assessed Value : 1,746,843
 Avg. Adj. Sales Price : 169,363
 Avg. Assessed Value : 134,373

MEDIAN : 96
 WGT. MEAN : 79
 MEAN : 94
 COD : 20.24
 PRD : 118.40

COV : 27.05
 STD : 25.41
 Avg. Abs. Dev : 19.53
 MAX Sales Ratio : 141.53
 MIN Sales Ratio : 54.97

95% Median C.I. : 69.47 to 118.80
 95% Wgt. Mean C.I. : 45.73 to 112.95
 95% Mean C.I. : 78.58 to 109.30

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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	1	86.56	86.56	86.56	00.00	100.00	86.56	86.56	N/A	5,000	4,328
01-JAN-17 To 31-MAR-17	1	97.37	97.37	97.37	00.00	100.00	97.37	97.37	N/A	50,000	48,687
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	107.09	107.09	107.09	00.00	100.00	107.09	107.09	N/A	10,000	10,709
01-JAN-18 To 31-MAR-18	4	72.80	85.53	62.01	39.52	137.93	54.97	141.53	N/A	332,957	206,462
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	1	118.80	118.80	118.80	00.00	100.00	118.80	118.80	N/A	69,000	81,974
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	3	100.00	98.00	115.32	18.35	84.98	69.47	124.52	N/A	170,299	196,382
01-APR-19 To 30-JUN-19	1	78.80	78.80	78.80	00.00	100.00	78.80	78.80	N/A	175,000	137,907
01-JUL-19 To 30-SEP-19	1	96.49	96.49	96.49	00.00	100.00	96.49	96.49	N/A	50,000	48,245
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	2	91.97	91.97	96.39	05.88	95.41	86.56	97.37	N/A	27,500	26,508
01-OCT-17 To 30-SEP-18	6	97.07	94.67	65.11	28.65	145.40	54.97	141.53	54.97 to 141.53	235,138	153,088
01-OCT-18 To 30-SEP-19	5	96.49	93.86	105.35	15.80	89.09	69.47	124.52	N/A	147,179	155,060
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	2	102.23	102.23	98.99	04.75	103.27	97.37	107.09	N/A	30,000	29,698
01-JAN-18 To 31-DEC-18	5	87.05	92.18	64.81	33.73	142.23	54.97	141.53	N/A	280,166	181,564
<u>ALL</u>	13	96.49	93.94	79.34	20.24	118.40	54.97	141.53	69.47 to 118.80	169,363	134,373

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	87.05	90.27	86.89	21.53	103.89	58.55	141.53	58.55 to 141.53	83,385	72,456
2	4	102.23	94.56	60.78	17.99	155.58	54.97	118.80	N/A	303,257	184,307
3	2	105.54	105.54	124.06	17.98	85.07	86.56	124.52	N/A	202,500	251,212
<u>ALL</u>	13	96.49	93.94	79.34	20.24	118.40	54.97	141.53	69.47 to 118.80	169,363	134,373

**74 Richardson
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 : 13
 Total Sales Price : 2,201,724
 Total Adj. Sales Price : 2,201,724
 Total Assessed Value : 1,746,843
 Avg. Adj. Sales Price : 169,363
 Avg. Assessed Value : 134,373

MEDIAN : 96
 WGT. MEAN : 79
 MEAN : 94
 COD : 20.24
 PRD : 118.40

COV : 27.05
 STD : 25.41
 Avg. Abs. Dev : 19.53
 MAX Sales Ratio : 141.53
 MIN Sales Ratio : 54.97

95% Median C.I. : 69.47 to 118.80
 95% Wgt. Mean C.I. : 45.73 to 112.95
 95% Mean C.I. : 78.58 to 109.30

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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	13	96.49	93.94	79.34	20.24	118.40	54.97	141.53	69.47 to 118.80	169,363	134,373
04											
<u>ALL</u>	13	96.49	93.94	79.34	20.24	118.40	54.97	141.53	69.47 to 118.80	169,363	134,373

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	96.83	96.83	100.25	10.61	96.59	86.56	107.09	N/A	7,500	7,519
Less Than 30,000	2	96.83	96.83	100.25	10.61	96.59	86.56	107.09	N/A	7,500	7,519
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	13	96.49	93.94	79.34	20.24	118.40	54.97	141.53	69.47 to 118.80	169,363	134,373
Greater Than 14,999	11	96.49	93.41	79.20	21.99	117.94	54.97	141.53	58.55 to 124.52	198,793	157,437
Greater Than 29,999	11	96.49	93.41	79.20	21.99	117.94	54.97	141.53	58.55 to 124.52	198,793	157,437
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	96.83	96.83	100.25	10.61	96.59	86.56	107.09	N/A	7,500	7,519
15,000 TO 29,999											
30,000 TO 59,999	3	97.37	97.95	97.90	01.20	100.05	96.49	100.00	N/A	48,632	47,609
60,000 TO 99,999	4	102.93	104.21	106.43	25.21	97.91	69.47	141.53	N/A	69,750	74,233
100,000 TO 149,999	1	58.55	58.55	58.55	00.00	100.00	58.55	58.55	N/A	102,800	60,186
150,000 TO 249,999	1	78.80	78.80	78.80	00.00	100.00	78.80	78.80	N/A	175,000	137,907
250,000 TO 499,999	1	124.52	124.52	124.52	00.00	100.00	124.52	124.52	N/A	400,000	498,095
500,000 TO 999,999											
1,000,000 +	1	54.97	54.97	54.97	00.00	100.00	54.97	54.97	N/A	1,084,028	595,858
<u>ALL</u>	13	96.49	93.94	79.34	20.24	118.40	54.97	141.53	69.47 to 118.80	169,363	134,373

**74 Richardson
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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MEDIAN : 96
 WGT. MEAN : 79
 MEAN : 94
 COD : 20.24
 PRD : 118.40

COV : 27.05
 STD : 25.41
 Avg. Abs. Dev : 19.53
 MAX Sales Ratio : 141.53
 MIN Sales Ratio : 54.97

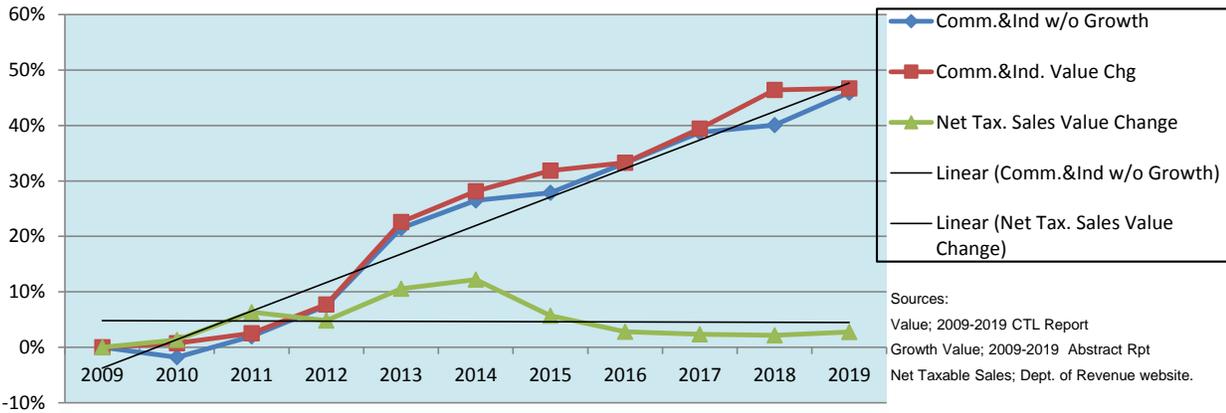
95% Median C.I. : 69.47 to 118.80
 95% Wgt. Mean C.I. : 45.73 to 112.95
 95% Mean C.I. : 78.58 to 109.30

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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
344	6	91.77	94.92	88.41	21.92	107.36	58.55	141.53	58.55 to 141.53	80,467	71,142
353	3	69.47	70.33	55.92	15.16	125.77	54.97	86.56	N/A	384,676	215,114
455	1	124.52	124.52	124.52	00.00	100.00	124.52	124.52	N/A	400,000	498,095
528	2	98.69	98.69	98.63	01.34	100.06	97.37	100.00	N/A	47,948	47,292
531	1	118.80	118.80	118.80	00.00	100.00	118.80	118.80	N/A	69,000	81,974
<u>ALL</u>	13	96.49	93.94	79.34	20.24	118.40	54.97	141.53	69.47 to 118.80	169,363	134,373

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 25,816,916	\$ 226,157		\$ 25,590,759	--	\$ 45,784,609	--
2009	\$ 26,383,760	\$ 427,081	1.62%	\$ 25,956,679	--	\$ 45,738,870	--
2010	\$ 26,573,036	\$ 665,621	2.50%	\$ 25,907,415	-1.81%	\$ 46,357,400	1.35%
2011	\$ 27,051,344	\$ 143,842	0.53%	\$ 26,907,502	1.26%	\$ 48,633,029	4.91%
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045	4.85%	\$ 47,943,860	-1.42%
2013	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067	12.78%	\$ 50,569,199	5.48%
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
2016	\$ 35,160,406	\$ 8,268	0.02%	\$ 35,152,138	1.05%	\$ 47,030,296	-2.73%
2017	\$ 36,790,601	\$ 181,961	0.49%	\$ 36,608,640	4.12%	\$ 46,811,267	-0.47%
2018	\$ 38,633,615	\$ 1,677,587	4.34%	\$ 36,956,028	0.45%	\$ 46,725,892	-0.18%
2019	\$ 38,704,363	\$ 203,272	0.53%	\$ 38,501,091	-0.34%	\$ 47,005,798	0.60%
Ann %chg	3.91%			Average	2.53%	0.27%	0.32%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.81%	0.72%	1.35%
2011	1.99%	2.53%	6.33%
2012	7.50%	7.71%	4.82%
2013	21.48%	22.60%	10.56%
2014	26.49%	28.16%	12.21%
2015	27.86%	31.85%	5.71%
2016	33.23%	33.27%	2.82%
2017	38.75%	39.44%	2.34%
2018	40.07%	46.43%	2.16%
2019	45.93%	46.70%	2.77%

County Number	74
County Name	Richardson

74 Richardson
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 : 38
Total Sales Price : 21,800,159
Total Adj. Sales Price : 21,800,159
Total Assessed Value : 15,170,291
Avg. Adj. Sales Price : 573,688
Avg. Assessed Value : 399,218

MEDIAN : 71
WGT. MEAN : 70
MEAN : 73
COD : 15.31
PRD : 104.38

COV : 20.37
STD : 14.80
Avg. Abs. Dev : 10.87
MAX Sales Ratio : 106.68
MIN Sales Ratio : 47.93

95% Median C.I. : 66.59 to 75.13
95% Wgt. Mean C.I. : 65.46 to 73.72
95% Mean C.I. : 67.93 to 77.35

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	5	70.31	73.86	72.16	10.87	102.36	62.76	93.46	N/A	545,713	393,777	
01-JAN-17 To 31-MAR-17	1	66.11	66.11	66.11	00.00	100.00	66.11	66.11	N/A	324,000	214,183	
01-APR-17 To 30-JUN-17	6	55.67	61.80	57.52	15.70	107.44	52.38	83.19	52.38 to 83.19	524,974	301,971	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	4	67.37	65.04	64.97	15.47	100.11	49.64	75.78	N/A	782,679	508,505	
01-JAN-18 To 31-MAR-18	4	67.74	67.21	67.83	04.27	99.09	62.36	71.01	N/A	488,820	331,580	
01-APR-18 To 30-JUN-18	7	68.26	67.41	65.21	11.95	103.37	47.93	84.29	47.93 to 84.29	643,391	419,575	
01-JUL-18 To 30-SEP-18	1	71.12	71.12	71.12	00.00	100.00	71.12	71.12	N/A	900,000	640,101	
01-OCT-18 To 31-DEC-18	1	102.53	102.53	102.53	00.00	100.00	102.53	102.53	N/A	315,975	323,976	
01-JAN-19 To 31-MAR-19	6	82.36	82.73	80.37	10.96	102.94	72.33	94.54	72.33 to 94.54	682,500	548,556	
01-APR-19 To 30-JUN-19	2	88.29	88.29	83.19	17.01	106.13	73.27	103.31	N/A	257,520	214,231	
01-JUL-19 To 30-SEP-19	1	106.68	106.68	106.68	00.00	100.00	106.68	106.68	N/A	182,000	194,164	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	12	66.88	67.19	64.41	14.35	104.32	52.38	93.46	53.88 to 75.13	516,868	332,908	
01-OCT-17 To 30-SEP-18	16	68.73	67.00	66.14	10.30	101.30	47.93	84.29	59.59 to 75.14	655,608	433,591	
01-OCT-18 To 30-SEP-19	10	90.37	88.22	82.97	12.53	106.33	72.33	106.68	73.27 to 103.31	510,802	423,794	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	11	59.59	63.37	61.47	16.01	103.09	49.64	83.19	52.38 to 75.78	600,415	369,093	
01-JAN-18 To 31-DEC-18	13	69.20	70.33	68.11	11.66	103.26	47.93	102.53	62.36 to 75.35	590,384	402,109	
<u>ALL</u>	38	71.00	72.64	69.59	15.31	104.38	47.93	106.68	66.59 to 75.13	573,688	399,218	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
44	19	70.98	74.12	70.86	15.61	104.60	47.93	103.31	66.11 to 84.29	468,966	332,331	
50	19	71.01	71.16	68.71	15.00	103.57	49.64	106.68	58.71 to 75.14	678,410	466,106	
<u>ALL</u>	38	71.00	72.64	69.59	15.31	104.38	47.93	106.68	66.59 to 75.13	573,688	399,218	

74 Richardson
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

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 Avg. Assessed Value : 399,218

MEDIAN : 71
 WGT. MEAN : 70
 MEAN : 73
 COD : 15.31
 PRD : 104.38

COV : 20.37
 STD : 14.80
 Avg. Abs. Dev : 10.87
 MAX Sales Ratio : 106.68
 MIN Sales Ratio : 47.93

95% Median C.I. : 66.59 to 75.13
 95% Wgt. Mean C.I. : 65.46 to 73.72
 95% Mean C.I. : 67.93 to 77.35

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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	9	66.11	63.12	59.64	16.17	105.84	47.93	83.19	49.64 to 74.60	523,527	312,244
44	6	68.55	65.96	61.86	15.03	106.63	47.93	83.19	47.93 to 83.19	518,974	321,042
50	3	52.38	57.44	55.32	13.15	103.83	49.64	70.31	N/A	532,633	294,646
___ALL___	38	71.00	72.64	69.59	15.31	104.38	47.93	106.68	66.59 to 75.13	573,688	399,218

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
___Dry___											
County	27	70.98	70.39	68.28	13.41	103.09	47.93	103.31	66.11 to 75.14	626,001	427,416
44	12	72.79	73.85	70.03	15.51	105.45	47.93	103.31	66.11 to 84.29	466,290	326,565
50	15	70.31	67.62	67.41	11.46	100.31	49.64	90.63	58.71 to 74.17	753,770	508,096
___Grass___											
County	3	66.28	67.92	66.21	06.43	102.58	62.36	75.13	N/A	330,000	218,478
44	3	66.28	67.92	66.21	06.43	102.58	62.36	75.13	N/A	330,000	218,478
___ALL___	38	71.00	72.64	69.59	15.31	104.38	47.93	106.68	66.59 to 75.13	573,688	399,218

Richardson County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	50	5239	5325	3742	4540	n/a	4570	3284	3195	4207
Nemaha	1	3857	n/a	2975	4387	n/a	4650	3847	3750	3655
Pawnee	1	4250	4200	3860	3860	3360	2910	2760	2760	3524
Johnson	1	6850	n/a	6100	5392	3600	3581	3300	2820	5236
Richardson	44	4485	4380	3990	3985	n/a	3795	2720	2625	3910
Nemaha	1	3857	n/a	2975	4387	n/a	4650	3847	3750	3655
Pawnee	1	4250	4200	3860	3860	3360	2910	2760	2760	3524
Johnson	1	6850	n/a	6100	5392	3600	3581	3300	2820	5236

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	50	4586	4585	3815	4210	3374	3398	2499	2497	3672
Nemaha	1	4530	4368	3040	3750	2328	3549	2770	2516	3561
Pawnee	1	3540	3500	3220	3220	2800	2425	2300	2300	2804
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3107
Richardson	44	3850	3770	3540	3465	3125	2795	2055	2055	3034
Nemaha	1	4530	4368	3040	3750	2328	3549	2770	2516	3561
Pawnee	1	3540	3500	3220	3220	2800	2425	2300	2300	2804
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3107

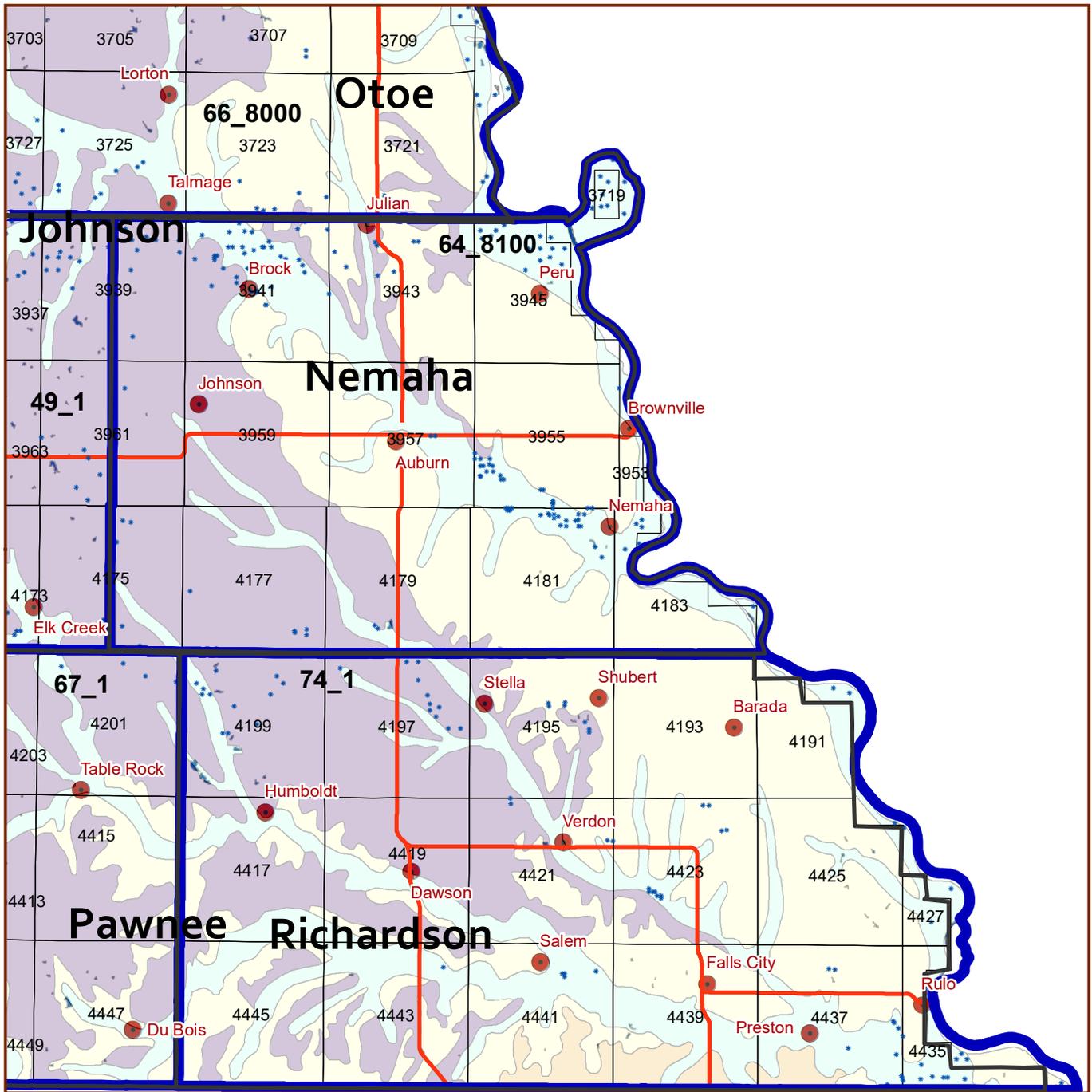
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	50	1875	1643	1825	n/a	1875	1775	n/a	1500	1864
Nemaha	1	1981	1924	1800	n/a	1600	1600	n/a	n/a	1918
Pawnee	1	1727	1725	1707	n/a	1653	1603	n/a	1500	1714
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Richardson	44	1755	1550	1710	n/a	1656	1450	n/a	1400	1726
Nemaha	1	1981	1924	1800	n/a	1600	1600	n/a	n/a	1918
Pawnee	1	1727	1725	1707	n/a	1653	1603	n/a	1500	1714
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	50	2752	828	100
Nemaha	1	2955	885	99
Pawnee	1	2477	1043	900
Johnson	1	2495	1374	130
Richardson	44	2643	783	100
Nemaha	1	2955	885	99
Pawnee	1	2477	1043	900
Johnson	1	2495	1374	130

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.

RICHARDSON COUNTY



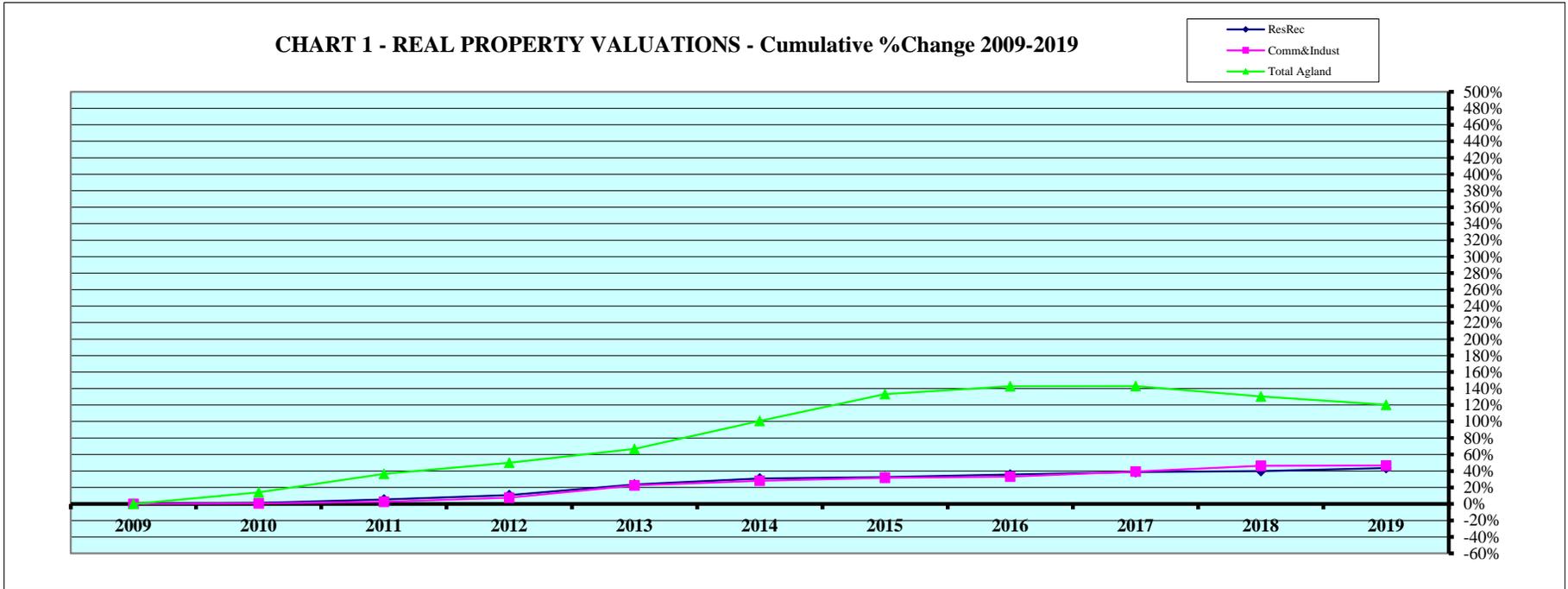
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	134,579,056	--	--	--	26,383,760	--	--	--	440,872,576	--	--	--
2010	136,290,470	1,711,414	1.27%	1.27%	26,573,036	189,276	0.72%	0.72%	503,508,645	62,636,069	14.21%	14.21%
2011	141,819,530	5,529,060	4.06%	5.38%	27,051,344	478,308	1.80%	2.53%	601,650,364	98,141,719	19.49%	36.47%
2012	149,109,091	7,289,561	5.14%	10.80%	28,418,520	1,367,176	5.05%	7.71%	661,303,067	59,652,703	9.91%	50.00%
2013	166,290,545	17,181,454	11.52%	23.56%	32,346,663	3,928,143	13.82%	22.60%	735,764,896	74,461,829	11.26%	66.89%
2014	176,187,837	9,897,292	5.95%	30.92%	33,812,753	1,466,090	4.53%	28.16%	885,282,531	149,517,635	20.32%	100.80%
2015	178,555,913	2,368,076	1.34%	32.68%	34,786,495	973,742	2.88%	31.85%	1,028,239,794	142,957,263	16.15%	133.23%
2016	182,618,043	4,062,130	2.27%	35.70%	35,160,406	373,911	1.07%	33.27%	1,070,732,923	42,493,129	4.13%	142.87%
2017	186,596,204	3,978,161	2.18%	38.65%	36,790,601	1,630,195	4.64%	39.44%	1,071,110,002	377,079	0.04%	142.95%
2018	188,169,261	1,573,057	0.84%	39.82%	38,633,615	1,843,014	5.01%	46.43%	1,016,203,278	-54,906,724	-5.13%	130.50%
2019	193,169,194	4,999,933	2.66%	43.54%	38,704,363	70,748	0.18%	46.70%	970,957,777	-45,245,501	-4.45%	120.24%

Rate Annual %chg: Residential & Recreational **3.68%**

Commercial & Industrial **3.91%**

Agricultural Land **8.22%**

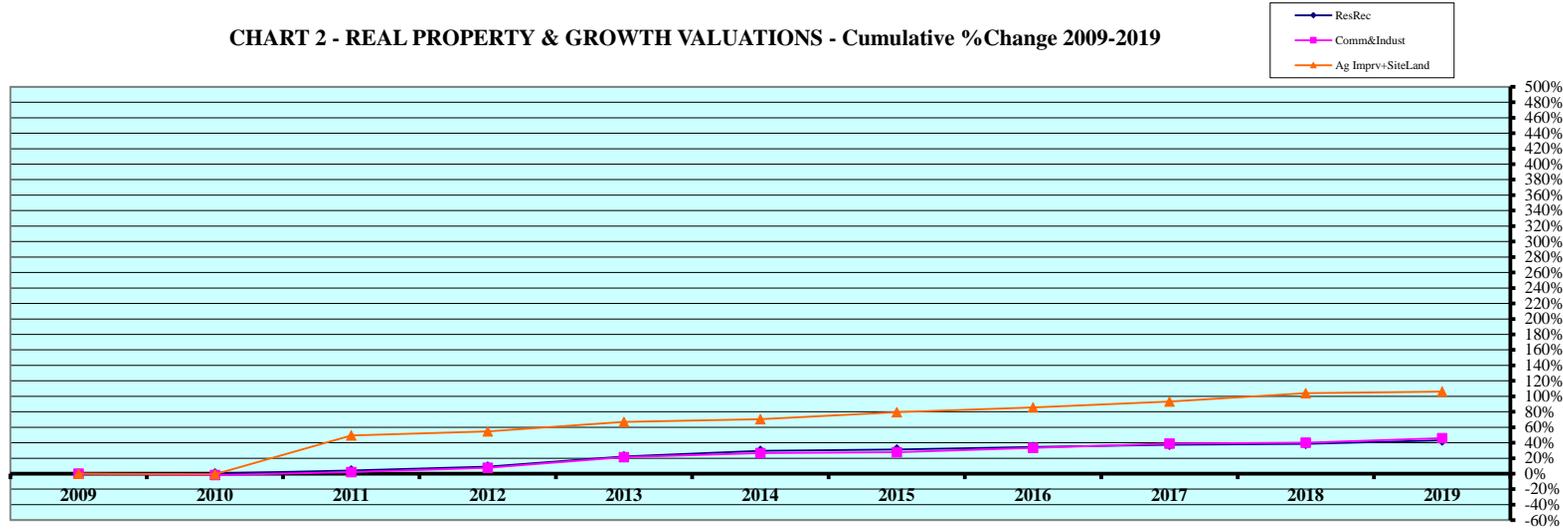
Cnty# **74**
County **RICHARDSON**

CHART 1

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

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	134,579,056	1,055,534	0.78%	133,523,522	--	--	26,383,760	427,081	1.62%	25,956,679	--	--			
2010	136,290,470	1,231,028	0.90%	135,059,442	0.36%	0.36%	26,573,036	665,621	2.50%	25,907,415	-1.81%	-1.81%			
2011	141,819,530	1,886,956	1.33%	139,932,574	2.67%	3.98%	27,051,344	143,842	0.53%	26,907,502	1.26%	1.99%			
2012	149,109,091	2,211,244	1.48%	146,897,847	3.58%	9.15%	28,418,520	55,475	0.20%	28,363,045	4.85%	7.50%			
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	22.29%	32,346,663	296,596	0.92%	32,050,067	12.78%	21.48%			
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	29.53%	33,812,753	438,620	1.30%	33,374,133	3.18%	26.49%			
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	31.41%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	27.86%			
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	34.58%	35,160,406	8,268	0.02%	35,152,138	1.05%	33.23%			
2017	186,596,204	1,826,008	0.98%	184,770,196	1.18%	37.29%	36,790,601	181,961	0.49%	36,608,640	4.12%	38.75%			
2018	188,169,261	1,503,132	0.80%	186,666,129	0.04%	38.70%	38,633,615	1,677,587	4.34%	36,956,028	0.45%	40.07%			
2019	193,169,194	619,413	0.32%	192,549,781	2.33%	43.08%	38,704,363	203,272	0.53%	38,501,091	-0.34%	45.93%			
Rate Ann%chg	3.68%						2.72%						3.91%	C & I w/o growth	2.53%

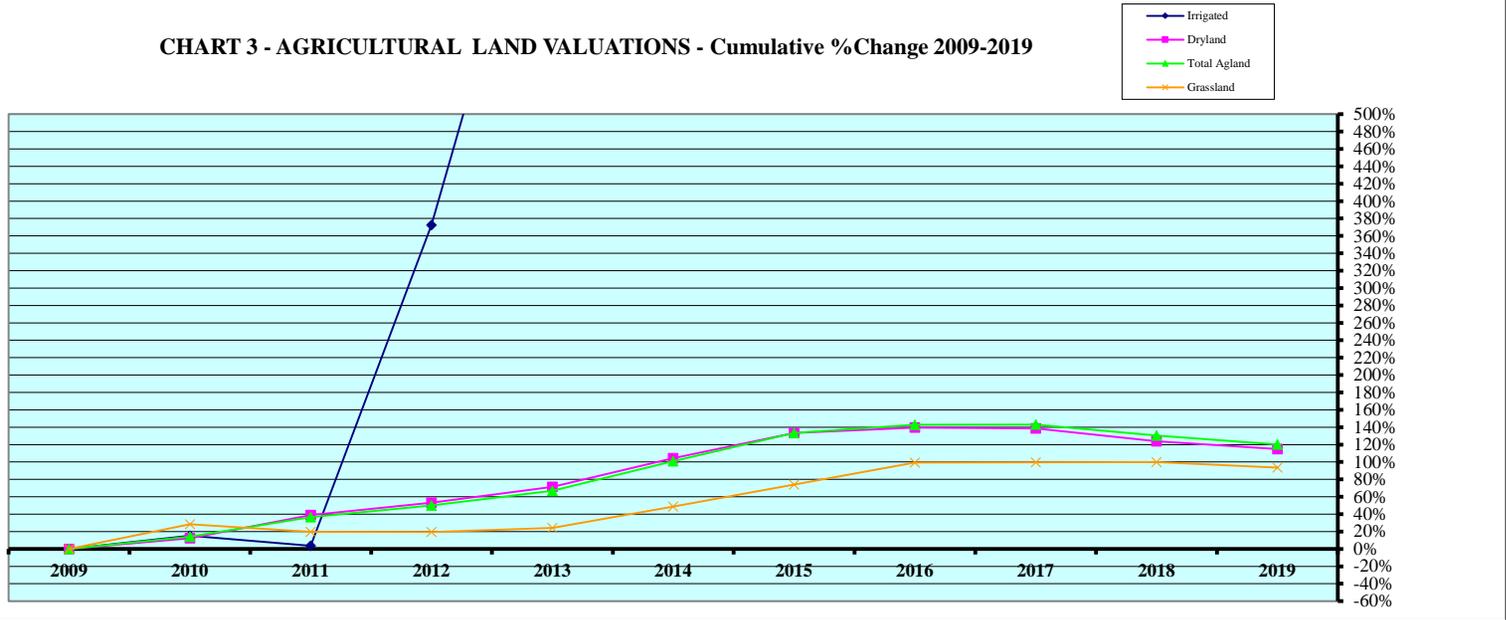
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	19,556,979	11,401,201	30,958,180	1,140,791	3.68%	29,817,389
2010	20,190,021	11,766,170	31,956,191	1,205,011	3.77%	30,751,180
2011	28,531,882	19,259,218	47,791,100	1,518,027	3.18%	46,273,073
2012	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545
2016	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587
2017	36,348,612	26,665,285	63,013,897	3,237,574	5.14%	59,776,323
2018	37,435,841	26,582,657	64,018,498	882,496	1.38%	63,136,002
2019	38,031,817	26,933,466	64,965,283	1,163,066	1.79%	63,802,217
Rate Ann%chg	6.88%	8.98%	7.69%	Ag Imprv+Site w/o growth		4.62%

(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# 74
County RICHARDSON

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	1,222,864	--	--	--	383,399,822	--	--	--	55,556,611	--	--	--
2010	1,409,639	186,775	15.27%	15.27%	430,147,544	46,747,722	12.19%	12.19%	71,262,759	15,706,148	28.27%	28.27%
2011	1,265,749	-143,890	-10.21%	3.51%	533,045,562	102,898,018	23.92%	39.03%	66,519,102	-4,743,657	-6.66%	19.73%
2012	5,777,673	4,511,924	356.46%	372.47%	587,625,007	54,579,445	10.24%	53.27%	66,390,910	-128,192	-0.19%	19.50%
2013	11,694,843	5,917,170	102.41%	856.35%	657,442,042	69,817,035	11.88%	71.48%	69,034,738	2,643,828	3.98%	24.26%
2014	17,901,384	6,206,541	53.07%	1363.89%	783,789,630	126,347,588	19.22%	104.43%	82,676,924	13,642,186	19.76%	48.82%
2015	36,257,952	18,356,568	102.54%	2865.00%	894,425,683	110,636,053	14.12%	133.29%	96,620,192	13,943,268	16.86%	73.91%
2016	40,687,176	4,429,224	12.22%	3227.20%	918,310,386	23,884,703	2.67%	139.52%	110,753,735	14,133,543	14.63%	99.35%
2017	44,865,444	4,178,268	10.27%	3568.88%	914,363,379	-3,947,007	-0.43%	138.49%	110,891,797	138,062	0.12%	99.60%
2018	46,069,694	1,204,250	2.68%	3667.36%	858,081,454	-56,281,925	-6.16%	123.81%	111,058,446	166,649	0.15%	99.90%
2019	38,624,633	-7,445,061	-16.16%	3058.54%	823,849,725	-34,231,729	-3.99%	114.88%	107,488,928	-3,569,518	-3.21%	93.48%

Rate Ann.%chg: Irrigated **41.24%** Dryland **7.95%** Grassland **6.82%**

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	687,759	--	--	--	5,520	--	--	--	440,872,576	--	--	--
2010	683,184	-4,575	-0.67%	-0.67%	5,519	-1	-0.02%	-0.02%	503,508,645	62,636,069	14.21%	14.21%
2011	787,643	104,459	15.29%	14.52%	32,308	26,789	485.40%	485.29%	601,650,364	98,141,719	19.49%	36.47%
2012	1,621,955	834,312	105.93%	135.83%	(112,478)	-144,786	-448.14%	-2137.64%	661,303,067	59,652,703	9.91%	50.00%
2013	1,283,555	-338,400	-20.86%	86.63%	(3,690,282)	-3,577,804		-66952.93%	735,764,896	74,461,829	11.26%	66.89%
2014	904,593	-378,962	-29.52%	31.53%	10,000	3,700,282		81.16%	885,282,531	149,517,635	20.32%	100.80%
2015	925,967	21,374	2.36%	34.64%	10,000	0	0.00%	81.16%	1,028,239,794	142,957,263	16.15%	133.23%
2016	971,626	45,659	4.93%	41.27%	10,000	0	0.00%	81.16%	1,070,732,923	42,493,129	4.13%	142.87%
2017	979,382	7,756	0.80%	42.40%	10,000	0	0.00%	81.16%	1,071,110,002	377,079	0.04%	142.95%
2018	983,684	4,302	0.44%	43.03%	10,000	0	0.00%	81.16%	1,016,203,278	-54,906,724	-5.13%	130.50%
2019	984,491	807	0.08%	43.14%	10,000	0	0.00%	81.16%	970,957,777	-45,245,501	-4.45%	120.24%

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

Rate Ann.%chg: Total Agric Land **8.22%**

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	2,292,645	1,546	1,483			381,966,247	233,384	1,637			55,520,846	76,360	727		
2010	1,409,639	616	2,288	54.34%	54.34%	431,330,288	234,151	1,842	12.55%	12.55%	71,194,371	76,632	929	27.77%	27.77%
2011	1,265,749	616	2,055	-10.21%	38.59%	535,127,163	233,717	2,290	24.29%	39.90%	66,533,214	76,876	865	-6.84%	19.03%
2012	4,614,764	1,586	2,910	41.62%	96.27%	589,898,161	232,674	2,535	10.73%	54.91%	66,537,591	77,033	864	-0.20%	18.80%
2013	7,485,261	2,405	3,113	6.97%	109.94%	653,920,546	231,415	2,826	11.46%	72.65%	72,764,276	76,589	950	9.99%	30.66%
2014	18,014,233	4,524	3,982	27.92%	168.57%	786,189,082	232,190	3,386	19.83%	106.88%	82,353,179	78,828	1,045	9.96%	43.68%
2015	36,257,952	7,892	4,594	15.37%	209.85%	895,007,250	227,809	3,929	16.03%	140.05%	96,511,292	78,990	1,222	16.95%	68.04%
2016	40,687,176	8,615	4,723	2.81%	218.55%	918,453,238	226,962	4,047	3.00%	147.26%	111,128,568	78,838	1,410	15.37%	93.87%
2017	44,865,444	9,459	4,743	0.43%	219.92%	914,550,236	226,024	4,046	-0.01%	147.23%	110,751,463	78,589	1,409	-0.02%	93.82%
2018	46,069,694	9,603	4,798	1.14%	223.58%	857,893,504	225,696	3,801	-6.06%	132.25%	111,089,692	78,704	1,411	0.16%	94.13%
2019	45,444,814	9,635	4,717	-1.69%	218.11%	841,228,721	225,705	3,727	-1.95%	127.73%	107,410,074	78,635	1,366	-3.23%	87.86%

Rate Annual %chg Average Value/Acre:

12.27%

8.58%

6.51%

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	679,086	16,742	41			5,520	138	40			440,464,344	328,170	1,342		
2010	696,266	16,548	42	3.73%	3.73%	6,850	171	40	-0.02%	-0.02%	504,637,414	328,118	1,538	14.59%	14.59%
2011	794,988	16,276	49	16.09%	20.42%	7,864	185	43	6.49%	6.47%	603,728,978	327,670	1,842	19.80%	37.28%
2012	1,621,753	16,224	100	104.65%	146.45%	46,861	206	227	433.93%	468.45%	662,719,130	327,722	2,022	9.75%	50.66%
2013	1,617,677	16,183	100	0.00%	146.45%	45,205	190	239	4.89%	496.28%	735,832,965	326,782	2,252	11.35%	67.77%
2014	800,875	8,015	100	-0.03%	146.37%	115,718	1,058	109	-54.15%	173.39%	887,473,087	324,615	2,734	21.41%	103.69%
2015	909,321	9,100	100	0.00%	146.36%	119,790	1,099	109	-0.33%	172.49%	1,028,805,605	324,890	3,167	15.83%	135.93%
2016	935,734	9,364	100	0.00%	146.37%	122,467	1,126	109	-0.20%	171.95%	1,071,327,183	324,904	3,297	4.13%	145.67%
2017	975,985	9,767	100	0.00%	146.37%	123,387	1,135	109	-0.07%	171.77%	1,071,266,515	324,973	3,296	-0.03%	145.61%
2018	982,072	9,827	100	0.00%	146.37%	123,387	1,135	109	0.00%	171.77%	1,016,158,349	324,965	3,127	-5.14%	132.98%
2019	984,491	9,852	100	0.00%	146.37%	123,387	1,135	109	0.00%	171.77%	995,191,487	324,962	3,062	-2.06%	128.17%

74
RICHARDSON

Rate Annual %chg Average Value/Acre:

8.60%

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

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,363	RICHARDSON	39,080,004	20,716,231	59,390,483	191,631,744	32,083,765	6,620,598	1,537,450	970,957,777	38,031,817	26,933,466	4,768,690	1,391,752,025
	<i>cnty sector/value % of total value:</i>	2.81%	1.49%	4.27%	13.77%	2.31%	0.48%	0.11%	69.77%	2.73%	1.94%	0.34%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	29	3,429	327	429,993	9,367	0	0	0	0	0	0	443,145
0.29%	<i>%sector of county sector</i>	0.00%	0.02%	0.00%	0.22%	0.03%							0.03%
	<i>%sector of municipality</i>	0.01%	0.07%	0.07%	97.03%	2.11%							100.00%
146	DAWSON	73,966	155,953	383,177	2,073,202	453,428	0	0	0	0	0	0	3,139,726
1.75%	<i>%sector of county sector</i>	0.19%	0.75%	1.08%	1.41%								0.23%
	<i>%sector of municipality</i>	2.36%	4.97%	12.20%	66.03%	14.44%							100.00%
4,325	FALLS CITY	10,127,076	3,549,705	2,601,619	112,425,366	22,693,284	6,519,928	0	61,115	29,564	48,257	0	158,055,914
51.72%	<i>%sector of county sector</i>	25.91%	17.13%	4.38%	58.67%	70.73%	98.48%		0.01%	0.08%	0.18%		11.36%
	<i>%sector of municipality</i>	6.41%	2.25%	1.65%	71.13%	14.36%	4.13%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	502,959	847,633	1,359,848	14,336,564	3,772,585	100,670	0	0	0	12,900	0	20,933,159
10.49%	<i>%sector of county sector</i>	1.29%	4.09%	2.29%	7.48%	11.76%	1.52%				0.05%		1.50%
	<i>%sector of municipality</i>	2.40%	4.05%	6.50%	68.49%	18.02%	0.48%				0.06%		100.00%
28	PRESTON	0	0	0	562,303	0	0	0	0	0	0	0	562,303
0.33%	<i>%sector of county sector</i>				0.29%								0.04%
	<i>%sector of municipality</i>				100.00%								100.00%
172	RULO	32,562	317,031	1,048,775	2,516,459	577,956	0	0	0	0	1,025	0	4,493,808
2.06%	<i>%sector of county sector</i>	0.08%	1.53%	1.77%	1.31%	1.80%					0.00%		0.32%
	<i>%sector of municipality</i>	0.72%	7.05%	23.34%	56.00%	12.86%					0.02%		100.00%
112	SALEM	9,447	78,474	7,476	1,369,188	35,708	0	0	0	0	0	0	1,500,293
1.34%	<i>%sector of county sector</i>	0.02%	0.38%	0.01%	0.71%	0.11%							0.11%
	<i>%sector of municipality</i>	0.63%	5.23%	0.50%	91.26%	2.38%							100.00%
150	SHUBERT	8,869	51,082	4,867	3,199,936	163,757	0	0	0	0	0	0	3,428,511
1.79%	<i>%sector of county sector</i>	0.02%	0.25%	0.01%	1.67%	0.51%							0.25%
	<i>%sector of municipality</i>	0.26%	1.49%	0.14%	93.33%	4.78%							100.00%
152	STELLA	18,141	173,165	308,480	3,021,153	817,579	0	0	0	0	0	0	4,338,518
1.82%	<i>%sector of county sector</i>	0.05%	0.84%	0.52%	1.58%	2.55%							0.31%
	<i>%sector of municipality</i>	0.42%	3.99%	7.11%	69.64%	18.84%							100.00%
172	VERDON	783,308	177,500	538,212	2,851,494	479,801	0	0	0	0	0	0	4,830,315
2.06%	<i>%sector of county sector</i>	2.00%	0.86%	0.91%	1.49%	1.50%							0.35%
	<i>%sector of municipality</i>	16.22%	3.67%	11.14%	59.03%	9.93%							100.00%
6,158	Total Municipalities	11,556,357	5,353,972	6,252,781	142,785,658	29,003,465	6,620,598	0	61,115	29,564	62,182	0	201,725,692
73.63%	<i>%all municip.sectors of cnty</i>	29.57%	25.84%	10.53%	74.51%	90.40%	100.00%		0.01%	0.08%	0.23%		14.49%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 9,105	Value : 1,255,394,216	Growth 2,172,483	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	811	2,738,764	11	43,869	30	264,427	852	3,047,060	
02. Res Improve Land	2,975	8,276,848	72	1,533,075	352	7,021,691	3,399	16,831,614	
03. Res Improvements	3,000	135,362,534	72	7,576,300	360	37,521,511	3,432	180,460,345	
04. Res Total	3,811	146,378,146	83	9,153,244	390	44,807,629	4,284	200,339,019	501,241
% of Res Total	88.96	73.07	1.94	4.57	9.10	22.37	47.05	15.96	23.07
05. Com UnImp Land	122	649,350	22	632,275	12	161,562	156	1,443,187	
06. Com Improve Land	395	3,233,416	24	623,459	17	320,608	436	4,177,483	
07. Com Improvements	408	24,077,932	24	2,154,045	21	1,129,312	453	27,361,289	
08. Com Total	530	27,960,698	46	3,409,779	33	1,611,482	609	32,981,959	474,966
% of Com Total	87.03	84.78	7.55	10.34	5.42	4.89	6.69	2.63	21.86
09. Ind UnImp Land	2	30,400	10	1,150,600	0	0	12	1,181,000	
10. Ind Improve Land	3	102,715	5	619,500	0	0	8	722,215	
11. Ind Improvements	3	1,184,692	5	3,532,691	0	0	8	4,717,383	
12. Ind Total	5	1,317,807	15	5,302,791	0	0	20	6,620,598	0
% of Ind Total	25.00	19.90	75.00	80.10	0.00	0.00	0.22	0.53	0.00
13. Rec UnImp Land	0	0	4	89,781	12	298,537	16	388,318	
14. Rec Improve Land	0	0	0	0	12	344,064	12	344,064	
15. Rec Improvements	0	0	0	0	14	941,300	14	941,300	
16. Rec Total	0	0	4	89,781	26	1,583,901	30	1,673,682	138,374
% of Rec Total	0.00	0.00	13.33	5.36	86.67	94.64	0.33	0.13	6.37
Res & Rec Total	3,811	146,378,146	87	9,243,025	416	46,391,530	4,314	202,012,701	639,615
% of Res & Rec Total	88.34	72.46	2.02	4.58	9.64	22.96	47.38	16.09	29.44
Com & Ind Total	535	29,278,505	61	8,712,570	33	1,611,482	629	39,602,557	474,966
% of Com & Ind Total	85.06	73.93	9.70	22.00	5.25	4.07	6.91	3.15	21.86
17. Taxable Total	4,346	175,656,651	148	17,955,595	449	48,003,012	4,943	241,615,258	1,114,581
% of Taxable Total	87.92	72.70	2.99	7.43	9.08	19.87	54.29	19.25	51.30

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	7	260,837	1,699,529	3	403,721	17,073,304
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	10	664,558	18,772,833
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				10	664,558	18,772,833

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	57	2,621,600	57	2,621,600	0
24. Non-Producing	1	0	5	0	87	1,316,410	93	1,316,410	0
25. Total	1	0	5	0	144	3,938,010	150	3,938,010	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	407	80	345	832

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,900	353	60,692,856	2,541	579,371,402	2,895	640,077,158
28. Ag-Improved Land	0	0	125	30,925,884	978	287,340,858	1,103	318,266,742
29. Ag Improvements	1	1,025	125	5,637,702	991	45,858,321	1,117	51,497,048

30. Ag Total					4,012	1,009,840,948
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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	2	1.95	19,500	
32. HomeSite Improv Land	0	0.00	0	65	65.96	662,990	
33. HomeSite Improvements	0	0.00	0	68	63.96	3,529,895	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	22	39.90	103,826	
36. FarmSite Improv Land	0	0.00	0	101	210.71	651,899	
37. FarmSite Improvements	1	0.00	1,025	117	0.00	2,107,807	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	446.69	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	29	30.16	279,875	31	32.11	299,375	
32. HomeSite Improv Land	584	601.92	5,958,565	649	667.88	6,621,555	
33. HomeSite Improvements	556	531.59	28,447,183	624	595.55	31,977,078	1,057,902
34. HomeSite Total				655	699.99	38,898,008	
35. FarmSite UnImp Land	185	1,854.67	1,567,859	208	1,898.87	1,684,585	
36. FarmSite Improv Land	843	1,727.48	5,167,205	944	1,938.19	5,819,104	
37. FarmSite Improvements	912	0.00	17,411,138	1,030	0.00	19,519,970	0
38. FarmSite Total				1,238	3,837.06	27,023,659	
39. Road & Ditches	0	5,097.31	0	0	5,544.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,893	10,081.05	65,921,667	1,057,902

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	17	844.59	626,530	17	844.59	626,530

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 44

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	502.55	19.84%	2,253,937	22.76%	4,485.00
46. 1A	69.77	2.75%	305,592	3.09%	4,379.99
47. 2A1	437.28	17.27%	1,744,762	17.62%	3,990.03
48. 2A	490.30	19.36%	1,953,847	19.73%	3,985.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	777.78	30.71%	2,951,676	29.81%	3,795.00
51. 4A1	247.40	9.77%	672,927	6.80%	2,720.00
52. 4A	7.59	0.30%	19,924	0.20%	2,625.03
53. Total	2,532.67	100.00%	9,902,665	100.00%	3,909.97
Dry					
54. 1D1	6,512.55	10.45%	25,073,433	13.26%	3,850.02
55. 1D	4,794.29	7.69%	18,074,508	9.56%	3,770.01
56. 2D1	5,610.58	9.00%	19,861,460	10.50%	3,540.00
57. 2D	117.02	0.19%	405,475	0.21%	3,465.01
58. 3D1	5,735.44	9.20%	17,923,302	9.48%	3,125.01
59. 3D	35,748.73	57.36%	99,917,795	52.84%	2,795.00
60. 4D1	2,446.78	3.93%	5,028,151	2.66%	2,055.01
61. 4D	1,361.56	2.18%	2,798,022	1.48%	2,055.01
62. Total	62,326.95	100.00%	189,082,146	100.00%	3,033.71
Grass					
63. 1G1	17,702.07	45.15%	30,566,071	49.45%	1,726.69
64. 1G	1,292.39	3.30%	1,377,312	2.23%	1,065.71
65. 2G1	3,685.84	9.40%	5,994,565	9.70%	1,626.38
66. 2G	466.97	1.19%	396,989	0.64%	850.14
67. 3G1	10,601.37	27.04%	19,079,956	30.87%	1,799.76
68. 3G	54.82	0.14%	53,865	0.09%	982.58
69. 4G1	1,719.75	4.39%	1,861,555	3.01%	1,082.46
70. 4G	3,685.74	9.40%	2,477,759	4.01%	672.26
71. Total	39,208.95	100.00%	61,808,072	100.00%	1,576.38
Irrigated Total					
Irrigated Total	2,532.67	2.37%	9,902,665	3.79%	3,909.97
Dry Total					
Dry Total	62,326.95	58.37%	189,082,146	72.43%	3,033.71
Grass Total					
Grass Total	39,208.95	36.72%	61,808,072	23.68%	1,576.38
72. Waste	2,293.39	2.15%	229,339	0.09%	100.00
73. Other	417.52	0.39%	41,752	0.02%	100.00
74. Exempt	791.71	0.74%	0	0.00%	0.00
75. Market Area Total	106,779.48	100.00%	261,063,974	100.00%	2,444.89

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	951.39	12.48%	4,984,662	15.55%	5,239.35
46. 1A	152.28	2.00%	810,891	2.53%	5,325.00
47. 2A1	2,576.73	33.81%	9,643,313	30.08%	3,742.46
48. 2A	2,351.06	30.85%	10,674,941	33.30%	4,540.48
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	564.71	7.41%	2,580,525	8.05%	4,569.65
51. 4A1	1,013.81	13.30%	3,329,645	10.39%	3,284.29
52. 4A	11.71	0.15%	37,416	0.12%	3,195.22
53. Total	7,621.69	100.00%	32,061,393	100.00%	4,206.60
Dry					
54. 1D1	10,884.81	6.78%	49,920,380	8.47%	4,586.24
55. 1D	28,988.90	18.06%	132,912,477	22.55%	4,584.94
56. 2D1	14,851.64	9.25%	56,666,273	9.61%	3,815.49
57. 2D	6,795.51	4.23%	28,609,130	4.85%	4,210.00
58. 3D1	7,869.80	4.90%	26,548,814	4.50%	3,373.51
59. 3D	74,596.48	46.48%	253,492,092	43.01%	3,398.18
60. 4D1	6,663.32	4.15%	16,653,941	2.83%	2,499.35
61. 4D	9,844.67	6.13%	24,579,252	4.17%	2,496.71
62. Total	160,495.13	100.00%	589,382,359	100.00%	3,672.28
Grass					
63. 1G1	17,784.59	42.30%	31,892,769	52.62%	1,793.28
64. 1G	2,415.25	5.74%	2,638,193	4.35%	1,092.31
65. 2G1	3,827.98	9.11%	6,083,633	10.04%	1,589.25
66. 2G	512.59	1.22%	466,475	0.77%	910.04
67. 3G1	4,610.68	10.97%	8,630,678	14.24%	1,871.89
68. 3G	1,449.61	3.45%	1,251,292	2.06%	863.19
69. 4G1	3,264.73	7.77%	3,741,443	6.17%	1,146.02
70. 4G	8,176.52	19.45%	5,904,927	9.74%	722.18
71. Total	42,041.95	100.00%	60,609,410	100.00%	1,441.64
Irrigated Total					
Irrigated Total	7,621.69	3.49%	32,061,393	4.70%	4,206.60
Dry Total					
Dry Total	160,495.13	73.59%	589,382,359	86.31%	3,672.28
Grass Total					
Grass Total	42,041.95	19.28%	60,609,410	8.88%	1,441.64
72. Waste	7,564.69	3.47%	755,796	0.11%	99.91
73. Other	364.64	0.17%	46,349	0.01%	127.11
74. Exempt	2,498.39	1.15%	0	0.00%	0.00
75. Market Area Total	218,088.10	100.00%	682,855,307	100.00%	3,131.10

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	730.80	3,374,636	9,423.56	38,589,422	10,154.36	41,964,058
77. Dry Land	0.00	0	20,908.45	76,126,828	201,913.63	702,337,677	222,822.08	778,464,505
78. Grass	0.00	0	7,136.88	10,599,355	74,114.02	111,818,127	81,250.90	122,417,482
79. Waste	0.00	0	698.42	69,842	9,159.66	915,293	9,858.08	985,135
80. Other	0.00	0	98.64	9,864	683.52	78,237	782.16	88,101
81. Exempt	0.00	0	28.40	0	3,261.70	0	3,290.10	0
82. Total	0.00	0	29,573.19	90,180,525	295,294.39	853,738,756	324,867.58	943,919,281

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	10,154.36	3.13%	41,964,058	4.45%	4,132.61
Dry Land	222,822.08	68.59%	778,464,505	82.47%	3,493.66
Grass	81,250.90	25.01%	122,417,482	12.97%	1,506.66
Waste	9,858.08	3.03%	985,135	0.10%	99.93
Other	782.16	0.24%	88,101	0.01%	112.64
Exempt	3,290.10	1.01%	0	0.00%	0.00
Total	324,867.58	100.00%	943,919,281	100.00%	2,905.55

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreage	2	31,007	26	566,580	26	2,115,958	28	2,713,545	77,569
83.2 Barada	16	45,813	16	81,377	17	302,803	33	429,993	0
83.3 Dawson	42	69,805	87	184,917	89	1,818,480	131	2,073,202	0
83.4 Falls City	253	1,325,319	1,909	6,001,444	1,923	108,169,965	2,176	115,496,728	143,661
83.5 Humboldt	104	626,186	416	1,147,715	416	12,967,491	520	14,741,392	29,245
83.6 Preston	17	15,154	21	17,173	21	529,976	38	562,303	0
83.7 Rulo	146	214,730	114	154,444	118	2,158,561	264	2,527,735	0
83.8 Rural	53	667,803	408	8,244,462	415	43,486,788	468	52,399,053	375,505
83.9 Salem	128	183,475	86	159,517	86	1,007,367	214	1,350,359	0
83.10 Shubert	4	8,380	2	4,269	3	85,044	7	97,693	0
83.11 Shubert	26	119,234	113	207,310	115	2,774,284	141	3,100,828	0
83.12 Stella	42	85,293	105	208,860	106	2,979,630	148	3,273,783	13,635
83.13 Verdon	29	38,429	103	107,092	103	2,705,073	132	2,850,594	0
83.14 [none]	6	4,750	5	90,518	8	300,225	14	395,493	0
84 Residential Total	868	3,435,378	3,411	17,175,678	3,446	181,401,645	4,314	202,012,701	639,615

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	Barada	0	0	2	1,425	2	7,942	2	9,367	0
85.2	Dawson	6	2,250	12	28,907	12	422,271	18	453,428	0
85.3	Falls City	74	2,331,782	254	3,754,910	260	23,761,383	334	29,848,075	474,966
85.4	Humboldt	21	50,547	74	330,246	78	3,492,462	99	3,873,255	0
85.5	Rulo	23	35,030	13	33,448	14	509,478	37	577,956	0
85.6	Rural	21	167,004	30	674,685	34	2,230,167	55	3,071,856	0
85.7	Salem	3	456	7	2,372	7	32,880	10	35,708	0
85.8	Shubert	4	3,870	15	17,163	15	137,754	19	158,787	0
85.9	Shubert	0	0	1	1,225	1	3,745	1	4,970	0
85.10	Stella	12	32,709	19	16,506	20	793,910	32	843,125	0
85.11	Verdon	4	539	16	16,411	17	462,851	21	479,801	0
85.12	[none]	0	0	1	22,400	1	223,829	1	246,229	0
86	Commercial Total	168	2,624,187	444	4,899,698	461	32,078,672	629	39,602,557	474,966

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

Market Area 44

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	15,914.30	65.85%	27,934,646	66.96%	1,755.32
88. 1G	321.96	1.33%	499,058	1.20%	1,550.06
89. 2G1	2,860.12	11.83%	4,890,828	11.72%	1,710.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	5,047.21	20.88%	8,355,955	20.03%	1,655.56
92. 3G	15.69	0.06%	22,752	0.05%	1,450.10
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	8.71	0.04%	12,194	0.03%	1,400.00
95. Total	24,167.99	100.00%	41,715,433	100.00%	1,726.06
CRP					
96. 1C1	403.79	9.04%	1,330,488	11.26%	3,295.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	181.30	4.06%	536,648	4.54%	2,960.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	3,371.31	75.44%	8,934,046	75.62%	2,650.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	511.11	11.44%	1,009,453	8.54%	1,975.02
103. 4C	1.60	0.04%	2,992	0.03%	1,870.00
104. Total	4,469.11	100.00%	11,813,627	100.00%	2,643.40
Timber					
105. 1T1	1,383.98	13.09%	1,300,937	15.71%	940.00
106. 1T	970.43	9.18%	878,254	10.61%	905.02
107. 2T1	644.42	6.10%	567,089	6.85%	880.00
108. 2T	466.97	4.42%	396,989	4.80%	850.14
109. 3T1	2,182.85	20.65%	1,789,955	21.62%	820.01
110. 3T	39.13	0.37%	31,113	0.38%	795.12
111. 4T1	1,208.64	11.43%	852,102	10.29%	705.01
112. 4T	3,675.43	34.77%	2,462,573	29.74%	670.01
113. Total	10,571.85	100.00%	8,279,012	100.00%	783.12
<hr/>					
Grass Total	24,167.99	61.64%	41,715,433	67.49%	1,726.06
CRP Total	4,469.11	11.40%	11,813,627	19.11%	2,643.40
Timber Total	10,571.85	26.96%	8,279,012	13.39%	783.12
<hr/>					
114. Market Area Total	39,208.95	100.00%	61,808,072	100.00%	1,576.38

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

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	15,015.06	81.35%	28,149,041	81.82%	1,874.72
88. 1G	438.76	2.38%	720,929	2.10%	1,643.11
89. 2G1	1,863.60	10.10%	3,401,105	9.89%	1,825.02
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,113.39	6.03%	2,087,622	6.07%	1,875.01
92. 3G	20.40	0.11%	36,210	0.11%	1,775.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.69	0.04%	10,035	0.03%	1,500.00
95. Total	18,457.90	100.00%	34,404,942	100.00%	1,863.97
CRP					
96. 1C1	381.08	10.97%	1,343,328	14.05%	3,525.06
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	375.96	10.82%	1,191,795	12.46%	3,170.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,768.10	50.89%	5,021,411	52.51%	2,840.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	938.62	27.01%	1,985,183	20.76%	2,115.00
103. 4C	10.93	0.31%	21,860	0.23%	2,000.00
104. Total	3,474.69	100.00%	9,563,577	100.00%	2,752.35
Timber					
105. 1T1	2,388.45	11.88%	2,400,400	14.42%	1,005.00
106. 1T	1,976.49	9.83%	1,917,264	11.52%	970.03
107. 2T1	1,588.42	7.90%	1,490,733	8.96%	938.50
108. 2T	512.59	2.55%	466,475	2.80%	910.04
109. 3T1	1,729.19	8.60%	1,521,645	9.14%	879.98
110. 3T	1,429.21	7.11%	1,215,082	7.30%	850.18
111. 4T1	2,326.11	11.57%	1,756,260	10.55%	755.02
112. 4T	8,158.90	40.57%	5,873,032	35.29%	719.83
113. Total	20,109.36	100.00%	16,640,891	100.00%	827.52
<hr/>					
Grass Total	18,457.90	43.90%	34,404,942	56.77%	1,863.97
CRP Total	3,474.69	8.26%	9,563,577	15.78%	2,752.35
Timber Total	20,109.36	47.83%	16,640,891	27.46%	827.52
<hr/>					
114. Market Area Total	42,041.95	100.00%	60,609,410	100.00%	1,441.64

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

74 Richardson

	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	191,631,744	200,339,019	8,707,275	4.54%	501,241	4.28%
02. Recreational	1,537,450	1,673,682	136,232	8.86%	138,374	-0.14%
03. Ag-Homesite Land, Ag-Res Dwelling	38,031,817	38,898,008	866,191	2.28%	1,057,902	-0.50%
04. Total Residential (sum lines 1-3)	231,201,011	240,910,709	9,709,698	4.20%	1,697,517	3.47%
05. Commercial	32,083,765	32,981,959	898,194	2.80%	474,966	1.32%
06. Industrial	6,620,598	6,620,598	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	38,704,363	39,602,557	898,194	2.32%	474,966	1.09%
08. Ag-Farmsite Land, Outbuildings	26,933,466	27,023,659	90,193	0.33%	0	0.33%
09. Minerals	4,768,690	3,938,010	-830,680	-17.42	0	-17.42%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	31,702,156	30,961,669	-740,487	-2.34%	0	-2.34%
12. Irrigated	38,624,633	41,964,058	3,339,425	8.65%		
13. Dryland	823,849,725	778,464,505	-45,385,220	-5.51%		
14. Grassland	107,488,928	122,417,482	14,928,554	13.89%		
15. Wasteland	984,491	985,135	644	0.07%		
16. Other Agland	10,000	88,101	78,101	781.01%		
17. Total Agricultural Land	970,957,777	943,919,281	-27,038,496	-2.78%		
18. Total Value of all Real Property (Locally Assessed)	1,272,565,307	1,255,394,216	-17,171,091	-1.35%	2,172,483	-1.52%

2020 Assessment Survey for Richardson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$226,600.93
7.	Adopted budget, or granted budget if different from above:
	\$181,993.44
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,000 is for the Pritchard & Abbott for mineral appraisal.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	Data processing \$7,870; website \$5,250; GIS \$11,000
11.	Amount of the assessor's budget set aside for education/workshops:
	Funded out of County General
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$11,428.91

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuter
2.	CAMA software:
	Thomson Reuter
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes https://richardson.gworks.com/?t=assessor/
7.	Who maintains the GIS software and maps?
	gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	Connect explorer - Pictometry
9.	When was the aerial imagery last updated?
	March 2019 through May 2019
10.	Personal Property software:
	Thomson Reuter

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	None

3.	What municipalities in the county are zoned?
	Falls City and Humboldt are zoned.
4.	When was zoning implemented?
	Unsure of date.

D. Contracted Services

1.	Appraisal Services:
	Prichard & Abbot - mineral interests. Stanard Appraisal Service - Commercial
2.	GIS Services:
	gWorks
3.	Other services:
	Thomson Reuter

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for minerals & commercial.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	No requirement
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2020 Residential Assessment Survey for Richardson County

1.	Valuation data collection done by:																
	County 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>Falls City - County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Dawson - population of 150, limited services limited retail Shubert - population 149, limited services Stella - population 151, limited retail and services</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Humboldt - population 877 Retail, HTRS High School. Retail</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Salem - population 111, limited services. Preston</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rulo - population 112, cafe, limited retail and services</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Verdon - population 170, limited services and retail</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Rural Residential</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Falls City - County seat and largest community, trade center for county	2	Dawson - population of 150, limited services limited retail Shubert - population 149, limited services Stella - population 151, limited retail and services	3	Humboldt - population 877 Retail, HTRS High School. Retail	5	Salem - population 111, limited services. Preston	6	Rulo - population 112, cafe, limited retail and services	7	Verdon - population 170, limited services and retail	11	Rural Residential
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6	Rulo - population 112, cafe, limited retail and services																
7	Verdon - population 170, limited services and retail																
11	Rural Residential																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost Approach and Market Analysis. The county uses the Cost approach and arrives at market value by making adjustments for items of depreciation.																
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?																
	The County utilizes local market information in developing the depreciation tables.																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes, They are reviewed during the reappraisal cycle.																
6.	Describe the methodology used to determine the residential lot values?																
	The County completes a market analysis on the vacant land sales and uses an allocation procedure on improved sales to verify the results of the vacant land analysis.																
7.	How are rural residential site values developed?																
	We use a land to improvement ratio. As of 2020 our ratio is 6.29%.																
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?

The vacant lots are being valued at market value.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2013	2017	2018	2017-2018
2	2013	2017	2018	2017-2018
3	2013	2017	2014	2018
5	2013	2017	2013	2019
6	2013	2017	2013	2019
7	2013	2017	2014	2017-2018
11	2014	2017	2014	2019

The County feels that each town has its own unique market and each offer distinct amenities that affect the market values of the residential properties. They also have an appraisal cycle set up to review each location. In their analysis a market study is set up to follow these valuation groups.

2020 Commercial Assessment Survey for Richardson County

1.	Valuation data collection done by:																							
	County assessor staff																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3	Remainder of the county- comprised of smaller communities without an organized commercial market,																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Along with the cost approach the county relies on sales of similar property outside the county. The county then applies multipliers to adjust to the local market of commercial properties.																							
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?																							
	The County develops depreciation tables based on the local market.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county uses a square foot method derived from vacant lot sales.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2012	2012	2016	2016	2	2012	2012	2016	2016	3	2012	2012	2016	2016
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1	2012	2012	2016	2016																				
2	2012	2012	2016	2016																				
3	2012	2012	2016	2016																				
	Groups 01 and 02 comprise the more populated communities in the county, with each reflecting their own unique market. Grouping 03 is a grouping of convenience where the remainder of the county is combined. The market in this group varies substantially with limited sales to array any statistical data that would provide any confidence in any statistical analysis.																							

2020 Agricultural Assessment Survey for Richardson 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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">44</td> <td>Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">50</td> <td>Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	44	Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.	2019	50	Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.	2014
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	The counties agricultural land has two market areas as of 2019.									
3.	Describe the process used to determine and monitor market areas.									
	They review all areas in the county to determine if there is enough information available to determine if there are characteristics that affect the market differently from one location to the next. Typically they will review the sales /assessment ratio on sales in the various townships in the county to see if the market value is different or tends to trend in one direction or the other. During the review the county remains cognizant of the time frame of the sales as well as the impact of different land uses.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	No, farm home site \$10,000; rural res \$11,130.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Intensive use has not been identified in the county.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	A thorough sales verification process is in place. The county sends out questionnaires on the transfers and asks for the motivation of the buyer in purchasing the property. The county uses similar sales within the county to arrive at the market value for the parcels enrolled.									
	<u>If your county has special value applications, please answer the following</u>									

8a.	How many parcels have a special valuation application on file?
	None
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales study.
	<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.
	None
8d.	Where is the influenced area located within the county?
	None
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	None

Richardson County Assessor

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3 Year Plan of Assessment

2020

All-county new construction (pick-up work) valuation

Sales review-all classes

Review all classes for level of Assessment

Begin review of Rural classes 4000 & 4500

Begin agland review using GIS and Pictometry, also physical review

2021

Continue and finish rural review of classes 4000 & 4500

Review all classes for level of assessment

All-county new construction (pick-up work) valuation

Sales review-all classes

Finish agland review if needed

2022

Reappraise residential properties in villages of Dawson, Stella & Shubert

Review all classes for level of assessment

Sales review-all classes

All-county new construction (pick-up work) valuation



Pamela G. Vice

Richardson County Assessor