

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2021 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**CLAY COUNTY**



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Clay 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 Clay 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: Brenda Hansen, Clay 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.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate a county assessor'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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also 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 assessor'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.

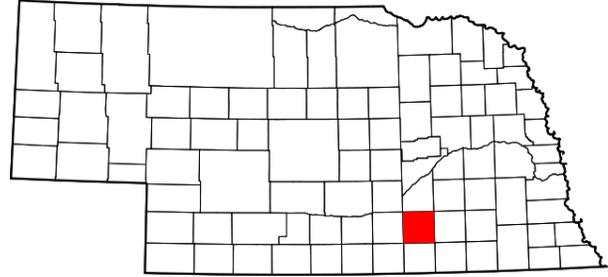
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 found 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. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

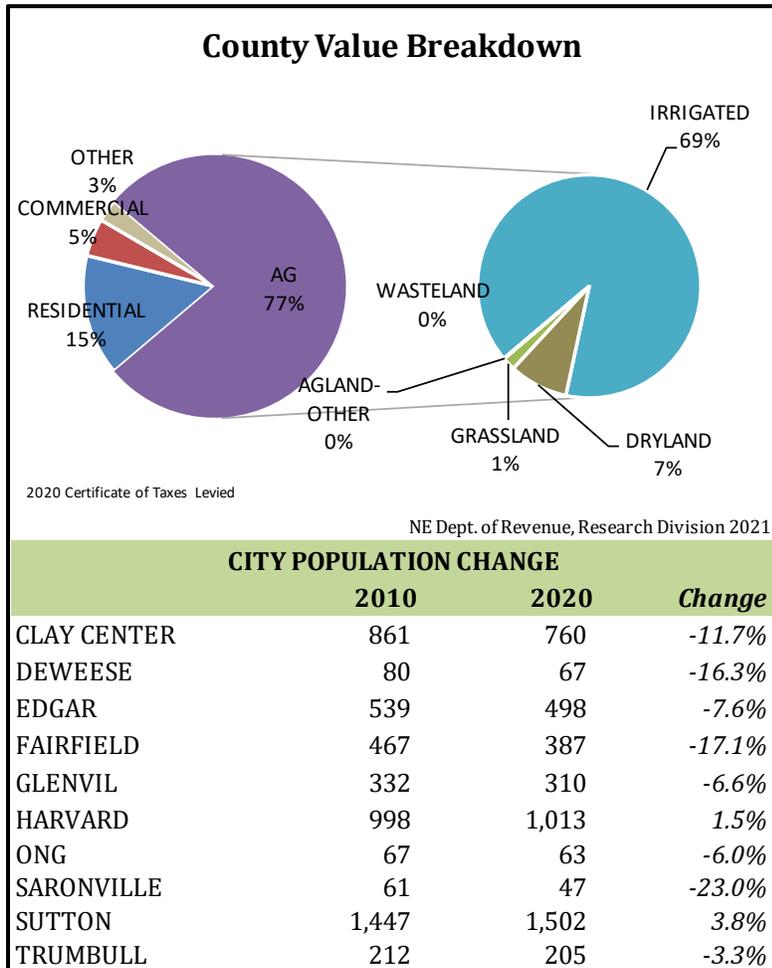
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 572 square miles, Clay County has 6,203 residents, per the Census Bureau Quick Facts for 2019, a 5% population decline from the 2010 U.S. Census. Reports indicate that 79% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$92,958 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Clay County are located in and around Sutton, the largest town in the county. According to the latest information available from the U.S. Census Bureau, there are 190 employer establishments with total employment of 1,113.



Agricultural land accounts for the majority of the countywide valuation base. Irrigated land makes up the the majority land in the county. Clay County is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). In top livestock inventory items, Clay County ranks first in sheep and lambs (USDA AgCensus).

## 2021 Residential Correlation for Clay County

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### *Assessment Action*

For the residential class, a physical inspection of the Villages of Edgar and Saronville and the rural townships of School Creek, Eldorado, Harvard, and Leicester; was conducted with the help of a contract appraisal firm. The Villages of Edgar and Saronville were reappraised and the townships reviewed were put on the new costing and depreciation table. Other villages received percent changes if needed ranging from 4% to 17%.

A primary use review of rural residential and agricultural parcels was finished for the 2021 assessment year, resulting in a shift of approximately 200 parcels from the rural residential subclass to the improved agricultural class. The prior practice utilized a set acre count for classification purposes with no regard to the actual primary use of the land.

For the remainder of the class, pick-up work was completed timely.

### *Assessment Practice Review*

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

Review of the sales verification and qualification processes was conducted. The sales usability was typical when compared to the statewide average. This along with review of the sales rosters and comments made indicate that all arm's-length transactions were made available for measurement.

Examination of the valuation groups for the residential class was also evaluated to ensure economic influences are identified. Currently, Clay County has 14 valuation groups, mimicking the assessor locations. Several groups are very small communities with few sales during a study period. The review suggests that some valuation groups could be combined due to similar economic characteristics.

Review of the frequency of the six-year inspection and review cycle was also completed. The county assessor hires a contract appraiser to complete the inspection and reappraisal work. Additionally, currency of the appraisal tables was evaluated. The costing and depreciation range from 2011 to 2019. As an area is physically reviewed, the costing and tables are updated. The county assessor has a written valuation methodology on file.

## 2021 Residential Correlation for Clay County

### *Description of Analysis*

Residential parcels are analyzed utilizing 14 valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Clay Center
2	Deweese
3	Edgar
4	Fairfield
5	Glenvil
6	Harvard
7	Harvard Courts
8	NAD B-1, B-2
9	NAD Glenvil, Lynn, Inland
10	Ong
11	Saronville
12	Sutton
13	Trumbull
14	Rural Residential

Review of the overall statistical profile shows that all three measures of central tendency are within the acceptable range. Additionally, the COD is within the recommended IAAO guidelines while the PRD is slightly above. Both the COD and PRD are affected by low dollar sales. Analysis of the sample of sale without the low-dollar influence shows the PRD is within the acceptable range as well.

SALE PRICE *							
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	
<u>Low \$ Ranges</u>							
Less Than 5,000							
Less Than 15,000	10	111.60	126.82	122.41	24.48	103.60	
Less Than 30,000	23	104.97	121.61	117.14	25.29	103.82	
<u>Ranges Excl. Low \$</u>							
Greater Than 4,999	165	94.90	97.95	93.06	17.32	105.25	
Greater Than 14,999	155	94.14	96.09	92.89	16.32	103.44	
Greater Than 29,999	142	93.25	94.12	92.51	15.53	101.74	

When stratified by valuation groups, only the individual Valuation Groups 1, 3, 6, and 12 have a sufficient number of sales for independent measurement out of the 14 groups. All four have medians within the acceptable range and CODs that support general uniformity of the groups. Valuation Group 3 was reappraised for 2021 and has the widest COD. Further examination shows Group 3 is affected by two outlier sales, with greater than 200% ratios. If removed, the COD improves drastically.

## 2021 Residential Correlation for Clay County

Historical valuation changes were also reviewed. Over the past five years, the towns and villages in Clay County have appreciated at 3-5% annually. Comparison to the valuation changes in the communities of the surrounding counties shows that the villages within Clay County have increased at a similar rate indicating that market trends have been recognized for the residential class.

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows the overall population decreased 10% while the sample increased 5%. The discrepancy between the two can primarily be explained by the reclassification of the rural residential parcels to the agricultural class. Review of the independent valuation groups show a similar change between the population and the sales with the exception of the rural location and the Village of Edgar. The Village of Edgar was reappraised for the 2021 assessment year; the population increased 2% while the sample increased 23%. Further review of the Edgar sample shows a poor representation of the overall market of Edgar. Edgar has an average assessed value of approximately \$49,000 while a good portion of the sales are over \$100,000. Review of the historical valuation changes in Edgar show a large increase of 21% in the 2020 assessment year, one year prior to the reappraisal. Based on the review, the reappraisal appears to have equalized the Village of Edgar.

### *Equalization and Quality of Assessment*

Although many of the valuation groups contain too few sales to determine an accurate level of value, they are valued using the same appraisal processes as the larger towns and have achieved an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	32	92.35	94.46	91.30	20.17	103.46
2	2	97.29	97.29	66.22	35.47	146.92
3	19	97.79	117.96	103.87	26.73	113.57
4	7	92.65	100.80	94.72	14.24	106.42
5	5	92.40	91.16	83.82	19.30	108.76
6	19	97.43	97.82	96.72	09.81	101.14
7	7	97.70	102.79	100.46	10.46	102.32
10	2	75.82	75.82	59.00	27.51	128.51
11	3	97.58	97.40	95.26	04.66	102.25
12	56	92.48	93.54	92.07	16.30	101.60
13	7	92.69	93.85	92.89	12.00	101.03
14	6	98.45	104.20	103.32	15.25	100.85
____ALL____	165	94.90	97.95	93.06	17.32	105.25

## 2021 Residential Correlation for Clay County

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### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Clay County is 95%.

# 2021 Commercial Correlation for Clay County

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## *Assessment Actions*

For the commercial class, parcels in the rural townships of School Creek, Eldorado, Harvard, and Leicester were reviewed with the residential parcels with the help of a contract appraisal firm. The contractor also revalued the two Dollar Generals stores in the county.

Pick-up work was completed in a timely manner.

## *Assessment Practice Review*

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

The review of the sales verification and qualification indicates the usability is comparable to state averages for the commercial property class. All non-qualified sales have documentation for disqualification. Based on the analysis it is determined that no apparent sales bias existed in the qualification process and all arm's-length transactions were available for measurement.

Valuation groups were reviewed to verify if economic influences that could affect market value were identified. Currently, Clay County's commercial class is divided into four separate valuation groups. Valuation Groups 1 and 12 represent the assessor locations of Clay Center and Sutton. Valuation Group 2 is comprised of the smaller communities throughout the county. Valuation Group 3 is the Naval Ammunition Depot (NAD) and is unique in nature. Today the bunkers and buildings are used for various manufacturing, storage, and commercial businesses. The current structure of the commercial property class adequately recognize forces that affect market value.

The county is up-to-date with the six-year inspection and review cycle. The commercial class is reviewed by a contracted appraiser and is completed in tandem with the residential class. Costing, depreciation, and lot studies vary from 2011 through 2019. All properties are being updated with 2018 costing and 2019 depreciation tables as valuation groups are inspected and reviewed.

## *Description of Analysis*

Commercial parcels are analyzed utilizing four valuation groups.

<b>Valuation Group</b>	<b>Description</b>
1	Clay Center.
2	Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull.
3	Naval Ammunition Depot (NAD). NAD B-1, B-2, NAD Glenvil and NAD Inland
12	Sutton

## **2021 Commercial Correlation for Clay County**

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The statistical sample shows 26 total sales across all four valuation groups. The median is the only measure of central tendency within the range. The mean is higher than the acceptable range while the weighted mean is below the range. The weighted mean and the PRD are affected by two sales of a local Dollar General store, which sold twice. The COD is affected by extreme low dollar sales. Hypothetically, if the sample were analyzed without the sales under \$15,000 the COD and mean would improve.

When stratified by valuation group, no individual valuation group- has a sufficient number of sales to measure a point estimate of market value. Valuation Group 12 is the largest commercial market in Clay County. The median is within the range but the COD points to a wide disparity in the sales. To test the stability of the median, a sale was removed from either side of the median. The median moved from 95%-109%; supporting the difference in the ratios indicated by the COD. Valuation Group 2 has a low COD; however, this group is comprised of small villages where the market is normally more sporadic. No assessment actions occurred for this group with the exception of small pick-up work - that occurred to one sale.

Analysis of the historical value changes over the past decade show that the larger villages increased annually at a rate of 3%-5% typically while the smaller villages were flat to slightly increasing (1%). Review of the villages from the surrounding counties show a similar trend and support that the commercial class has appreciated with the market trends over time.

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows the overall population increased 1% while the sample increased 33%. However, the sample is affected by the valuation change to the sale and resale of the Dollar General store along with one other sale that changed through pick-up work. If these three sales were removed from the sample, the valuation change would be less than 1%. The sample reflects the reported assessment actions and generally changed at a similar rate as the commercial population.

### ***Equalization and Quality of Assessment***

The dispersion and lack of stability in the median hinders the ability to determine a precise measurement of the median, the assessment practices support that an acceptable level of value has been achieved. The quality of assessment of the commercial class complies with generally accepted mass appraisal techniques.

### ***Level of Value***

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

# 2021 Agricultural Correlation for Clay County

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## *Assessment Actions*

For the agricultural class, a physical inspection of the townships, School Creek, Eldorado, Harvard, and Leicester, was conducted with the help of a contract appraisal firm. Land use was reviewed for the townships within the southern half of the county. The county also conducted a primary use review of rural parcels, resulting in a reclassification of over 200 parcels from the residential class to the improved agricultural class.

For agricultural land, a market analysis was conducted that resulted in a 1% decrease to the irrigated subclass while dryland and grassland values stayed the same from the prior year.

Pick-up work was completed in a timely manner.

## *Assessment Practice Review*

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

A review of sales verification and qualification processes was conducted. The usability rate of the agricultural class was comparable with the statewide average. Examination of the sales rosters showed that all non-qualified sales have documentation for disqualification. All arm's-length sales have been made available for measurement.

Market areas were also examined to ensure the recognition of any unique geographical or topographical characteristics were recognized. Currently, Clay County only has one agricultural market area and - there is no evidence that would indicate the need for additional market areas. The county assessor does not recognize a special value influence and has not received any applications. Agricultural intensive use areas in the county are identified and valued at \$1500 per acre.

Agricultural improvements are priced according to the Marshall & Swift manual and reviewed by the county's contract appraiser. The county is up-to-date with the six-year inspection and review cycle. Land use is conducted once every two years using aerial imagery, certification from Farm Service Agency (FSA) maps and questionnaires. A primary use review of improved parcels under 20 acres was conducted for the 2021 assessment year. In the past if rural parcels were under 20 acres, they were classified rural residential without consideration to the use of the land. The depreciation tables were last updated in 2014 while 2011 costing is being updated to 2018 in conjunction with the six-year inspection and review cycle.

## *Description of Analysis*

The overall statistical sampling for agricultural sales show that all three measures of central tendency are within the acceptable range. The COD indicates that there is some stability in the agricultural market.

## 2021 Agricultural Correlation for Clay County

Further stratification based on the 80% Majority Land Use (MLU) reveals that only the irrigated land 80% MLU has a sufficient sampling of sales. The 80% MLU for irrigated land shows that all three measures of central tendency are within the acceptable range. The sample size for the 80% MLU in the dryland and grassland subclasses are too small for reliable measurement.

For the grassland subclass, all surrounding counties are generally comparable and values set reflect equalization between counties. For the dryland subclass, review of the dryland values within the region show a sharp transition from west to east, mainly due to the differences in precipitation. Most neighboring counties have very few dryland sales as they are comprised mainly of irrigated land. Hamilton and York are to the north and have richer soils while the counties to the east like Fillmore receive more rainfall. Comparison to surrounding counties show that the dryland values of Clay County are within the middle of the array and values blend with neighboring counties. The regional market trend for agricultural land has been relatively stable here also supporting the assessment action to keep the dryland and grassland values the same as the prior year's values.

### *Equalization and Quality of Assessment*

Agricultural homes are valued using the same appraisal methods as rural residential homes, therefore, they are equalized and at an acceptable level of market value. Statistics along with assessment practices, and comparison to surrounding counties all support that agricultural land values are equalized and a proportionate level of value. The quality of assessment of agricultural land in Clay County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	39	72.28	73.68	71.23	11.04	103.44
1	39	72.28	73.68	71.23	11.04	103.44
<u>Dry</u>						
County	6	53.91	58.00	55.99	12.09	103.59
1	6	53.91	58.00	55.99	12.09	103.59
<u>Grass</u>						
County	1	80.85	80.85	80.85	00.00	100.00
1	1	80.85	80.85	80.85	00.00	100.00
<u>ALL</u>						
	54	72.18	74.46	72.37	15.34	102.89

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Clay County is 72%.

## 2021 Opinions of the Property Tax Administrator for Clay 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 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Clay County

### Residential Real Property - Current

Number of Sales	165	Median	94.90
Total Sales Price	\$15,894,110	Mean	97.95
Total Adj. Sales Price	\$15,894,110	Wgt. Mean	93.06
Total Assessed Value	\$14,791,480	Average Assessed Value of the Base	\$66,328
Avg. Adj. Sales Price	\$96,328	Avg. Assessed Value	\$89,645

### Confidence Interval - Current

95% Median C.I	92.63 to 96.67
95% Wgt. Mean C.I	89.48 to 96.64
95% Mean C.I	93.72 to 102.18
% of Value of the Class of all Real Property Value in the County	11.71
% of Records Sold in the Study Period	4.98
% of Value Sold in the Study Period	6.73

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	156	95	95.27
2019	164	97	96.71
2018	155	98	98.25
2017	118	98	97.76

## 2021 Commission Summary for Clay County

### Commercial Real Property - Current

Number of Sales	26	Median	99.67
Total Sales Price	\$4,105,648	Mean	106.68
Total Adj. Sales Price	\$4,105,648	Wgt. Mean	89.55
Total Assessed Value	\$3,676,445	Average Assessed Value of the Base	\$137,037
Avg. Adj. Sales Price	\$157,910	Avg. Assessed Value	\$141,402

### Confidence Interval - Current

95% Median C.I	88.03 to 108.57
95% Wgt. Mean C.I	80.77 to 98.32
95% Mean C.I	88.28 to 125.08
% of Value of the Class of all Real Property Value in the County	4.76
% of Records Sold in the Study Period	3.98
% of Value Sold in the Study Period	4.11

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	21	100	93.57
2019	32	99	99.12
2018	29	97	97.30
2017	23	96	95.88

**18 Clay**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 165  
 Total Sales Price : 15,894,110  
 Total Adj. Sales Price : 15,894,110  
 Total Assessed Value : 14,791,480  
 Avg. Adj. Sales Price : 96,328  
 Avg. Assessed Value : 89,645

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 98  
 COD : 17.32  
 PRD : 105.25

COV : 28.30  
 STD : 27.72  
 Avg. Abs. Dev : 16.44  
 MAX Sales Ratio : 268.45  
 MIN Sales Ratio : 44.81

95% Median C.I. : 92.63 to 96.67  
 95% Wgt. Mean C.I. : 89.48 to 96.64  
 95% Mean C.I. : 93.72 to 102.18

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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-18 To 31-DEC-18	18	94.83	105.59	96.70	16.94	109.19	80.51	268.45	90.58 to 104.88	93,167	90,091
01-JAN-19 To 31-MAR-19	15	97.98	99.04	93.39	17.34	106.05	44.81	140.64	91.72 to 118.08	91,866	85,794
01-APR-19 To 30-JUN-19	33	97.17	96.99	93.23	13.02	104.03	63.44	163.49	88.33 to 100.26	100,577	93,767
01-JUL-19 To 30-SEP-19	18	94.21	96.26	93.78	11.84	102.64	67.34	148.62	89.73 to 101.70	107,526	100,838
01-OCT-19 To 31-DEC-19	21	92.47	97.01	93.32	21.21	103.95	59.28	200.53	84.59 to 99.88	78,140	72,916
01-JAN-20 To 31-MAR-20	9	107.25	102.57	90.29	21.23	113.60	68.62	134.45	70.02 to 132.10	79,611	71,881
01-APR-20 To 30-JUN-20	25	92.63	94.33	93.34	15.10	101.06	58.29	156.00	85.73 to 97.39	110,667	103,295
01-JUL-20 To 30-SEP-20	26	93.52	97.08	89.94	22.23	107.94	53.44	243.42	85.27 to 101.19	94,635	85,115
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	84	96.14	99.04	94.08	14.54	105.27	44.81	268.45	92.83 to 98.44	98,923	93,071
01-OCT-19 To 30-SEP-20	81	92.89	96.82	91.94	20.23	105.31	53.44	243.42	89.86 to 96.02	93,637	86,093
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	87	95.92	97.20	93.40	15.66	104.07	44.81	200.53	92.14 to 98.43	95,097	88,822
<u>ALL</u>	165	94.90	97.95	93.06	17.32	105.25	44.81	268.45	92.63 to 96.67	96,328	89,645

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	32	92.35	94.46	91.30	20.17	103.46	44.81	156.00	83.93 to 98.44	112,076	102,324
2	2	97.29	97.29	66.22	35.47	146.92	62.78	131.80	N/A	75,250	49,828
3	19	97.79	117.96	103.87	26.73	113.57	85.73	268.45	92.14 to 116.75	65,921	68,474
4	7	92.65	100.80	94.72	14.24	106.42	79.86	132.10	79.86 to 132.10	73,424	69,546
5	5	92.40	91.16	83.82	19.30	108.76	53.44	121.39	N/A	107,378	90,003
6	19	97.43	97.82	96.72	09.81	101.14	58.29	117.31	94.90 to 106.36	66,859	64,667
7	7	97.70	102.79	100.46	10.46	102.32	89.86	123.50	89.86 to 123.50	10,500	10,549
10	2	75.82	75.82	59.00	27.51	128.51	54.96	96.67	N/A	77,500	45,723
11	3	97.58	97.40	95.26	04.66	102.25	90.48	104.14	N/A	61,168	58,268
12	56	92.48	93.54	92.07	16.30	101.60	58.90	200.53	86.96 to 96.28	120,188	110,659
13	7	92.69	93.85	92.89	12.00	101.03	75.17	119.51	75.17 to 119.51	102,571	95,274
14	6	98.45	104.20	103.32	15.25	100.85	84.59	156.20	84.59 to 156.20	120,500	124,499
<u>ALL</u>	165	94.90	97.95	93.06	17.32	105.25	44.81	268.45	92.63 to 96.67	96,328	89,645

**18 Clay  
RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 165  
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 Avg. Assessed Value : 89,645

MEDIAN : 95  
 WGT. MEAN : 93  
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 COD : 17.32  
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 MAX Sales Ratio : 268.45  
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 95% Wgt. Mean C.I. : 89.48 to 96.64  
 95% Mean C.I. : 93.72 to 102.18

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	165	94.90	97.95	93.06	17.32	105.25	44.81	268.45	92.63 to 96.67	96,328	89,645
06											
07											
<u>ALL</u>	165	94.90	97.95	93.06	17.32	105.25	44.81	268.45	92.63 to 96.67	96,328	89,645

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	10	111.60	126.82	122.41	24.48	103.60	89.86	243.42	97.70 to 156.00	9,447	11,564
Less Than 30,000	23	104.97	121.61	117.14	25.29	103.82	89.86	268.45	96.67 to 123.50	15,612	18,287
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	165	94.90	97.95	93.06	17.32	105.25	44.81	268.45	92.63 to 96.67	96,328	89,645
Greater Than 14,999	155	94.14	96.09	92.89	16.32	103.44	44.81	268.45	92.12 to 96.13	101,933	94,683
Greater Than 29,999	142	93.25	94.12	92.51	15.53	101.74	44.81	200.53	91.56 to 95.92	109,402	101,203
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	10	111.60	126.82	122.41	24.48	103.60	89.86	243.42	97.70 to 156.00	9,447	11,564
15,000 TO 29,999	13	97.58	117.61	115.25	24.56	102.05	91.36	268.45	92.47 to 131.47	20,354	23,459
30,000 TO 59,999	27	95.48	98.39	98.19	11.97	100.20	44.81	140.64	92.14 to 106.05	49,225	48,331
60,000 TO 99,999	47	93.32	96.90	96.82	17.94	100.08	58.29	200.53	87.94 to 96.28	78,595	76,098
100,000 TO 149,999	40	90.53	90.43	89.86	14.70	100.63	54.96	156.20	84.59 to 96.13	125,263	112,562
150,000 TO 249,999	23	90.46	89.66	88.80	14.97	100.97	53.44	125.84	80.51 to 97.60	176,739	156,953
250,000 TO 499,999	5	108.48	94.97	95.85	14.70	99.08	63.53	111.81	N/A	287,300	275,386
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	165	94.90	97.95	93.06	17.32	105.25	44.81	268.45	92.63 to 96.67	96,328	89,645

**18 Clay**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 26  
Total Sales Price : 4,105,648  
Total Adj. Sales Price : 4,105,648  
Total Assessed Value : 3,676,445  
Avg. Adj. Sales Price : 157,910  
Avg. Assessed Value : 141,402

MEDIAN : 100  
WGT. MEAN : 90  
MEAN : 107  
COD : 25.33  
PRD : 119.13

COV : 42.70  
STD : 45.55  
Avg. Abs. Dev : 25.25  
MAX Sales Ratio : 281.35  
MIN Sales Ratio : 56.08

95% Median C.I. : 88.03 to 108.57  
95% Wgt. Mean C.I. : 80.77 to 98.32  
95% Mean C.I. : 88.28 to 125.08

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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-17 To 31-DEC-17	1	83.47	83.47	83.47	00.00	100.00	83.47	83.47	N/A	1,096,478	915,255
01-JAN-18 To 31-MAR-18	2	155.00	155.00	183.86	29.95	84.30	108.57	201.43	N/A	18,500	34,015
01-APR-18 To 30-JUN-18	1	76.36	76.36	76.36	00.00	100.00	76.36	76.36	N/A	90,000	68,725
01-JUL-18 To 30-SEP-18	2	108.18	108.18	112.41	08.18	96.24	99.33	117.03	N/A	115,000	129,273
01-OCT-18 To 31-DEC-18	1	88.70	88.70	88.70	00.00	100.00	88.70	88.70	N/A	5,000	4,435
01-JAN-19 To 31-MAR-19	4	104.47	102.58	98.65	26.16	103.98	62.48	138.91	N/A	86,750	85,579
01-APR-19 To 30-JUN-19	4	108.07	138.39	85.13	56.92	162.56	56.08	281.35	N/A	52,500	44,693
01-JUL-19 To 30-SEP-19	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	170,170	170,170
01-OCT-19 To 31-DEC-19	1	104.15	104.15	104.15	00.00	100.00	104.15	104.15	N/A	37,000	38,535
01-JAN-20 To 31-MAR-20	4	86.76	83.69	77.79	12.93	107.58	60.81	100.44	N/A	96,375	74,968
01-APR-20 To 30-JUN-20	3	90.73	91.89	82.83	08.17	110.94	81.36	103.58	N/A	410,833	340,275
01-JUL-20 To 30-SEP-20	2	110.15	110.15	117.35	08.46	93.86	100.83	119.46	N/A	132,500	155,485
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	6	103.95	114.37	90.17	26.92	126.84	76.36	201.43	76.36 to 201.43	242,246	218,426
01-OCT-18 To 30-SEP-19	10	98.85	115.26	95.02	37.09	121.30	56.08	281.35	62.48 to 138.91	73,217	69,569
01-OCT-19 To 30-SEP-20	10	95.59	93.49	86.99	12.76	107.47	60.81	119.46	81.36 to 104.15	192,000	167,020
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	6	103.95	115.24	110.42	26.08	104.37	76.36	201.43	76.36 to 201.43	60,333	66,623
01-JAN-19 To 31-DEC-19	10	102.08	116.80	95.50	35.22	122.30	56.08	281.35	62.48 to 138.91	76,417	72,979
<u>ALL</u>	26	99.67	106.68	89.55	25.33	119.13	56.08	281.35	88.03 to 108.57	157,910	141,402

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	83.47	93.08	82.00	23.37	113.51	60.81	138.91	N/A	489,096	401,057
2	8	99.07	98.31	102.79	08.07	95.64	84.13	117.03	84.13 to 117.03	61,750	63,474
3	4	103.95	116.35	89.07	37.18	130.63	56.08	201.43	N/A	55,500	49,433
12	9	100.00	117.38	102.27	35.99	114.77	62.48	281.35	76.36 to 120.90	104,908	107,293
<u>ALL</u>	26	99.67	106.68	89.55	25.33	119.13	56.08	281.35	88.03 to 108.57	157,910	141,402

**18 Clay**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

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Avg. Assessed Value : 141,402

MEDIAN : 100  
WGT. MEAN : 90  
MEAN : 107  
COD : 25.33  
PRD : 119.13

COV : 42.70  
STD : 45.55  
Avg. Abs. Dev : 25.25  
MAX Sales Ratio : 281.35  
MIN Sales Ratio : 56.08

95% Median C.I. : 88.03 to 108.57  
95% Wgt. Mean C.I. : 80.77 to 98.32  
95% Mean C.I. : 88.28 to 125.08

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	25	100.00	108.70	90.60	24.50	119.98	60.81	281.35	88.70 to 108.57	159,226	144,254
04	1	56.08	56.08	56.08	00.00	100.00	56.08	56.08	N/A	125,000	70,105
<u>ALL</u>	26	99.67	106.68	89.55	25.33	119.13	56.08	281.35	88.03 to 108.57	157,910	141,402

**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	3	108.57	159.54	182.59	59.15	87.38	88.70	281.35	N/A	7,333	13,390
Less Than 30,000	3	108.57	159.54	182.59	59.15	87.38	88.70	281.35	N/A	7,333	13,390
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	26	99.67	106.68	89.55	25.33	119.13	56.08	281.35	88.03 to 108.57	157,910	141,402
Greater Than 14,999	23	99.33	99.78	89.04	19.90	112.06	56.08	201.43	84.13 to 104.15	177,550	158,099
Greater Than 29,999	23	99.33	99.78	89.04	19.90	112.06	56.08	201.43	84.13 to 104.15	177,550	158,099
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	108.57	159.54	182.59	59.15	87.38	88.70	281.35	N/A	7,333	13,390
15,000 TO 29,999											
30,000 TO 59,999	9	100.83	115.63	111.18	20.50	104.00	88.03	201.43	90.73 to 138.91	39,833	44,287
60,000 TO 99,999	5	89.39	90.56	89.04	09.49	101.71	76.36	103.58	N/A	77,700	69,183
100,000 TO 149,999	3	62.48	79.82	82.67	34.59	96.55	56.08	120.90	N/A	126,667	104,712
150,000 TO 249,999	4	108.52	99.33	101.63	17.43	97.74	60.81	119.46	N/A	183,793	186,784
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +	2	82.42	82.42	82.40	01.29	100.02	81.36	83.47	N/A	1,110,739	915,255
<u>ALL</u>	26	99.67	106.68	89.55	25.33	119.13	56.08	281.35	88.03 to 108.57	157,910	141,402

**18 Clay**  
**COMMERCIAL**

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Qualified

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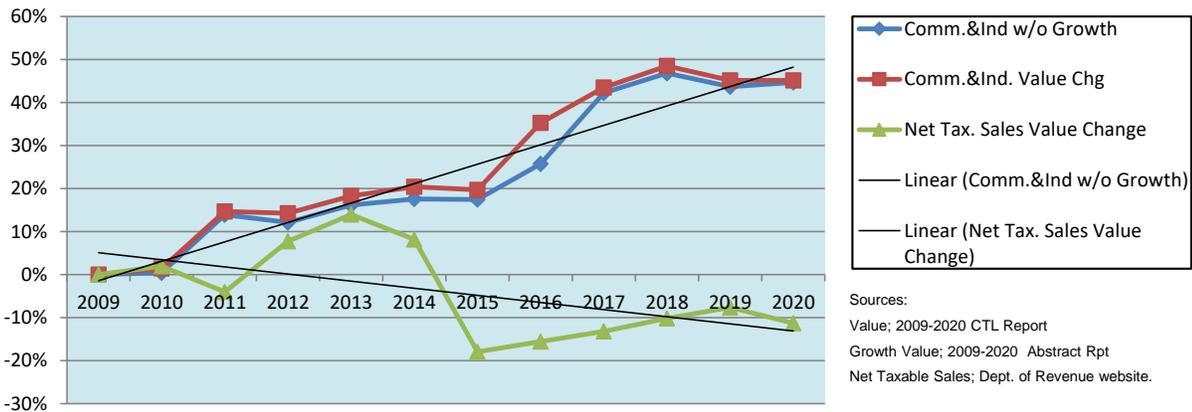
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 95% Wgt. Mean C.I. : 80.77 to 98.32  
 95% Mean C.I. : 88.28 to 125.08

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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
319	2	82.42	82.42	82.40	01.29	100.02	81.36	83.47	N/A	1,110,739	915,255
344	1	97.69	97.69	97.69	00.00	100.00	97.69	97.69	N/A	40,000	39,075
350	1	138.91	138.91	138.91	00.00	100.00	138.91	138.91	N/A	34,000	47,230
352	2	72.47	72.47	68.90	16.09	105.18	60.81	84.13	N/A	122,500	84,403
353	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	170,170	170,170
381	1	281.35	281.35	281.35	00.00	100.00	281.35	281.35	N/A	10,000	28,135
406	8	99.89	109.34	100.35	25.99	108.96	56.08	201.43	56.08 to 201.43	67,563	67,799
426	1	103.58	103.58	103.58	00.00	100.00	103.58	103.58	N/A	62,500	64,740
430	1	90.73	90.73	90.73	00.00	100.00	90.73	90.73	N/A	45,000	40,830
434	1	100.83	100.83	100.83	00.00	100.00	100.83	100.83	N/A	30,000	30,250
442	4	90.26	90.01	92.12	22.81	97.71	62.48	117.03	N/A	101,750	93,734
528	1	88.03	88.03	88.03	00.00	100.00	88.03	88.03	N/A	58,000	51,055
531	1	119.46	119.46	119.46	00.00	100.00	119.46	119.46	N/A	235,000	280,720
999	1	108.57	108.57	108.57	00.00	100.00	108.57	108.57	N/A	7,000	7,600
<u>ALL</u>	26	99.67	106.68	89.55	25.33	119.13	56.08	281.35	88.03 to 108.57	157,910	141,402

### 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	\$ 58,538,800	\$ 6,081,770		\$ 52,457,030	--	\$ 27,907,467	--
2009	\$ 60,081,190	\$ 644,145	1.07%	\$ 59,437,045	--	\$ 28,036,662	--
2010	\$ 60,950,435	\$ 624,731	1.02%	\$ 60,325,704	0.41%	\$ 28,581,139	1.94%
2011	\$ 68,900,365	\$ 472,245	0.69%	\$ 68,428,120	12.27%	\$ 26,904,996	-5.86%
2012	\$ 68,630,835	\$ 1,260,455	1.84%	\$ 67,370,380	-2.22%	\$ 30,201,160	12.25%
2013	\$ 71,052,295	\$ 1,254,885	1.77%	\$ 69,797,410	1.70%	\$ 31,948,398	5.79%
2014	\$ 72,347,915	\$ 1,697,925	2.35%	\$ 70,649,990	-0.57%	\$ 30,330,711	-5.06%
2015	\$ 71,922,400	\$ 1,351,320	1.88%	\$ 70,571,080	-2.46%	\$ 23,002,080	-24.16%
2016	\$ 81,266,430	\$ 5,715,100	7.03%	\$ 75,551,330	5.05%	\$ 23,667,048	2.89%
2017	\$ 86,217,540	\$ 751,720	0.87%	\$ 85,465,820	5.17%	\$ 24,329,811	2.80%
2018	\$ 89,215,625	\$ 1,004,405	1.13%	\$ 88,211,220	2.31%	\$ 25,187,408	3.52%
2019	\$ 87,213,010	\$ 897,425	1.03%	\$ 86,315,585	-3.25%	\$ 25,897,797	2.82%
2020	\$ 87,201,500	\$ 272,100	0.31%	\$ 86,929,400	-0.33%	\$ 24,859,802	-4.01%
<b>Ann %chg</b>	3.80%			<b>Average</b>	<b>1.84%</b>	-0.79%	<b>-0.31%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.41%	1.45%	1.94%
2011	13.89%	14.68%	-4.04%
2012	12.13%	14.23%	7.72%
2013	16.17%	18.26%	13.95%
2014	17.59%	20.42%	8.18%
2015	17.46%	19.71%	-17.96%
2016	25.75%	35.26%	-15.59%
2017	42.25%	43.50%	-13.22%
2018	46.82%	48.49%	-10.16%
2019	43.66%	45.16%	-7.63%
2020	44.69%	45.14%	-11.33%

County Number	18
County Name	Clay

**18 Clay**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 54  
 Total Sales Price : 46,083,856  
 Total Adj. Sales Price : 46,083,856  
 Total Assessed Value : 33,348,745  
 Avg. Adj. Sales Price : 853,405  
 Avg. Assessed Value : 617,569

MEDIAN : 72  
 WGT. MEAN : 72  
 MEAN : 74  
 COD : 15.34  
 PRD : 102.89

COV : 20.05  
 STD : 14.93  
 Avg. Abs. Dev : 11.07  
 MAX Sales Ratio : 123.27  
 MIN Sales Ratio : 47.91

95% Median C.I. : 66.73 to 76.39  
 95% Wgt. Mean C.I. : 69.15 to 75.58  
 95% Mean C.I. : 70.48 to 78.44

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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-17 To 31-DEC-17	4	80.78	86.59	76.00	26.05	113.93	61.52	123.27	N/A	1,823,396	1,385,846
01-JAN-18 To 31-MAR-18	4	72.87	78.61	74.70	12.91	105.23	68.71	99.97	N/A	723,407	540,418
01-APR-18 To 30-JUN-18	5	76.39	77.86	76.96	13.68	101.17	63.98	103.86	N/A	527,585	406,015
01-JUL-18 To 30-SEP-18	1	66.54	66.54	66.54	00.00	100.00	66.54	66.54	N/A	400,000	266,150
01-OCT-18 To 31-DEC-18	2	66.10	66.10	65.46	02.77	100.98	64.27	67.93	N/A	1,010,000	661,185
01-JAN-19 To 31-MAR-19	5	68.94	74.06	70.47	15.64	105.09	60.81	98.68	N/A	1,086,500	765,660
01-APR-19 To 30-JUN-19	7	66.18	66.93	66.06	10.88	101.32	52.91	84.83	52.91 to 84.83	846,555	559,256
01-JUL-19 To 30-SEP-19	3	78.24	84.90	80.76	12.36	105.13	73.73	102.74	N/A	764,000	616,980
01-OCT-19 To 31-DEC-19	7	75.00	78.13	75.94	09.21	102.88	66.07	92.43	66.07 to 92.43	773,938	587,719
01-JAN-20 To 31-MAR-20	8	73.25	74.45	73.74	18.98	100.96	53.61	107.27	53.61 to 107.27	538,848	397,366
01-APR-20 To 30-JUN-20	5	60.20	63.34	65.92	17.38	96.09	47.91	82.11	N/A	749,240	493,883
01-JUL-20 To 30-SEP-20	3	72.69	73.03	71.86	05.93	101.63	66.73	79.67	N/A	1,237,931	889,560
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	14	72.87	79.76	75.62	18.03	105.47	61.52	123.27	66.35 to 99.97	944,652	714,377
01-OCT-18 To 30-SEP-19	17	68.80	72.10	69.66	13.75	103.50	52.91	102.74	62.43 to 78.96	921,787	642,141
01-OCT-19 To 30-SEP-20	23	72.69	72.97	72.32	14.49	100.90	47.91	107.27	65.65 to 80.85	747,319	540,481
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	12	69.20	75.21	72.69	12.88	103.47	63.98	103.86	66.35 to 78.72	662,629	481,689
01-JAN-19 To 31-DEC-19	22	73.18	74.57	71.89	13.13	103.73	52.91	102.74	66.07 to 80.52	866,725	623,094
<u>ALL</u>	54	72.18	74.46	72.37	15.34	102.89	47.91	123.27	66.73 to 76.39	853,405	617,569

<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	54	72.18	74.46	72.37	15.34	102.89	47.91	123.27	66.73 to 76.39	853,405	617,569
<u>ALL</u>	54	72.18	74.46	72.37	15.34	102.89	47.91	123.27	66.73 to 76.39	853,405	617,569

**18 Clay**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

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MEDIAN : 72  
 WGT. MEAN : 72  
 MEAN : 74  
 COD : 15.34  
 PRD : 102.89

COV : 20.05  
 STD : 14.93  
 Avg. Abs. Dev : 11.07  
 MAX Sales Ratio : 123.27  
 MIN Sales Ratio : 47.91

95% Median C.I. : 66.73 to 76.39  
 95% Wgt. Mean C.I. : 69.15 to 75.58  
 95% Mean C.I. : 70.48 to 78.44

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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	18	72.49	72.92	70.68	07.74	103.17	60.20	87.19	68.71 to 76.39	1,112,460	786,284
1	18	72.49	72.92	70.68	07.74	103.17	60.20	87.19	68.71 to 76.39	1,112,460	786,284
<b>Dry</b>											
County	6	53.91	58.00	55.99	12.09	103.59	47.91	78.72	47.91 to 78.72	400,333	224,140
1	6	53.91	58.00	55.99	12.09	103.59	47.91	78.72	47.91 to 78.72	400,333	224,140
<b>ALL</b>	<b>54</b>	<b>72.18</b>	<b>74.46</b>	<b>72.37</b>	<b>15.34</b>	<b>102.89</b>	<b>47.91</b>	<b>123.27</b>	<b>66.73 to 76.39</b>	<b>853,405</b>	<b>617,569</b>

**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	39	72.28	73.68	71.23	11.04	103.44	60.06	107.27	66.73 to 76.39	1,014,588	722,726
1	39	72.28	73.68	71.23	11.04	103.44	60.06	107.27	66.73 to 76.39	1,014,588	722,726
<b>Dry</b>											
County	6	53.91	58.00	55.99	12.09	103.59	47.91	78.72	47.91 to 78.72	400,333	224,140
1	6	53.91	58.00	55.99	12.09	103.59	47.91	78.72	47.91 to 78.72	400,333	224,140
<b>Grass</b>											
County	1	80.85	80.85	80.85	00.00	100.00	80.85	80.85	N/A	202,700	163,890
1	1	80.85	80.85	80.85	00.00	100.00	80.85	80.85	N/A	202,700	163,890
<b>ALL</b>	<b>54</b>	<b>72.18</b>	<b>74.46</b>	<b>72.37</b>	<b>15.34</b>	<b>102.89</b>	<b>47.91</b>	<b>123.27</b>	<b>66.73 to 76.39</b>	<b>853,405</b>	<b>617,569</b>

## Clay County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	5775	5775	5680	5680	n/a	5500	5370	5370	<b>5695</b>
Nuckolls	1	5110	5110	4575	4575	n/a	4200	4000	4000	<b>4749</b>
Webster	1	4425	4420	4389	4324	4014	4260	4192	4139	<b>4307</b>
Adams	4100	5049	4998	4894	4792	4553	4598	4565	4387	<b>4931</b>
Hall	1	5498	5278	3997	3982	3868	3868	3651	3615	<b>4769</b>
Hamilton	1	6090	5991	5784	5599	2200	5300	5100	5100	<b>5903</b>
York	1	6600	6600	6000	6000	n/a	5800	5800	5800	<b>6395</b>
Fillmore	1	6500	6300	6200	6100	5899	5600	5400	5350	<b>6142</b>
Thayer	1	6025	5875	5775	5625	5425	5275	5150	5150	<b>5688</b>

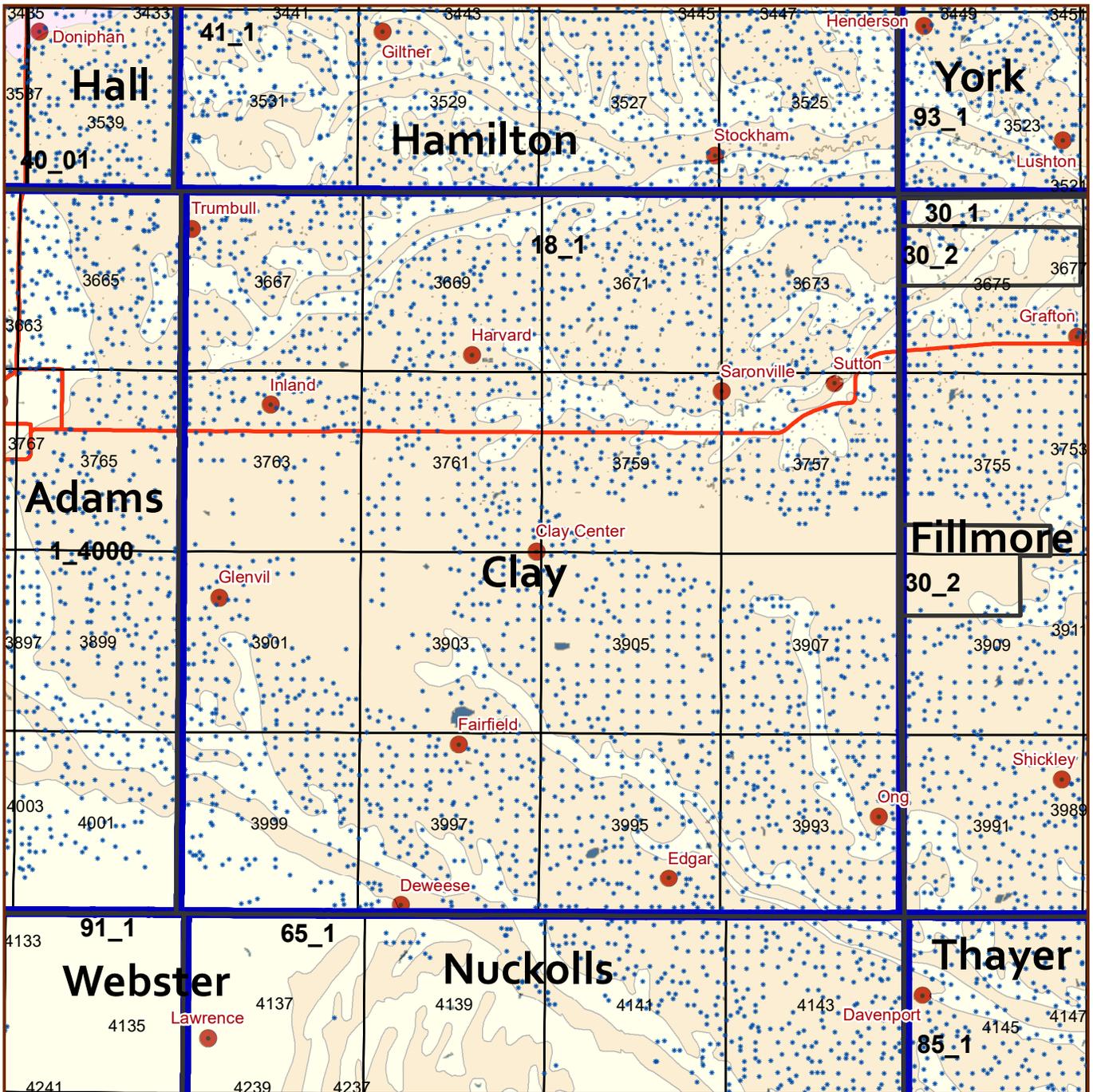
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	<b>2484</b>
Nuckolls	1	2285	2285	2215	2000	2000	2000	1950	1950	<b>2153</b>
Webster	1	2470	2470	2475	2175	2175	n/a	1530	1530	<b>2198</b>
Adams	4100	3122	2950	2775	2589	2590	2590	2412	2414	<b>2854</b>
Hall	1	2719	2742	2328	2328	2147	2052	1888	1898	<b>2405</b>
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	<b>4834</b>
York	1	4800	4800	4500	4500	4397	n/a	4400	4400	<b>4643</b>
Fillmore	1	3755	3650	3400	3400	3300	3100	3100	3000	<b>3451</b>
Thayer	1	3300	3300	3110	3110	2745	2745	2645	2645	<b>3072</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	<b>1265</b>
Nuckolls	1	1225	1225	1225	1225	n/a	1225	1224	1225	<b>1225</b>
Webster	1	1295	1295	1295	1295	1295	1295	910	910	<b>1273</b>
Adams	4100	1350	1350	1320	1320	1305	n/a	1305	1305	<b>1329</b>
Hall	1	1410	1412	1351	1349	1274	1275	1275	1275	<b>1378</b>
Hamilton	1	1750	1700	1650	1600	1550	1500	n/a	1300	<b>1698</b>
York	1	1525	1534	1511	1500	n/a	n/a	n/a	1310	<b>1517</b>
Fillmore	1	1500	1500	1400	n/a	n/a	1400	n/a	n/a	<b>1461</b>
Thayer	1	1370	1370	1370	n/a	1370	1370	n/a	1370	<b>1370</b>

County	Mkt Area	CRP	TIMBER	WASTE
Clay	1	n/a	n/a	500
Nuckolls	1	1225	115	115
Webster	1	1567	200	200
Adams	4100	n/a	n/a	202
Hall	1	n/a	n/a	100
Hamilton	1	n/a	n/a	900
York	1	n/a	n/a	600
Fillmore	1	1429	n/a	388
Thayer	1	2290	500	200

Source: 2021 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.

# CLAY COUNTY



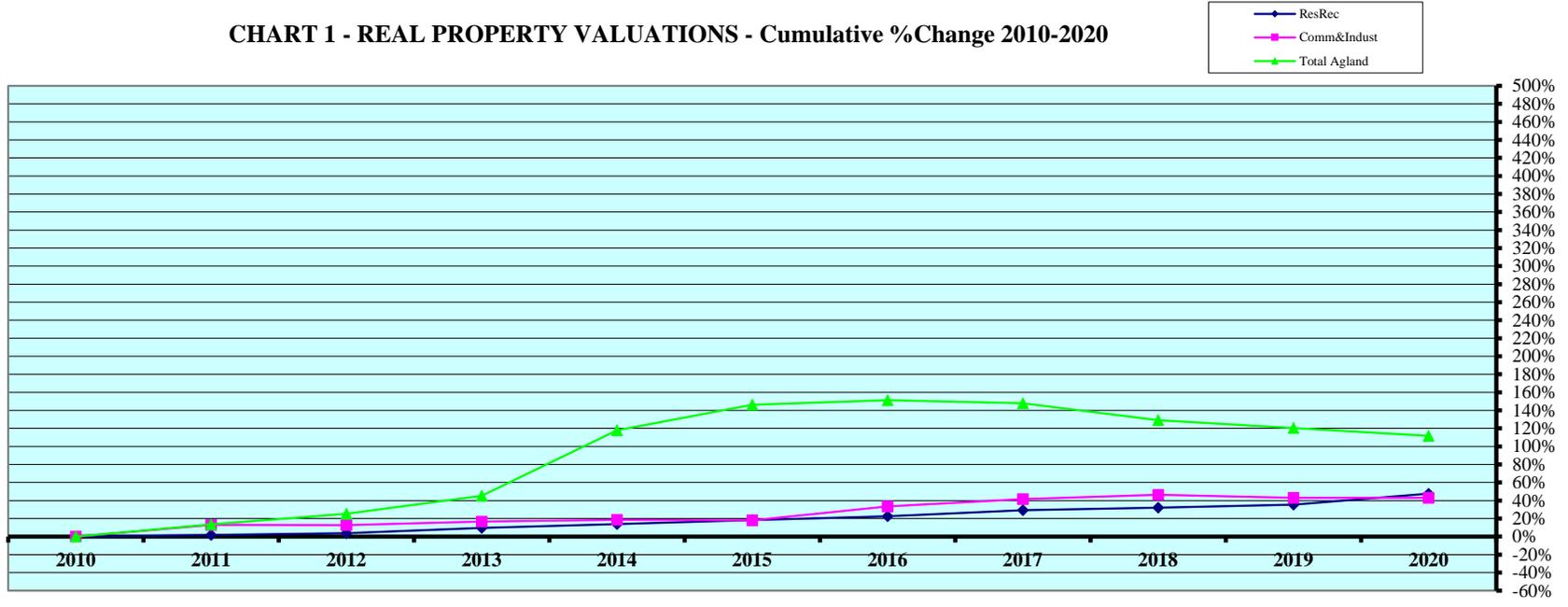
**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	162,792,065	--	--	--	60,950,435	--	--	--	687,910,815	--	--	--
2011	165,496,375	2,704,310	1.66%	1.66%	68,900,365	7,949,930	13.04%	13.04%	781,644,925	93,734,110	13.63%	13.63%
2012	168,873,325	3,376,950	2.04%	3.74%	68,630,835	-269,530	-0.39%	12.60%	862,463,460	80,818,535	10.34%	25.37%
2013	178,398,365	9,525,040	5.64%	9.59%	71,052,295	2,421,460	3.53%	16.57%	999,496,850	137,033,390	15.89%	45.29%
2014	185,421,505	7,023,140	3.94%	13.90%	72,347,915	1,295,620	1.82%	18.70%	1,498,931,305	499,434,455	49.97%	117.90%
2015	192,821,550	7,400,045	3.99%	18.45%	71,922,400	-425,515	-0.59%	18.00%	1,693,093,650	194,162,345	12.95%	146.12%
2016	199,306,025	6,484,475	3.36%	22.43%	81,266,430	9,344,030	12.99%	33.33%	1,728,755,515	35,661,865	2.11%	151.31%
2017	210,416,245	11,110,220	5.57%	29.25%	86,217,540	4,951,110	6.09%	41.46%	1,704,326,015	-24,429,500	-1.41%	147.75%
2018	214,813,030	4,396,785	2.09%	31.96%	89,215,625	2,998,085	3.48%	46.37%	1,576,679,720	-127,646,295	-7.49%	129.20%
2019	220,672,640	5,859,610	2.73%	35.55%	87,213,010	-2,002,615	-2.24%	43.09%	1,516,793,105	-59,886,615	-3.80%	120.49%
2020	240,316,112	19,643,472	8.90%	47.62%	87,201,500	-11,510	-0.01%	43.07%	1,456,467,830	-60,325,275	-3.98%	111.72%

Rate Annual %chg: Residential & Recreational **3.97%**

Commercial & Industrial **3.65%**

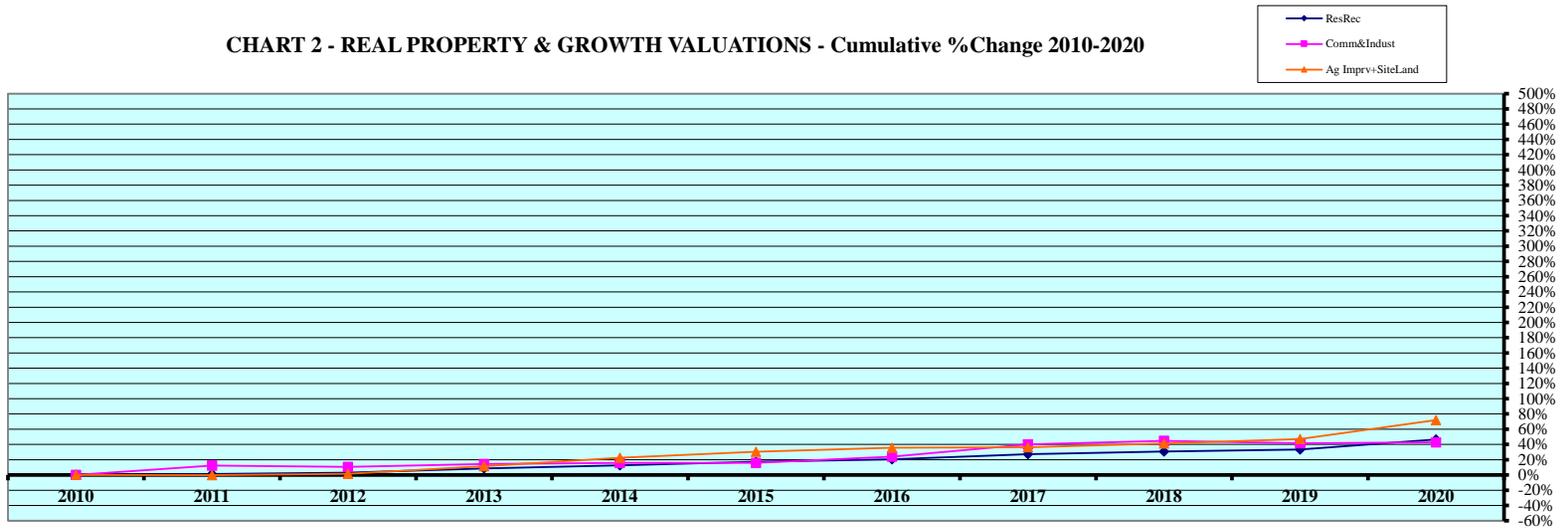
Agricultural Land **7.79%**

Cnty# **18**  
County **CLAY**

**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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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						
2010	162,792,065	1,406,524	0.86%	161,385,541	--	--	60,950,435	624,731	1.02%	60,325,704	--	--						
2011	165,496,375	659,528	0.40%	164,836,847	1.26%	1.26%	68,900,365	472,245	0.69%	68,428,120	12.27%	12.27%						
2012	168,873,325	1,425,755	0.84%	167,447,570	1.18%	2.86%	68,630,835	1,260,455	1.84%	67,370,380	-2.22%	10.53%						
2013	178,398,365	1,484,760	0.83%	176,913,605	4.76%	8.67%	71,052,295	1,254,885	1.77%	69,797,410	1.70%	14.52%						
2014	185,421,505	2,294,315	1.24%	183,127,190	2.65%	12.49%	72,347,915	1,697,925	2.35%	70,649,990	-0.57%	15.91%						
2015	192,821,550	2,092,415	1.09%	190,729,135	2.86%	17.16%	71,922,400	1,351,320	1.88%	70,571,080	-2.46%	15.78%						
2016	199,306,025	3,165,180	1.59%	196,140,845	1.72%	20.49%	81,266,430	5,715,100	7.03%	75,551,330	5.05%	23.96%						
2017	210,416,245	3,105,885	1.48%	207,310,360	4.02%	27.35%	86,217,540	751,720	0.87%	85,465,820	5.17%	40.22%						
2018	214,813,030	2,119,225	0.99%	212,693,805	1.08%	30.65%	89,215,625	1,004,405	1.13%	88,211,220	2.31%	44.73%						
2019	220,672,640	3,421,390	1.55%	217,251,250	1.14%	33.45%	87,213,010	897,425	1.03%	86,315,585	-3.25%	41.62%						
2020	240,316,112	1,734,830	0.72%	238,581,282	8.12%	46.56%	87,201,500	272,100	0.31%	86,929,400	-0.33%	42.62%						
Rate Ann%chg	3.97%			Resid & Recreat w/o growth			2.88%			3.65%			C & I w/o growth			1.77%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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		
2010	26,242,605	26,335,305	52,577,910	1,036,204	1.97%	51,541,706	--	--		
2011	26,523,180	27,769,190	54,292,370	1,822,400	3.36%	52,469,970	-0.21%	-0.21%		
2012	26,203,710	30,050,075	56,253,785	2,899,585	5.15%	53,354,200	-1.73%	1.48%		
2013	28,517,750	32,491,415	61,009,165	2,387,380	3.91%	58,621,785	4.21%	11.50%		
2014	30,755,265	38,615,065	69,370,330	4,943,670	7.13%	64,426,660	5.60%	22.54%		
2015	31,548,995	40,416,630	71,965,625	3,437,600	4.78%	68,528,025	-1.21%	30.34%		
2016	31,601,455	41,926,135	73,527,590	2,108,665	2.87%	71,418,925	-0.76%	35.83%		
2017	30,782,345	41,600,110	72,382,455	739,558	1.02%	71,642,897	-2.56%	36.26%		
2018	31,853,445	44,251,670	76,105,115	1,754,095	2.30%	74,351,020	2.72%	41.41%		
2019	32,670,000	46,880,745	79,550,745	2,166,713	2.72%	77,384,032	1.68%	47.18%		
2020	40,277,690	51,362,145	91,639,835	1,223,590	1.34%	90,416,245	13.66%	71.97%		
Rate Ann%chg	4.38%		6.91%		5.71%		Ag Imprv+Site w/o growth		2.14%	

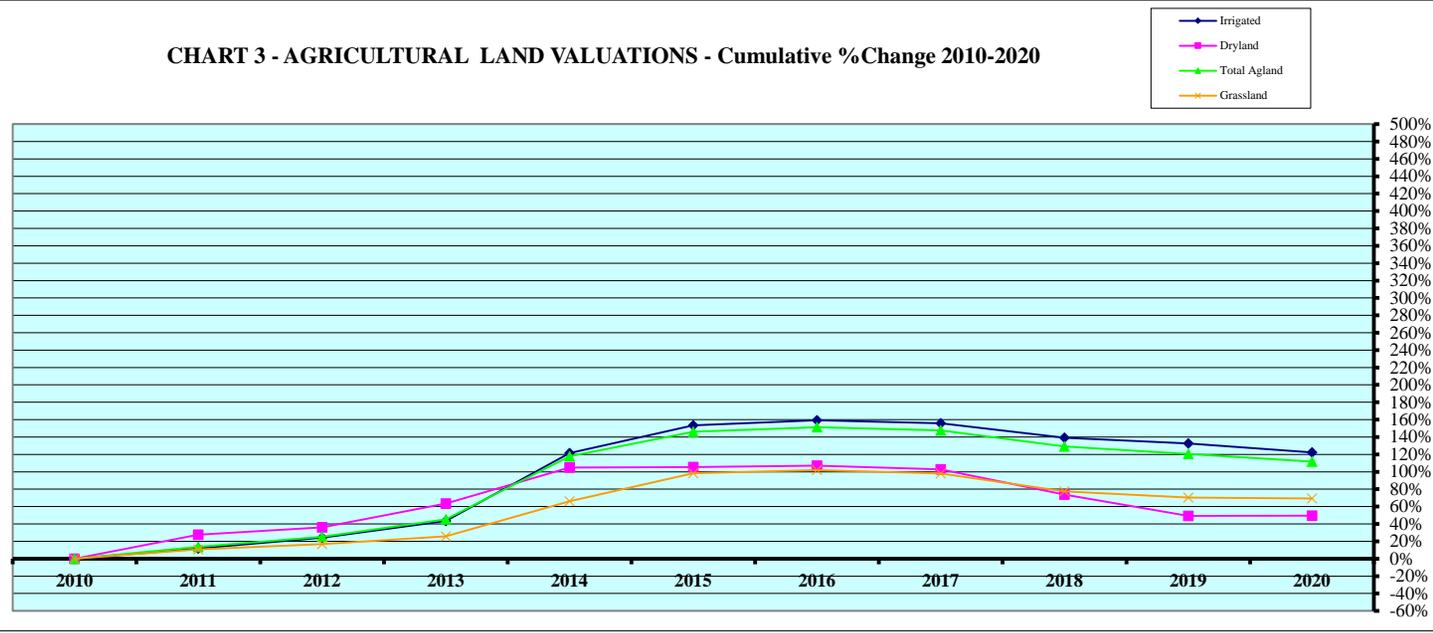
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 18  
County CLAY

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	586,685,695	--	--	--	83,011,380	--	--	--	16,507,995	--	--	--
2011	655,570,475	68,884,780	11.74%	11.74%	105,974,460	22,963,080	27.66%	27.66%	18,287,555	1,779,560	10.78%	10.78%
2012	728,413,225	72,842,750	11.11%	24.16%	112,919,080	6,944,620	6.55%	36.03%	19,270,570	983,015	5.38%	16.73%
2013	841,041,835	112,628,610	15.46%	43.35%	135,645,580	22,726,500	20.13%	63.41%	20,777,275	1,506,705	7.82%	25.86%
2014	1,299,208,940	458,167,105	54.48%	121.45%	170,036,780	34,391,200	25.35%	104.84%	27,407,210	6,629,935	31.91%	66.02%
2015	1,487,557,385	188,348,445	14.50%	153.55%	170,506,500	469,720	0.28%	105.40%	32,729,215	5,322,005	19.42%	98.26%
2016	1,521,380,235	33,822,850	2.27%	159.32%	171,908,165	1,401,665	0.82%	107.09%	33,346,415	617,200	1.89%	102.00%
2017	1,501,179,235	-20,201,000	-1.33%	155.87%	168,312,395	-3,595,770	-2.09%	102.76%	32,714,265	-632,150	-1.90%	98.17%
2018	1,403,116,825	-98,062,410	-6.53%	139.16%	144,212,040	-24,100,355	-14.32%	73.73%	29,295,120	-3,419,145	-10.45%	77.46%
2019	1,364,336,395	-38,780,430	-2.76%	132.55%	123,850,960	-20,361,080	-14.12%	49.20%	28,126,495	-1,168,625	-3.99%	70.38%
2020	1,303,915,080	-60,421,315	-4.43%	122.25%	124,105,800	254,840	0.21%	49.50%	27,956,915	-169,580	-0.60%	69.35%

Rate Ann.%chg: Irrigated **8.31%** Dryland **4.10%** Grassland **5.41%**

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
2010	0	--	--	--	1,705,745	--	--	--	687,910,815	--	--	--
2011	0	0			1,812,435	106,690	6.25%	6.25%	781,644,925	93,734,110	13.63%	13.63%
2012	0	0			1,860,585	48,150	2.66%	9.08%	862,463,460	80,818,535	10.34%	25.37%
2013	0	0			2,032,160	171,575	9.22%	19.14%	999,496,850	137,033,390	15.89%	45.29%
2014	0	0			2,278,375	246,215	12.12%	33.57%	1,498,931,305	499,434,455	49.97%	117.90%
2015	0	0			2,300,550	22,175	0.97%	34.87%	1,693,093,650	194,162,345	12.95%	146.12%
2016	0	0			2,120,700	-179,850	-7.82%	24.33%	1,728,755,515	35,661,865	2.11%	151.31%
2017	0	0			2,120,120	-580	-0.03%	24.29%	1,704,326,015	-24,429,500	-1.41%	147.75%
2018	0	0			55,735	-2,064,385	-97.37%	-96.73%	1,576,679,720	-127,646,295	-7.49%	129.20%
2019	0	0			479,255	423,520	759.88%	-71.90%	1,516,793,105	-59,886,615	-3.80%	120.49%
2020	10,765	10,765			479,270	15	0.00%	-71.90%	1,456,467,830	-60,325,275	-3.98%	111.72%

Cnty# **18**  
County **CLAY**

Rate Ann.%chg: Total Agric Land **7.79%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	589,395,065	213,621	2,759			81,693,750	59,023	1,384			81,700,995	133,333	613		
2011	654,027,455	213,163	3,068	11.20%	11.20%	105,721,870	59,531	1,776	28.31%	28.31%	89,688,965	135,300	663	8.18%	9.46%
2012	728,440,770	214,992	3,388	10.43%	22.80%	112,921,130	58,930	1,916	7.90%	38.44%	89,574,800	130,628	686	3.44%	13.24%
2013	840,640,555	218,193	3,853	13.71%	39.64%	135,411,545	56,912	2,379	24.17%	71.90%	97,239,960	127,646	762	11.09%	25.80%
2014	1,300,047,640	222,010	5,856	51.99%	112.24%	169,727,610	53,944	3,146	32.24%	127.32%	128,539,130	127,483	1,008	32.36%	66.50%
2015	1,488,956,660	225,574	6,601	12.72%	139.24%	169,864,995	50,901	3,337	6.06%	141.11%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,521,763,570	226,001	6,733	2.01%	144.05%	171,905,635	50,510	3,403	1.98%	145.89%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,501,446,970	228,102	6,582	-2.24%	138.57%	168,272,000	49,414	3,405	0.06%	146.04%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,403,619,840	228,287	6,148	-6.59%	122.85%	143,954,780	49,264	2,922	-14.19%	111.12%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	1,364,427,045	227,528	5,997	-2.47%	117.35%	124,041,535	49,859	2,488	-14.86%	79.75%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	1,303,914,900	227,585	5,729	-4.46%	107.66%	124,096,255	49,950	2,484	-0.14%	79.50%	28,154,085	22,249	1,265	-1.85%	106.51%

Rate Annual %chg Average Value/Acre: 7.58% 6.02% 7.52%

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
2010	0	0				1,172,575	1,381	849			688,720,085	299,470	2,300		
2011	0	0				1,172,650	1,381	849	-0.01%	-0.01%	779,098,285	299,327	2,603	13.18%	13.18%
2012	0	0				1,244,780	1,461	852	0.31%	0.30%	861,885,410	300,161	2,871	10.32%	24.85%
2013	0	0				1,329,605	1,329,605	911	6.97%	7.29%	861,885,410	300,170	3,325	15.81%	44.59%
2014	0	0				1,730,110	1,465	1,181	29.61%	39.06%	1,498,786,940	300,362	4,990	50.06%	116.97%
2015	0	0				2,022,990	1,462	1,384	17.20%	62.98%	1,693,543,800	300,527	5,635	12.93%	145.03%
2016	0	0				2,063,170	1,462	1,411	1.99%	66.21%	1,729,062,710	300,535	5,753	2.09%	150.16%
2017	0	0				2,120,120	1,500	1,414	0.15%	66.46%	1,704,542,115	301,152	5,660	-1.62%	146.11%
2018	0	0				55,735	111	500	-64.63%	-41.12%	1,576,976,845	299,699	5,262	-7.04%	128.80%
2019	0	0				479,255	391	1,227	145.41%	44.49%	1,517,131,015	299,987	5,057	-3.89%	119.90%
2020	10,765	22	500			479,270	391	1,227	0.00%	44.50%	1,456,655,275	300,197	4,852	-4.05%	110.99%

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CLAY

Rate Annual %chg Average Value/Acre: 7.75%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports  
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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
6,542	CLAY	76,565,441	27,502,416	90,146,520	240,041,387	67,692,455	19,509,045	274,725	1,456,467,830	40,277,690	51,362,145	0	2,069,839,654
cnty sectorvalue % of total value:		3.70%	1.33%	4.36%	11.60%	3.27%	0.94%	0.01%	70.37%	1.95%	2.48%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
760	CLAY CENTER	838,976	629,809	64,658	28,230,755	6,428,095	0	0	32,690	0	0	0	36,224,983
11.62%	%sector of county sector	1.10%	2.29%	0.07%	11.76%	9.50%			0.00%				1.75%
	%sector of municipality	2.32%	1.74%	0.18%	77.93%	0.09%			0.09%				100.00%
67	DEWEESE	316,714	48,529	2,293	1,907,275	786,960	0	0	5,500	0	0	0	3,067,271
1.02%	%sector of county sector	0.41%	0.18%	0.00%	0.79%	1.16%			0.00%				0.15%
	%sector of municipality	10.33%	1.58%	0.07%	62.18%	25.66%			0.18%				100.00%
498	EDGAR	562,829	885,657	2,023,433	13,193,280	3,505,935	0	0	334,600	66,735	40,560	0	20,613,029
7.61%	%sector of county sector	0.74%	3.22%	2.24%	5.50%	5.18%			0.02%	0.17%	0.08%		1.00%
	%sector of municipality	2.73%	4.30%	9.82%	64.00%	17.01%			1.62%	0.32%	0.20%		100.00%
387	FAIRFIELD	1,815,066	1,286,805	4,101,396	11,215,490	4,096,840	0	0	274,670	157,140	13,770	0	22,961,177
5.92%	%sector of county sector	2.37%	4.68%	4.55%	4.67%	6.05%			0.02%	0.39%	0.03%		1.11%
	%sector of municipality	7.90%	5.60%	17.86%	48.85%	17.84%			1.20%	0.68%	0.06%		100.00%
310	GLENVIL	13,573	683,829	3,137,981	8,210,650	415,605	0	0	16,845	0	0	0	12,478,483
4.74%	%sector of county sector	0.02%	2.49%	3.48%	3.42%	0.61%			0.00%				0.60%
	%sector of municipality	0.11%	5.48%	25.15%	65.80%	3.33%			0.13%				100.00%
1,013	HARVARD	332,713	795,841	1,005,095	18,438,820	3,047,770	0	0	102,480	62,675	18,590	0	23,803,984
15.48%	%sector of county sector	0.43%	2.89%	1.11%	7.68%	4.50%			0.01%	0.16%	0.04%		1.15%
	%sector of municipality	1.40%	3.34%	4.22%	77.46%	12.80%			0.43%	0.26%	0.08%		100.00%
63	ONG	314,230	41,424	1,957	1,225,925	716,610	0	0	126,795	0	8,910	0	2,435,851
0.96%	%sector of county sector	0.41%	0.15%	0.00%	0.51%	1.06%			0.19%		0.01%		3.60%
	%sector of municipality	12.90%	1.70%	0.08%	50.33%	29.42%			5.21%		0.37%		100.00%
47	SARONVILLE	206,666	104,039	288,226	1,366,020	3,625,220	0	0	97,745	0	0	0	5,687,916
0.72%	%sector of county sector	0.27%	0.38%	0.32%	0.57%	5.36%			0.50%				29.16%
	%sector of municipality	3.63%	1.83%	5.07%	24.02%	63.74%			1.72%				100.00%
1502	SUTTON	8,232,455	1,532,822	1,534,000	68,151,300	23,169,905	0	0	274,915	66,805	17,870	0	102,980,072
22.96%	%sector of county sector	10.75%	5.57%	1.70%	28.39%	34.23%			0.02%	0.00%	0.00%		7.07%
	%sector of municipality	7.99%	1.49%	1.49%	66.18%	22.50%			0.27%	0.06%	0.02%		100.00%
205	TRUMBULL	330,632	352,605	627,116	8,794,605	3,645,225	0	0	537,015	0	102,245	0	14,389,443
3.13%	%sector of county sector	0.43%	1.28%	0.70%	3.66%	5.38%			0.04%		0.20%		0.70%
	%sector of municipality	2.30%	2.45%	4.36%	61.12%	25.33%			3.73%		0.71%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
4,852	Total Municipalities	12,963,854	6,361,360	12,786,155	160,734,120	49,438,165	0	0	1,803,255	353,355	201,945	0	244,642,209
74.17%	%all municip.sectors of cnty	16.93%	23.13%	14.18%	66.96%	73.03%			0.12%	0.88%	0.39%		11.82%

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

18 CLAY

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,450</b>	<b>Value : 1,878,527,675</b>	<b>Growth 5,898,832</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>	412	1,340,870	0	0	343	204,300	755	1,545,170	
<b>02. Res Improve Land</b>	2,195	7,759,415	0	0	326	5,644,310	2,521	13,403,725	
<b>03. Res Improvements</b>	2,214	157,608,775	0	0	339	47,111,685	2,553	204,720,460	
<b>04. Res Total</b>	2,626	166,709,060	0	0	682	52,960,295	3,308	219,669,355	2,289,111
<b>% of Res Total</b>	79.38	75.89	0.00	0.00	20.62	24.11	44.40	11.69	38.81
<b>05. Com UnImp Land</b>	118	273,060	0	0	14	76,075	132	349,135	
<b>06. Com Improve Land</b>	371	1,164,865	0	0	60	3,284,300	431	4,449,165	
<b>07. Com Improvements</b>	371	49,436,470	0	0	62	15,660,940	433	65,097,410	
<b>08. Com Total</b>	489	50,874,395	0	0	76	19,021,315	565	69,895,710	1,479,280
<b>% of Com Total</b>	86.55	72.79	0.00	0.00	13.45	27.21	7.58	3.72	25.08
<b>09. Ind UnImp Land</b>	0	0	0	0	13	90,965	13	90,965	
<b>10. Ind Improve Land</b>	0	0	0	0	75	718,400	75	718,400	
<b>11. Ind Improvements</b>	0	0	0	0	75	18,780,095	75	18,780,095	
<b>12. Ind Total</b>	0	0	0	0	88	19,589,460	88	19,589,460	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	1.18	1.04	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	7	243,715	7	243,715	
<b>14. Rec Improve Land</b>	0	0	0	0	1	26,465	1	26,465	
<b>15. Rec Improvements</b>	0	0	0	0	1	4,545	1	4,545	
<b>16. Rec Total</b>	0	0	0	0	8	274,725	8	274,725	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.11	0.01	0.00
<b>Res &amp; Rec Total</b>	2,626	166,709,060	0	0	690	53,235,020	3,316	219,944,080	2,289,111
<b>% of Res &amp; Rec Total</b>	79.19	75.80	0.00	0.00	20.81	24.20	44.51	11.71	38.81
<b>Com &amp; Ind Total</b>	489	50,874,395	0	0	164	38,610,775	653	89,485,170	1,479,280
<b>% of Com &amp; Ind Total</b>	74.89	56.85	0.00	0.00	25.11	43.15	8.77	4.76	25.08
<b>17. Taxable Total</b>	3,115	217,583,455	0	0	854	91,845,795	3,969	309,429,250	3,768,391
<b>% of Taxable Total</b>	78.48	70.32	0.00	0.00	21.52	29.68	53.28	16.47	63.88

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	278	0	118	396

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	108	1,580,105	0	0	2,550	1,181,058,790	2,658	1,182,638,895
28. Ag-Improved Land	14	302,110	0	0	735	278,792,415	749	279,094,525
29. Ag Improvements	15	482,675	0	0	808	106,882,330	823	107,365,005

30. Ag Total					3,481	1,569,098,425
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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	5	5.00	65,000	0	0.00	0	
33. HomeSite Improvements	5	0.00	283,085	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	11	6.76	13,525	0	0.00	0	
37. FarmSite Improvements	15	0.00	199,590	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	7	2.13	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	12	11.00	143,000	12	11.00	143,000	
32. HomeSite Improv Land	405	428.71	5,573,165	410	433.71	5,638,165	
33. HomeSite Improvements	406	0.00	51,513,910	411	0.00	51,796,995	385,861
34. HomeSite Total				<b>423</b>	<b>444.71</b>	<b>57,578,160</b>	
35. FarmSite UnImp Land	35	33.52	67,035	35	33.52	67,035	
36. FarmSite Improv Land	705	1,816.09	3,632,045	716	1,822.85	3,645,570	
37. FarmSite Improvements	794	0.00	55,368,420	809	0.00	55,568,010	1,744,580
38. FarmSite Total				<b>844</b>	<b>1,856.37</b>	<b>59,280,615</b>	
39. Road & Ditches	3,058	8,129.48	0	3,065	8,131.61	0	
40. Other- Non Ag Use	29	1,593.53	2,319,285	29	1,593.53	2,319,285	
41. Total Section VI				<b>1,267</b>	<b>12,026.22</b>	<b>119,178,060</b>	<b>2,130,441</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	26	1,476.75	4,448,840	26	1,476.75	4,448,840

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	63,823.64	28.03%	368,581,245	28.42%	5,775.00
46. 1A	43,916.30	19.28%	253,615,540	19.55%	5,774.98
47. 2A1	74,472.19	32.70%	423,000,180	32.61%	5,679.98
48. 2A	20,729.62	9.10%	117,742,905	9.08%	5,679.94
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	7,077.23	3.11%	38,924,140	3.00%	5,499.91
51. 4A1	10,541.40	4.63%	56,606,675	4.36%	5,369.94
52. 4A	7,172.61	3.15%	38,516,285	2.97%	5,369.91
<b>53. Total</b>	<b>227,732.99</b>	<b>100.00%</b>	<b>1,296,986,970</b>	<b>100.00%</b>	<b>5,695.21</b>
<b>Dry</b>					
54. 1D1	9,655.15	19.32%	26,648,105	21.46%	2,759.99
55. 1D	13,618.13	27.25%	34,385,505	27.70%	2,524.98
56. 2D1	13,184.46	26.38%	32,103,815	25.86%	2,434.97
57. 2D	6,880.04	13.77%	16,236,745	13.08%	2,359.98
58. 3D1	1,201.39	2.40%	2,745,125	2.21%	2,284.96
59. 3D	335.94	0.67%	767,620	0.62%	2,284.99
60. 4D1	3,166.53	6.34%	6,997,900	5.64%	2,209.96
61. 4D	1,931.33	3.86%	4,267,985	3.44%	2,209.87
<b>62. Total</b>	<b>49,972.97</b>	<b>100.00%</b>	<b>124,152,800</b>	<b>100.00%</b>	<b>2,484.40</b>
<b>Grass</b>					
63. 1G1	11,352.26	50.77%	14,474,415	51.16%	1,275.02
64. 1G	2,636.26	11.79%	3,361,165	11.88%	1,274.97
65. 2G1	6,643.96	29.72%	8,437,990	29.82%	1,270.02
66. 2G	86.39	0.39%	109,720	0.39%	1,270.05
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	1,639.11	7.33%	1,909,545	6.75%	1,164.99
<b>71. Total</b>	<b>22,357.98</b>	<b>100.00%</b>	<b>28,292,835</b>	<b>100.00%</b>	<b>1,265.45</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>227,732.99</b>	<b>75.79%</b>	<b>1,296,986,970</b>	<b>89.45%</b>	<b>5,695.21</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>49,972.97</b>	<b>16.63%</b>	<b>124,152,800</b>	<b>8.56%</b>	<b>2,484.40</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>22,357.98</b>	<b>7.44%</b>	<b>28,292,835</b>	<b>1.95%</b>	<b>1,265.45</b>
72. Waste	21.53	0.01%	10,765	0.00%	500.00
73. Other	386.03	0.13%	476,995	0.03%	1,235.64
74. Exempt	7,654.17	2.55%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>300,471.50</b>	<b>100.00%</b>	<b>1,449,920,365</b>	<b>100.00%</b>	<b>4,825.48</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
<b>Irrigated Total</b>	0.00	0.00%	0	0.00%	0.00
<b>Dry Total</b>	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	143.69	823,440	0.00	0	227,589.30	1,296,163,530	227,732.99	1,296,986,970
<b>77. Dry Land</b>	339.17	879,320	0.00	0	49,633.80	123,273,480	49,972.97	124,152,800
<b>78. Grass</b>	79.25	100,930	0.00	0	22,278.73	28,191,905	22,357.98	28,292,835
<b>79. Waste</b>	0.00	0	0.00	0	21.53	10,765	21.53	10,765
<b>80. Other</b>	0.00	0	0.00	0	386.03	476,995	386.03	476,995
<b>81. Exempt</b>	9.13	0	0.00	0	7,645.04	0	7,654.17	0
<b>82. Total</b>	<b>562.11</b>	<b>1,803,690</b>	<b>0.00</b>	<b>0</b>	<b>299,909.39</b>	<b>1,448,116,675</b>	<b>300,471.50</b>	<b>1,449,920,365</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	227,732.99	75.79%	1,296,986,970	89.45%	5,695.21
<b>Dry Land</b>	49,972.97	16.63%	124,152,800	8.56%	2,484.40
<b>Grass</b>	22,357.98	7.44%	28,292,835	1.95%	1,265.45
<b>Waste</b>	21.53	0.01%	10,765	0.00%	500.00
<b>Other</b>	386.03	0.13%	476,995	0.03%	1,235.64
<b>Exempt</b>	7,654.17	2.55%	0	0.00%	0.00
<b>Total</b>	<b>300,471.50</b>	<b>100.00%</b>	<b>1,449,920,365</b>	<b>100.00%</b>	<b>4,825.48</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 Clay Center	43	291,110	338	1,347,930	339	27,737,505	382	29,376,545	242,000
83.2 Deweese	18	21,455	49	74,235	50	1,812,030	68	1,907,720	0
83.3 Edgar	69	122,670	262	513,690	265	12,925,735	334	13,562,095	80,154
83.4 Fairfield	32	131,665	198	1,026,120	198	10,901,205	230	12,058,990	38,750
83.5 Glenvil	16	45,925	133	442,050	133	8,885,535	149	9,373,510	39,645
83.6 Harvard	56	151,910	295	932,020	299	17,777,055	355	18,860,985	108,395
83.7 Harvard Courts	8	10,340	100	101,250	100	910,620	108	1,022,210	0
83.8 Ong	38	53,940	61	135,825	62	1,035,985	100	1,225,750	0
83.9 Rural	3	0	3	60,735	4	656,705	7	717,440	23,480
83.10 Rural Res	82	448,015	0	0	0	0	82	448,015	0
83.11 Rural Res 1	144	0	163	2,857,675	165	23,551,065	309	26,408,740	653,132
83.12 Rural Res 2	121	0	161	2,752,365	171	22,908,460	292	25,660,825	356,000
83.13 Saronville	16	9,160	32	41,490	32	1,453,080	48	1,503,730	53,145
83.14 Sutton	103	448,085	641	2,679,760	646	66,049,695	749	69,177,540	690,925
83.15 Trumbull	13	54,610	86	465,045	90	8,120,330	103	8,639,985	3,485
84 Residential Total	762	1,788,885	2,522	13,430,190	2,554	204,725,005	3,316	219,944,080	2,289,111

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Clay Center	22	42,165	54	140,700	54	6,628,050	76	6,810,915	3,400
85.2 Deweese	5	8,595	14	33,680	14	744,685	19	786,960	0
85.3 Edgar	13	22,155	61	79,465	61	3,974,865	74	4,076,485	86,405
85.4 Fairfield	6	10,495	39	85,175	39	3,986,940	45	4,082,610	0
85.5 Glenvil	3	3,755	13	20,825	13	333,260	16	357,840	0
85.6 Harvard	18	21,000	39	62,585	39	2,922,360	57	3,005,945	2,440
85.7 Harvard Courts	0	0	1	2,425	1	3,000	1	5,425	0
85.8 Nad B-1	0	0	49	154,700	49	5,025,070	49	5,179,770	80,415
85.9 Nad B-2	3	11,380	21	74,055	21	2,422,135	24	2,507,570	0
85.10 Nad Glenvil	0	0	16	83,190	16	803,340	16	886,530	0
85.11 Nad Inland	0	0	17	3,459,315	17	15,679,705	17	19,139,020	0
85.12 Nad Lynn	0	0	1	89,370	1	1,295,960	1	1,385,330	0
85.13 Ong	10	7,245	12	15,425	12	693,940	22	716,610	0
85.14 Rural	20	130,850	31	142,070	33	9,214,825	53	9,487,745	785,730
85.15 Rural Res	4	24,810	0	0	0	0	4	24,810	0
85.16 Saronville	8	2,945	5	7,230	5	3,574,065	13	3,584,240	0
85.17 Sutton	29	149,180	119	649,240	119	23,003,720	148	23,802,140	520,890
85.18 Trumbull	4	5,525	14	68,115	14	3,571,585	18	3,645,225	0
86 Commercial Total	145	440,100	506	5,167,565	508	83,877,505	653	89,485,170	1,479,280

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	11,352.26	50.77%	14,474,415	51.16%	1,275.02
88. 1G	2,636.26	11.79%	3,361,165	11.88%	1,274.97
89. 2G1	6,643.96	29.72%	8,437,990	29.82%	1,270.02
90. 2G	86.39	0.39%	109,720	0.39%	1,270.05
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,639.11	7.33%	1,909,545	6.75%	1,164.99
95. Total	22,357.98	100.00%	28,292,835	100.00%	1,265.45
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,357.98	100.00%	28,292,835	100.00%	1,265.45
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,357.98	100.00%	28,292,835	100.00%	1,265.45

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	0.00	0.00%	0	0.00%	0.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	0.00	0.00%	0	0.00%	0.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

**2021 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

18 Clay

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	240,041,387	219,669,355	-20,372,032	-8.49%	2,289,111	-9.44%
02. Recreational	274,725	274,725	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	40,277,690	57,578,160	17,300,470	42.95%	385,861	41.99%
<b>04. Total Residential (sum lines 1-3)</b>	<b>280,593,802</b>	<b>277,522,240</b>	<b>-3,071,562</b>	<b>-1.09%</b>	<b>2,674,972</b>	<b>-2.05%</b>
05. Commercial	67,692,455	69,895,710	2,203,255	3.25%	1,479,280	1.07%
06. Industrial	19,509,045	19,589,460	80,415	0.41%	0	0.41%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>87,201,500</b>	<b>89,485,170</b>	<b>2,283,670</b>	<b>2.62%</b>	<b>1,479,280</b>	<b>0.92%</b>
08. Ag-Farmsite Land, Outbuildings	49,042,875	59,280,615	10,237,740	20.88%	1,744,580	17.32%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,319,270	2,319,285	15	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>51,362,145</b>	<b>61,599,900</b>	<b>10,237,755</b>	<b>19.93%</b>	<b>1,744,580</b>	<b>16.54%</b>
12. Irrigated	1,303,915,080	1,296,986,970	-6,928,110	-0.53%		
13. Dryland	124,105,800	124,152,800	47,000	0.04%		
14. Grassland	27,956,915	28,292,835	335,920	1.20%		
15. Wasteland	10,765	10,765	0	0.00%		
16. Other Agland	479,270	476,995	-2,275	-0.47%		
<b>17. Total Agricultural Land</b>	<b>1,456,467,830</b>	<b>1,449,920,365</b>	<b>-6,547,465</b>	<b>-0.45%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,875,625,277</b>	<b>1,878,527,675</b>	<b>2,902,398</b>	<b>0.15%</b>	<b>5,898,832</b>	<b>-0.16%</b>

## 2021 Assessment Survey for Clay County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$232,863
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$43,000
<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>
	\$26,550
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,860
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$6,851

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS - County Solutions
2.	<b>CAMA software:</b>
	MIPS - County Solutions
3.	<b>Personal Property software:</b>
	MIPS - County Solutions
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes <a href="https://clay.gworks.com">https://clay.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	Office staff and gWorks.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Aerial imagery from gWorks.
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No. The City of Sutton has their own zoning. The Village of Ong has no zoning.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	All municipalities except Ong are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	In 1975, with updated rules and permit requirements in 2004.

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

<b>1.</b>	<b>Appraisal Services:</b>
	Stanard Appraisal for commercial and township reviews. They are currently in year six of our six year rotation to review the cities and villages as well.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	MIPS - County Solutions

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

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Stanard Appraisal
<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>
	Must be licensed and approved by State Appraisal Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes, along with approval by the County Board and County Attorney.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes for commercial parcels only. Provides recommendations to the county assessor for use in establishing final value estimates on residential and agricultural improvements. For 2021 assessment year, the appraisers will establish the values for the county on most improvements in the county, based on new depreciation tables created by the appraisers.

## 2021 Residential Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor, Staff, Appraiser																
<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%; 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>Clay Center (population 732 - 2014). County seat located in the center of the county. Clay Center has a somewhat of an active real estate market; some influence with the Meat Animal Research Center just west of town and consolidated school to the south. The newest subdivision on the north side of town has seen the construction of many new homes in the last couple of years. Clay Center no longer has a school but is consolidated with the South Central Unified District #5 in rural Clay County. A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese (population 65 – 2014). Located on the south central border of the county and sits along the south bank of the Little Blue River. Deweese is a weekend home for several who enjoy the recreational lifestyle and a weekend away from the city. Older buildings have been refurbished, new building constructed &amp; several camping spots made for these weekend getaways. There has not been a new home erected in over a decade. Deweese is part of the South Central Unified District #5 in rural Clay County also.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 &amp; Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. 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8	NAD B-1, B-2 Located along Highway 6 also. The former Naval Ammunition Depot (NAD) is one of Nebraska's former four major ammunition plants built between 1942 & 1943. Properties consist of bunkers that are now used for light industrial manufacturing or storage.
9	NAD Glenvil - Formerly federal land with majority use as ag and residential. NAD Lynn - Formerly federal land, majority is agricultural. NAD Inland - Former federal land with large commercial parcels, some agricultural.
10	Ong (population 61 – 2014). Located near the southeastern border. Residential properties are older with most inhabitable and/or in need of repair. There is not a school located in the community, but Ong is a member of the Shickley School District located in neighboring Fillmore County.
11	Saronville (population 45 – 2014). Located on the north half of the county, just off Hwy 6. Residential parcels are mostly well maintained. It is five miles from the city of Sutton and is part of Sutton's school district.
12	Sutton (population 1445 – 2014). The largest town in the county located in the northeast quarter of the county along Highway 6. Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.
13	Trumbull (population 199 – 2014). Located in the northwest corner of the county. It has become a bedroom community for Grand Island and Hastings. Quite a few new homes mixed with the old. School has consolidated with Doniphan.
14	Rural Residential. These parcels consist of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.
AG	Agricultural outbuildings and improvements

<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Cost Approach and Sales Comparison
<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 appraisers contracted by the county develops depreciation studies based on sales comparison.
<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>
	Currently on square foot-previouslly on front foot pricing
<b>7.</b>	<b>How are rural residential site values developed?</b>
	Values are the same for all rural sites. \$13,000 for the first acre home site, and \$2,000 per acre for either the building site on agricultural properties, or the remaining acres for the single family rural locations.
<b>8.</b>	<b>Are there form 191 applications on file?</b>
	N/A
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>

All lots are valued per square foot, considering the quality of the lot. Lots in subdivisions just being developed receive a discount until sold. Once sold, vacant lots are valued as all other lots in the area. Overall, there are very few vacant lots in the county.

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	2011	2011	2012	2017
2	2015	2011	2014	2015
3	2014	12/2018	2015	2020
4	2012	2011	2012	2018
5	2011	2011	2012	2017
6	2019	12/2018	2019	2019
7	2019	12/2018	2019	2019
8	2012	2011	2012	2015
9	2011	2011	2012	2015 & 2017
10	2019	12/2018	2019	2019
11	2014	12/2018	2014	2020
12	2016	2011	2016	2016
13	2012	2011	2012	2018
14	2011-2019	2011 & 12/2018	2019	2015-2020
AG	2014	2011 & 12/2018	2019	2015-2020

## 2021 Commercial Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor, Staff, and Appraiser.										
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>										
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	Cost Approach, Income Approach, and Sales Comparison.										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	The contract appraiser utilizes sales of similar properties from the across the state and adjusting for local market.										
<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 contract appraiser develops the depreciation studies										
<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>										

All lots are valued per square foot or by the acres for the larger parcels, based on any sales comparisons there may be. There are very few commercial lot sales in the county.

7.

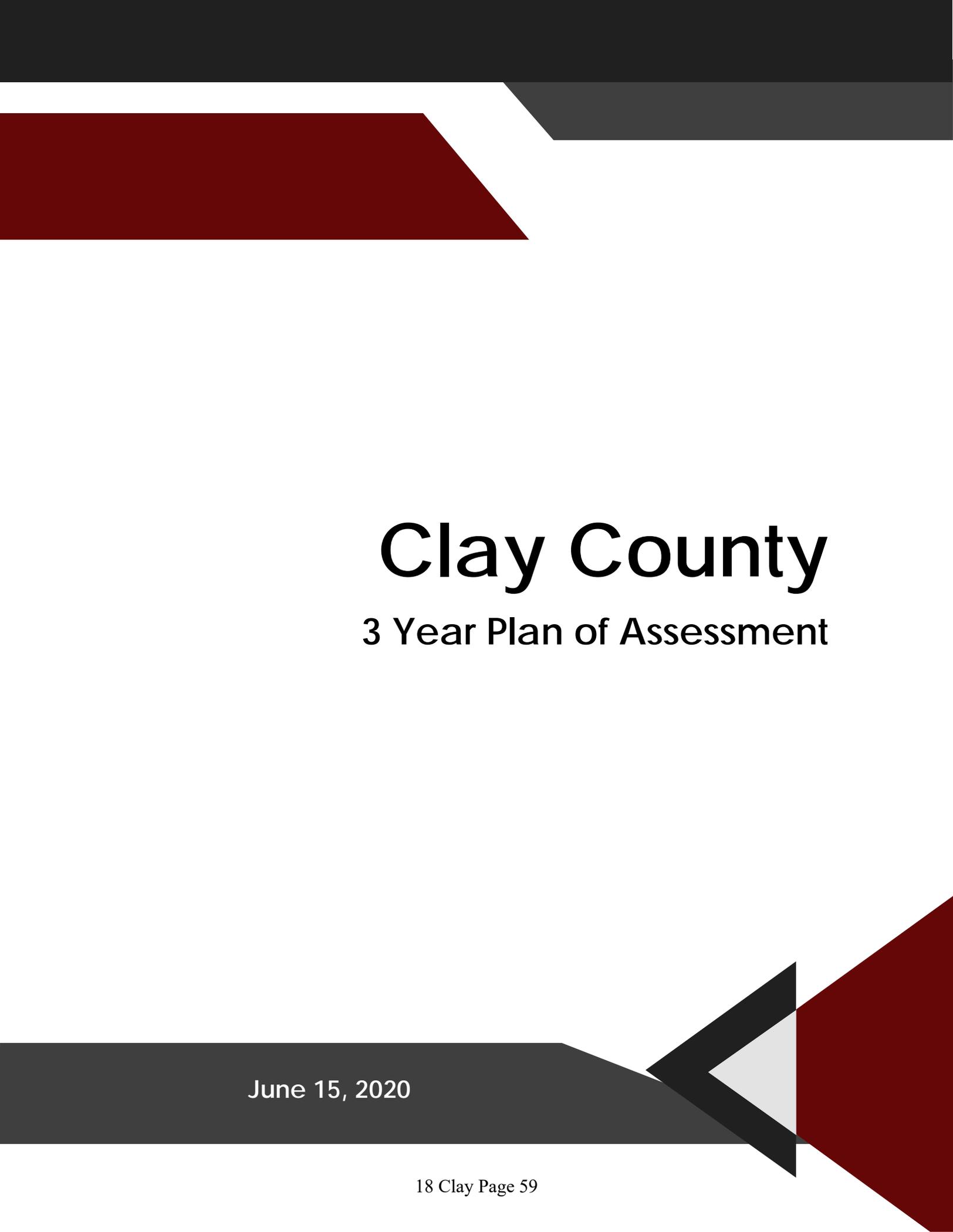
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2011	2011	2017
2	2011-2019	2011 & 2019	2014	2014-2019
3	2015	2011	2015	2015
12	2016	2011	2016	2016

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

## 2021 Agricultural Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor, Staff, and Appraiser.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
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1	With no apparent differences in selling price or soil associations identified, Clay County has only one market area.	2020						
	<p>It is the county's practice to update the land use on an ongoing basis. Clay County has always updated land use whenever a change is reported or discovered. New well permits and registrations are monitored as they are reported by the NRD's, with letters of requests for land use changes due to these registrations &amp; permits. The county has updated the soil codes to reflect the latest State NRCS soil coding changes and we continue to conduct a countywide review of all ag land as new imagery is obtained on our gWorks system dividing it in half and reviewing the entire county in a two year period.</p>							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Annually, sales are plotted, the available sales are verified and analyzed. Any changes in value statistics are noted and incorporated into the valuation process if necessary.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Sales verification from questionnaires received, reviewed sales, and checking real estate listings.							
<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, the first acre, for farm homes and the rural residential home sites are valued at \$13,000 for the first acre and the outbuilding site acres are valued at \$2,000 per acre. The acre of the site is determined on a parcel by parcel basis using GIS data.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	<p>A separate land classification for feedlots was established in Clay County for 2019. There were no sales of feedlots in the area for a conclusive market analysis. The value was arrived at by taking the average price per acre for feedlots in the surrounding area and applying it to the feedlots in Clay County.</p> <p>For 2020 all Rural Residential parcels in the county were reviewed for primary land use. Questionnaires and requests for FSA certifications were sent to all rural residential landowners in the county. Many parcels were found to be agricultural use rather than rural residential.</p>							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Sale verification; information obtained from buyers and sellers is the methods used. The land is assessed at 100% of market value.							

<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	N/A
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	N/A
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></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



# Clay County

## 3 Year Plan of Assessment

June 15, 2020

To: Clay County Board of Equalization  
Nebraska Department of Revenue – Property Assessment Division

Re: 2020 Plan of Assessment for Clay County

### **Plan of Assessment Requirements**

Pursuant to Neb. Revised Statute, 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 of each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments shall be forwarded to the Department of Revenue on or before October 31 of each year.

### **Real Property Assessment Requirements**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment date for all real property is January 1 of each year.

Acceptable assessment range required for real property are as follows:

- 1) 92% to 100% of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 69% to 75% of actual value for agricultural land and horticultural land.
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special value under Nebraska §77-1344.

Based on analysis of all available information, the Clay County level of value for 2020 is:

- 1) 95% for residential property
- 2) 100% for commercial property
- 3) 73% for agricultural property

The quality of Clay County's assessment meeting the generally accepted mass appraisal techniques in each class.

## Current Resources

### Staff

Assessor – current certification and 66.25 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

*Certified Clerk I* – current certification and 28.25 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

*Certified Clerk II* – current certification and 18.5 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

### Budget

Clay County's fiscal year is July 1 through June 30. The adopted budget for 2019-2020 was \$291,247.

Budget amounts for the Assessor's Office include:

MIPS & GIS maintenance - \$26,200

gWorks Website Cost - \$4,775

Dues/registration/training - \$2,535

Travel expense/hotel for educational & training purposes - \$4,210

Appraiser Fees - \$91,500

### Equipment

Clay County utilizes the MIPS Assessment and gWorks systems, with support, for everyday tasks. The office is equipped with four dual monitor workstations and one single monitor workstation dedicated to the GIS system. We also use the MIPS Mobile Assessment program on the office's Microsoft Surface Pro Tablet Pro for field reviews.

### Education

The assessor and all clerks attend any meetings, classes, webinars and workshops that will benefit them in any aspect of the assessment process.

## Assessor's Duties and Responsibilities

### Record Maintenance, Mapping & Ownership Changes

Record maintenance is completed using the MIPS & GIS systems, field reviews and building permits. As we move forward to becoming a fully digital office, we have begun the process of attaching all required information to the property record cards in the MIPS system as it is generated.

Mapping is kept current through the GIS system. Beginning January 1, 2020, the assessor's office is no longer maintaining the county cadastral maps. This being a crucial part of becoming a fully electronic office. All mapping is complete on the GIS system and is updated as documents warrant.

Ownership records are updated and maintained on a continual basis as real estate transfer Form 521 are filed with the Register of Deeds. Sales files are updated every month on or before the 15<sup>th</sup>, with the most current information.

### **Administrative Reports**

*Real Estate Transfer Statement Form 521* - County assessors must electronically file on or before the 15<sup>th</sup> of the second month following the month that the deed was recorded monthly.

*Intent to Tax Statements* - On or before March 1 annually, the county assessor must notify governmental subdivisions of the intent to tax property not used for public purpose and not paying an in lieu of tax.

*Abstract of Assessment for Real Property* - For Clay County, this must be certified to the Property Tax Administrator on or before March 19<sup>th</sup> annually.

*Notice of Valuation Change* - Must be sent to the owner of record as of May 20<sup>th</sup> of any property that had an increase or decrease in value on or before June 1<sup>st</sup> annually.

*Personal Property Abstract* - Must be filed with the Property Tax Administrator on or before July 20<sup>th</sup> annually.

*Cemetery Report* - Must be presented to the County Board of Equalization prior to August 1 annually, after the county assessor has reviewed the ownership and use of all cemetery real property.

*Three Year Plan of Assessment* - County assessor must file with the County Board of Equalization on or before July 31<sup>st</sup> annually. A copy of the plan, and any amendments, must be submitted to the Department of Revenue on or before October 31<sup>st</sup> annually.

*Certification of Value to Political Subdivisions* - On or before August 20<sup>th</sup>, annually, the county assessor certifies taxable valuations and growth value, if applicable, to political subdivisions.

*School District Taxable Value Report* - On or before August 20<sup>th</sup> annually, the county assessor must certify this report with the Property Tax Administrator.

*Annual Inventory Statement* - On or before August 31<sup>st</sup> annually, the assessor must file with the county board an inventory of all personal property in the custody of the assessor's office.

*Tax List* - Must be completed and delivered to the county treasurer on or before November 22<sup>nd</sup> annually, along with a signed warrant for collection of taxes.

*Personal Property Tax Exemption Summary Certificate Form 259P* - Electronically certify on or before November 30<sup>th</sup>, annually.

*Homestead Exemption Summary Certificate Form 458S* – Certified to the Tax Commissioner, for tax loss due to homestead exemptions for the current tax year, on or before November 30<sup>th</sup>, annually.

*Certificate of Taxes Levied Report* – Must be electronically filed with the Property Tax Administrator on or before December 1<sup>st</sup>, annually.

### **Permissive Exemptions**

Permissive exemptions require application, and the party seeking an exemption must show that the property is eligible for the exemption. To apply for an exemption, either the Exemption Application, Form 451, or Statement of Reaffirmation of Tax Exemption, Form 451A, must be filed by December 31 for an exemption in the following year. Permissive exemptions may be allowed based on the inherent nature of the property, the ownership of the property, the use of the property, or a combination of these factors. This guide will assist you in identifying the treatment of real property that may be exempt or potentially eligible to be exempt from property taxes.

### **Personal Property**

Personal property returns filed in the office, online and through the mail or email are processed in a timely manner. January 1 through May 1 annually is the filing date for the returns to avoid any penalties. Taxpayers who do not file on or before May 1 receive a Failure to File Notice, with a 10% penalty assessed and a request for a copy of their federal depreciation worksheet, shortly after the May 1 filing deadline. Subpoenas are sent for depreciation worksheets not received by June 15<sup>th</sup>. Any items reported after July 1 annually are assessed a 25% penalty. Beginning January 1, 2019, the office has added scanning and attaching completed schedules to the Personal Property record in the MIPS system. This is another way we are entering the digital era and gives our office pertinent information when processing the personal property returns.

### **Homestead Exemptions**

Clay County had 230 approved Homestead Exemption applicants in 2019. Applicants that are eligible file for the exemption between February 1<sup>st</sup> and June 30<sup>th</sup> yearly.

### **Centrally Assessed Properties**

Railroads and public service entities such as pipelines, utilities, and telecommunication companies are subject to central assessment by the Property Tax Administrator. The taxable value is determined as of January 1 each year. Each county assessor is responsible for maintaining and reviewing the information given by the Department of Revenue Property Assessment Division.

### **Protest Process**

The Nebraska Constitution requires that real property be valued uniformly and proportionately. County assessors are responsible for determining the taxable value for every parcel of real property in their county. Property owners who do not agree with the county assessor's opinion of actual value may file a protest with the county board of equalization. During the month of June the assessor, and staff, aid these property owners in understanding the change in their valuation. The assessor then prepares

information for the County Board of Equalization for any protests that are filed and attends all hearings.

### **Tax List Corrections**

Corrections for omitted property, clerical errors and over/under valued property in the tax list are produced as needed for the County Board of Equalization and the treasurer under the direction of Nebraska State Statutes.

### **Tax Rates and Districts**

Maintain records of school districts, fire districts, Natural Resource Districts and other taxing districts in Clay County for accurate information for levy purposes.

### **Tax Equalization and Review Commission (TERC)**

Statewide equalization occurs after assessment actions are taken in March. If TERC determines a change in the Level of Value for any given type of property, the county will receive an order to make the change. These changes are made by the assessor and staff. The Department of Revenue Property Assessment Division ensures that the change has been made at the county level.

The assessor also usually attends appeal hearings to TERC from action taken by the County Board of Equalization if necessary.

## **Approaches to Value**

Approaches to value are used in accordance with IAAO mass appraisal techniques.

### **Market Approach**

Sales of like properties are analyzed and used to establish values. An example would be all irrigated land sales in the county are studied and used to set the assessed value for the county. Residential and commercial property values are set by using the Assessor Location. The sales help to establish the market depreciation for each of the Assessor Locations.

### **Income Approach**

This approach is applied to commercial properties whenever applicable. Income and expense data is collected and analyzed. Market data is also collected and implemented when applicable.

### **Cost Approach**

Clay County utilizes the Marshall & Swift costing tables for commercial and residential values. For 2020 the tables were updated to the most recent and will be used until a complete 6 year rotation is finished, then updated again for the next.

## Real Property Assessment Review Process

The Clay County Assessor's Office has the duty to value all real property in Clay County in accordance with current state statutes and regulations. In Clay County, Stanard Appraisal Services has been contracted to complete a county-wide mass appraisal, to concur with our 6-year rotation, as required under Nebraska §77-1311.03. The appraisal process is a systematic analysis and documentation of the factors that affect the value of real property. This review is for the purpose of achieving uniform and proportionate valuations and that the real property record data accurately reflects the property. Exempt properties, flat-valued buildings and vacant lots are reviewed by the office staff.

Residential property assessment procedures are strictly followed by both contracted and office personnel and include, but are not limited to the following:

- Locating the property owner is always the priority when arriving at the site. The property owner, if available, is informed that personnel is on site and what our procedures will be once we begin the review. A questionnaire, relating to the interior of the home and garage, is left with the owner, when available, with a request to complete and return to our office at their earliest convenience or an offer to help them complete the questionnaire.
- All structures are reviewed, conditions are checked, measurements are verified, new photos of the front and back of the house and all outbuildings are taken. If it is a rural property, aerial photos are used to account for all outbuildings. Site plans/maps are updated, if necessary. Changes are recorded on worksheets and any questions we may have are noted.
- Once the review is completed, if the property owner was unavailable, the questionnaire is left at the door, along with a note with any questions we may have that are not addressed in the questionnaire and request that they return it to our office at their earliest convenience.
- Once the questionnaires are returned to the office, staff enters information on any updates to the property in the MIPS CAMA system, which calculates the replacement cost as if the structure were to be built new. These values are reviewed by the assessor and appraiser and the appropriate depreciation is applied based on the characteristics of each of the improvements.
- Information is updated on the parcels that the requested questionnaires have been returned first. Property owners that did not return the questionnaires are mailed another with a request to complete and return to our office as soon as possible and completed upon return of requested information.
- Unimproved parcels, exempt and certain residential, commercial and agricultural properties are reviewed in the same manner strictly by county office staff.

Commercial property assessment procedures are also followed by both contracted and office personnel and include, but are not limited to the following:

- The priority when arriving at the property is locating the property owner or manager. If neither is available, employees are left a call back number for either of them to call.
- If employees are allowed the physical review of the property, it is completed at that time. Photos are updated, measurements are verified, and all buildings are accounted for. In instances where employees do not allow the review, contact numbers are left with them to have the owner or manager call to set an appointment time to review the property.
- Once the review is completed, information is updated in the MIPS CAMA system if necessary, by office staff. The calculated replacement cost as if the structure were to be built new is reviewed by the appraiser and assessor, and appropriate depreciation is applied based on the characteristics of the property.

Agricultural parcel land use in Clay County is reviewed by using the county geographical information system (GIS), when possible, or physical review, where necessary. We currently review each agricultural property every two years as the information system imagery is updated. Splitting the county in half and reviewing each half in alternating years. Any parcels, out of review status, that we have received information on changes that need to be applied are reviewed as they are received in our office. Agricultural land use assessment is done by the assessor and staff. Procedures include, but are not limited to:

- Requests for current year Farm Service Agency (FSA) certifications and corresponding maps are sent in late April to the landowner of record for parcels being reviewed that year and to any landowners that the Little Blue and Upper Big Blue Natural Resource Districts have sent information regarding changes to us. This allows landowners and/or producers to supply us with the most current information on the land use as they are certifying their acres for the year and gives the office 5 months to collect requested information before beginning the review process.
- Parcels are individually reviewed, changes in land use are made based on the FSA certifications and maps, if available, and the current imagery.
- Questionable parcels, that certifications were not received for and imagery is inconclusive as to use, are physically reviewed to obtain the most accurate information.
- As reviewing certifications, GIS acres are documented on each land use type on the corresponding maps for reference as GIS and FSA certification acres are usually a little different. Land use is then exported into the MIPS system using the land use calculator in the GIS system and then transferred in the MIPS system to the appropriate valuation year. FSA certifications and all maps are scanned and attached to the property record for easy access for reference later.

### Assessment Plans for 2021 – Tax Year 2022

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service (for the continuation of the reappraisal of real property in Clay County), assessor staff reviews of exempt, certain residential, commercial and agricultural improved parcels, and agricultural land use. This is to ensure that the following properties are reappraised in 2021 to remain within the required six year cycle:

	Parcel Count
Deweese	100
NAD Inland	37
NAD Lynn	3
NAD Area B-1	55
NAD Area B-2	29
NAD Glenvil	59
School Creek Township (Land Use)	280
Eldorado Township (Land Use)	227
Harvard Township (Land Use)	243
Leicester Township (Land Use)	212
Lewis Township (Land Use)	229
Lynn Township (Land Use)	134
Inland Township (Land Use)	61
Sutton Township (Land Use)	231

### Assessment Plans for 2022 – For Tax Year 2023

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service (for the continuation of the reappraisal of real property in Clay County), assessor staff reviews of exempt, certain residential, commercial and agricultural improved parcels, and agricultural land use. This is to ensure that the following properties are reappraised in 2022 to remain within the required six-year cycle:

	Parcel Count
Sutton City	979

### Assessment Plans for 2023– Tax Year 2024

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service (for the continuation of the reappraisal of real property in Clay County), assessor staff reviews of exempt, certain residential, commercial and agricultural improved parcels, and agricultural land use. This is to ensure that the following properties are reappraised in 2023 to remain within the required six-year cycle:

	Parcel Count
Clay Center	505
Glenvil Village	188
Sheridan Township	43
Marshall Township	32

Assessment Plans for 2023 cont.	Parcel Count
Lonetree Township	58
Glenvil Township	69
Leicester Township	68
Sheridan Township (Land Use)	204
Marshall Township (Land Use)	172
Lonetree Township (Land Use)	109
Glenvil Township (Land Use)	127
Glenvil NAD (Land Use)	12
Spring Ranch Township (Land Use)	171
Fairfield Township (Land Use)	239
Edgar Township (Land Use)	215
Logan Township (Land Use)	217

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Brenda Hansen



Clay County Assessor