

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**VALLEY 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 Valley 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 Valley 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: Linda Waltman, Valley County Assessor

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## Introduction

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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.

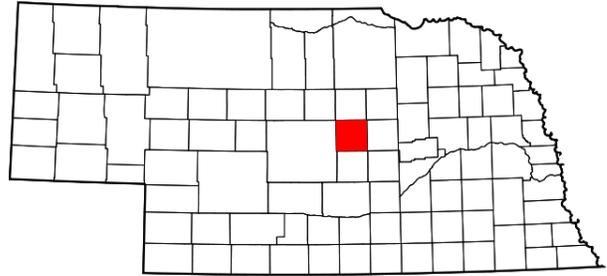
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

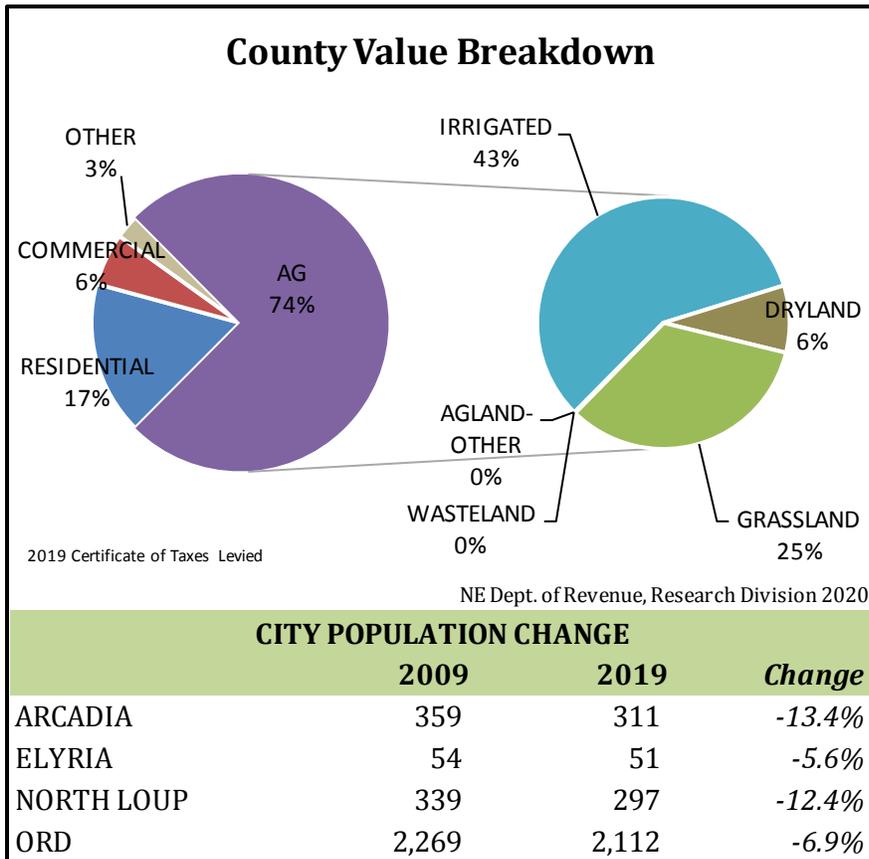
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 568 square miles, Valley County had 4,190 residents, per the Census Bureau Quick Facts for 2018, a 2% population decline from the 2010 U.S. Census. Reports indicated that 64% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$79,716 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Valley County are located in and around Ord, the county seat. Information available from the U.S. Census Bureau reports there were 182 employer establishments with total employment of 1,306.



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

An ethanol plant located in Ord also contributes to the local agricultural economy.

## 2020 Residential Correlation for Valley County

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### *Assessment Actions*

For the 2020 assessment year, Valuation Group 4, Ord, had a drive by review done. The county assessor performed a market analysis of all qualified sales. Through the study it was determined all home improvements in Valuation Group 4 would receive a 3% increase. Valuation Group 5, rural residential, also received an 8% increase along with raising the first acre home site value to \$15,000 and the farm site to \$4,000.

Four townships were reviewed through aerial imagery for the six-year inspection and review cycle.

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

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and 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. Valley County continues to maintain acceptable sales qualification and verification practices and qualifies a high percentage of sales. Currently there are five valuation groups recognized by the county assessor.

Valley County is current with the required six-year physical inspection and review cycle. The county has a spreadsheet that is kept updated as each town and township is physically inspected and reviewed by the assessor staff. Lot values are also reviewed during the six-year cycle when the subclass of property is being reviewed.

Cost tables are updated after the review of the valuation groups and the county assessor arrives at a final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model. The county assessor does not have a written valuation methodology on file for the completion of the assessment actions and explanation of the process. A discussion was held with the assessor regarding the benefits of having a methodology.

## 2020 Residential Correlation for Valley County

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### *Description of Analysis*

Residential sales are stratified into five valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Arcadia
2	Elyria
3	North Loup
4	Ord
5	Rural

The statistical profile for the residential class indicates 104 qualified sales that fall within all five valuation groups. Both the median and mean measures of central tendency are within range, with exception of the weighted mean, which is three percentage points below. The weighted mean and the PRD would suggest somewhat regressive assessments. The COD is slightly above the range, but is still low enough to support uniformity in a rural jurisdiction. All five valuation groups are within the acceptable range.

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. 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 information, and the assessment practices suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	9	98.20	103.32	95.21	20.59	108.52
2	1	91.97	91.97	91.97	00.00	100.00
3	6	92.44	92.73	88.08	17.91	105.28
4	79	92.42	94.40	87.87	22.02	107.43
5	9	91.60	97.75	90.66	18.32	107.82
___ ALL ___	104	92.23	95.34	88.72	21.34	107.46

## 2020 Residential Correlation for Valley County

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### *Level of Value*

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

# 2020 Commercial Correlation for Valley County

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## *Assessment Actions*

For 2020, routine maintenance, sales review and pick-up work was completed.

## *Assessment Practice Review*

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Valley County continues to maintain acceptable sales qualification and verification practices and qualifies a high percentage of sales. A verification questionnaire is mailed out to both the buyer and seller. If there are still questions after the returned questionnaire, a phone call is made. Currently there are two valuation groups recognized by the county assessor each with their own unique characteristics.

Valley County is current with the required six-year physical inspection and review cycle. The county has a spreadsheet that is kept updated as each town and township is physically inspected and reviewed by the assessor staff.

Regarding the use of the three approaches to value; when information is received regarding income, the contract appraiser and county assessor will use the income approach to value those properties. Lot values are studied during the six-year review cycle. All other commercial properties are valued using the cost approach, using the Computer-Assisted Mass Appraisal (CAMA) cost tables with depreciation based on local market information.

## *Description of Analysis*

There are two valuation groups within the commercial class. The smaller towns and rural commercial are grouped together and the county seat, Ord, is its own group.

<b>Valuation Group</b>	<b>Description</b>
1	Arcadia, Elyria, North Loup, all Rural properties
4	Ord

The statistical analysis for the commercial class of real property is based on 23 sales. These sales are in both valuation groups, however, are comprised of 10 different occupancy codes. Both the median and weighted mean measures of central tendency are within the acceptable range.

## 2020 Commercial Correlation for Valley County

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A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated. When comparing the nearby communities in Garfield, Greeley, Sherman and Custer, it appears the values have increased over the past decade at a similar rate.

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

### *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	3	107.50	97.34	97.94	10.57	99.39
4	20	98.66	103.47	99.05	15.15	104.46
____ALL____	23	99.29	102.67	99.01	14.95	103.70

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Valley County is determined to be 99% of market value.

## 2020 Agricultural Correlation for Valley County

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### *Assessment Actions*

For 2020, a sales study of the agricultural sales was performed after the Land Capability Groups (LCG) conversion was implemented. Through the analysis, irrigated values decreased approximately 13%, dryland 5% and grassland less than 1%. The townships Springdale, Geranium, Michigan and Liberty were reviewed using aerial imagery. The first acre home site value was raised to \$15,000 and the farm site to \$4,000.

All pick-up work was completed and placed on the 2020 assessment roll.

### *Assessment Practice Review*

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

Valley County maintains one market area with this being studied each year for possible changes. Land use has been inspected by comparing aerial imagery from year to year. Feedlots are the only intensive use identified in the county.

Agricultural improvements are inspected and reviewed within the six-year cycle. The Marshall & Swift costing is dated 2015 and Computer-Assisted Mass Appraisal (CAMA) derived depreciation is updated when inspected. Home sites are valued at \$15,000 for the first acre, and farm sites are valued at \$4,000 per acre. These are the same for both agricultural and rural residential dwellings.

### *Description of Analysis*

The agricultural statistical sample consists of 26 sales. The median and weighted mean measures of central tendency for the overall sample are in the acceptable range, providing support of a level of value within the range. The qualitative statistics are acceptable for the agricultural land class.

Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into 80% Majority Land Use (MLU) subclasses for irrigated and dryland. The largest MLU subclass is the grassland sample with 10 sales. The irrigated and dryland with such few sales makes it difficult to measure, but when comparing the counties schedule of values to the adjoining counties with similar markets it appears Valley County's values are relatively similar and equalized. It is believed that Valley County has achieved an acceptable level of value.

## 2020 Agricultural Correlation for Valley County

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### *Equalization and Quality of Assessment*

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

Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Valley County complies with generally accepted mass appraisal techniques.

<b>80%MLU By Market Area</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	4	67.43	71.85	72.45	07.40	99.17
1	4	67.43	71.85	72.45	07.40	99.17
<u>    Grass    </u>						
County	10	71.22	73.44	71.25	18.59	103.07
1	10	71.22	73.44	71.25	18.59	103.07
<u>    ALL    </u>						
	26	73.25	75.55	73.23	17.68	103.17

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Valley County is 73%.

## 2020 Opinions of the Property Tax Administrator for Valley County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	92	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	99	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	73	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*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2020 Commission Summary for Valley County

### Residential Real Property - Current

Number of Sales	104	Median	92.23
Total Sales Price	\$10,410,575	Mean	95.34
Total Adj. Sales Price	\$10,410,575	Wgt. Mean	88.72
Total Assessed Value	\$9,236,710	Average Assessed Value of the Base	\$66,454
Avg. Adj. Sales Price	\$100,102	Avg. Assessed Value	\$88,815

### Confidence Interval - Current

95% Median C.I	86.46 to 98.41
95% Wgt. Mean C.I	84.30 to 93.15
95% Mean C.I	90.52 to 100.16
% of Value of the Class of all Real Property Value in the County	13.98
% of Records Sold in the Study Period	5.86
% of Value Sold in the Study Period	7.83

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	119	94	93.64
2018	106	95	95.14
2017	104	95	95.20
2016	107	98	97.86

## 2020 Commission Summary for Valley County

### Commercial Real Property - Current

Number of Sales	23	Median	99.29
Total Sales Price	\$2,458,500	Mean	102.67
Total Adj. Sales Price	\$2,458,500	Wgt. Mean	99.01
Total Assessed Value	\$2,434,080	Average Assessed Value of the Base	\$134,569
Avg. Adj. Sales Price	\$106,891	Avg. Assessed Value	\$105,830

### Confidence Interval - Current

95% Median C.I	94.94 to 109.24
95% Wgt. Mean C.I	86.30 to 111.71
95% Mean C.I	92.52 to 112.82
% of Value of the Class of all Real Property Value in the County	6.01
% of Records Sold in the Study Period	6.10
% of Value Sold in the Study Period	4.80

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	25	97	97.35
2018	29	100	98.52
2017	19	98	98.30
2016	19	94	93.75

**88 Valley**  
**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 : 104  
Total Sales Price : 10,410,575  
Total Adj. Sales Price : 10,410,575  
Total Assessed Value : 9,236,710  
Avg. Adj. Sales Price : 100,102  
Avg. Assessed Value : 88,815

MEDIAN : 92  
WGT. MEAN : 89  
MEAN : 95  
COD : 21.34  
PRD : 107.46

COV : 26.28  
STD : 25.06  
Avg. Abs. Dev : 19.68  
MAX Sales Ratio : 169.16  
MIN Sales Ratio : 53.90

95% Median C.I. : 86.46 to 98.41  
95% Wgt. Mean C.I. : 84.30 to 93.15  
95% Mean C.I. : 90.52 to 100.16

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	14	86.72	95.78	88.32	22.54	108.45	61.36	169.16	74.86 to 108.42	81,143	71,664
01-JAN-18 To 31-MAR-18	8	89.84	95.86	92.93	15.04	103.15	75.33	123.94	75.33 to 123.94	66,613	61,901
01-APR-18 To 30-JUN-18	22	98.99	96.93	96.93	16.28	100.00	63.52	152.88	77.33 to 108.49	108,572	105,243
01-JUL-18 To 30-SEP-18	15	91.97	95.26	82.28	26.61	115.78	55.01	146.93	67.43 to 126.64	103,807	85,413
01-OCT-18 To 31-DEC-18	14	103.43	107.33	97.28	18.91	110.33	77.52	159.54	79.18 to 132.18	104,821	101,968
01-JAN-19 To 31-MAR-19	8	78.47	94.64	85.23	27.79	111.04	64.86	167.40	64.86 to 167.40	83,688	71,326
01-APR-19 To 30-JUN-19	12	82.60	81.83	76.03	21.84	107.63	53.90	115.70	61.31 to 98.41	96,917	73,682
01-JUL-19 To 30-SEP-19	11	88.55	91.37	84.18	18.05	108.54	62.76	121.46	69.99 to 112.22	136,000	114,484
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	59	92.53	96.08	90.75	20.90	105.87	55.01	169.16	84.95 to 101.80	95,162	86,357
01-OCT-18 To 30-SEP-19	45	91.60	94.37	86.36	21.94	109.28	53.90	167.40	78.84 to 103.06	106,578	92,037
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	59	98.20	98.83	92.82	19.52	106.47	55.01	159.54	89.71 to 106.25	100,781	93,548
<u>ALL</u>	104	92.23	95.34	88.72	21.34	107.46	53.90	169.16	86.46 to 98.41	100,102	88,815

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	98.20	103.32	95.21	20.59	108.52	74.93	167.40	75.66 to 131.13	33,067	31,483
2	1	91.97	91.97	91.97	00.00	100.00	91.97	91.97	N/A	92,500	85,075
3	6	92.44	92.73	88.08	17.91	105.28	74.97	113.69	74.97 to 113.69	44,917	39,563
4	79	92.42	94.40	87.87	22.02	107.43	53.90	169.16	81.84 to 99.44	95,107	83,574
5	9	91.60	97.75	90.66	18.32	107.82	62.76	159.54	77.52 to 117.95	248,611	225,397
<u>ALL</u>	104	92.23	95.34	88.72	21.34	107.46	53.90	169.16	86.46 to 98.41	100,102	88,815

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	103	92.03	94.72	88.30	20.88	107.27	53.90	169.16	86.46 to 98.41	100,476	88,724
06											
07	1	159.54	159.54	159.54	00.00	100.00	159.54	159.54	N/A	61,500	98,120
<u>ALL</u>	104	92.23	95.34	88.72	21.34	107.46	53.90	169.16	86.46 to 98.41	100,102	88,815

**88 Valley**  
**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 : 104  
 Total Sales Price : 10,410,575  
 Total Adj. Sales Price : 10,410,575  
 Total Assessed Value : 9,236,710  
 Avg. Adj. Sales Price : 100,102  
 Avg. Assessed Value : 88,815

MEDIAN : 92  
 WGT. MEAN : 89  
 MEAN : 95  
 COD : 21.34  
 PRD : 107.46

COV : 26.28  
 STD : 25.06  
 Avg. Abs. Dev : 19.68  
 MAX Sales Ratio : 169.16  
 MIN Sales Ratio : 53.90

95% Median C.I. : 86.46 to 98.41  
 95% Wgt. Mean C.I. : 84.30 to 93.15  
 95% Mean C.I. : 90.52 to 100.16

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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	6	107.21	112.51	112.77	16.88	99.77	74.93	167.40	74.93 to 167.40	8,267	9,323	
Less Than 30,000	14	106.89	115.96	117.49	17.30	98.70	74.93	169.16	101.30 to 152.88	17,052	20,034	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	104	92.23	95.34	88.72	21.34	107.46	53.90	169.16	86.46 to 98.41	100,102	88,815	
Greater Than 14,999	98	91.79	94.29	88.61	21.00	106.41	53.90	169.16	84.60 to 98.20	105,724	93,681	
Greater Than 29,999	90	89.13	92.14	88.05	20.76	104.65	53.90	159.54	81.59 to 94.71	113,021	99,514	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	6	107.21	112.51	112.77	16.88	99.77	74.93	167.40	74.93 to 167.40	8,267	9,323	
15,000 TO 29,999	8	105.85	118.54	118.73	17.69	99.84	89.53	169.16	89.53 to 169.16	23,641	28,068	
30,000 TO 59,999	24	107.15	103.87	102.34	21.27	101.50	61.31	147.84	75.79 to 123.94	46,583	47,673	
60,000 TO 99,999	31	92.03	94.95	94.71	17.57	100.25	61.36	159.54	81.84 to 104.10	74,755	70,801	
100,000 TO 149,999	13	77.33	78.77	78.76	16.13	100.01	53.90	108.49	62.73 to 92.53	128,000	100,808	
150,000 TO 249,999	16	78.18	81.05	81.52	17.26	99.42	55.01	117.95	67.43 to 94.71	188,903	153,998	
250,000 TO 499,999	5	88.55	89.08	89.97	15.75	99.01	62.76	121.71	N/A	290,000	260,907	
500,000 TO 999,999	1	89.71	89.71	89.71	00.00	100.00	89.71	89.71	N/A	600,000	538,240	
1,000,000 +												
___ ALL ___	104	92.23	95.34	88.72	21.34	107.46	53.90	169.16	86.46 to 98.41	100,102	88,815	

**88 Valley**  
**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 : 23  
Total Sales Price : 2,458,500  
Total Adj. Sales Price : 2,458,500  
Total Assessed Value : 2,434,080  
Avg. Adj. Sales Price : 106,891  
Avg. Assessed Value : 105,830

MEDIAN : 99  
WGT. MEAN : 99  
MEAN : 103  
COD : 14.95  
PRD : 103.70

COV : 22.87  
STD : 23.48  
Avg. Abs. Dev : 14.84  
MAX Sales Ratio : 157.66  
MIN Sales Ratio : 52.41

95% Median C.I. : 94.94 to 109.24  
95% Wgt. Mean C.I. : 86.30 to 111.71  
95% Mean C.I. : 92.52 to 112.82

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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	3	98.02	101.08	98.01	05.21	103.13	94.94	110.28	N/A	163,333	160,080
01-JAN-17 To 31-MAR-17	3	99.59	101.64	99.34	03.23	102.32	97.83	107.50	N/A	90,333	89,740
01-APR-17 To 30-JUN-17	2	96.41	96.41	98.48	03.18	97.90	93.34	99.47	N/A	123,750	121,870
01-JUL-17 To 30-SEP-17	1	109.30	109.30	109.30	00.00	100.00	109.30	109.30	N/A	65,000	71,045
01-OCT-17 To 31-DEC-17	2	90.71	90.71	90.37	05.52	100.38	85.70	95.71	N/A	37,500	33,890
01-JAN-18 To 31-MAR-18	1	99.29	99.29	99.29	00.00	100.00	99.29	99.29	N/A	175,000	173,760
01-APR-18 To 30-JUN-18	3	112.55	107.54	77.33	31.17	139.07	52.41	157.66	N/A	116,667	90,215
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	4	96.13	91.81	94.79	07.16	96.86	75.21	99.77	N/A	116,250	110,194
01-JAN-19 To 31-MAR-19	2	110.91	110.91	138.80	32.35	79.91	75.03	146.78	N/A	90,000	124,923
01-APR-19 To 30-JUN-19	2	129.38	129.38	119.31	15.57	108.44	109.24	149.51	N/A	70,000	83,515
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	9	99.47	101.14	99.14	04.76	102.02	93.34	110.28	94.94 to 109.30	119,278	118,249
01-OCT-17 To 30-SEP-18	6	97.50	100.55	85.36	23.19	117.80	52.41	157.66	52.41 to 157.66	100,000	85,364
01-OCT-18 To 30-SEP-19	8	98.69	105.97	109.25	20.62	97.00	75.03	149.51	75.03 to 149.51	98,125	107,206
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	8	98.65	98.56	98.98	05.48	99.58	85.70	109.30	85.70 to 109.30	82,313	81,473
01-JAN-18 To 31-DEC-18	8	98.45	98.64	89.41	18.97	110.32	52.41	157.66	52.41 to 157.66	123,750	110,648
<u>ALL</u>	23	99.29	102.67	99.01	14.95	103.70	52.41	157.66	94.94 to 109.24	106,891	105,830

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	3	107.50	97.34	97.94	10.57	99.39	75.21	109.30	N/A	35,333	34,607
4	20	98.66	103.47	99.05	15.15	104.46	52.41	157.66	94.94 to 109.24	117,625	116,513
<u>ALL</u>	23	99.29	102.67	99.01	14.95	103.70	52.41	157.66	94.94 to 109.24	106,891	105,830

**88 Valley**  
**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 : 23  
Total Sales Price : 2,458,500  
Total Adj. Sales Price : 2,458,500  
Total Assessed Value : 2,434,080  
Avg. Adj. Sales Price : 106,891  
Avg. Assessed Value : 105,830

MEDIAN : 99  
WGT. MEAN : 99  
MEAN : 103  
COD : 14.95  
PRD : 103.70

COV : 22.87  
STD : 23.48  
Avg. Abs. Dev : 14.84  
MAX Sales Ratio : 157.66  
MIN Sales Ratio : 52.41

95% Median C.I. : 94.94 to 109.24  
95% Wgt. Mean C.I. : 86.30 to 111.71  
95% Mean C.I. : 92.52 to 112.82

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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	23	99.29	102.67	99.01	14.95	103.70	52.41	157.66	94.94 to 109.24	106,891	105,830
04											
<u>ALL</u>	23	99.29	102.67	99.01	14.95	103.70	52.41	157.66	94.94 to 109.24	106,891	105,830

**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	1	107.50	107.50	107.50	00.00	100.00	107.50	107.50	N/A	6,000	6,450
Less Than 30,000	2	91.27	91.27	82.52	17.79	110.60	75.03	107.50	N/A	13,000	10,728
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	23	99.29	102.67	99.01	14.95	103.70	52.41	157.66	94.94 to 109.24	106,891	105,830
Greater Than 14,999	22	98.66	102.45	98.99	15.35	103.50	52.41	157.66	94.64 to 109.30	111,477	110,347
Greater Than 29,999	21	99.29	103.75	99.18	14.81	104.61	52.41	157.66	94.94 to 109.30	115,833	114,887
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	107.50	107.50	107.50	00.00	100.00	107.50	107.50	N/A	6,000	6,450
15,000 TO 29,999	1	75.03	75.03	75.03	00.00	100.00	75.03	75.03	N/A	20,000	15,005
30,000 TO 59,999	6	94.53	102.00	101.68	18.25	100.31	75.21	149.51	75.21 to 149.51	37,500	38,132
60,000 TO 99,999	6	103.66	111.78	110.66	13.47	101.01	97.61	157.66	97.61 to 157.66	70,000	77,461
100,000 TO 149,999	2	104.51	104.51	104.62	04.54	99.89	99.77	109.24	N/A	102,500	107,235
150,000 TO 249,999	4	99.53	111.28	109.65	11.96	101.49	99.29	146.78	N/A	185,625	203,546
250,000 TO 499,999	3	94.64	80.66	82.19	14.98	98.14	52.41	94.94	N/A	280,000	230,138
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	23	99.29	102.67	99.01	14.95	103.70	52.41	157.66	94.94 to 109.24	106,891	105,830

**88 Valley**  
**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 : 23  
 Total Sales Price : 2,458,500  
 Total Adj. Sales Price : 2,458,500  
 Total Assessed Value : 2,434,080  
 Avg. Adj. Sales Price : 106,891  
 Avg. Assessed Value : 105,830

MEDIAN : 99  
 WGT. MEAN : 99  
 MEAN : 103  
 COD : 14.95  
 PRD : 103.70

COV : 22.87  
 STD : 23.48  
 Avg. Abs. Dev : 14.84  
 MAX Sales Ratio : 157.66  
 MIN Sales Ratio : 52.41

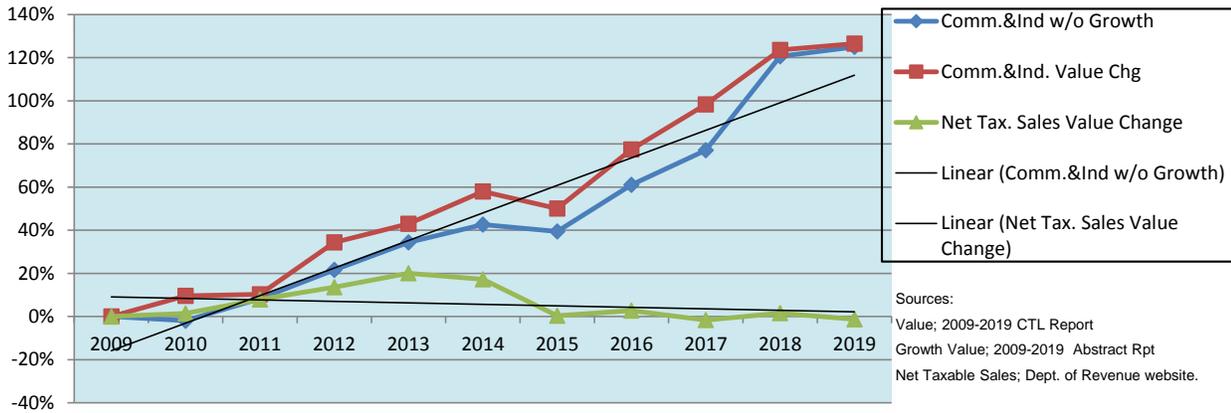
95% Median C.I. : 94.94 to 109.24  
 95% Wgt. Mean C.I. : 86.30 to 111.71  
 95% Mean C.I. : 92.52 to 112.82

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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	2	98.65	98.65	99.08	00.83	99.57	97.83	99.47	N/A	136,250	134,998
352	3	99.29	113.67	108.35	17.40	104.91	94.94	146.78	N/A	225,000	243,797
353	6	96.66	102.16	102.79	17.19	99.39	75.21	149.51	75.21 to 149.51	55,000	56,537
384	1	75.03	75.03	75.03	00.00	100.00	75.03	75.03	N/A	20,000	15,005
406	5	99.59	90.52	79.49	12.35	113.88	52.41	107.50	N/A	119,200	94,753
442	1	109.30	109.30	109.30	00.00	100.00	109.30	109.30	N/A	65,000	71,045
444	1	94.64	94.64	94.64	00.00	100.00	94.64	94.64	N/A	250,000	236,595
459	2	127.84	127.84	126.64	23.33	100.95	98.02	157.66	N/A	62,500	79,153
555	1	112.55	112.55	112.55	00.00	100.00	112.55	112.55	N/A	40,000	45,020
851	1	110.28	110.28	110.28	00.00	100.00	110.28	110.28	N/A	85,000	93,740
<u>    </u> ALL <u>    </u>	23	99.29	102.67	99.01	14.95	103.70	52.41	157.66	94.94 to 109.24	106,891	105,830

### 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	\$ 21,849,900	\$ 292,160		\$ 21,557,740	--	\$ 38,709,140	--
2009	\$ 22,301,145	\$ 545,015	2.44%	\$ 21,756,130	--	\$ 40,299,261	--
2010	\$ 24,444,395	\$ 2,576,060	10.54%	\$ 21,868,335	-1.94%	\$ 40,857,689	1.39%
2011	\$ 24,589,610	\$ 436,355	1.77%	\$ 24,153,255	-1.19%	\$ 43,502,863	6.47%
2012	\$ 29,975,965	\$ 2,847,805	9.50%	\$ 27,128,160	10.32%	\$ 45,760,442	5.19%
2013	\$ 31,872,910	\$ 1,901,240	5.97%	\$ 29,971,670	-0.01%	\$ 48,371,367	5.71%
2014	\$ 35,232,825	\$ 3,433,545	9.75%	\$ 31,799,280	-0.23%	\$ 47,267,346	-2.28%
2015	\$ 33,459,855	\$ 2,365,615	7.07%	\$ 31,094,240	-11.75%	\$ 40,426,614	-14.47%
2016	\$ 39,567,805	\$ 3,650,545	9.23%	\$ 35,917,260	7.34%	\$ 41,386,122	2.37%
2017	\$ 44,233,135	\$ 4,746,025	10.73%	\$ 39,487,110	-0.20%	\$ 39,619,812	-4.27%
2018	\$ 49,870,325	\$ 677,490	1.36%	\$ 49,192,835	11.21%	\$ 40,920,736	3.28%
2019	\$ 50,514,955	\$ 342,675	0.68%	\$ 50,172,280	0.61%	\$ 39,798,305	-2.74%
<b>Ann %chg</b>	8.52%			<b>Average</b>	<b>1.42%</b>	-0.13%	<b>0.06%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.94%	9.61%	1.39%
2011	8.30%	10.26%	7.95%
2012	21.64%	34.41%	13.55%
2013	34.40%	42.92%	20.03%
2014	42.59%	57.99%	17.29%
2015	39.43%	50.04%	0.32%
2016	61.06%	77.42%	2.70%
2017	77.06%	98.34%	-1.69%
2018	120.58%	123.62%	1.54%
2019	124.98%	126.51%	-1.24%

County Number	88
County Name	Valley

**88 Valley**  
**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 : 26  
Total Sales Price : 11,411,590  
Total Adj. Sales Price : 11,411,590  
Total Assessed Value : 8,356,855  
Avg. Adj. Sales Price : 438,907  
Avg. Assessed Value : 321,418

MEDIAN : 73  
WGT. MEAN : 73  
MEAN : 76  
COD : 17.68  
PRD : 103.17

COV : 22.86  
STD : 17.27  
Avg. Abs. Dev : 12.95  
MAX Sales Ratio : 120.53  
MIN Sales Ratio : 43.54

95% Median C.I. : 67.10 to 83.97  
95% Wgt. Mean C.I. : 65.10 to 81.37  
95% Mean C.I. : 68.57 to 82.53

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	1	54.05	54.05	54.05	00.00	100.00	54.05	54.05	N/A	797,121	430,805
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	3	79.67	71.21	66.84	19.61	106.54	43.54	90.41	N/A	613,914	410,312
01-JUL-17 To 30-SEP-17	2	77.79	77.79	75.73	06.76	102.72	72.53	83.05	N/A	395,000	299,130
01-OCT-17 To 31-DEC-17	3	72.28	75.32	76.24	08.66	98.79	67.44	86.23	N/A	382,988	291,992
01-JAN-18 To 31-MAR-18	4	80.45	79.55	77.27	08.53	102.95	68.46	88.83	N/A	331,196	255,900
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	2	56.97	56.97	60.06	18.34	94.86	46.52	67.42	N/A	478,590	287,428
01-JAN-19 To 31-MAR-19	5	66.27	72.01	75.67	15.09	95.16	56.17	94.40	N/A	533,600	403,779
01-APR-19 To 30-JUN-19	2	66.70	66.70	66.89	00.61	99.72	66.29	67.10	N/A	419,000	280,280
01-JUL-19 To 30-SEP-19	4	97.48	97.37	99.73	17.12	97.63	73.97	120.53	N/A	261,450	260,743
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	6	76.10	70.54	65.91	18.19	107.02	43.54	90.41	43.54 to 90.41	571,477	376,667
01-OCT-17 To 30-SEP-18	7	76.92	77.73	76.79	09.44	101.22	67.44	88.83	67.44 to 88.83	353,393	271,368
01-OCT-18 To 30-SEP-19	13	67.42	76.68	76.19	22.06	100.64	46.52	120.53	65.71 to 94.40	423,768	322,868
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	8	76.10	74.39	71.55	13.73	103.97	43.54	90.41	43.54 to 90.41	472,588	338,146
01-JAN-18 To 31-DEC-18	6	72.69	72.02	70.05	15.44	102.81	46.52	88.83	46.52 to 88.83	380,328	266,409
<u>ALL</u>	26	73.25	75.55	73.23	17.68	103.17	43.54	120.53	67.10 to 83.97	438,907	321,418

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	26	73.25	75.55	73.23	17.68	103.17	43.54	120.53	67.10 to 83.97	438,907	321,418
<u>ALL</u>	26	73.25	75.55	73.23	17.68	103.17	43.54	120.53	67.10 to 83.97	438,907	321,418

**88 Valley**  
**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 : 26  
 Total Sales Price : 11,411,590  
 Total Adj. Sales Price : 11,411,590  
 Total Assessed Value : 8,356,855  
 Avg. Adj. Sales Price : 438,907  
 Avg. Assessed Value : 321,418

MEDIAN : 73  
 WGT. MEAN : 73  
 MEAN : 76  
 COD : 17.68  
 PRD : 103.17

COV : 22.86  
 STD : 17.27  
 Avg. Abs. Dev : 12.95  
 MAX Sales Ratio : 120.53  
 MIN Sales Ratio : 43.54

95% Median C.I. : 67.10 to 83.97  
 95% Wgt. Mean C.I. : 65.10 to 81.37  
 95% Mean C.I. : 68.57 to 82.53

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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
<b>Irrigated</b>											
County	2	66.87	66.87	67.03	00.87	99.76	66.29	67.44	N/A	297,600	199,483
1	2	66.87	66.87	67.03	00.87	99.76	66.29	67.44	N/A	297,600	199,483
<b>Grass</b>											
County	8	67.37	68.67	65.26	15.63	105.23	46.52	90.41	46.52 to 90.41	365,425	238,484
1	8	67.37	68.67	65.26	15.63	105.23	46.52	90.41	46.52 to 90.41	365,425	238,484
<b>ALL</b>	26	73.25	75.55	73.23	17.68	103.17	43.54	120.53	67.10 to 83.97	438,907	321,418

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	4	67.43	71.85	72.45	07.40	99.17	66.29	86.23	N/A	418,741	303,359
1	4	67.43	71.85	72.45	07.40	99.17	66.29	86.23	N/A	418,741	303,359
<b>Grass</b>											
County	10	71.22	73.44	71.25	18.59	103.07	46.52	107.58	54.05 to 90.41	428,040	304,984
1	10	71.22	73.44	71.25	18.59	103.07	46.52	107.58	54.05 to 90.41	428,040	304,984
<b>ALL</b>	26	73.25	75.55	73.23	17.68	103.17	43.54	120.53	67.10 to 83.97	438,907	321,418

## Valley County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	3480	3480	3480	2995	2830	2830	2490	2490	<b>3196</b>
Greeley	2	5090	4700	4490	4375	4260	4230	4210	3743	<b>4337</b>
Howard	7100	4850	4850	4400	4200	3800	3700	3500	3500	<b>4064</b>
Howard	7200	4850	4850	4400	4200	3800	3700	3500	3500	<b>4423</b>
Howard	7300	4850	4850	4400	4200	3800	3700	3500	3500	<b>4397</b>
Sherman	1	3670	3670	3540	3540	3415	3415	3340	3337	<b>3472</b>
Custer	1	4384	4377	4258	3884	3777	3636	3643	3640	<b>4072</b>
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	<b>2874</b>
Custer	3	3706	3679	3700	3437	3236	3162	2437	2439	<b>3144</b>
Wheeler	1	3650	3650	3625	3625	3610	3610	3600	3600	<b>3605</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	1740	1740	1740	1705	1705	1705	1595	<b>1695</b>
Greeley	2	n/a	2355	2265	2265	2175	2085	1950	1813	<b>2101</b>
Howard	7100	2500	2500	2400	2400	2300	2200	2100	2000	<b>2273</b>
Howard	7200	2500	2500	2400	2400	2300	2200	2100	2000	<b>2241</b>
Howard	7300	2500	2500	2400	2400	2300	2200	2100	2000	<b>2282</b>
Sherman	1	n/a	1910	1810	1810	1710	1710	1615	1615	<b>1710</b>
Custer	1	n/a	2150	2025	1950	1900	1725	1700	1700	<b>1925</b>
Garfield	1	n/a	1450	1450	1270	1270	1060	1055	995	<b>1229</b>
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	<b>1375</b>
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	<b>1338</b>

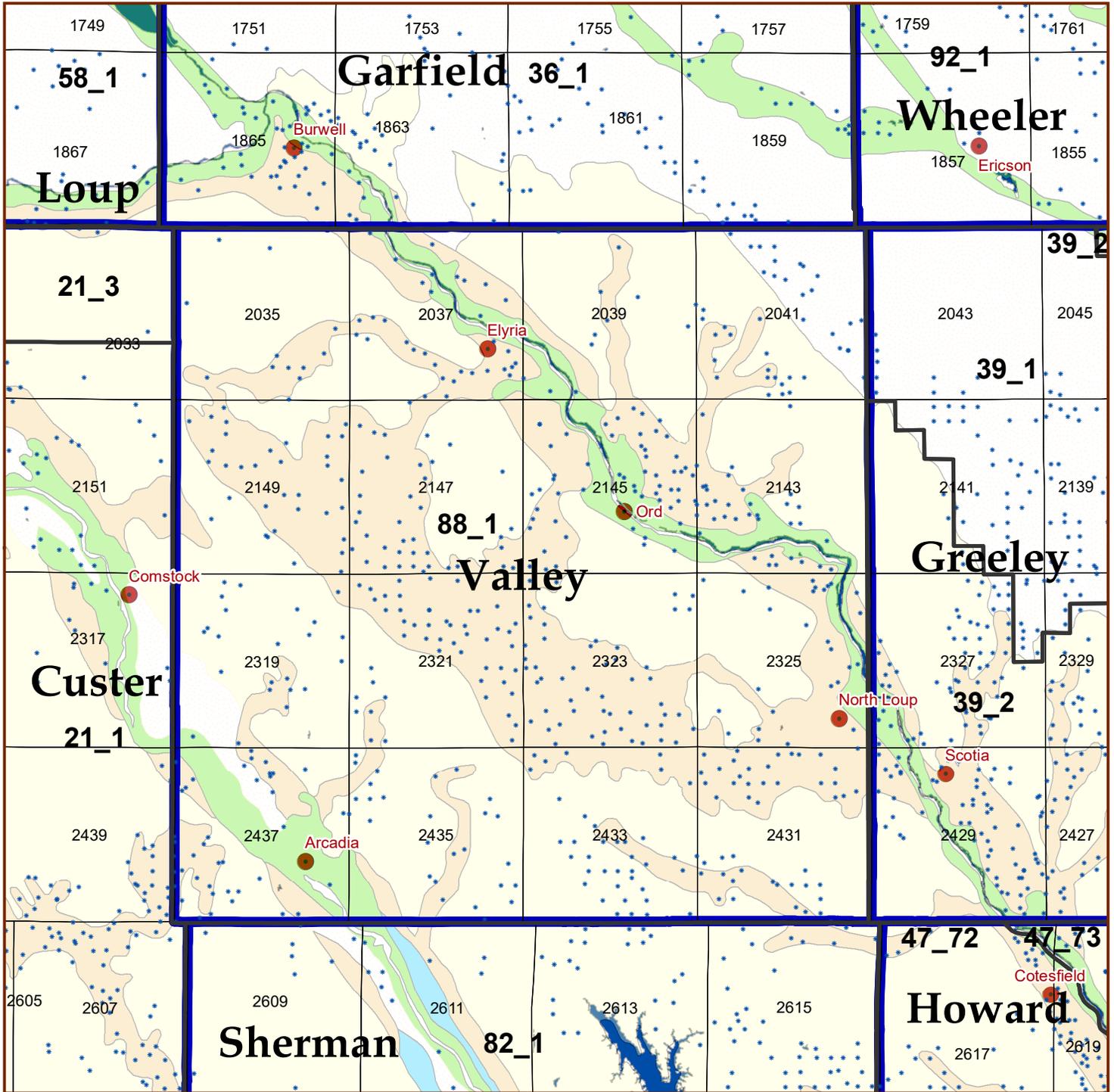
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	1104	737	1098	1100	944	1077	n/a	1082	<b>1078</b>
Greeley	2	1310	1295	1280	1275	1242	1258	n/a	627	<b>1269</b>
Howard	7100	1275	1175	1175	1175	1150	1150	1150	n/a	<b>1194</b>
Howard	7200	1275	1175	1175	1175	1150	1150	1150	n/a	<b>1187</b>
Howard	7300	1275	1175	1175	1175	1150	1150	1150	n/a	<b>1173</b>
Sherman	1	1395	1395	1345	1345	1220	n/a	n/a	1061	<b>1337</b>
Custer	1	927	1150	1145	756	1149	975	n/a	1833	<b>1079</b>
Garfield	1	922	n/a	812	930	636	660	906	700	<b>718</b>
Custer	3	849	961	804	752	797	632	n/a	2730	<b>758</b>
Wheeler	1	910	910	899	899	900	900	875	811	<b>900</b>

County	Mkt Area	CRP	TIMBER	WASTE
Valley	1	1100	1094	251
Greeley	2	1301	n/a	201
Howard	7100	1187	n/a	750
Howard	7200	1172	n/a	787
Howard	7300	1162	n/a	776
Sherman	1	1430	n/a	90
Custer	1	n/a	n/a	50
Garfield	1	908	n/a	191
Custer	3	n/a	612	40
Wheeler	1	1707	n/a	818

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.

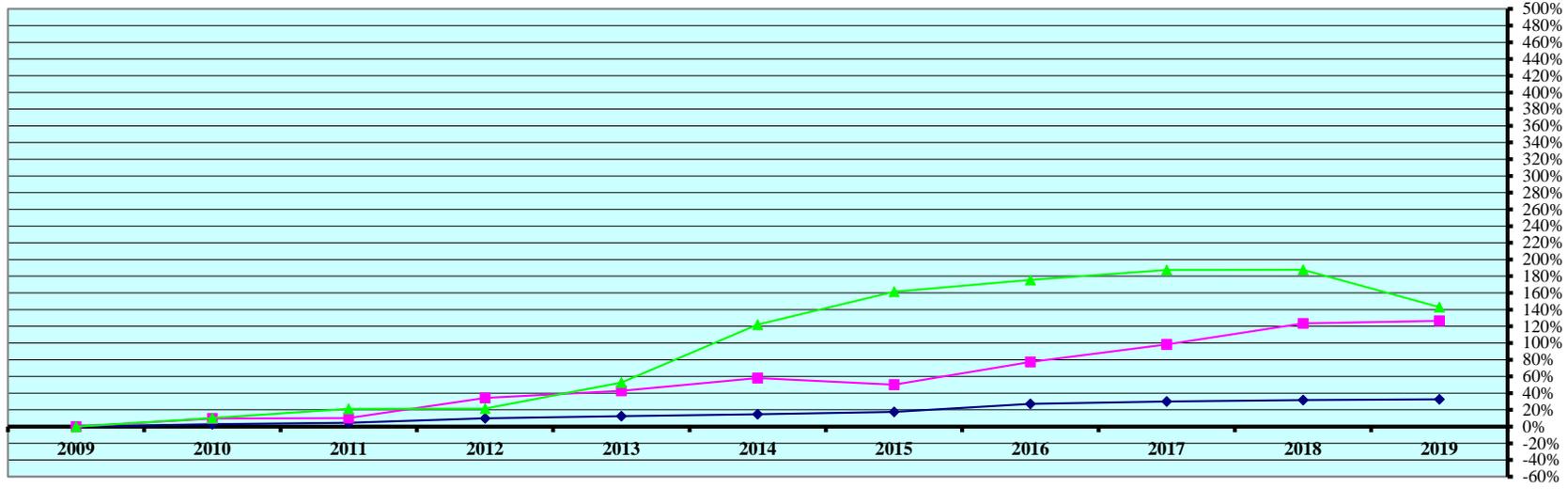
# VALLEY COUNTY



## Legend

- |   |   |
|---|---|
|  County             | <b>Soils</b>  |
|  Market_Area        | <b>CLASS</b>  |
|  geocode            |  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills           |
|  Registered_WellsDNR |  Excessively drained sandy soils formed in eolian sands on uplands in sandhills                                |
|  Federal Roads      |  Moderately well drained silty soils on uplands and in depressions formed in loess                             |
|   |  Well drained silty soils formed in loess on uplands   |
|   |  Well drained silty soils formed in loess and alluvium on stream terraces                                      |
|   |  Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands |
|   |  Somewhat poorly drained soils formed in alluvium on bottom lands  |
|   |  Moderately well drained silty soils with clay subsoils on uplands   |
|   |  Lakes   |

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg
2009	82,017,305	--	--	--	22,301,145	--	--	--	273,420,115	--	--	--
2010	84,468,975	2,451,670	2.99%	2.99%	24,444,395	2,143,250	9.61%	9.61%	301,421,160	28,001,045	10.24%	10.24%
2011	85,772,355	1,303,380	1.54%	4.58%	24,589,610	145,215	0.59%	10.26%	331,681,160	30,260,000	10.04%	21.31%
2012	90,200,080	4,427,725	5.16%	9.98%	29,975,965	5,386,355	21.91%	34.41%	331,986,220	305,060	0.09%	21.42%
2013	92,177,415	1,977,335	2.19%	12.39%	31,872,910	1,896,945	6.33%	42.92%	417,825,915	85,839,695	25.86%	52.81%
2014	94,168,500	1,991,085	2.16%	14.82%	35,232,825	3,359,915	10.54%	57.99%	607,084,775	189,258,860	45.30%	122.03%
2015	96,398,580	2,230,080	2.37%	17.53%	33,459,855	-1,772,970	-5.03%	50.04%	714,592,100	107,507,325	17.71%	161.35%
2016	104,331,055	7,932,475	8.23%	27.21%	39,567,805	6,107,950	18.25%	77.42%	753,738,325	39,146,225	5.48%	175.67%
2017	106,572,500	2,241,445	2.15%	29.94%	44,233,135	4,665,330	11.79%	98.34%	786,379,290	32,640,965	4.33%	187.61%
2018	107,937,235	1,364,735	1.28%	31.60%	49,870,325	5,637,190	12.74%	123.62%	786,563,960	184,670	0.02%	187.68%
2019	108,791,460	854,225	0.79%	32.64%	50,514,955	644,630	1.29%	126.51%	664,191,935	-122,372,025	-15.56%	142.92%

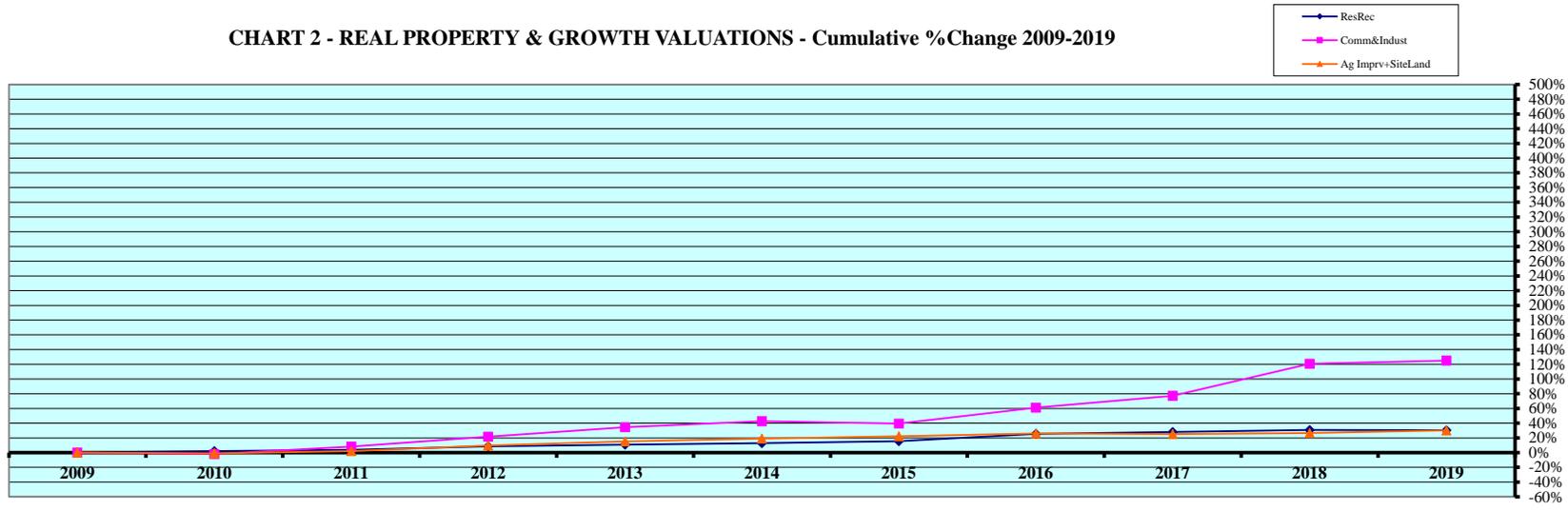
Rate Annual %chg: Residential & Recreational **2.87%** Commercial & Industrial **8.52%** Agricultural Land **9.28%**

Cnty# **88**  
County **VALLEY**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.  
Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	82,017,305	926,300	1.13%	81,091,005	--	--	22,301,145	545,015	2.44%	21,756,130	--	--
2010	84,468,975	741,345	0.88%	83,727,630	2.09%	2.09%	24,444,395	2,576,060	10.54%	21,868,335	-1.94%	-1.94%
2011	85,772,355	676,750	0.79%	85,095,605	0.74%	3.75%	24,589,610	436,355	1.77%	24,153,255	-1.19%	8.30%
2012	90,200,080	1,251,295	1.39%	88,948,785	3.70%	8.45%	29,975,965	2,847,805	9.50%	27,128,160	-10.32%	21.64%
2013	92,177,415	1,312,625	1.42%	90,864,790	0.74%	10.79%	31,872,910	1,901,240	5.97%	29,971,670	-0.01%	34.40%
2014	94,168,500	1,625,785	1.73%	92,542,715	0.40%	12.83%	35,232,825	3,433,545	9.75%	31,799,280	-0.23%	42.59%
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	15.37%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	39.43%
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	25.46%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	61.06%
2017	106,572,500	1,451,460	1.36%	105,121,040	0.76%	28.17%	44,233,135	4,746,025	10.73%	39,487,110	-0.20%	77.06%
2018	107,937,235	635,800	0.59%	107,301,435	0.68%	30.83%	49,870,325	677,490	1.36%	49,192,835	11.21%	120.58%
2019	108,791,460	1,766,475	1.62%	107,024,985	-0.85%	30.49%	50,514,955	342,675	0.68%	50,172,280	0.61%	124.98%
Rate Ann%chg	2.87%			1.55%			8.52%			C & I w/o growth 1.42%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	33,175,335	14,695,380	47,870,715	689,290	1.44%	47,181,425	--	--
2010	33,376,105	15,597,400	48,973,505	1,582,090	3.23%	47,391,415	-1.00%	-1.00%
2011	33,916,030	16,059,725	49,975,755	1,057,165	2.12%	48,918,590	-0.11%	2.19%
2012	35,857,070	18,748,105	54,605,175	2,145,995	3.93%	52,459,180	4.97%	9.59%
2013	35,880,560	21,121,390	57,001,950	1,908,315	3.35%	55,093,635	0.89%	15.09%
2014	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	-0.02%	19.05%
2015	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	22.13%
2016	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	25.93%
2017	39,002,570	22,137,225	61,139,795	1,257,310	2.06%	59,882,485	-3.71%	25.09%
2018	39,387,515	23,338,410	62,725,925	2,076,120	3.31%	60,649,805	-0.80%	26.70%
2019	40,036,145	23,404,105	63,440,250	1,113,000	1.75%	62,327,250	-0.64%	30.20%
Rate Ann%chg	1.90%	4.76%	2.86%	Ag Imprv+Site w/o growth			-0.24%	

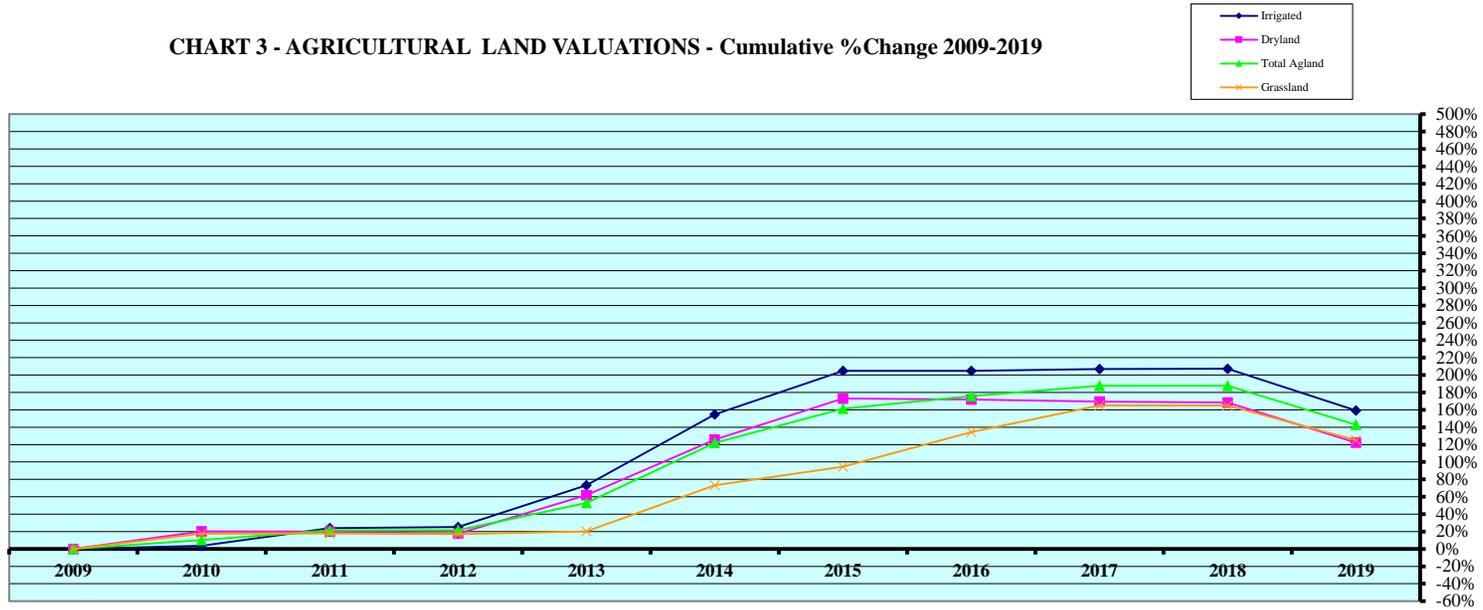
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 88  
County VALLEY

CHART 2

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2020

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	148,045,790	--	--	--	25,715,390	--	--	--	98,813,830	--	--	--
2010	153,313,050	5,267,260	3.56%	3.56%	30,935,050	5,219,660	20.30%	20.30%	116,303,675	17,489,845	17.70%	17.70%
2011	183,609,015	30,295,965	19.76%	24.02%	30,845,595	-89,455	-0.29%	19.95%	116,358,010	54,335	0.05%	17.75%
2012	185,330,205	1,721,190	0.94%	25.18%	30,231,195	-614,400	-1.99%	17.56%	115,556,830	-801,180	-0.69%	16.94%
2013	256,458,360	71,128,155	38.38%	73.23%	41,619,440	11,388,245	37.67%	61.85%	118,874,335	3,317,505	2.87%	20.30%
2014	376,906,105	120,447,745	46.97%	154.59%	58,031,425	16,411,985	39.43%	125.67%	171,273,960	52,399,625	44.08%	73.33%
2015	451,293,125	74,387,020	19.74%	204.83%	70,201,870	12,170,445	20.97%	173.00%	192,225,090	20,951,130	12.23%	94.53%
2016	451,385,315	92,190	0.02%	204.90%	69,929,035	-272,835	-0.39%	171.93%	231,553,215	39,328,125	20.46%	134.33%
2017	454,334,575	2,949,260	0.65%	206.89%	69,296,405	-632,630	-0.90%	169.47%	261,878,100	30,324,885	13.10%	165.02%
2018	454,858,950	524,375	0.12%	207.24%	69,043,165	-253,240	-0.37%	168.49%	261,792,930	-85,170	-0.03%	164.94%
2019	383,644,230	-71,214,720	-15.66%	159.14%	57,160,865	-11,882,300	-17.21%	122.28%	222,525,015	-39,267,915	-15.00%	125.20%

Rate Ann.%chg: Irrigated **9.99%** Dryland **8.32%** Grassland **8.46%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	736,090	--	--	--	109,015	--	--	--	273,420,115	--	--	--
2010	738,565	2,475	0.34%	0.34%	130,820	21,805	20.00%	20.00%	301,421,160	28,001,045	10.24%	10.24%
2011	737,735	-830	-0.11%	0.22%	130,805	-15	-0.01%	19.99%	331,681,160	30,260,000	10.04%	21.31%
2012	742,115	4,380	0.59%	0.82%	125,875	-4,930	-3.77%	15.47%	331,986,220	305,060	0.09%	21.42%
2013	741,965	-150	-0.02%	0.80%	131,815	5,940	4.72%	20.91%	417,825,915	85,839,695	25.86%	52.81%
2014	741,465	-500	-0.07%	0.73%	131,820	5	0.00%	20.92%	607,084,775	189,258,860	45.30%	122.03%
2015	740,200	-1,265	-0.17%	0.56%	131,815	-5	0.00%	20.91%	714,592,100	107,507,325	17.71%	161.35%
2016	740,040	-160	-0.02%	0.54%	130,720	-1,095	-0.83%	19.91%	753,738,325	39,146,225	5.48%	175.67%
2017	744,175	4,135	0.56%	1.10%	126,035	-4,685	-3.58%	15.61%	786,379,290	32,640,965	4.33%	187.61%
2018	742,870	-1,305	-0.18%	0.92%	126,045	10	0.01%	15.62%	786,563,960	184,670	0.02%	187.68%
2019	735,790	-7,080	-0.95%	-0.04%	126,035	-10	-0.01%	15.61%	664,191,935	-122,372,025	-15.56%	142.92%

Cnty# **88**  
County **VALLEY**

Rate Ann.%chg: Total Agric Land **9.28%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	148,076,965	98,971	1,496			25,756,850	35,563	724			98,778,840	208,775	473		
2010	153,236,945	98,963	1,548	3.49%	3.49%	31,029,755	35,479	875	20.76%	20.76%	116,264,185	208,869	557	17.65%	17.65%
2011	183,712,245	99,202	1,852	19.60%	23.78%	30,797,390	35,219	874	-0.01%	20.74%	116,357,420	208,888	557	0.07%	17.73%
2012	184,724,835	100,049	1,846	-0.30%	23.41%	30,449,170	34,813	875	0.02%	20.76%	115,756,945	207,856	557	-0.02%	17.71%
2013	255,736,865	101,152	2,528	36.93%	68.98%	42,074,485	34,369	1,224	39.96%	69.03%	118,920,190	207,070	574	3.12%	21.38%
2014	376,899,150	101,869	3,700	46.34%	147.29%	58,036,745	33,953	1,709	39.63%	136.01%	171,289,965	206,641	829	44.34%	75.20%
2015	451,364,635	102,310	4,412	19.24%	194.87%	70,258,630	33,514	2,096	22.65%	189.45%	192,223,990	206,549	931	12.27%	96.70%
2016	451,284,830	102,302	4,411	-0.01%	194.84%	69,929,790	33,358	2,096	0.00%	189.45%	231,934,700	206,523	1,123	20.67%	137.36%
2017	452,561,285	102,595	4,411	0.00%	194.83%	69,461,545	33,136	2,096	-0.01%	189.43%	261,661,890	206,389	1,268	12.89%	167.96%
2018	454,305,370	102,997	4,411	-0.01%	194.81%	69,183,690	33,004	2,096	0.00%	189.42%	261,893,915	206,567	1,268	0.00%	167.97%
2019	383,270,790	103,200	3,714	-15.80%	148.23%	57,254,280	32,128	1,782	-14.99%	146.05%	222,589,455	207,075	1,075	-15.22%	127.19%

Rate Annual %chg Average Value/Acre: 9.52%

9.42%

8.55%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	735,840	2,951	249			105,820	672	158			273,454,315	346,932	788		
2010	735,900	2,957	249	-0.18%	-0.18%	129,185	672	192	22.08%	22.08%	301,395,970	346,939	869	10.22%	10.22%
2011	737,730	2,961	249	0.11%	-0.06%	127,610	669	191	-0.78%	21.13%	331,732,395	346,937	956	10.07%	21.31%
2012	743,115	2,970	250	0.41%	0.35%	121,780	657	185	-2.96%	17.55%	331,795,845	346,345	958	0.19%	21.54%
2013	741,965	2,964	250	0.05%	0.40%	127,525	682	187	0.88%	18.59%	417,601,030	346,238	1,206	25.90%	53.02%
2014	741,715	2,963	250	0.00%	0.40%	127,525	846	151	-19.31%	-4.31%	607,095,100	346,271	1,753	45.36%	122.43%
2015	740,215	2,957	250	0.00%	0.40%	127,525	846	151	0.00%	-4.31%	714,714,995	346,176	2,065	17.76%	161.94%
2016	740,040	2,956	250	0.00%	0.40%	127,525	846	151	0.00%	-4.31%	754,016,885	345,985	2,179	5.56%	176.49%
2017	739,490	2,954	250	0.00%	0.40%	127,525	851	150	-0.62%	-4.90%	784,551,735	345,926	2,268	4.07%	187.74%
2018	742,870	2,957	251	0.34%	0.75%	122,840	842	146	-2.70%	-7.46%	786,248,685	346,368	2,270	0.09%	187.99%
2019	736,290	2,931	251	0.00%	0.75%	122,840	842	146	0.00%	-7.46%	663,973,655	346,176	1,918	-15.50%	143.34%

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VALLEY

Rate Annual %chg Average Value/Acre: 9.30%

(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
4,260	VALLEY	55,311,704	5,931,275	10,903,966	108,791,460	33,977,960	16,536,995	0	664,191,935	40,036,145	23,404,105	0	959,085,545
	cnty sector/value % of total value:	5.77%	0.62%	1.14%	11.34%	3.54%	1.72%		69.25%	4.17%	2.44%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
311	ARCADIA	1,807,384	318,339	40,390	8,703,190	2,382,280	0	0	0	0	0	0	13,251,583
7.30%	%sector of county sector	3.27%	5.37%	0.37%	8.00%	7.01%							1.38%
	%sector of municipality	13.64%	2.40%	0.30%	65.68%	17.98%							100.00%
51	ELYRIA	35,078	24,199	2,825	1,944,655	366,550	0	0	0	0	0	0	2,373,307
1.20%	%sector of county sector	0.06%	0.41%	0.03%	1.79%	1.08%							0.25%
	%sector of municipality	1.48%	1.02%	0.12%	81.94%	15.44%							100.00%
297	NORTH LOUP	1,560,926	347,298	443,091	5,815,365	3,965,065	156,340	0	0	0	0	0	12,288,085
6.97%	%sector of county sector	2.82%	5.86%	4.06%	5.35%	11.67%	0.95%						1.28%
	%sector of municipality	12.70%	2.83%	3.61%	47.33%	32.27%	1.27%						100.00%
2,112	ORD	12,459,241	1,756,843	1,360,387	64,052,735	23,352,185	14,105,020	0	0	0	0	0	117,086,411
49.58%	%sector of county sector	22.53%	29.62%	12.48%	58.88%	68.73%	85.29%						12.21%
	%sector of municipality	10.64%	1.50%	1.16%	54.71%	19.94%	12.05%						100.00%
2,771	Total Municipalities	15,862,629	2,446,679	1,846,693	80,515,945	30,066,080	14,261,360	0	0	0	0	0	144,999,386
65.05%	%all municip.sectors of cnty	28.68%	41.25%	16.94%	74.01%	88.49%	86.24%						15.12%

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,293</b>	<b>Value : 843,963,015</b>	<b>Growth 3,236,157</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	219	1,208,965	14	346,305	11	214,490	244	1,769,760	
<b>02. Res Improve Land</b>	1,303	7,272,495	58	1,786,670	142	4,987,035	1,503	14,046,200	
<b>03. Res Improvements</b>	1,321	74,758,195	58	7,051,040	153	20,397,940	1,532	102,207,175	
<b>04. Res Total</b>	1,540	83,239,655	72	9,184,015	164	25,599,465	1,776	118,023,135	1,285,602
<b>% of Res Total</b>	86.71	70.53	4.05	7.78	9.23	21.69	41.37	13.98	39.73
<b>05. Com UnImp Land</b>	58	245,730	8	97,835	11	156,975	77	500,540	
<b>06. Com Improve Land</b>	230	1,895,815	6	79,630	12	494,705	248	2,470,150	
<b>07. Com Improvements</b>	234	27,932,160	7	597,835	13	2,686,955	254	31,216,950	
<b>08. Com Total</b>	292	30,073,705	15	775,300	24	3,338,635	331	34,187,640	165,785
<b>% of Com Total</b>	88.22	87.97	4.53	2.27	7.25	9.77	7.71	4.05	5.12
<b>09. Ind UnImp Land</b>	17	175,240	4	180,365	1	198,460	22	554,065	
<b>10. Ind Improve Land</b>	20	287,375	0	0	1	10,180	21	297,555	
<b>11. Ind Improvements</b>	22	11,382,880	0	0	2	4,310,480	24	15,693,360	
<b>12. Ind Total</b>	39	11,845,495	4	180,365	3	4,519,120	46	16,544,980	0
<b>% of Ind Total</b>	84.78	71.60	8.70	1.09	6.52	27.31	1.07	1.96	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,540	83,239,655	72	9,184,015	164	25,599,465	1,776	118,023,135	1,285,602
<b>% of Res &amp; Rec Total</b>	86.71	70.53	4.05	7.78	9.23	21.69	41.37	13.98	39.73
<b>Com &amp; Ind Total</b>	331	41,919,200	19	955,665	27	7,857,755	377	50,732,620	165,785
<b>% of Com &amp; Ind Total</b>	87.80	82.63	5.04	1.88	7.16	15.49	8.78	6.01	5.12
<b>17. Taxable Total</b>	1,871	125,158,855	91	10,139,680	191	33,457,220	2,153	168,755,755	1,451,387
<b>% of Taxable Total</b>	86.90	74.17	4.23	6.01	8.87	19.83	50.15	20.00	44.85

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	77,140	2,829,190	0	0	0
19. Commercial	1	10,000	104,055	0	0	0
20. Industrial	2	58,335	4,334,010	1	136,200	5,319,450
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	15	77,140	2,829,190
19. Commercial	0	0	0	1	10,000	104,055
20. Industrial	1	198,460	24,079,100	4	392,995	33,732,560
21. Other	0	0	0	0	0	0
22. Total Sch II				20	480,135	36,665,805

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	222	35	244	501

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	95	15,738,670	1,313	348,549,360	1,408	364,288,030
28. Ag-Improved Land	0	0	70	12,874,090	619	244,599,965	689	257,474,055
29. Ag Improvements	0	0	72	6,098,815	660	47,346,360	732	53,445,175

30. Ag Total					2,140	675,207,260
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	55	56.00	840,000	
33. HomeSite Improvements	0	0.00	0	55	56.00	4,573,610	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	9.46	42,150	
36. FarmSite Improv Land	0	0.00	0	66	206.11	624,265	
37. FarmSite Improvements	0	0.00	0	68	0.00	1,525,205	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	239.25	0	
40. Other- Non Ag Use	0	0.00	0	0	0.04	5	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	5.00	75,000	5	5.00	75,000	
32. HomeSite Improv Land	378	398.00	5,914,000	433	454.00	6,754,000	
33. HomeSite Improvements	374	379.00	31,840,255	429	435.00	36,413,865	1,784,770
34. HomeSite Total				<b>434</b>	<b>459.00</b>	<b>43,242,865</b>	
35. FarmSite UnImp Land	16	29.39	160,975	19	38.85	203,125	
36. FarmSite Improv Land	584	1,244.64	5,118,570	650	1,450.75	5,742,835	
37. FarmSite Improvements	636	0.00	15,506,105	704	0.00	17,031,310	0
38. FarmSite Total				<b>723</b>	<b>1,489.60</b>	<b>22,977,270</b>	
39. Road & Ditches	0	4,760.48	0	0	4,999.73	0	
40. Other- Non Ag Use	0	42.87	4,290	0	42.91	4,295	
41. Total Section VI				<b>1,157</b>	<b>6,991.24</b>	<b>66,224,430</b>	<b>1,784,770</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	22,413.93	21.64%	78,000,495	23.57%	3,480.00
46. 1A	35,306.10	34.09%	122,865,230	37.12%	3,480.00
47. 2A1	7,643.36	7.38%	26,598,900	8.04%	3,480.00
48. 2A	8,455.03	8.16%	25,322,910	7.65%	2,995.01
49. 3A1	1,804.70	1.74%	5,107,295	1.54%	2,830.00
50. 3A	10,379.00	10.02%	29,372,605	8.87%	2,830.00
51. 4A1	2,831.69	2.73%	7,050,915	2.13%	2,490.00
52. 4A	14,720.78	14.22%	36,654,820	11.07%	2,490.01
<b>53. Total</b>	<b>103,554.59</b>	<b>100.00%</b>	<b>330,973,170</b>	<b>100.00%</b>	<b>3,196.12</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	11,121.26	34.71%	19,350,995	35.64%	1,740.00
56. 2D1	2,459.97	7.68%	4,280,370	7.88%	1,740.01
57. 2D	3,330.31	10.39%	5,794,770	10.67%	1,740.01
58. 3D1	456.32	1.42%	778,030	1.43%	1,705.01
59. 3D	5,361.15	16.73%	9,140,900	16.83%	1,705.03
60. 4D1	951.11	2.97%	1,621,640	2.99%	1,705.00
61. 4D	8,360.93	26.09%	13,336,105	24.56%	1,595.05
<b>62. Total</b>	<b>32,041.05</b>	<b>100.00%</b>	<b>54,302,810</b>	<b>100.00%</b>	<b>1,694.79</b>
<b>Grass</b>					
63. 1G1	17,164.27	8.30%	18,941,440	8.50%	1,103.54
64. 1G	1,250.60	0.60%	928,310	0.42%	742.29
65. 2G1	49,568.69	23.98%	54,440,200	24.43%	1,098.28
66. 2G	35,451.22	17.15%	38,999,535	17.50%	1,100.09
67. 3G1	13,354.42	6.46%	12,622,450	5.66%	945.19
68. 3G	89,465.86	43.27%	96,388,665	43.25%	1,077.38
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	489.40	0.24%	529,415	0.24%	1,081.76
<b>71. Total</b>	<b>206,744.46</b>	<b>100.00%</b>	<b>222,850,015</b>	<b>100.00%</b>	<b>1,077.90</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>103,554.59</b>	<b>29.92%</b>	<b>330,973,170</b>	<b>54.35%</b>	<b>3,196.12</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>32,041.05</b>	<b>9.26%</b>	<b>54,302,810</b>	<b>8.92%</b>	<b>1,694.79</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>206,744.46</b>	<b>59.73%</b>	<b>222,850,015</b>	<b>36.59%</b>	<b>1,077.90</b>
72. Waste	2,921.85	0.84%	733,995	0.12%	251.21
73. Other	842.44	0.24%	122,840	0.02%	145.81
74. Exempt	6,749.60	1.95%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>346,104.39</b>	<b>100.00%</b>	<b>608,982,830</b>	<b>100.00%</b>	<b>1,759.54</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	6,148.73	19,582,215	97,405.86	311,390,955	103,554.59	330,973,170
<b>77. Dry Land</b>	0.00	0	831.45	1,403,135	31,209.60	52,899,675	32,041.05	54,302,810
<b>78. Grass</b>	0.00	0	5,543.24	6,036,850	201,201.22	216,813,165	206,744.46	222,850,015
<b>79. Waste</b>	0.00	0	300.48	75,135	2,621.37	658,860	2,921.85	733,995
<b>80. Other</b>	0.00	0	109.96	9,005	732.48	113,835	842.44	122,840
<b>81. Exempt</b>	0.00	0	360.17	0	6,389.43	0	6,749.60	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>12,933.86</b>	<b>27,106,340</b>	<b>333,170.53</b>	<b>581,876,490</b>	<b>346,104.39</b>	<b>608,982,830</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	103,554.59	29.92%	330,973,170	54.35%	3,196.12
<b>Dry Land</b>	32,041.05	9.26%	54,302,810	8.92%	1,694.79
<b>Grass</b>	206,744.46	59.73%	222,850,015	36.59%	1,077.90
<b>Waste</b>	2,921.85	0.84%	733,995	0.12%	251.21
<b>Other</b>	842.44	0.24%	122,840	0.02%	145.81
<b>Exempt</b>	6,749.60	1.95%	0	0.00%	0.00
<b>Total</b>	<b>346,104.39</b>	<b>100.00%</b>	<b>608,982,830</b>	<b>100.00%</b>	<b>1,759.54</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Arcadia	44	219,390	173	280,825	174	8,349,255	218	8,849,470	152,400
83.2 Elyria	17	142,170	35	159,290	35	1,591,425	52	1,892,885	21,725
83.3 North Loup	44	97,985	167	218,990	168	5,542,275	212	5,859,250	23,135
83.4 Ord	111	741,640	926	6,599,325	942	59,207,335	1,053	66,548,300	459,727
83.5 Rural	10	212,415	146	5,080,910	157	20,958,005	167	26,251,330	315,245
83.6 Suburban	14	346,305	54	1,692,795	54	6,490,975	68	8,530,075	313,370
83.7 [none]	4	9,855	2	14,065	2	67,905	6	91,825	0
84 Residential Total	244	1,769,760	1,503	14,046,200	1,532	102,207,175	1,776	118,023,135	1,285,602

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Arcadia	18	38,300	33	46,560	34	2,297,700	52	2,382,560	280
85.2	Elyria	1	1,120	9	37,145	9	338,015	10	376,280	10,425
85.3	North Loup	14	39,300	31	129,580	32	3,825,985	46	3,994,865	0
85.4	Ord	43	527,450	179	1,991,785	183	34,998,415	226	37,517,650	155,080
85.5	Rural	13	312,915	11	483,005	13	4,852,360	26	5,648,280	0
85.6	Suburban	10	135,520	6	79,630	7	597,835	17	812,985	0
86	Commercial Total	99	1,054,605	269	2,767,705	278	46,910,310	377	50,732,620	165,785

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	16,821.64	8.23%	18,564,545	8.43%	1,103.61
88. 1G	1,225.20	0.60%	902,695	0.41%	736.77
89. 2G1	48,781.12	23.87%	53,574,805	24.33%	1,098.27
90. 2G	35,296.72	17.27%	38,829,585	17.63%	1,100.09
91. 3G1	13,254.72	6.49%	12,512,780	5.68%	944.02
92. 3G	88,508.96	43.31%	95,336,075	43.29%	1,077.13
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	470.60	0.23%	509,110	0.23%	1,081.83
95. Total	204,358.96	100.00%	220,229,595	100.00%	1,077.66
<b>CRP</b>					
96. 1C1	64.18	3.61%	70,600	3.61%	1,100.03
97. 1C	19.40	1.09%	21,340	1.09%	1,100.00
98. 2C1	742.23	41.79%	816,455	41.80%	1,100.00
99. 2C	151.30	8.52%	166,430	8.52%	1,100.00
100. 3C1	98.00	5.52%	107,800	5.52%	1,100.00
101. 3C	687.00	38.68%	755,700	38.69%	1,100.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	14.00	0.79%	15,120	0.77%	1,080.00
104. Total	1,776.11	100.00%	1,953,445	100.00%	1,099.84
<b>Timber</b>					
105. 1T1	278.45	45.69%	306,295	45.92%	1,100.00
106. 1T	6.00	0.98%	4,275	0.64%	712.50
107. 2T1	45.34	7.44%	48,940	7.34%	1,079.40
108. 2T	3.20	0.53%	3,520	0.53%	1,100.00
109. 3T1	1.70	0.28%	1,870	0.28%	1,100.00
110. 3T	269.90	44.29%	296,890	44.51%	1,100.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	4.80	0.79%	5,185	0.78%	1,080.21
113. Total	609.39	100.00%	666,975	100.00%	1,094.50
<hr/>					
Grass Total	204,358.96	98.85%	220,229,595	98.82%	1,077.66
CRP Total	1,776.11	0.86%	1,953,445	0.88%	1,099.84
Timber Total	609.39	0.29%	666,975	0.30%	1,094.50
<hr/>					
114. Market Area Total	206,744.46	100.00%	222,850,015	100.00%	1,077.90

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

88 Valley

	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	108,791,460	118,023,135	9,231,675	8.49%	1,285,602	7.30%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	40,036,145	43,242,865	3,206,720	8.01%	1,784,770	3.55%
<b>04. Total Residential (sum lines 1-3)</b>	<b>148,827,605</b>	<b>161,266,000</b>	<b>12,438,395</b>	<b>8.36%</b>	<b>3,070,372</b>	<b>6.29%</b>
05. Commercial	33,977,960	34,187,640	209,680	0.62%	165,785	0.13%
06. Industrial	16,536,995	16,544,980	7,985	0.05%	0	0.05%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>50,514,955</b>	<b>50,732,620</b>	<b>217,665</b>	<b>0.43%</b>	<b>165,785</b>	<b>0.10%</b>
08. Ag-Farmsite Land, Outbuildings	23,403,005	22,977,270	-425,735	-1.82%	0	-1.82%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,100	4,295	3,195	290.45%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>23,404,105</b>	<b>22,981,565</b>	<b>-422,540</b>	<b>-1.81%</b>	<b>0</b>	<b>-1.81%</b>
12. Irrigated	383,644,230	330,973,170	-52,671,060	-13.73%		
13. Dryland	57,160,865	54,302,810	-2,858,055	-5.00%		
14. Grassland	222,525,015	222,850,015	325,000	0.15%		
15. Wasteland	735,790	733,995	-1,795	-0.24%		
16. Other Agland	126,035	122,840	-3,195	-2.54%		
<b>17. Total Agricultural Land</b>	<b>664,191,935</b>	<b>608,982,830</b>	<b>-55,209,105</b>	<b>-8.31%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>886,938,600</b>	<b>843,963,015</b>	<b>-42,975,585</b>	<b>-4.85%</b>	<b>3,236,157</b>	<b>-5.21%</b>

## 2020 Assessment Survey for Valley County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	None
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Two
<b>4.</b>	<b>Other part-time employees:</b>
	One
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$152,630
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	None
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$15,000 for GIS fly over
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$12,140 is for maintaince and licensing for GIS and website. The CAMA system comes from the general budget not from assessors budget.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,500
<b>12.</b>	<b>Other miscellaneous funds:</b>
	none
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$10,622

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Harris formally Terra Scan
2.	<b>CAMA software:</b>
	Harris formally Terra Scan
3.	<b>Are cadastral maps currently being used?</b>
	No
4.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes – <a href="https://valley.gworks.com/">https://valley.gworks.com/</a>
7.	<b>Who maintains the GIS software and maps?</b>
	gWorks
8.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GIS aerial imagery
9.	<b>When was the aerial imagery last updated?</b>
	2018
10.	<b>Personal Property software:</b>
	Harris formally Terra Scan

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Ord, North Loup, Arcadia and Elyria
<b>4.</b>	<b>When was zoning implemented?</b>
	1999

#### **D. Contracted Services**

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

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Only on an as needed basis.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Meet the qualifications of the NE Real Property Appraiser Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	When they're used they provide a value subject to the county assessor's opinion.

## 2020 Residential Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor and staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, lumberyard and the grade school.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.	2	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse.	3	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, lumberyard and the grade school.	4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.	5	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.														
2	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse.														
3	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, lumberyard and the grade school.														
4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.														
5	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.														
AG	Agricultural homes and outbuildings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.														
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>														
	The county develops depreciation studies based on local market information.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	The lot values were established by completing a sales study using a price per square foot analysis.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														

These were developed by researching local costs for a well, septic and electricity at the time. As well as looking at surrounding counties site values.

**8. Are there form 191 applications on file?**

No

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

All lots are treated the same, currently there is no difference.

**10.**

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2015	2016	2018
2	2016	2015	2016	2017
3	2016	2015	2016	2016
4	2016	2015	2016	2019
5	2016	2015	2016	2017-2019
AG	2016	2015	2016	2017-2019

## 2020 Commercial Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Assessor and staff																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.	4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.																		
4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	Unique properties are valued by the contract appraiser.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	The county develops the depreciation studies based on local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	Yes																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	The lot values were established by completing a sales study using a price per square foot analysis.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</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	2017	2017	2017	2017	4	2017	2017	2017	2017
<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	2017	2017	2017	2017															
4	2017	2017	2017	2017															

## 2020 Agricultural Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	County Assessor and Staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2017-2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2017-2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Soils, land use and geographic characteristics.	2017-2018						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	The only intensive use identified in the county is feedlots. Those values were developed by Standard appraisal.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Sales are verified and values are set by using the value of current class of grass for the soil type and factoring up to 100%.							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	None							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	N/A							
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>							
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>							
	N/A							
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>							

	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**Linda J Waltman**  
**Valley County Assessor**  
125 S. 15th  
Ord, NE 68862  
(308) 728-5081  
Fax: (308) 730-8301

**2019**  
**Plan of Assessment**  
JULY 31, 2019

**Introduction:**

Required by Law. Pursuant to Section 77-1311, as amended by 2001 Neb. Laws LB 263, Section 9, the assessor shall submit a 3 Year Plan of Assessment to the County Board of Equalization on or before June 15, 2006, and every year thereafter. The Plan of Assessment shall be updated each year, on or before June 15th. This plan and any update is to examine the level of value, quality, and uniformity of assessment in the county and include any proposed actions to be taken for the following year for the purpose of assuring uniform and proportionate assessments of real property.

**Personnel Policy:**

Valley County has a Personnel Policy last revised in January, 2010.

**Personnel Count:**

The office is comprised of the County Assessor, and two full-time clerks. One hourly clerk is employed to do certain assigned duties to help ease the work burden.

**Responsibilities:**

**Record Maintenance / Mapping – Reg. 10-004.03:**

The County Assessor has cadastral maps. The Cadastral Maps are circa 1965. The condition of the four books would best be described as Poor. New maps would be beneficial; however, I do not foresee such changes occurring due to financial restraints. We have a GIS mapping system and do not update the cadastral maps any longer, even though we do refer to them quite often.

**Property Record Cards – Reg 10-004:**

The County Assessor maintains both a computer ATR (Assessment Tax Record) / Appraisal record and a physical file folder. To the best of my knowledge, the rules and regulations are followed and include the required legal description, ownership, classification coding and all other pertinent information.

**Report Generation:**

This includes the Abstract of Assessment – Reg. 60-004.02 due March 19<sup>th</sup>, the Certificate of Valuation due August 20<sup>th</sup>, the School District Value Report due August 25<sup>th</sup>, the Certificate of Taxes Levied due December 1<sup>st</sup>, the Tax List Corrections- Reason (Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22<sup>nd</sup>.

**Filing for Homestead Exemption:**

All applications for Homestead Exemption and related forms are accepted per §77-3510 through §77-3528.

The 2 full time clerks now oversees the daily administration of this program and provides verbal progress reports to the County Assessor. Courtesy correspondence is mass-mailed to all pre-printed form applicants and other individuals noted on a separate roster. Upon request from the applicant or agent thereof, applicable forms are mailed. Advertisements are posted in the local designated newspaper and other public relations acts may also occur. As a final courtesy, another correspondence is mailed approximately two weeks prior to the deadline to the remaining individuals to encourage their participation. The final weeks often illustrate the staff's diligent attempts to have complete success with the homestead exemption program.

For 2019 the county board did not vote to extend the deadline to July 20<sup>th</sup> under §77-3512.

The Department of Revenue count for Homestead Exemption for 2018 was 218 applications approved. Form 458S exempted \$111,051,030 in valuation and the tax loss was \$208,854.22.

**Filing for Personal Property:**

As per Reg. 20 and applicable statutes. Staff oversees the daily administration of personal property and provides County Assessor with verbal progress reports. Local addresses are abstracted from the first mass mailing of personal property forms in January to reduce costs. Schedules that bear out-of-county/state are mailed. Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by April. Due to the high cost of postage we no longer mail courtesy reminders. After May 1<sup>st</sup> we mail out schedules that haven't been filed with a 10% penalty & encourage them to file prior to July 1<sup>st</sup> to avoid a 25% penalty. The Personal Property Abstract is to be generated by July 20<sup>th</sup> deadline and is based upon all known schedules at this point in time. New Legislation gives personal property filers up to a 10,000 exemption if filed by May 1<sup>st</sup>. Filing after May 1<sup>st</sup> will result in no exemption for that year.

**Real Estate:**

**Real Property:**                      **Level of Value:**  
2019 Level of Value for Residential is 94%; quality of assessment is acceptable. Commercial at 97%, quality of assessment is acceptable. Agricultural Land at 74 %, quality of assessment is acceptable.  
  
TERC ORDER 2019 Statistics dated 05/09/2019 read as follows:

<b>Residential:</b>	# Sales	Median		COD (Median)	PRD
Qualified	119	94		17.39	105.19
<b>Commercial</b>					
Qualified	25	97		10.20	104.61
<b>Agricultural Unimproved</b>					
Qualified	23	74		19.46	106.42

**Residential:** The city and villages are reviewed within a 6 year cycle. Pickup work is done yearly using permits filed. All improvements are on M&S pricing for 06/2015. .

**Commercial:** Sales properties are reviewed and questionnaire's sent out at the time of sale to get as much information as possible. Commercial properties are on M & S pricing for 06/17. Stanard Appraisal reviewed commercial properties for 2018.

**Agricultural:** The improvements in the rural areas are now all on M & S 06/15 pricing. We continue to do sales studies to keep depreciation updated. Real estate sales transactions, UCC filings, "drive-by" observances, etc. Property owners bring in maps to update their irrigated acres so we can certify them to NRD.

No market areas have been defined as I continue to study sales and seek expertise from local representatives regarding this situation.

**Computer Review:**

The computer system is Terra-Scan, Manatron, A Thomson Reuters Business. of Lincoln, NE. GIS system is now being implemented. Ages of all photos range from current back to 2018 on all classes of property. Sketches regarding residential housing units exist in each respective file folder. Maintenance as indicated.

Sketches of the commercial properties exist in each respective file folder. The commercial sketches have been entered into the computer system. This is a project intended for further revision / completion as physical review occurs.

Sketches of the rural housing exist in each respective file folder. Maintenance as indicated. The rural improvement site sketches are entered into the computer system. Information is available in each respective physical file folder.

**Pricing / Depreciation:**

New pricing, M&S 6/2015 was implemented for 2016. New depreciation tables were established for 2016 based upon sales study on residential properties in Valley County using the new Replacement Cost New due to the new cost tables. New depreciation tables were implemented for each City & Village & rural residential houses. Some pricing also affected some outbuilding codes. Commercial has new depreciation for 2017. We down loaded 2017 cost for commercial.

**New Construction: (Pickup Work)**

The resources used to collect this data include building permits, zoning permits, owner (or other interested person) reporting, UCC filings, real estate sales transaction reviews, Register of Deed's Miscellaneous Book contents, anonymous leads, the local newspaper, drive-by observances, social media.

All classes of property are monitored for the collection of specific data relative to new construction, remodeling, renovations, additions, alterations and removals of existing improvements / structures, land use changes, etc. See 50-001.06. The field data is ordinary monitored by 2 full-time clerks throughout the course of the tax year and provides progress reports to the County Assessor. Data collection includes photography of the subject property. The County Assessor determines the assessed value and in recent

years. The majority of all “pick-up work” is completed by the office and not from outside appraisal services except for commercial property. We rely on an appraisal service to do the commercial.

**Sales Review:**

Every attempt to timely file the 521's – Reg. 12-003 does occur on a monthly basis.

The real estate transfers once received from the Register of Deeds are given priority attention. It is a joint venture with contributions from the entire staff. The Assessor mails questionnaires and correspondence out to the Grantor and Grantee. Policy is to allow two weeks response time prior to any follow-up activity. All office records, computer, cadastral maps are updated. Sales book and photo bulletin board on residential transaction is staff-maintained for the benefit of the public sector.

Correspondence is mailed to current property owner to schedule appointment to complete an on-site physical inspection to review accuracy of property record file two to three times annually. The goal this year is to set aside specific dates each month to physically review the real estate transaction prior to mailing such forms and supplements to PA&T. Currently, such inspections are underway to bring the office closer to this goal and then proceed on a regular basis. Another procedure that is being done is to take adjacent property record files and complete an exterior review of the properties that aren't included with the sales file. Usually, a drive by of the neighborhood will include watching for new construction, renovations, etc. Any changes noted will result in the respective file being tagged for further review.

Office is striving to complete interior/exterior review of each residential and commercial transaction within a 6 year cycle. More focus does need to occur on the rural residential and agricultural transactions. Agricultural properties have a high ratio of FSA section maps and land use reviews occurring. The County Assessor reviews each real estate transfer and ensuing information so collected prior to forwarding Form 521 to P.A.T. for their processing. The worksheets are now sent over the computer to P.A.T. The review includes discussion of the questionnaire responses, interviews that occurred with grantor, grantee, realtors, etc along with land use review, possible zoning use changes, coding changes, data listing, discovery as examples to determine whether transaction is a qualified sale or not. Further research may occur. The Assessor assigns a preliminary use coding and County Assessor assigns a final use coding. It is interesting to note that all the responses received from grantor and grantee may differ to a great extent; the same is true in discussion with information given to this office verses information given to state personnel or what a participating realtor may provide in sharing of information.

Valley County usually averages 100-150 real estate transfer forms on an annual basis.

This office has taken great strides to monitor this program with greater accuracy in recent years. The questionnaire response rate is good; averaging at a 50% response overall and has been a good indicator that the majority of our records are accurate in listing data. The majority of the on-site physical reviews have been representative of the data listing of the property file also..

2020: Review improvements in Vinton, Enterprise & North Loup townships. Ord City was completed by a drive by review in 2019.

2021: Review improvements in Arcadia, Yale, Davis Creek & Independent townships. Put Ord City on line by March, 2021.

2022: Review improvements in Ord, Eureka, Elyria & Noble townships. North Loup Village will be reviewed.

Property record files reflect a computer code for tax districts. The real estate cards also show school district codes. New cards are being made for all the parcels in the County.

We have completed entering information in the GIS mapping program & will use deeded acres.

***Budget:***

The fiscal budget submitted by the Assessor for 2019/2020 was \$152,630. Of the 152,630 submitted, 115,190 is associated with salaries & 9300 is associated with Office services, expenses and supplies, 16,000 for appraisal fees & 12,140 for Data processing costs.

The County Board had me add my appraisal fees to my budget. I no longer have a separate appraisal budget. Now that we have GIS mapping and a web site, we have to pay maintenance on those. The second half of the flyover by GIS will be paid this year.

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Linda J Waltman  
Valley County Assessor

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Date