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DEPARTMENT OF REVENUE

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

MADISON 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 Madison 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 Madison 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: Jeff Hackerott, Madison County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level – however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

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.

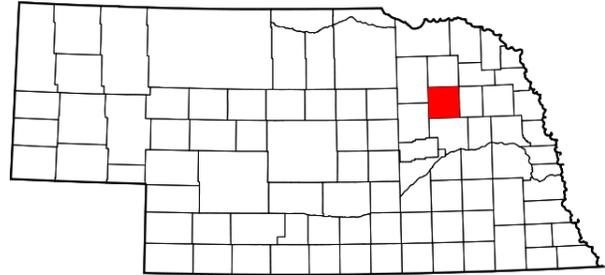
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

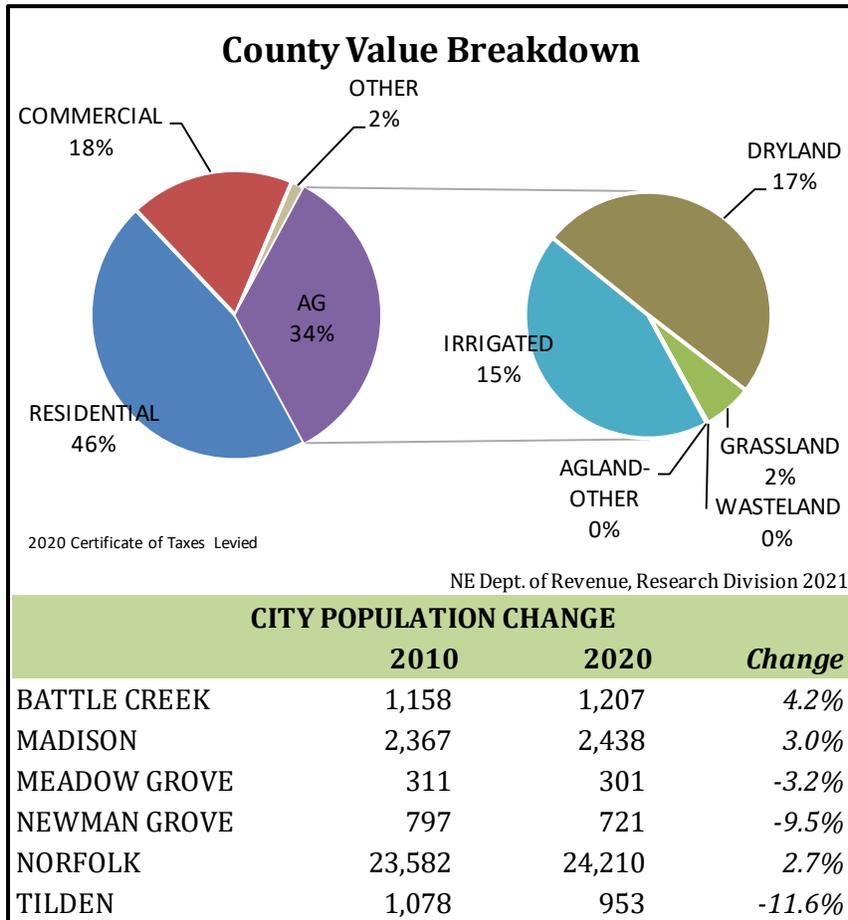
**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Madison County had 35,099 residents, per the Census Bureau Quick Facts for 2019, a 1% population increase over the 2010 U.S. Census. Reports indicate that 66% of county residents are homeowners and 83% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$149,968 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Madison County are located in and around Norfolk. According to the latest information available from the U.S. Census Bureau, there are 1,288 employer establishments with total employment of 18,053, for a 1% decrease in employment.



Agricultural land makes up a significant percentage of the valuation base of the county. Madison County is included in both the Lower Elkhorn and Lower Platte North Natural Resources Districts.

The ethanol plant located in Norfolk also contributes to the local agricultural economy. Norfolk is also considered a retail shopping destination for many people who live in the rural areas.

2021 Residential Correlation for Madison County

Assessment Action

The Madison County Assessor conducts a market analysis each year of the residential class of property. The analysis is completed to determine if any adjustments or other assessment actions are necessary. The 2021 assessment cycle includes all pick-up work in the county and is completed timely.

In the current assessment cycle, the town of Newman Grove and the villages of Meadow Grove were reappraised. As a result, the Vanguard Computer-Assisted Mass Appraisal (CAMA) system has now been implemented for these two Valuation Groups. The City of Norfolk cyclical review was concentrated predominately in the North central region of the city. Based on the sales analysis the city of Norfolk received percentage adjustments ranging from 9% to 12%. The small towns of Battle Creek, Madison and Tilden all received a 9% increase in value.

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 county assessor reaches out to the buyer and seller by phone when verification of sales is necessary to assist in the qualification of a transaction. The disqualified sales have sufficient documentation and the percentage of sales is acceptable and comparable to the state average. The review of Madison County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Valuation Groups currently are represented in seven geographic locations. Discussion was held about combining the smaller communities together, but the county assessor indicated that there are economic differences in the small communities that make them unique and will leave them identified individually.

The lot values were reviewed by analyzing land to building ratios and vacant lot sales. The lots are analyzed in conjunction to the review and inspection cycle.

Madison County has an established six year review and inspection cycle and is completing the review timely. The residential costing is dated 2011 for the majority of the valuation groups. The rural costing is reported as 2007 and the city of Norfolk at 2013. Madison County has converted to the Vanguard Computer system and continues to work through the conversion. The towns of Newman Grove and Meadow Grove are fully implemented in the Vanguard system.

The county has a written valuation methodology on file.

2021 Residential Correlation for Madison County

Description of Analysis

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

Valuation Group	Description
5	Madison
10	Newman Grove
15	Battle Creek
20	Tilden
25	Meadow Grove
30	Norfolk
70	Rural

The residential property statistical profile includes 1,237 qualified sales representing all the valuation groups. Two of the three measures of central tendency are within the acceptable range while the mean is one point above the range. Each valuation group is reviewed and the statistics in some areas are distorted due to low dollar sales.

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>						
Less Than 5,000	2	410.67	410.67	369.50	20.05	111.14
Less Than 15,000	13	210.03	241.96	208.97	54.38	115.79
Less Than 30,000	44	168.89	209.60	197.10	56.99	106.34
<u>Ranges Excl. Low \$</u>						
Greater Than 4,999	1,235	95.74	103.37	96.02	19.93	107.65
Greater Than 14,999	1,224	95.58	102.40	95.97	19.02	106.70
Greater Than 29,999	1,193	95.26	99.96	95.67	16.70	104.48

Valuation Group 10 had a reappraisal and with the new reappraisal the COD measures at 42%. Further review of the statistics also indicates that the parcels sold under \$30,000 are distorting the qualitative measure. A substrata is included in the appendices of this report.

A review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates a 3% increase in the residential values and is representative of the current assessment actions.

2021 Residential Correlation for Madison County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices suggest that the assessments within Madison County are valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information the quality of assessment adheres to generally accepted mas appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
5	76	95.66	117.33	93.70	38.42	125.22
10	29	98.44	133.05	101.65	42.19	130.89
15	66	96.52	99.87	97.16	16.00	102.79
20	34	97.79	109.32	97.32	29.41	112.33
25	15	97.26	101.64	88.73	19.75	114.55
30	930	95.21	101.96	95.99	17.76	106.22
70	87	96.42	103.96	96.10	25.79	108.18
____ALL____	1,237	95.74	103.86	96.03	20.43	108.15

Level of Value

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

2021 Commercial Correlation for Madison County

Assessment Actions

The Madison County Assessor annually conducts a review of the market analysis of all qualified commercial sales. The county assessor also completes the reported new construction and pick-up work. The county assessor reappraised Valuation Groups 30 and 70 for the 2020 assessment and many corrections were made prior to the 2021 assessment.

The town of Newman Grove and the village of Meadow Grove were reappraised for the 2021 assessment year and the values are now fully implemented in the Vanguard Computer-Assisted Mass Appraisal (CAMA) software. The multi-family classification of properties in the City of Norfolk received a 9% increase.

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 county assessor reaches out to the buyer and seller by phone when verification of sales is necessary to assist in the qualification of a transaction. The disqualified sales have sufficient documentation and the percentage of sales is acceptable and comparable to the state average. The review of Madison County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Valuation Groups currently are represented in seven geographic locations. The small towns and villages are dispersed throughout the county and are determined to be far enough apart from each other that individual valuation groups are considered appropriate.

The lot values were reviewed by analyzing land to building ratios and vacant lot sales. The lots are analyzed at the same time of the review and inspection.

The City of Norfolk completed the commercial reappraisal. The Village of Newman Grove and Meadow Grove were reappraised for 2021 and the remainder of the smaller towns and villages were reviewed at the same time as the residential reviews and are up to date.

The county has a written valuation methodology on file.

2021 Commercial Correlation for Madison County

Description of Analysis

Madison County has seven valuation groups for the commercial class, which are defined by assessor location.

Valuation Group	Definition
5	Madison
10	Newman Grove
15	Battle Creek
20	Tilden
25	Meadow Grove
30	Norfolk
70	Rural

There are 138 qualified sales in the statistical profile for the commercial class of property. All seven of the valuation groups are represented in the statistics. The median and weighted mean are both within the acceptable ranges.

Sold parcels less than \$30,000 have a dramatic influence to the qualitative statistics as shown in the below statistical information.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	1	394.30	394.30	394.30	00.00	100.00
Less Than	15,000	5	129.34	171.28	128.12	51.57	133.69
Less Than	30,000	17	119.64	147.28	133.23	43.56	110.55
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	137	96.98	105.38	93.34	25.79	112.90
Greater Than	14,999	133	96.68	105.07	93.33	26.02	112.58
Greater Than	29,999	121	96.52	101.88	93.11	23.67	109.42

The overall increase to the commercial and industrial class excluding growth is less than 1% as identified on the County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL). The Abstract and the sales file changes support the reappraisal of two small villages. Further review of the sales file indicated that the only changes were on the multi-family parcels.

2021 Commercial Correlation for Madison County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices of the county assessor indicates that the assessments within the county are valued within the acceptable parameters and therefore considered equalized. Based on all relevant information, the quality of assessment of the commercial class is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
5	13	93.87	106.04	94.12	32.20	112.66
10	3	102.66	107.97	104.50	07.27	103.32
15	5	78.91	92.09	64.57	41.78	142.62
20	4	155.52	201.11	146.10	64.35	137.65
25	2	125.14	125.14	123.94	21.73	100.97
30	104	96.83	106.05	94.12	24.94	112.68
70	7	96.17	83.43	79.66	18.03	104.73
<u> </u> ALL <u> </u>	138	96.99	107.47	93.35	27.82	115.13

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Madison County is 97%.

2021 Agricultural Correlation for Madison County

Assessment Actions

The Madison County Assessor annually conducts a market analysis of all qualified sales. The analysis indicated that irrigated land values in Market Area 1 were increased \$200 on all Land Capability Groups (LCG) and the dry crop land was increased \$75 on all LCG's. Market Area 2 was not adjusted. All pick-up work was timely completed.

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 county assessor reaches out to the buyer and seller by phone when verification of sales is necessary to assist in the qualification of a transaction. The disqualified sales have sufficient documentation and the percentage of sales is acceptable and comparable to the state average. The review of Madison County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Madison County identifies two market areas. The areas are defined geographically utilizing the sold parcels to establish the boundaries. Discussion was held with the county assessor concerning the identification of intensive use parcels. To date the county assessor has identified all parcels with chicken buildings and hog buildings. The county assessor is continuing to work on identifying the feedlots. The county assessor has worked diligently to identify the Conservation Reserve Program (CRP) acres by sending out questionnaires and visiting with landowners when possible. However, they have identified approximately 37% of the enrolled acres. The county assessor finds it difficult to achieve the identification of the acres with lack of cooperation of the taxpayers and the Farm Service Agency (FSA).

The county assessor has completed a land use review in 2017 which consists of inspecting and reviewing land use to calculate new acreages when splits of parcels occur. The county has numerous years of stored imagery available on to assist in the land use review. Land use that is discovered is annually updated. There are nine special valuation applications on file however the county assessor does not have special value assigned to any parcels.

The Madison County Assessor has an established six-year review and inspection cycle and is completing the review timely. The survey information identifies that the rural residential and farm homes and outbuildings were reviewed and inspected in 2017. However, the year of costing is 2007. The County Assessor adjusts the rural values with percentage adjustments and is in the process of converting the improvement values to the Vanguard Computer-Assisted Mass Appraisal (CAMA) System.

2021 Agricultural Correlation for Madison County

The county has a written valuation methodology on file.

Description of Analysis

Madison County has two market areas. Market Area 1 is the southern portion of the county. The soils are less sandy and compare more to Boone and Platte counties. Market Area 2 is in the northern portion of the county which has soils that are similar to Pierce County. The soil tends to be sandier in the northern portion of the county.

The statistical analysis of the sold parcels consists of 70 sales in Madison County. There are 32 sales in Market Area 1 and 38 sales in Market Area 2. Each market area is within the acceptable parameters and support equalized assessments.

Another analysis that is conducted is the 80% Majority Land Use (MLU). The overall irrigated median is within the acceptable parameter at 70%. However, broken down by market area, Market Area 2 is slightly above the acceptable range. There is one outlier sale that moves the median of the 15 sales outside of the range. If that sale is hypothetically removed the median drops to 72%. Additionally, when comparing the values of the irrigated ground to the surrounding counties, Madison has the lowest weighted average irrigated ground when comparing to Pierce, Antelope, Wayne and Stanton Counties, suggesting that irrigated land in Madison County is not over assessed.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages, all values have been determined to be acceptable. A review of the statistics with sufficient sales and the assessment practices suggest that the assessments with the county are valued within the acceptable parameters, and therefore are equalized. The quality of assessment of agricultural land in Madison 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	24	70.41	73.74	72.56	14.61	101.63
1	9	69.65	71.08	70.68	12.78	100.57
2	15	76.19	75.34	74.13	14.04	101.63
<u>Dry</u>						
County	25	72.86	75.29	72.74	10.53	103.51
1	21	70.43	73.37	71.36	09.36	102.82
2	4	85.03	85.34	83.70	08.90	101.96
<u>Grass</u>						
County	4	57.97	65.57	67.04	22.11	97.81
2	4	57.97	65.57	67.04	22.11	97.81
<u>ALL</u>	70	70.42	73.52	72.38	14.85	101.58

2021 Agricultural Correlation for Madison County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Madison County is 70%.

2021 Opinions of the Property Tax Administrator for Madison 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
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Madison County

Residential Real Property - Current

Number of Sales	1237	Median	95.74
Total Sales Price	\$216,476,089	Mean	103.86
Total Adj. Sales Price	\$216,476,089	Wgt. Mean	96.03
Total Assessed Value	\$207,880,282	Average Assessed Value of the Base	\$142,059
Avg. Adj. Sales Price	\$175,001	Avg. Assessed Value	\$168,052

Confidence Interval - Current

95% Median C.I	94.62 to 96.40
95% Wgt. Mean C.I	95.03 to 97.03
95% Mean C.I	101.50 to 106.22
% of Value of the Class of all Real Property Value in the County	44.01
% of Records Sold in the Study Period	9.69
% of Value Sold in the Study Period	11.46

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	1,199	95	95.23
2019	1,145	92	92.42
2018	1,133	94	93.68
2017	1,155	94	93.69

2021 Commission Summary for Madison County

Commercial Real Property - Current

Number of Sales	138	Median	96.99
Total Sales Price	\$50,954,566	Mean	107.47
Total Adj. Sales Price	\$50,954,566	Wgt. Mean	93.35
Total Assessed Value	\$47,567,683	Average Assessed Value of the Base	\$408,267
Avg. Adj. Sales Price	\$369,236	Avg. Assessed Value	\$344,693

Confidence Interval - Current

95% Median C.I	94.30 to 99.44
95% Wgt. Mean C.I	79.88 to 106.83
95% Mean C.I	97.70 to 117.24
% of Value of the Class of all Real Property Value in the County	18.60
% of Records Sold in the Study Period	7.35
% of Value Sold in the Study Period	6.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	123		93.87
2019	110	0	95.44
2018	105	0	94.05
2017	112		94.18

**59 Madison
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 : 1,237
 Total Sales Price : 216,476,089
 Total Adj. Sales Price : 216,476,089
 Total Assessed Value : 207,880,282
 Avg. Adj. Sales Price : 175,001
 Avg. Assessed Value : 168,052

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 104
 COD : 20.43
 PRD : 108.15

COV : 40.71
 STD : 42.28
 Avg. Abs. Dev : 19.56
 MAX Sales Ratio : 522.00
 MIN Sales Ratio : 36.26

95% Median C.I. : 94.62 to 96.40
 95% Wgt. Mean C.I. : 95.03 to 97.03
 95% Mean C.I. : 101.50 to 106.22

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	135	96.53	106.68	100.35	19.64	106.31	53.58	309.97	94.77 to 100.77	166,371	166,954
01-JAN-19 To 31-MAR-19	97	102.17	107.44	102.36	16.21	104.96	71.83	260.82	97.92 to 104.50	166,974	170,914
01-APR-19 To 30-JUN-19	183	96.53	104.83	97.40	19.61	107.63	57.61	391.85	94.62 to 99.75	176,550	171,963
01-JUL-19 To 30-SEP-19	200	95.83	105.03	97.35	20.27	107.89	62.24	483.51	92.93 to 98.10	173,605	168,998
01-OCT-19 To 31-DEC-19	158	97.39	106.72	96.67	23.46	110.40	43.89	522.00	93.90 to 100.02	185,758	179,563
01-JAN-20 To 31-MAR-20	127	95.45	99.26	93.92	17.04	105.69	43.51	493.00	91.75 to 97.48	174,508	163,895
01-APR-20 To 30-JUN-20	165	94.05	100.15	93.30	17.59	107.34	59.14	352.05	90.10 to 95.74	184,117	171,773
01-JUL-20 To 30-SEP-20	172	89.76	101.58	89.85	25.88	113.06	36.26	478.78	86.25 to 93.30	168,013	150,963
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	615	97.08	105.71	98.77	19.43	107.03	53.58	483.51	95.87 to 98.49	171,847	169,734
01-OCT-19 To 30-SEP-20	622	93.95	102.03	93.41	21.42	109.23	36.26	522.00	92.19 to 95.48	178,119	166,389
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	638	97.32	105.76	97.91	20.37	108.02	43.89	522.00	95.87 to 98.56	176,451	172,756
<u>ALL</u>	1,237	95.74	103.86	96.03	20.43	108.15	36.26	522.00	94.62 to 96.40	175,001	168,052

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
5	76	95.66	117.33	93.70	38.42	125.22	56.31	493.00	89.39 to 103.76	92,076	86,272
10	29	98.44	133.05	101.65	42.19	130.89	81.81	483.51	92.93 to 116.89	68,714	69,844
15	66	96.52	99.87	97.16	16.00	102.79	49.98	205.34	94.21 to 102.67	160,489	155,930
20	34	97.79	109.32	97.32	29.41	112.33	54.92	226.02	85.56 to 118.34	98,308	95,674
25	15	97.26	101.64	88.73	19.75	114.55	62.22	158.23	81.59 to 118.08	57,280	50,826
30	930	95.21	101.96	95.99	17.76	106.22	45.62	522.00	94.03 to 96.15	183,436	176,082
70	87	96.42	103.96	96.10	25.79	108.18	36.26	478.78	89.53 to 101.46	253,980	244,080
<u>ALL</u>	1,237	95.74	103.86	96.03	20.43	108.15	36.26	522.00	94.62 to 96.40	175,001	168,052

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	1,230	95.76	103.74	96.05	20.18	108.01	36.26	522.00	94.64 to 96.40	175,680	168,747
06											
07	7	90.39	125.65	82.38	67.11	152.52	43.51	328.33	43.51 to 328.33	55,643	45,839
<u>ALL</u>	1,237	95.74	103.86	96.03	20.43	108.15	36.26	522.00	94.62 to 96.40	175,001	168,052

**59 Madison
RESIDENTIAL**

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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

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COV : 40.71
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 95% Wgt. Mean C.I. : 95.03 to 97.03
 95% Mean C.I. : 101.50 to 106.22

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	410.67	410.67	369.50	20.05	111.14	328.33	493.00	N/A	2,000	7,390
Less Than 15,000	13	210.03	241.96	208.97	54.38	115.79	75.18	493.00	99.97 to 328.33	8,815	18,422
Less Than 30,000	44	168.89	209.60	197.10	56.99	106.34	51.54	522.00	128.37 to 210.03	17,285	34,067
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,235	95.74	103.37	96.02	19.93	107.65	36.26	522.00	94.60 to 96.39	175,281	168,312
Greater Than 14,999	1,224	95.58	102.40	95.97	19.02	106.70	36.26	522.00	94.46 to 96.26	176,766	169,641
Greater Than 29,999	1,193	95.26	99.96	95.67	16.70	104.48	36.26	391.85	94.25 to 96.07	180,818	172,994
<u>Incremental Ranges</u>											
0 TO 4,999	2	410.67	410.67	369.50	20.05	111.14	328.33	493.00	N/A	2,000	7,390
5,000 TO 14,999	11	186.98	211.28	203.17	51.57	103.99	75.18	483.51	96.74 to 318.35	10,055	20,427
15,000 TO 29,999	31	158.23	196.03	194.99	54.18	100.53	51.54	522.00	125.47 to 205.34	20,836	40,629
30,000 TO 59,999	70	123.96	142.09	138.54	36.83	102.56	55.30	391.85	115.88 to 137.29	45,104	62,487
60,000 TO 99,999	152	104.02	113.34	112.87	26.01	100.42	57.61	316.40	98.20 to 110.69	79,574	89,816
100,000 TO 149,999	286	96.83	98.62	98.34	16.41	100.28	49.98	309.97	94.28 to 100.26	126,561	124,457
150,000 TO 249,999	448	92.33	93.21	93.06	10.34	100.16	36.26	174.67	91.28 to 93.83	186,840	173,867
250,000 TO 499,999	223	94.62	93.74	93.59	08.49	100.16	56.79	139.50	92.11 to 96.04	324,257	303,464
500,000 TO 999,999	14	84.67	86.91	87.19	11.33	99.68	68.77	111.53	75.38 to 97.88	589,502	513,972
1,000,000 +											
<u>ALL</u>	1,237	95.74	103.86	96.03	20.43	108.15	36.26	522.00	94.62 to 96.40	175,001	168,052

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	29	Median :	98	COV :	66.28	95% Median C.I. :	92.93 to 116.89
Total Sales Price :	1,992,700	Wgt. Mean :	102	STD :	88.19	95% Wgt. Mean C.I. :	94.84 to 108.45
Total Adj. Sales Price :	1,992,700	Mean :	133	Avg. Abs. Dev :	41.53	95% Mean C.I. :	99.51 to 166.59
Total Assessed Value :	2,025,482						
Avg. Adj. Sales Price :	68,714	COD :	42.19	MAX Sales Ratio :	483.51		
Avg. Assessed Value :	69,844	PRD :	130.89	MIN Sales Ratio :	81.81		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	1	81.81	81.81	81.81		100.00	81.81	81.81	N/A	55,000	44,994
01/01/2019 To 03/31/2019	5	103.53	123.16	107.34	22.95	114.74	96.39	210.03	N/A	53,550	57,481
04/01/2019 To 06/30/2019	5	95.88	138.59	98.65	50.50	140.49	86.42	318.35	N/A	95,270	93,981
07/01/2019 To 09/30/2019	5	137.06	190.78	115.58	65.20	165.06	92.08	483.51	N/A	52,320	60,469
10/01/2019 To 12/31/2019	3	135.82	179.56	147.30	41.50	121.90	116.89	285.97	N/A	20,000	29,459
01/01/2020 To 03/31/2020	3	96.26	107.14	99.55	16.77	107.62	88.36	136.79	N/A	79,000	78,648
04/01/2020 To 06/30/2020	5	94.56	93.75	93.28	03.01	100.50	89.56	98.44	N/A	87,000	81,151
07/01/2020 To 09/30/2020	2	92.56	92.56	95.38	06.76	97.04	86.30	98.82	N/A	100,000	95,377
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	16	100.79	146.53	104.14	53.98	140.70	81.81	483.51	92.08 to 148.31	66,294	69,041
10/01/2019 To 09/30/2020	13	96.26	116.46	98.80	26.19	117.87	86.30	285.97	89.56 to 135.82	71,692	70,833
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	18	104.52	155.63	107.73	57.49	144.46	86.42	483.51	95.88 to 148.31	59,206	63,780

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	29	98.44	133.05	101.65	42.19	130.89	81.81	483.51	92.93 to 116.89	68,714	69,844

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	29	Median :	98	COV :	66.28	95% Median C.I. :	92.93 to 116.89
Total Sales Price :	1,992,700	Wgt. Mean :	102	STD :	88.19	95% Wgt. Mean C.I. :	94.84 to 108.45
Total Adj. Sales Price :	1,992,700	Mean :	133	Avg. Abs. Dev :	41.53	95% Mean C.I. :	99.51 to 166.59
Total Assessed Value :	2,025,482						
Avg. Adj. Sales Price :	68,714	COD :	42.19	MAX Sales Ratio :	483.51		
Avg. Assessed Value :	69,844	PRD :	130.89	MIN Sales Ratio :	81.81		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	29	98.44	133.05	101.65	42.19	130.89	81.81	483.51	92.93 to 116.89	68,714	69,844
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	5	285.97	289.23	279.27	31.02	103.57	148.31	483.51	N/A	10,220	28,541
Less Than 30,000	8	179.17	221.49	181.59	57.48	121.97	89.56	483.51	89.56 to 483.51	14,575	26,467
__ Ranges Excl. Low \$ __											
Greater Than 4,999	29	98.44	133.05	101.65	42.19	130.89	81.81	483.51	92.93 to 116.89	68,714	69,844
Greater Than 15,000	24	96.07	100.51	96.97	10.49	103.65	81.81	137.06	91.06 to 101.22	80,900	78,449
Greater Than 30,000	21	95.88	99.36	96.68	09.49	102.77	81.81	137.06	91.06 to 101.22	89,338	86,369
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	5	285.97	289.23	279.27	31.02	103.57	148.31	483.51	N/A	10,220	28,541
15,000 TO 29,999	3	100.35	108.58	105.39	15.37	103.03	89.56	135.82	N/A	21,833	23,010
30,000 TO 59,999	8	101.98	107.40	105.21	16.34	102.08	81.81	137.06	81.81 to 137.06	40,656	42,774
60,000 TO 99,999	5	92.08	92.08	91.92	02.90	100.17	86.42	96.26	N/A	69,400	63,794
100,000 TO 149,999	5	95.79	95.42	95.24	03.91	100.19	88.36	101.22	N/A	128,600	122,477
150,000 TO 249,999	3	95.88	96.61	96.32	04.56	100.30	90.42	103.53	N/A	186,950	180,067
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	0%

What IF

59 Madison
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 : 138
 Total Sales Price : 50,954,566
 Total Adj. Sales Price : 50,954,566
 Total Assessed Value : 47,567,683
 Avg. Adj. Sales Price : 369,236
 Avg. Assessed Value : 344,693

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 107
 COD : 27.82
 PRD : 115.13

COV : 54.46
 STD : 58.53
 Avg. Abs. Dev : 26.98
 MAX Sales Ratio : 554.06
 MIN Sales Ratio : 34.81

95% Median C.I. : 94.30 to 99.44
 95% Wgt. Mean C.I. : 79.88 to 106.83
 95% Mean C.I. : 97.70 to 117.24

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	11	97.72	105.18	108.02	22.83	97.37	45.29	162.29	84.66 to 152.33	198,920	214,881	
01-JAN-18 To 31-MAR-18	7	92.66	120.74	107.31	42.47	112.52	69.07	287.03	69.07 to 287.03	392,570	421,267	
01-APR-18 To 30-JUN-18	11	96.05	104.91	103.35	20.29	101.51	71.80	208.05	78.34 to 122.56	477,950	493,952	
01-JUL-18 To 30-SEP-18	13	98.74	102.08	96.75	13.71	105.51	72.95	139.79	84.22 to 113.38	359,166	347,497	
01-OCT-18 To 31-DEC-18	13	96.35	115.66	92.87	34.35	124.54	53.86	394.30	86.32 to 108.23	288,896	268,298	
01-JAN-19 To 31-MAR-19	11	100.00	139.75	148.12	55.06	94.35	40.62	554.06	91.16 to 136.02	376,045	556,991	
01-APR-19 To 30-JUN-19	12	96.52	90.47	88.28	17.58	102.48	35.41	123.48	79.61 to 108.10	185,625	163,869	
01-JUL-19 To 30-SEP-19	14	94.58	99.63	83.80	24.15	118.89	36.85	196.15	78.47 to 122.22	691,850	579,782	
01-OCT-19 To 31-DEC-19	15	87.67	93.17	71.20	19.68	130.86	47.17	153.85	79.56 to 106.23	602,533	429,018	
01-JAN-20 To 31-MAR-20	14	97.94	101.53	95.74	17.94	106.05	73.63	153.55	77.86 to 121.82	154,857	148,260	
01-APR-20 To 30-JUN-20	7	112.71	142.93	129.55	38.64	110.33	92.86	273.21	92.86 to 273.21	219,827	284,797	
01-JUL-20 To 30-SEP-20	10	88.56	100.72	59.34	43.95	169.73	34.81	232.51	54.46 to 135.99	354,150	210,155	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	42	97.35	106.74	102.70	22.54	103.93	45.29	287.03	92.95 to 103.89	353,874	363,417	
01-OCT-18 To 30-SEP-19	50	96.52	110.42	99.46	32.47	111.02	35.41	554.06	92.27 to 100.00	396,111	393,963	
01-OCT-19 To 30-SEP-20	46	97.91	104.93	77.40	27.40	135.57	34.81	273.21	85.89 to 102.66	354,050	274,044	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	44	96.66	109.77	99.74	26.01	110.06	53.86	394.30	89.67 to 102.88	373,415	372,447	
01-JAN-19 To 31-DEC-19	52	96.05	104.14	90.26	28.12	115.38	35.41	554.06	91.16 to 99.65	482,460	435,491	
<u>ALL</u>	138	96.99	107.47	93.35	27.82	115.13	34.81	554.06	94.30 to 99.44	369,236	344,693	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
5	13	93.87	106.04	94.12	32.20	112.66	49.92	287.03	71.80 to 120.55	57,884	54,478	
10	3	102.66	107.97	104.50	07.27	103.32	99.44	121.82	N/A	35,667	37,272	
15	5	78.91	92.09	64.57	41.78	142.62	35.41	153.55	N/A	68,900	44,491	
20	4	155.52	201.11	146.10	64.35	137.65	99.10	394.30	N/A	15,000	21,915	
25	2	125.14	125.14	123.94	21.73	100.97	97.95	152.33	N/A	57,468	71,226	
30	104	96.83	106.05	94.12	24.94	112.68	34.81	554.06	92.95 to 99.70	452,439	425,826	
70	7	96.17	83.43	79.66	18.03	104.73	40.62	106.23	40.62 to 106.23	360,286	287,021	
<u>ALL</u>	138	96.99	107.47	93.35	27.82	115.13	34.81	554.06	94.30 to 99.44	369,236	344,693	

59 Madison
COMMERCIAL

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 MIN Sales Ratio : 34.81

95% Median C.I. : 94.30 to 99.44
 95% Wgt. Mean C.I. : 79.88 to 106.83
 95% Mean C.I. : 97.70 to 117.24

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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	23	94.30	100.79	93.56	21.17	107.73	72.64	196.15	81.54 to 104.33	395,193	369,741
03	114	97.56	108.99	93.38	29.25	116.72	34.81	554.06	95.25 to 99.65	361,940	337,962
04	1	88.73	88.73	88.73	00.00	100.00	88.73	88.73	N/A	604,000	535,915
<u>ALL</u>	138	96.99	107.47	93.35	27.82	115.13	34.81	554.06	94.30 to 99.44	369,236	344,693

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	394.30	394.30	394.30	00.00	100.00	394.30	394.30	N/A	2,000	7,886
Less Than 15,000	5	129.34	171.28	128.12	51.57	133.69	93.79	394.30	N/A	7,200	9,225
Less Than 30,000	17	119.64	147.28	133.23	43.56	110.55	71.80	394.30	93.87 to 208.05	17,971	23,943
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	137	96.98	105.38	93.34	25.79	112.90	34.81	554.06	94.30 to 99.35	371,917	347,152
Greater Than 14,999	133	96.68	105.07	93.33	26.02	112.58	34.81	554.06	93.87 to 99.27	382,846	357,305
Greater Than 29,999	121	96.52	101.88	93.11	23.67	109.42	34.81	554.06	92.86 to 98.74	418,587	389,758
<u>Incremental Ranges</u>											
0 TO 4,999	1	394.30	394.30	394.30	00.00	100.00	394.30	394.30	N/A	2,000	7,886
5,000 TO 14,999	4	116.16	115.53	112.46	14.76	102.73	93.79	135.99	N/A	8,500	9,559
15,000 TO 29,999	12	116.51	137.28	133.91	38.82	102.52	71.80	273.21	93.87 to 208.05	22,458	30,075
30,000 TO 59,999	14	101.05	111.85	110.84	23.84	100.91	67.01	196.15	87.69 to 152.33	42,609	47,230
60,000 TO 99,999	15	97.95	117.69	116.38	30.69	101.13	69.07	287.03	89.08 to 131.32	85,889	99,960
100,000 TO 149,999	18	96.75	98.12	97.91	08.68	100.21	78.34	136.02	89.38 to 102.88	124,163	121,565
150,000 TO 249,999	24	84.43	89.08	89.38	21.85	99.66	35.41	162.29	78.02 to 100.00	186,159	166,392
250,000 TO 499,999	27	94.50	93.41	94.91	16.40	98.42	36.85	135.44	87.67 to 106.23	354,224	336,180
500,000 TO 999,999	12	99.31	139.78	132.73	57.18	105.31	40.62	554.06	88.73 to 129.97	662,700	879,610
1,000,000 +	11	92.27	81.14	78.17	18.66	103.80	34.81	103.89	47.17 to 100.99	2,231,364	1,744,208
<u>ALL</u>	138	96.99	107.47	93.35	27.82	115.13	34.81	554.06	94.30 to 99.44	369,236	344,693

59 Madison
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 : 138
Total Sales Price : 50,954,566
Total Adj. Sales Price : 50,954,566
Total Assessed Value : 47,567,683
Avg. Adj. Sales Price : 369,236
Avg. Assessed Value : 344,693

MEDIAN : 97
WGT. MEAN : 93
MEAN : 107
COD : 27.82
PRD : 115.13

COV : 54.46
STD : 58.53
Avg. Abs. Dev : 26.98
MAX Sales Ratio : 554.06
MIN Sales Ratio : 34.81

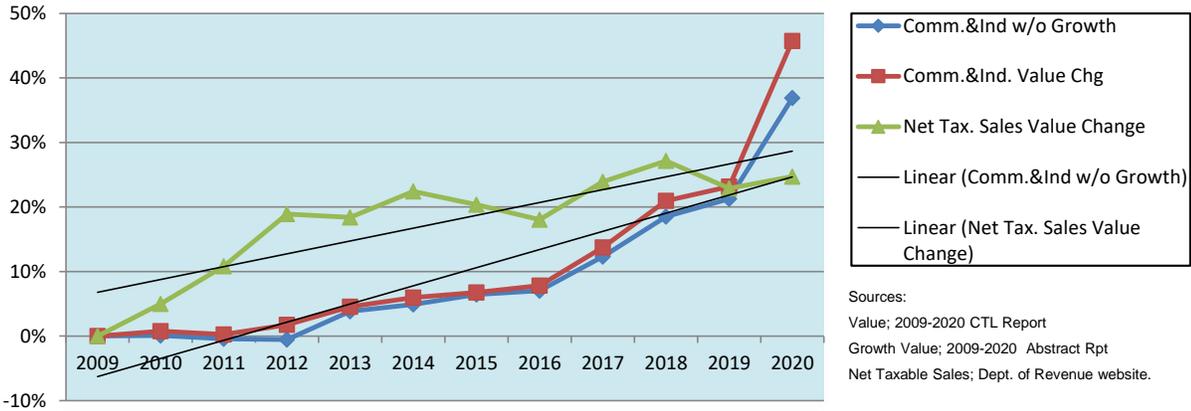
95% Median C.I. : 94.30 to 99.44
95% Wgt. Mean C.I. : 79.88 to 106.83
95% Mean C.I. : 97.70 to 117.24

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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
152	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	32,500	29,352
303	1	49.92	49.92	49.92	00.00	100.00	49.92	49.92	N/A	270,000	134,775
311	2	92.83	92.83	92.80	01.80	100.03	91.16	94.50	N/A	417,500	387,437
318	2	79.49	79.49	82.21	27.06	96.69	57.98	100.99	N/A	3,550,000	2,918,507
319	3	84.22	82.43	85.70	11.49	96.18	67.01	96.05	N/A	179,000	153,394
341	5	99.10	196.65	346.08	100.10	56.82	95.87	554.06	N/A	187,500	648,899
342	1	102.66	102.66	102.66	00.00	100.00	102.66	102.66	N/A	50,000	51,331
344	26	92.76	98.49	99.25	21.08	99.23	36.85	171.09	86.66 to 104.73	241,675	239,862
346	1	72.95	72.95	72.95	00.00	100.00	72.95	72.95	N/A	95,000	69,298
349	4	122.31	116.89	123.53	07.67	94.62	92.95	129.97	N/A	554,599	685,097
352	23	94.30	101.47	94.83	20.45	107.00	72.64	196.15	83.97 to 104.33	375,404	355,991
353	20	94.75	99.96	88.82	23.86	112.54	45.29	208.05	78.91 to 112.71	193,745	172,077
384	1	102.98	102.98	102.98	00.00	100.00	102.98	102.98	N/A	13,000	13,388
386	1	98.74	98.74	98.74	00.00	100.00	98.74	98.74	N/A	345,000	340,662
387	1	96.63	96.63	96.63	00.00	100.00	96.63	96.63	N/A	3,100,000	2,995,653
406	15	97.95	147.91	88.27	67.68	167.57	40.62	394.30	93.79 to 232.51	169,799	149,886
410	14	99.03	104.79	105.57	12.10	99.26	75.36	152.33	95.25 to 111.99	247,103	260,877
412	3	92.27	81.11	66.78	20.49	121.46	47.17	103.89	N/A	2,176,667	1,453,502
419	1	99.27	99.27	99.27	00.00	100.00	99.27	99.27	N/A	800,000	794,147
442	5	99.70	99.75	106.99	14.15	93.23	78.34	123.48	N/A	148,400	158,768
443	1	120.55	120.55	120.55	00.00	100.00	120.55	120.55	N/A	38,000	45,810
494	1	99.65	99.65	99.65	00.00	100.00	99.65	99.65	N/A	90,000	89,684
528	1	115.34	115.34	115.34	00.00	100.00	115.34	115.34	N/A	125,000	144,169
530	1	121.82	121.82	121.82	00.00	100.00	121.82	121.82	N/A	17,000	20,709
851	2	35.11	35.11	34.85	00.85	100.75	34.81	35.41	N/A	1,087,500	379,048
999	2	112.93	112.93	98.09	14.53	115.13	96.52	129.34	N/A	52,500	51,495
<u>ALL</u>	<u>138</u>	<u>96.99</u>	<u>107.47</u>	<u>93.35</u>	<u>27.82</u>	<u>115.13</u>	<u>34.81</u>	<u>554.06</u>	<u>94.30 to 99.44</u>	<u>369,236</u>	<u>344,693</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 497,605,717	\$ 21,024,904		\$ 476,580,813	--	\$ 516,972,874	--
2009	\$ 504,649,149	\$ 9,885,351	1.96%	\$ 494,763,798	--	\$ 504,457,392	--
2010	\$ 508,568,505	\$ 3,524,376	0.69%	\$ 505,044,129	0.08%	\$ 529,718,809	5.01%
2011	\$ 505,915,742	\$ 3,313,581	0.65%	\$ 502,602,161	-1.17%	\$ 559,141,555	5.55%
2012	\$ 513,517,814	\$ 11,594,111	2.26%	\$ 501,923,703	-0.79%	\$ 599,924,579	7.29%
2013	\$ 527,628,372	\$ 3,538,931	0.67%	\$ 524,089,441	2.06%	\$ 597,218,214	-0.45%
2014	\$ 534,807,158	\$ 5,327,507	1.00%	\$ 529,479,651	0.35%	\$ 617,636,189	3.42%
2015	\$ 538,753,535	\$ 1,554,439	0.29%	\$ 537,199,096	0.45%	\$ 607,254,777	-1.68%
2016	\$ 544,138,333	\$ 4,011,619	0.74%	\$ 540,126,714	0.25%	\$ 595,498,106	-1.94%
2017	\$ 574,101,828	\$ 7,314,068	1.27%	\$ 566,787,760	4.16%	\$ 625,051,243	4.96%
2018	\$ 610,457,425	\$ 12,304,568	2.02%	\$ 598,152,857	4.19%	\$ 641,396,876	2.62%
2019	\$ 621,656,340	\$ 9,525,214	1.53%	\$ 612,131,126	0.27%	\$ 620,045,294	-3.33%
2020	\$ 735,490,848	\$ 44,683,534	6.08%	\$ 690,807,314	11.12%	\$ 629,043,738	1.45%
Ann %chg	2.11%			Average	0.99%	2.08%	2.15%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.08%	0.78%	5.01%
2011	-0.41%	0.25%	10.84%
2012	-0.54%	1.76%	18.92%
2013	3.85%	4.55%	18.39%
2014	4.92%	5.98%	22.44%
2015	6.45%	6.76%	20.38%
2016	7.03%	7.83%	18.05%
2017	12.31%	13.76%	23.91%
2018	18.53%	20.97%	27.15%
2019	21.30%	23.19%	22.91%
2020	36.89%	45.74%	24.70%

County Number	59
County Name	Madison

59 Madison
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 : 70
Total Sales Price : 53,121,298
Total Adj. Sales Price : 53,121,298
Total Assessed Value : 38,447,136
Avg. Adj. Sales Price : 758,876
Avg. Assessed Value : 549,245

MEDIAN : 70
WGT. MEAN : 72
MEAN : 74
COD : 14.85
PRD : 101.58

COV : 19.29
STD : 14.18
Avg. Abs. Dev : 10.46
MAX Sales Ratio : 120.59
MIN Sales Ratio : 51.33

95% Median C.I. : 68.05 to 74.45
95% Wgt. Mean C.I. : 69.45 to 75.31
95% Mean C.I. : 70.20 to 76.84

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	9	61.53	66.38	65.63	11.36	101.14	57.23	79.35	58.49 to 76.57	852,075	559,212	
01-JAN-18 To 31-MAR-18	9	74.37	71.89	74.08	12.55	97.04	51.33	88.82	59.82 to 86.86	863,443	639,624	
01-APR-18 To 30-JUN-18	3	81.09	86.83	81.42	25.40	106.64	58.80	120.59	N/A	397,667	323,780	
01-JUL-18 To 30-SEP-18	6	74.45	79.90	76.98	12.80	103.79	67.02	112.65	67.02 to 112.65	932,343	717,711	
01-OCT-18 To 31-DEC-18	3	70.30	75.39	70.28	17.99	107.27	58.95	96.91	N/A	612,959	430,785	
01-JAN-19 To 31-MAR-19	11	71.16	74.00	72.97	11.66	101.41	61.04	104.66	61.51 to 85.56	772,643	563,835	
01-APR-19 To 30-JUN-19	6	76.49	79.59	79.66	16.36	99.91	62.42	105.05	62.42 to 105.05	630,295	502,072	
01-JUL-19 To 30-SEP-19	2	68.71	68.71	68.81	00.96	99.85	68.05	69.37	N/A	1,012,655	696,823	
01-OCT-19 To 31-DEC-19	7	68.04	65.23	64.58	09.05	101.01	52.48	72.99	52.48 to 72.99	788,531	509,242	
01-JAN-20 To 31-MAR-20	6	79.20	79.01	78.47	16.93	100.69	62.02	95.70	62.02 to 95.70	652,028	511,625	
01-APR-20 To 30-JUN-20	5	72.86	69.52	69.51	11.46	100.01	54.72	81.15	N/A	729,694	507,223	
01-JUL-20 To 30-SEP-20	3	79.66	76.28	78.41	17.10	97.28	54.17	95.02	N/A	556,396	436,275	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	27	74.37	73.49	72.29	14.90	101.66	51.33	120.59	61.53 to 76.57	823,212	595,079	
01-OCT-18 To 30-SEP-19	22	70.35	75.23	73.71	13.48	102.06	58.95	105.05	67.32 to 82.57	733,865	540,937	
01-OCT-19 To 30-SEP-20	21	70.43	71.77	71.05	14.89	101.01	52.48	95.70	62.02 to 79.66	702,359	499,018	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	21	74.45	76.81	75.18	16.10	102.17	51.33	120.59	67.02 to 81.17	780,806	586,980	
01-JAN-19 To 31-DEC-19	26	69.89	72.52	71.49	11.89	101.44	52.48	105.05	67.32 to 72.99	762,534	545,114	
<u>ALL</u>	70	70.42	73.52	72.38	14.85	101.58	51.33	120.59	68.05 to 74.45	758,876	549,245	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	32	70.42	73.06	71.20	11.25	102.61	52.48	120.59	67.60 to 74.45	868,468	618,361	
2	38	72.34	73.92	73.67	17.40	100.34	51.33	112.65	62.42 to 81.15	666,587	491,042	
<u>ALL</u>	70	70.42	73.52	72.38	14.85	101.58	51.33	120.59	68.05 to 74.45	758,876	549,245	

59 Madison
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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95% Wgt. Mean C.I. : 69.45 to 75.31
95% Mean C.I. : 70.20 to 76.84

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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
_____Irrigated_____											
County	1	79.35	79.35	79.35	00.00	100.00	79.35	79.35	N/A	865,000	686,413
2	1	79.35	79.35	79.35	00.00	100.00	79.35	79.35	N/A	865,000	686,413
_____Dry_____											
County	18	70.20	74.11	70.95	11.30	104.45	58.80	120.59	67.32 to 76.94	742,149	526,542
1	16	69.68	72.75	69.97	10.12	103.97	58.80	120.59	67.30 to 75.90	774,744	542,087
2	2	85.03	85.03	83.55	04.54	101.77	81.17	88.89	N/A	481,388	402,182
_____Grass_____											
County	1	51.33	51.33	51.33	00.00	100.00	51.33	51.33	N/A	492,000	252,550
2	1	51.33	51.33	51.33	00.00	100.00	51.33	51.33	N/A	492,000	252,550
_____ALL_____	70	70.42	73.52	72.38	14.85	101.58	51.33	120.59	68.05 to 74.45	758,876	549,245

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	24	70.41	73.74	72.56	14.61	101.63	52.48	112.65	63.20 to 79.35	901,099	653,818
1	9	69.65	71.08	70.68	12.78	100.57	52.48	105.05	59.82 to 76.45	1,094,515	773,561
2	15	76.19	75.34	74.13	14.04	101.63	58.95	112.65	62.42 to 82.57	785,050	581,972
_____Dry_____											
County	25	72.86	75.29	72.74	10.53	103.51	58.80	120.59	69.37 to 76.94	743,845	541,039
1	21	70.43	73.37	71.36	09.36	102.82	58.80	120.59	67.60 to 75.90	786,898	561,543
2	4	85.03	85.34	83.70	08.90	101.96	74.37	96.91	N/A	517,819	433,398
_____Grass_____											
County	4	57.97	65.57	67.04	22.11	97.81	51.33	95.02	N/A	352,763	236,476
2	4	57.97	65.57	67.04	22.11	97.81	51.33	95.02	N/A	352,763	236,476
_____ALL_____	70	70.42	73.52	72.38	14.85	101.58	51.33	120.59	68.05 to 74.45	758,876	549,245

Madison County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Madison	1	7157	6820	6375	6072	5700	5525	4496	3775	5480
Stanton	1	5600	5307	5576	5214	4710	4960	4286	3970	5055
Platte	6	9088	8500	7756	7500	6900	6498	6000	5400	7254
Boone	1	5410	5400	5410	5399	4858	5190	5195	5194	5285
Antelope	3	5749	5650	5358	5300	5125	5107	5092	5100	5276
Madison	2	5173	5000	4643	4563	4350	4275	3515	2975	4451
Antelope	3	5749	5650	5358	5300	5125	5107	5092	5100	5276
Pierce	1	5447	5258	4911	4840	4756	4514	3665	3474	4637
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624
Stanton	1	5600	5307	5576	5214	4710	4960	4286	3970	5055

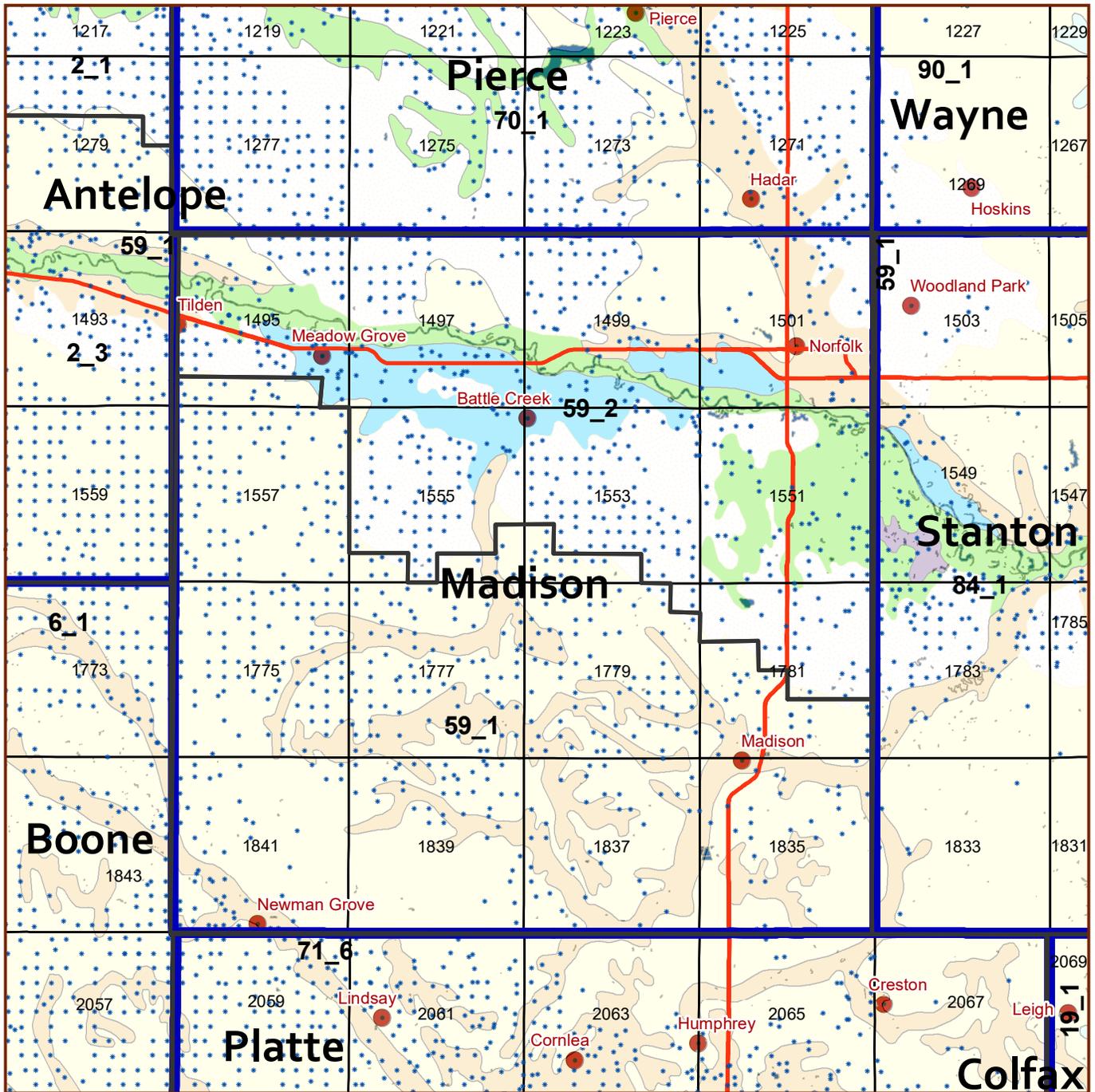
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Madison	1	5933	5765	5367	5100	4795	4566	3575	2750	5039
Stanton	1	5355	5355	5315	3645	1933	4468	4176	4084	4614
Platte	6	6493	6100	5551	5499	5100	4599	3800	2900	5216
Boone	1	4360	4329	4360	4013	3607	4325	4307	4306	4320
Antelope	3	4733	4740	4660	4647	3975	3970	3971	3349	4217
Madison	2	4400	4129	3694	3614	3198	2978	2491	2025	3497
Antelope	3	4733	4740	4660	4647	3975	3970	3971	3349	4217
Pierce	1	4300	4165	3925	3740	3250	3150	2195	1915	3497
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4988
Stanton	1	5355	5355	5315	3645	1933	4468	4176	4084	4614

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Madison	1	2059	1951	1851	1791	1700	n/a	n/a	n/a	1925
Stanton	1	1712	1790	1266	1750	715	n/a	n/a	1415	1462
Platte	6	1585	1573	1507	1513	n/a	1459	1375	1398	1556
Boone	1	1549	1545	1546	1555	1166	1267	n/a	n/a	1545
Antelope	3	1325	1325	1300	1275	1275	1275	n/a	1251	1290
Madison	2	1912	1795	1697	1625	1464	n/a	n/a	n/a	1788
Antelope	3	1325	1325	1300	1275	1275	1275	n/a	1251	1290
Pierce	1	1900	1805	1650	1420	1355	1200	1050	1000	1677
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2084
Stanton	1	1712	1790	1266	1750	715	n/a	n/a	1415	1462

County	Mkt Area	CRP	TIMBER	WASTE
Madison	1	3911	700	150
Stanton	1	2730	190	138
Platte	6	1581	1414	100
Boone	1	2114	616	487
Antelope	3	2800	500	127
Madison	2	3495	669	150
Antelope	3	2800	500	127
Pierce	1	3050	817	150
Wayne	1	3806	n/a	100
Stanton	1	2730	190	138

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.

MADISON COUNTY



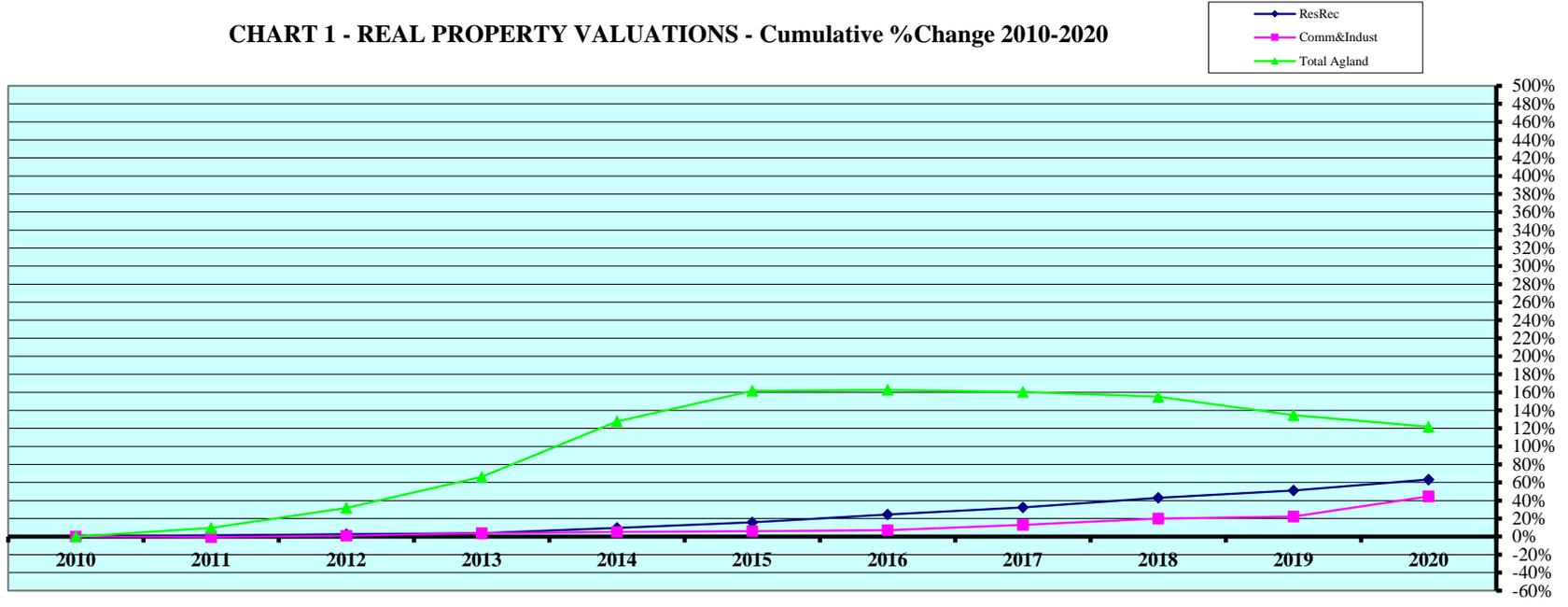
Legend

- 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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	1,066,329,538	--	--	--	508,568,505	--	--	--	615,465,590	--	--	--
2011	1,080,376,565	14,047,027	1.32%	1.32%	505,915,742	-2,652,763	-0.52%	-0.52%	675,368,165	59,902,575	9.73%	9.73%
2012	1,093,716,864	13,340,299	1.23%	2.57%	513,517,814	7,602,072	1.50%	0.97%	811,158,610	135,790,445	20.11%	31.80%
2013	1,107,391,138	13,674,274	1.25%	3.85%	527,628,372	14,110,558	2.75%	3.75%	1,022,476,130	211,317,520	26.05%	66.13%
2014	1,169,809,554	62,418,416	5.64%	9.70%	534,807,158	7,178,786	1.36%	5.16%	1,401,387,575	378,911,445	37.06%	127.70%
2015	1,235,624,277	65,814,723	5.63%	15.88%	538,753,535	3,946,377	0.74%	5.94%	1,610,374,329	208,986,754	14.91%	161.65%
2016	1,328,401,290	92,777,013	7.51%	24.58%	544,138,333	5,384,798	1.00%	6.99%	1,616,852,051	6,477,722	0.40%	162.70%
2017	1,410,265,341	81,864,051	6.16%	32.25%	574,101,828	29,963,495	5.51%	12.89%	1,602,392,574	-14,459,477	-0.89%	160.35%
2018	1,525,748,748	115,483,407	8.19%	43.08%	610,457,425	36,355,597	6.33%	20.03%	1,569,654,952	-32,737,622	-2.04%	155.04%
2019	1,611,036,072	85,287,324	5.59%	51.08%	621,656,340	11,198,915	1.83%	22.24%	1,444,045,609	-125,609,343	-8.00%	134.63%
2020	1,741,486,968	130,450,896	8.10%	63.32%	735,490,848	113,834,508	18.31%	44.62%	1,365,606,730	-78,438,879	-5.43%	121.88%

Rate Annual %chg: Residential & Recreational **5.03%**

Commercial & Industrial **3.76%**

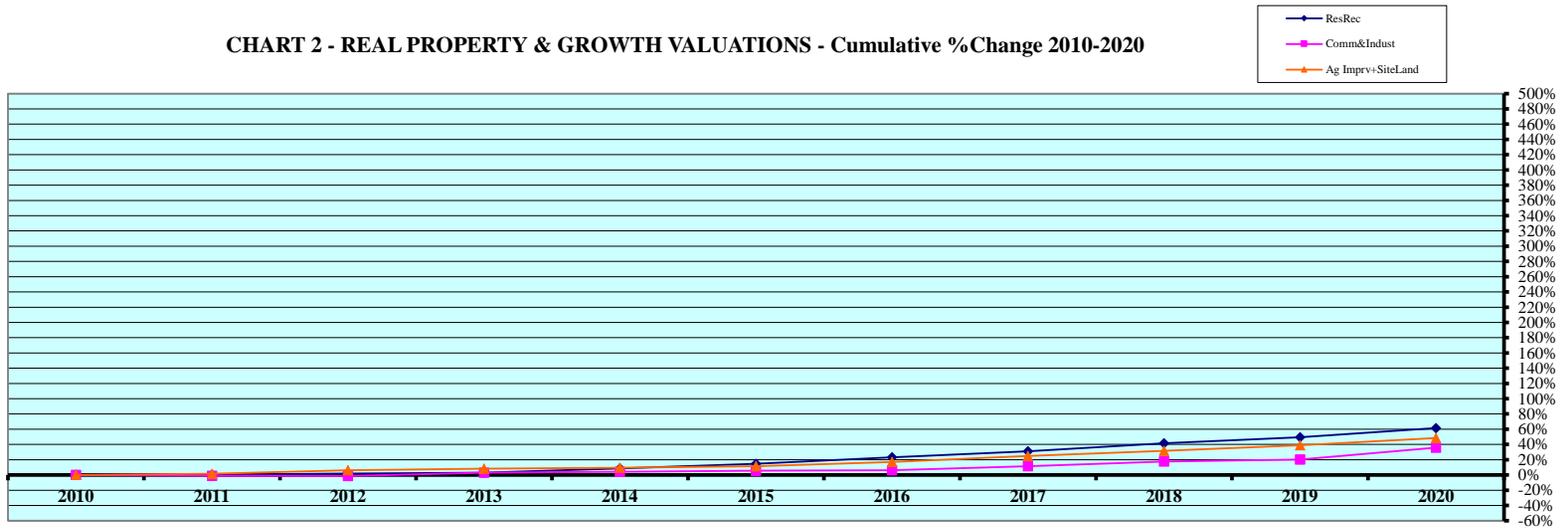
Agricultural Land **8.30%**

Cnty# **59**
County **MADISON**

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	1,066,329,538	11,319,562	1.06%	1,055,009,976	--	--	508,568,505	3,524,376	0.69%	505,044,129	--	--
2011	1,080,376,565	11,316,189	1.05%	1,069,060,376	0.26%	0.26%	505,915,742	3,313,581	0.65%	502,602,161	-1.17%	-1.17%
2012	1,093,716,864	7,489,074	0.68%	1,086,227,790	0.54%	1.87%	513,517,814	11,594,111	2.26%	501,923,703	-0.79%	-1.31%
2013	1,107,391,138	8,592,165	0.78%	1,098,798,973	0.46%	3.04%	527,628,372	3,538,931	0.67%	524,089,441	2.06%	3.05%
2014	1,169,809,554	13,093,204	1.12%	1,156,716,350	4.45%	8.48%	534,807,158	5,327,507	1.00%	529,479,651	0.35%	4.11%
2015	1,235,624,277	13,756,202	1.11%	1,221,868,075	4.45%	14.59%	538,753,535	1,554,439	0.29%	537,199,096	0.45%	5.63%
2016	1,328,401,290	14,464,093	1.09%	1,313,937,197	6.34%	23.22%	544,138,333	4,011,619	0.74%	540,126,714	0.25%	6.21%
2017	1,410,265,341	13,178,593	0.93%	1,397,086,748	5.17%	31.02%	574,101,828	7,314,068	1.27%	566,787,760	4.16%	11.45%
2018	1,525,748,748	15,848,444	1.04%	1,509,900,304	7.06%	41.60%	610,457,425	12,304,568	2.02%	598,152,857	4.19%	17.62%
2019	1,611,036,072	18,385,306	1.14%	1,592,650,766	4.38%	49.36%	621,656,340	9,525,214	1.53%	612,131,126	0.27%	20.36%
2020	1,741,486,968	19,055,200	1.09%	1,722,431,768	6.91%	61.53%	735,490,848	44,683,534	6.08%	690,807,314	11.12%	35.83%
Rate Ann%chg	5.03%		Resid & Recreat w/o growth			4.00%	3.76%		C & I w/o growth			2.09%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & 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	60,480,979	35,363,202	95,844,181	2,605,397	2.72%	93,238,784	--	--
2011	62,971,837	37,058,808	100,030,645	2,621,694	2.62%	97,408,951	1.63%	1.63%
2012	64,649,836	39,992,780	104,642,616	2,951,062	2.82%	101,691,554	1.66%	6.10%
2013	64,191,773	41,682,282	105,874,055	2,083,744	1.97%	103,790,311	-0.81%	8.29%
2014	63,698,687	43,257,073	106,955,760	2,180,857	2.04%	104,774,903	-1.04%	9.32%
2015	64,199,624	44,584,883	108,784,507	1,958,578	1.80%	106,825,929	-0.12%	11.46%
2016	68,807,345	45,331,192	114,138,537	2,058,287	1.80%	112,080,250	3.03%	16.94%
2017	75,569,380	46,208,874	121,778,254	2,072,439	1.70%	119,705,815	4.88%	24.90%
2018	79,245,608	48,955,818	128,201,426	2,037,882	1.59%	126,163,544	3.60%	31.63%
2019	84,003,262	51,024,222	135,027,484	1,891,079	1.40%	133,136,405	3.85%	38.91%
2020	87,715,516	60,682,840	148,398,356	6,142,796	4.14%	142,255,560	5.35%	48.42%
Rate Ann%chg	3.79%	5.55%	4.47%	Ag Imprv+Site w/o growth			2.20%	

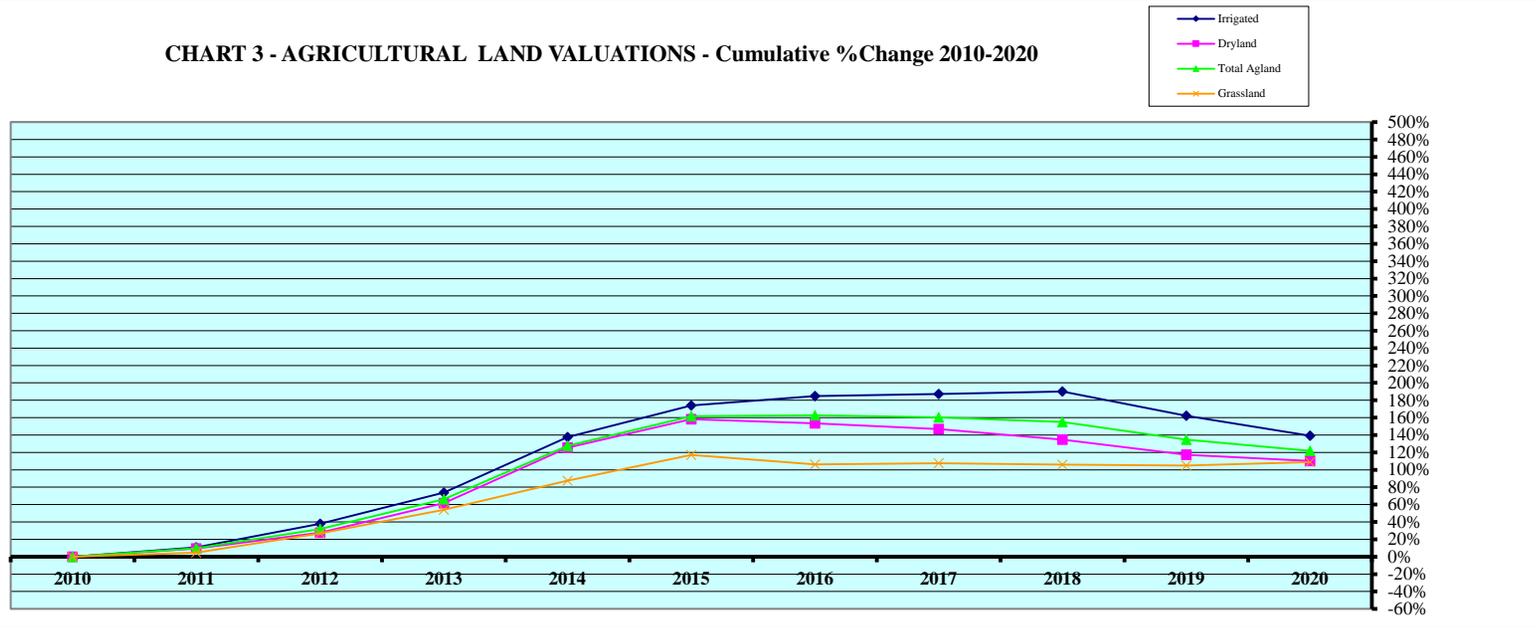
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 59
County MADISON

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	249,404,408	--	--	--	322,385,204	--	--	--	42,477,367	--	--	--
2011	276,048,842	26,644,434	10.68%	10.68%	352,865,125	30,479,921	9.45%	9.45%	44,491,322	2,013,955	4.74%	4.74%
2012	343,945,290	67,896,448	24.60%	37.91%	411,165,389	58,300,264	16.52%	27.54%	53,925,587	9,434,265	21.20%	26.95%
2013	433,614,643	89,669,353	26.07%	73.86%	521,388,243	110,222,854	26.81%	61.73%	65,363,474	11,437,887	21.21%	53.88%
2014	592,886,777	159,272,134	36.73%	137.72%	726,804,570	205,416,327	39.40%	125.45%	79,598,740	14,235,266	21.78%	87.39%
2015	683,502,528	90,615,751	15.28%	174.05%	832,513,173	105,708,603	14.54%	158.24%	92,230,449	12,631,709	15.87%	117.13%
2016	710,075,691	26,573,163	3.89%	184.71%	817,062,792	-15,450,381	-1.86%	153.44%	87,562,727	-4,667,722	-5.06%	106.14%
2017	716,603,382	6,527,691	0.92%	187.33%	795,492,156	-21,570,636	-2.64%	146.75%	88,149,660	586,933	0.67%	107.52%
2018	723,471,680	6,868,298	0.96%	190.08%	756,594,253	-38,897,903	-4.89%	134.69%	87,457,319	-692,341	-0.79%	105.89%
2019	654,073,001	-69,398,679	-9.59%	162.25%	700,762,423	-55,831,830	-7.38%	117.37%	87,090,917	-366,402	-0.42%	105.03%
2020	596,831,559	-57,241,442	-8.75%	139.30%	677,889,259	-22,873,164	-3.26%	110.27%	88,722,236	1,631,319	1.87%	108.87%

Rate Ann.%chg: Irrigated **9.12%** Dryland **7.72%** Grassland **7.64%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	562,230	--	--	--	636,381	--	--	--	615,465,590	--	--	--
2011	661,339	99,109	17.63%	17.63%	1,301,537	665,156	104.52%	104.52%	675,368,165	59,902,575	9.73%	9.73%
2012	670,730	9,391	1.42%	19.30%	1,451,614	150,077	11.53%	128.10%	811,158,610	135,790,445	20.11%	31.80%
2013	664,209	-6,521	-0.97%	18.14%	1,445,561	-6,053	-0.42%	127.15%	1,022,476,130	211,317,520	26.05%	66.13%
2014	660,564	-3,645	-0.55%	17.49%	1,436,924	-8,637	-0.60%	125.80%	1,401,387,575	378,911,445	37.06%	127.70%
2015	651,653	-8,911	-1.35%	15.91%	1,476,526	39,602	2.76%	132.02%	1,610,374,329	208,986,754	14.91%	161.65%
2016	645,115	-6,538	-1.00%	14.74%	1,505,726	29,200	1.98%	136.61%	1,616,852,051	6,477,722	0.40%	162.70%
2017	627,104	-18,011	-2.79%	11.54%	1,520,272	14,546	0.97%	138.89%	1,602,392,574	-14,459,477	-0.89%	160.35%
2018	612,874	-14,230	-2.27%	9.01%	1,518,826	-1,446	-0.10%	138.67%	1,569,654,952	-32,737,622	-2.04%	155.04%
2019	618,387	5,513	0.90%	9.99%	1,500,881	-17,945	-1.18%	135.85%	1,444,045,609	-125,609,343	-8.00%	134.63%
2020	668,268	49,881	8.07%	18.86%	1,495,408	-5,473	-0.36%	134.99%	1,365,606,730	-78,438,879	-5.43%	121.88%

Cnty# **59**
County **MADISON**

Rate Ann.%chg: Total Agric Land **8.30%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	249,687,469	112,118	2,227			322,297,470	158,738	2,030			81,700,995	133,333	613		
2011	275,651,228	111,895	2,463	10.62%	10.62%	354,061,359	158,063	2,240	10.32%	10.32%	89,688,965	135,300	663	8.18%	9.46%
2012	343,458,840	114,174	3,008	22.11%	35.08%	412,092,580	154,652	2,665	18.96%	31.24%	89,574,800	130,628	686	3.44%	13.24%
2013	433,763,889	116,721	3,716	23.54%	66.87%	522,952,177	152,756	3,423	28.48%	68.61%	97,239,960	127,646	762	11.09%	25.80%
2014	594,203,510	117,207	5,070	36.42%	127.65%	727,036,708	152,466	4,769	39.29%	134.86%	128,539,130	127,483	1,008	32.36%	66.50%
2015	683,713,751	117,376	5,825	14.90%	161.56%	834,106,491	152,345	5,475	14.82%	169.66%	149,636,865	127,257	1,176	16.62%	94.17%
2016	709,928,634	117,352	6,050	3.86%	171.65%	817,440,186	152,147	5,373	-1.87%	164.62%	164,929,515	127,713	1,291	9.83%	113.25%
2017	716,391,410	118,523	6,044	-0.09%	171.41%	795,879,023	150,992	5,271	-1.89%	159.61%	174,353,050	127,360	1,369	6.01%	126.06%
2018	724,074,593	119,763	6,046	0.03%	171.48%	756,458,841	150,129	5,039	-4.41%	148.17%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	654,190,507	119,944	5,454	-9.79%	144.91%	701,148,690	150,028	4,673	-7.25%	130.18%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	596,388,081	120,622	4,944	-9.35%	122.02%	678,496,984	149,213	4,547	-2.70%	123.96%	89,064,408	49,836	1,787	38.62%	191.65%

Rate Annual %chg Average Value/Acre:

8.30%

8.40%

11.30%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	562,477	3,732	151			635,373	2,541	250			615,623,482	327,724	1,878		
2011	667,225	4,442	150	-0.34%	-0.34%	1,303,522	2,588	504	101.43%	101.43%	675,738,132	328,051	2,060	9.66%	9.66%
2012	672,011	4,479	150	-0.12%	-0.46%	1,446,866	2,894	500	-0.73%	99.96%	811,252,002	327,944	2,474	20.09%	31.69%
2013	662,948	4,418	150	0.03%	-0.43%	1,436,772	2,873	500	0.02%	100.00%	811,252,002	328,273	3,120	26.12%	66.09%
2014	661,767	4,402	150	0.18%	-0.26%	1,426,019	2,866	498	-0.50%	98.99%	1,402,340,352	328,121	4,274	36.99%	127.52%
2015	655,498	4,360	150	0.00%	-0.25%	1,464,961	2,944	498	0.01%	99.02%	1,611,076,918	327,842	4,914	14.98%	161.60%
2016	645,762	4,295	150	0.01%	-0.25%	1,497,991	3,010	498	0.01%	99.04%	1,617,355,303	327,608	4,937	0.46%	162.81%
2017	627,346	4,172	150	0.01%	-0.24%	1,522,731	3,059	498	0.01%	99.05%	1,602,567,539	327,435	4,894	-0.86%	160.55%
2018	613,160	4,079	150	-0.03%	-0.27%	1,521,576	3,057	498	0.01%	99.08%	1,569,824,690	327,377	4,795	-2.03%	155.27%
2019	610,079	4,059	150	0.00%	-0.27%	1,510,678	3,035	498	-0.01%	99.05%	1,444,570,587	327,289	4,414	-7.95%	134.96%
2020	671,437	4,403	153	1.45%	1.19%	1,495,323	3,001	498	0.10%	99.25%	1,366,116,233	327,075	4,177	-5.37%	122.35%

59
MADISON

Rate Annual %chg Average Value/Acre:

8.32%

(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
34,876	MADISON	206,562,691	25,928,580	29,373,564	1,741,341,817	660,068,403	75,422,445	145,151	1,365,606,730	87,715,516	60,682,840	0	4,252,847,737
cnty sectorvalue % of total value:		4.86%	0.61%	0.69%	40.95%	15.52%	1.77%	0.00%	32.11%	2.06%	1.43%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,207	BATTLE CREEK	725,448	468,938	56,869	61,531,703	4,432,045	0	0	82,612	0	245	0	67,297,860
3.46%	%sector of county sector	0.35%	1.81%	0.19%	3.53%	0.67%			0.01%		0.00%		1.58%
	%sector of municipality	1.08%	0.70%	0.08%	91.43%	6.59%			0.12%		0.00%		100.00%
2,438	MADISON	1,741,390	961,907	927,408	51,920,228	9,565,062	415,650	0	0	0	0	0	65,531,645
6.99%	%sector of county sector	0.84%	3.71%	3.16%	2.98%	1.45%	0.55%						1.54%
	%sector of municipality	2.66%	1.47%	1.42%	79.23%	14.60%	0.63%						100.00%
301	MEADOW GROVE	77,463	189,533	16,113	7,885,071	681,540	0	0	0	0	0	0	8,849,720
0.86%	%sector of county sector	0.04%	0.73%	0.05%	0.45%	0.10%							0.21%
	%sector of municipality	0.88%	2.14%	0.18%	89.10%	7.70%							100.00%
721	NEWMAN GROVE	1,247,131	285,107	33,160	18,409,140	4,920,243	92,497	0	0	0	0	0	24,987,278
2.07%	%sector of county sector	0.60%	1.10%	0.11%	1.06%	0.75%	0.12%						0.59%
	%sector of municipality	4.99%	1.14%	0.13%	73.67%	19.69%	0.37%						100.00%
24,210	NORFOLK	47,848,927	13,320,725	9,618,219	1,217,047,761	529,000,531	12,030,125	145,151	272,694	0	255,724	0	1,829,539,857
69.42%	%sector of county sector	23.16%	51.37%	32.74%	69.89%	80.14%	15.95%	100.00%	0.02%		0.42%		43.02%
	%sector of municipality	2.62%	0.73%	0.53%	66.52%	28.91%	0.66%	0.01%	0.01%		0.01%		100.00%
953	TILDEN	396,725	242,876	29,922	23,837,615	3,137,405	0	0	241,034	0	0	0	27,885,577
2.73%	%sector of county sector	0.19%	0.94%	0.10%	1.37%	0.48%			0.02%				0.66%
	%sector of municipality	1.42%	0.87%	0.11%	85.48%	11.25%			0.86%				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												
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												
29,830	Total Municipalities	52,037,084	15,469,086	10,681,691	1,380,631,518	551,736,826	12,538,272	145,151	596,340	0	255,969	0	2,024,091,937
85.53%	%all municip.sectors of cnty	25.19%	59.66%	36.36%	79.29%	83.59%	16.62%	100.00%	0.04%		0.42%		47.59%

59 MADISON

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

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

Total Real Property Sum Lines 17, 25, & 30	Records : 18,117	Value : 4,121,945,999	Growth 49,688,169	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	927	8,920,816	143	2,482,271	177	3,440,241	1,247	14,843,328	
02. Res Improve Land	9,705	132,808,882	629	18,254,532	856	30,619,626	11,190	181,683,040	
03. Res Improvements	9,899	1,308,733,471	735	145,250,400	889	163,575,861	11,523	1,617,559,732	
04. Res Total	10,826	1,450,463,169	878	165,987,203	1,066	197,635,728	12,770	1,814,086,100	21,099,100
% of Res Total	84.78	79.96	6.88	9.15	8.35	10.89	70.49	44.01	42.46
05. Com UnImp Land	257	18,307,664	32	1,068,561	22	967,180	311	20,343,405	
06. Com Improve Land	1,326	121,743,161	112	5,602,769	58	5,465,055	1,496	132,810,985	
07. Com Improvements	1,338	441,997,489	119	45,549,529	61	50,666,990	1,518	538,214,008	
08. Com Total	1,595	582,048,314	151	52,220,859	83	57,099,225	1,829	691,368,398	24,796,745
% of Com Total	87.21	84.19	8.26	7.55	4.54	8.26	10.10	16.77	49.90
09. Ind UnImp Land	6	1,219,594	4	156,317	3	426,838	13	1,802,749	
10. Ind Improve Land	12	2,192,973	16	1,100,267	8	2,244,353	36	5,537,593	
11. Ind Improvements	12	9,125,705	16	13,067,281	8	45,823,967	36	68,016,953	
12. Ind Total	18	12,538,272	20	14,323,865	11	48,495,158	49	75,357,295	0
% of Ind Total	36.73	16.64	40.82	19.01	22.45	64.35	0.27	1.83	0.00
13. Rec UnImp Land	1	146,094	0	0	0	0	1	146,094	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	1	146,094	0	0	0	0	1	146,094	0
% of Rec Total	100.00	100.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Res & Rec Total	10,827	1,450,609,263	878	165,987,203	1,066	197,635,728	12,771	1,814,232,194	21,099,100
% of Res & Rec Total	84.78	79.96	6.87	9.15	8.35	10.89	70.49	44.01	42.46
Com & Ind Total	1,613	594,586,586	171	66,544,724	94	105,594,383	1,878	766,725,693	24,796,745
% of Com & Ind Total	85.89	77.55	9.11	8.68	5.01	13.77	10.37	18.60	49.90
17. Taxable Total	12,440	2,045,195,849	1,049	232,531,927	1,160	303,230,111	14,649	2,580,957,887	45,895,845
% of Taxable Total	84.92	79.24	7.16	9.01	7.92	11.75	80.86	62.62	92.37

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	61	780,286	15,659,891	0	0	0
19. Commercial	30	5,366,482	54,314,551	0	0	0
20. Industrial	1	92,497	6,231,738	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	61	780,286	15,659,891
19. Commercial	0	0	0	30	5,366,482	54,314,551
20. Industrial	0	0	0	1	92,497	6,231,738
21. Other	0	0	0	0	0	0
22. Total Sch II				92	6,239,265	76,206,180

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	0	0	0	0

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	13	858,007	65	6,701,770	2,233	905,189,203	2,311	912,748,980
28. Ag-Improved Land	0	0	37	9,123,544	1,027	498,525,902	1,064	507,649,446
29. Ag Improvements	0	0	38	4,284,957	1,119	116,304,729	1,157	120,589,686

30. Ag Total					3,468	1,540,988,112
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	24	25.00	586,149	
33. HomeSite Improvements	0	0.00	0	25	0.00	3,137,772	
34. HomeSite Total							
35. FarmSite UnImp Land	6	142.49	249,519	14	49.07	136,330	
36. FarmSite Improv Land	0	0.00	0	34	90.75	336,115	
37. FarmSite Improvements	0	0.00	0	34	0.00	1,147,185	
38. FarmSite Total							
39. Road & Ditches	0	5.11	0	0	63.93	0	
40. Other- Non Ag Use	0	2.58	6,450	0	2.79	6,975	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	7	8.00	162,000	7	8.00	162,000	
32. HomeSite Improv Land	656	701.00	13,973,998	680	726.00	14,560,147	
33. HomeSite Improvements	666	0.00	70,203,142	691	0.00	73,340,914	952,521
34. HomeSite Total				698	734.00	88,063,061	
35. FarmSite UnImp Land	375	739.52	2,187,343	395	931.08	2,573,192	
36. FarmSite Improv Land	985	3,963.95	13,667,445	1,019	4,054.70	14,003,560	
37. FarmSite Improvements	1,078	0.00	46,101,587	1,112	0.00	47,248,772	2,839,803
38. FarmSite Total				1,507	4,985.78	63,825,524	
39. Road & Ditches	0	6,691.77	0	0	6,760.81	0	
40. Other- Non Ag Use	0	1.77	4,425	0	7.14	17,850	
41. Total Section VI				2,205	12,487.73	151,906,435	3,792,324

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	9	1,051.23	1,781,845	9	1,051.23	1,781,845

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	5	149.58	633,942
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4	328.21	799,275	9	477.79	1,433,217
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	6,265.06	8.42%	44,838,551	11.00%	7,156.92
46. 1A	2,232.40	3.00%	15,224,508	3.74%	6,819.79
47. 2A1	7,513.63	10.10%	47,901,669	11.75%	6,375.30
48. 2A	25,012.13	33.63%	151,872,864	37.26%	6,071.97
49. 3A1	285.52	0.38%	1,627,464	0.40%	5,700.00
50. 3A	236.34	0.32%	1,305,790	0.32%	5,525.05
51. 4A1	28,957.66	38.93%	130,189,708	31.94%	4,495.86
52. 4A	3,882.17	5.22%	14,655,245	3.60%	3,775.01
53. Total	74,384.91	100.00%	407,615,799	100.00%	5,479.82
Dry					
54. 1D1	10,250.02	9.91%	60,813,308	11.67%	5,932.99
55. 1D	31,226.29	30.19%	180,013,983	34.53%	5,764.82
56. 2D1	10,075.55	9.74%	54,073,210	10.37%	5,366.78
57. 2D	621.34	0.60%	3,168,541	0.61%	5,099.53
58. 3D1	465.01	0.45%	2,229,869	0.43%	4,795.31
59. 3D	44,706.86	43.22%	204,112,118	39.16%	4,565.57
60. 4D1	120.40	0.12%	430,437	0.08%	3,575.06
61. 4D	5,968.46	5.77%	16,413,327	3.15%	2,750.01
62. Total	103,433.93	100.00%	521,254,793	100.00%	5,039.50
Grass					
63. 1G1	2,098.54	14.88%	4,700,606	17.23%	2,239.94
64. 1G	7,541.54	53.48%	14,186,750	52.00%	1,881.15
65. 2G1	2,392.17	16.96%	4,470,143	16.38%	1,868.66
66. 2G	2,049.35	14.53%	3,894,735	14.28%	1,900.47
67. 3G1	20.30	0.14%	30,431	0.11%	1,499.06
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	14,101.90	100.00%	27,282,665	100.00%	1,934.68
Irrigated Total					
Irrigated Total	74,384.91	38.44%	407,615,799	42.61%	5,479.82
Dry Total					
Dry Total	103,433.93	53.46%	521,254,793	54.49%	5,039.50
Grass Total					
Grass Total	14,101.90	7.29%	27,282,665	2.85%	1,934.68
72. Waste	859.83	0.44%	129,067	0.01%	150.11
73. Other	714.20	0.37%	357,100	0.04%	500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	193,494.77	100.00%	956,639,424	100.00%	4,944.01

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,872.96	3.77%	9,688,486	4.39%	5,172.82
46. 1A	1,903.34	3.84%	9,516,075	4.31%	4,999.67
47. 2A1	8,570.55	17.27%	39,794,407	18.01%	4,643.16
48. 2A	23,657.86	47.67%	107,953,212	48.86%	4,563.10
49. 3A1	7,887.39	15.89%	34,311,403	15.53%	4,350.16
50. 3A	139.31	0.28%	595,553	0.27%	4,275.02
51. 4A1	4,460.86	8.99%	15,679,036	7.10%	3,514.80
52. 4A	1,137.40	2.29%	3,383,795	1.53%	2,975.03
53. Total	49,629.67	100.00%	220,921,967	100.00%	4,451.41
Dry					
54. 1D1	1,056.05	2.49%	4,646,920	3.13%	4,400.28
55. 1D	7,358.31	17.32%	30,379,136	20.45%	4,128.55
56. 2D1	10,530.49	24.79%	38,901,558	26.19%	3,694.18
57. 2D	9,596.17	22.59%	34,683,809	23.35%	3,614.34
58. 3D1	3,673.72	8.65%	11,747,233	7.91%	3,197.64
59. 3D	7,630.33	17.96%	22,725,522	15.30%	2,978.31
60. 4D1	298.26	0.70%	742,843	0.50%	2,490.59
61. 4D	2,336.57	5.50%	4,731,643	3.19%	2,025.04
62. Total	42,479.90	100.00%	148,558,664	100.00%	3,497.15
Grass					
63. 1G1	16,918.35	47.63%	30,170,680	49.23%	1,783.31
64. 1G	3,859.18	10.86%	6,403,883	10.45%	1,659.39
65. 2G1	10,467.66	29.47%	18,318,325	29.89%	1,749.99
66. 2G	2,414.78	6.80%	3,743,357	6.11%	1,550.19
67. 3G1	1,863.03	5.24%	2,645,408	4.32%	1,419.95
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	35,523.00	100.00%	61,281,653	100.00%	1,725.13
Irrigated Total					
Irrigated Total	49,629.67	37.17%	220,921,967	51.09%	4,451.41
Dry Total					
Dry Total	42,479.90	31.82%	148,558,664	34.35%	3,497.15
Grass Total					
Grass Total	35,523.00	26.60%	61,281,653	14.17%	1,725.13
72. Waste	3,598.67	2.70%	540,430	0.12%	150.17
73. Other	2,289.81	1.71%	1,139,539	0.26%	497.66
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	133,521.05	100.00%	432,442,253	100.00%	3,238.76

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
Dry					
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
Grass					
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/>					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	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
76. Irrigated	22.95	142,975	1,174.83	5,701,964	122,816.80	622,692,827	124,014.58	628,537,766
77. Dry Land	52.74	218,153	1,844.76	7,162,605	144,016.33	662,432,699	145,913.83	669,813,457
78. Grass	130.95	228,639	1,144.24	1,828,411	48,349.71	86,507,268	49,624.90	88,564,318
79. Waste	81.79	12,271	141.92	21,300	4,234.79	635,926	4,458.50	669,497
80. Other	0.00	0	90.93	45,465	2,913.08	1,451,174	3,004.01	1,496,639
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	288.43	602,038	4,396.68	14,759,745	322,330.71	1,373,719,894	327,015.82	1,389,081,677

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	124,014.58	37.92%	628,537,766	45.25%	5,068.26
Dry Land	145,913.83	44.62%	669,813,457	48.22%	4,590.47
Grass	49,624.90	15.18%	88,564,318	6.38%	1,784.67
Waste	4,458.50	1.36%	669,497	0.05%	150.16
Other	3,004.01	0.92%	1,496,639	0.11%	498.21
Exempt	0.00	0.00%	0	0.00%	0.00
Total	327,015.82	100.00%	1,389,081,677	100.00%	4,247.75

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 Battle Creek	48	318,284	443	4,446,968	456	62,317,359	504	67,082,611	384,608
83.2 Madison	134	551,225	732	3,837,925	752	52,476,153	886	56,865,303	431,877
83.3 Meadow Grove	35	255,198	158	538,764	158	7,609,283	193	8,403,245	0
83.4 Newman Grove	48	143,712	325	1,276,585	325	21,852,802	373	23,273,099	0
83.5 Norfolk	600	7,553,650	7,757	121,134,860	7,918	1,139,601,889	8,518	1,268,290,399	15,540,387
83.6 Rural	217	4,234,066	991	34,940,309	1,027	186,168,320	1,244	225,342,695	2,421,963
83.7 Suburban	104	1,732,006	495	13,985,230	598	123,118,066	702	138,835,302	283,006
83.8 Tilden	62	201,281	289	1,522,399	289	24,415,860	351	26,139,540	2,037,259
84 Residential Total	1,248	14,989,422	11,190	181,683,040	11,523	1,617,559,732	12,771	1,814,232,194	21,099,100

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Battle Creek	12	50,705	48	407,044	49	3,974,296	61	4,432,045	0
85.2	Madison	17	147,241	99	1,768,893	105	8,152,093	122	10,068,227	0
85.3	Meadow Grove	7	8,499	24	40,759	24	740,631	31	789,889	0
85.4	Newman Grove	6	33,189	79	484,400	80	4,948,332	86	5,465,921	0
85.5	Norfolk	208	18,640,490	1,041	119,926,112	1,045	411,823,671	1,253	550,390,273	20,551,981
85.6	Rural	38	2,612,441	103	11,472,743	113	142,814,266	151	156,899,450	3,485,117
85.7	Suburban	24	572,735	92	3,865,997	92	31,150,949	116	35,589,681	759,647
85.8	Tilden	12	80,854	46	382,630	46	2,626,723	58	3,090,207	0
86	Commercial Total	324	22,146,154	1,532	138,348,578	1,554	606,230,961	1,878	766,725,693	24,796,745

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	1,710.81	14.56%	3,522,205	15.57%	2,058.79
88. 1G	6,226.71	53.01%	12,147,799	53.71%	1,950.92
89. 2G1	2,124.30	18.08%	3,931,256	17.38%	1,850.61
90. 2G	1,668.59	14.20%	2,988,898	13.21%	1,791.27
91. 3G1	16.43	0.14%	27,931	0.12%	1,700.00
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	11,746.84	100.00%	22,618,089	100.00%	1,925.46
CRP					
96. 1C1	252.21	26.85%	1,071,898	29.18%	4,250.02
97. 1C	338.01	35.99%	1,367,507	37.23%	4,045.76
98. 2C1	106.86	11.38%	413,458	11.26%	3,869.16
99. 2C	242.09	25.78%	820,235	22.33%	3,388.14
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	939.17	100.00%	3,673,098	100.00%	3,911.00
Timber					
105. 1T1	135.52	9.57%	106,503	10.74%	785.88
106. 1T	976.82	68.99%	671,444	67.72%	687.38
107. 2T1	161.01	11.37%	125,429	12.65%	779.01
108. 2T	138.67	9.79%	85,602	8.63%	617.31
109. 3T1	3.87	0.27%	2,500	0.25%	645.99
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	1,415.89	100.00%	991,478	100.00%	700.25
<hr/>					
Grass Total	11,746.84	83.30%	22,618,089	82.90%	1,925.46
CRP Total	939.17	6.66%	3,673,098	13.46%	3,911.00
Timber Total	1,415.89	10.04%	991,478	3.63%	700.25
<hr/>					
114. Market Area Total	14,101.90	100.00%	27,282,665	100.00%	1,934.68

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,955.55	46.81%	24,772,142	50.05%	1,912.09
88. 1G	2,742.67	9.91%	4,923,072	9.95%	1,794.99
89. 2G1	8,373.11	30.25%	14,208,972	28.71%	1,696.98
90. 2G	1,919.92	6.94%	3,119,907	6.30%	1,625.02
91. 3G1	1,687.37	6.10%	2,470,228	4.99%	1,463.95
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	27,678.62	100.00%	49,494,321	100.00%	1,788.18
CRP					
96. 1C1	908.26	39.24%	3,362,807	41.57%	3,702.47
97. 1C	253.07	10.93%	911,646	11.27%	3,602.35
98. 2C1	1,008.31	43.56%	3,357,366	41.50%	3,329.70
99. 2C	119.52	5.16%	382,827	4.73%	3,203.04
100. 3C1	25.73	1.11%	75,262	0.93%	2,925.07
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	2,314.89	100.00%	8,089,908	100.00%	3,494.73
Timber					
105. 1T1	3,054.54	55.24%	2,035,731	55.06%	666.46
106. 1T	863.44	15.62%	569,165	15.39%	659.18
107. 2T1	1,086.24	19.64%	751,987	20.34%	692.28
108. 2T	375.34	6.79%	240,623	6.51%	641.08
109. 3T1	149.93	2.71%	99,918	2.70%	666.43
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	5,529.49	100.00%	3,697,424	100.00%	668.67
<hr/>					
Grass Total	27,678.62	77.92%	49,494,321	80.77%	1,788.18
CRP Total	2,314.89	6.52%	8,089,908	13.20%	3,494.73
Timber Total	5,529.49	15.57%	3,697,424	6.03%	668.67
<hr/>					
114. Market Area Total	35,523.00	100.00%	61,281,653	100.00%	1,725.13

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
CRP					
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
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	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)**

59 Madison

	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	1,741,341,817	1,814,086,100	72,744,283	4.18%	21,099,100	2.97%
02. Recreational	145,151	146,094	943	0.65%	0	0.65%
03. Ag-Homesite Land, Ag-Res Dwelling	87,715,516	88,063,061	347,545	0.40%	952,521	-0.69%
04. Total Residential (sum lines 1-3)	1,829,202,484	1,902,295,255	73,092,771	4.00%	22,051,621	2.79%
05. Commercial	660,068,403	691,368,398	31,299,995	4.74%	24,796,745	0.99%
06. Industrial	75,422,445	75,357,295	-65,150	-0.09%	0	-0.09%
07. Total Commercial (sum lines 5-6)	735,490,848	766,725,693	31,234,845	4.25%	24,796,745	0.88%
08. Ag-Farmsite Land, Outbuildings	60,664,990	63,825,524	3,160,534	5.21%	2,839,803	0.53%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	17,850	17,850	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	60,682,840	63,843,374	3,160,534	5.21%	2,839,803	0.53%
12. Irrigated	596,831,559	628,537,766	31,706,207	5.31%		
13. Dryland	677,889,259	669,813,457	-8,075,802	-1.19%		
14. Grassland	88,722,236	88,564,318	-157,918	-0.18%		
15. Wasteland	668,268	669,497	1,229	0.18%		
16. Other Agland	1,495,408	1,496,639	1,231	0.08%		
17. Total Agricultural Land	1,365,606,730	1,389,081,677	23,474,947	1.72%		
18. Total Value of all Real Property (Locally Assessed)	3,990,982,902	4,121,945,999	130,963,097	3.28%	49,688,169	2.04%

2021 Assessment Survey for Madison County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	5
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$509,565
7.	Adopted budget, or granted budget if different from above:
	\$509,565
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$115,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$47,500 (\$25,000 for CAMA, \$17,000 for GIS and \$5,500 for website)
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	Unknown

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard - the county switched after the 2019 abstract filing.
2.	CAMA software:
	Vanguard - the county switched after the 2019 abstract filing.
3.	Personal Property software:
	Vanguard -- CAMAvision
4.	Are cadastral maps currently being used?
	Only as a backup or cross-check. We no longer update them as we utilize GIS/digital mapping.
5.	If so, who maintains the Cadastral Maps?
	As mentioned above, we do not maintain the cadastral maps. gWorks maintains our GIS system and the digital maps.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. http://madison.gworks.com
8.	Who maintains the GIS software and maps?
	We have a maintenance contract with gWorks to maintain the digital maps.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Digital-oblique orthophotography
10.	When was the aerial imagery last updated?
	2015

C. Zoning Information

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

	Yes
3.	What municipalities in the county are zoned?
	Entire County - All municipalities as well as the rural area.
4.	When was zoning implemented?
	1975

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks maintains the County Assessor's website and provides support and maintenance for the GIS mapping data.
3.	Other services:
	Big Country Auto services the county vehicles and One Office Solutions services the copier.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	On a limited bases
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	We prefer extensive previous experience in mass appraisal as well as specialized knowledge, expertise and competency with complex properties.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	All assessed values are established by the County Assessor. The contractors provide assistance and expertise with data collection, research, listing and analysis. The data is then reviewed, scrutinized and edited by the County to establish the final assessed values.

2021 Residential Assessment Survey for Madison County

1.	Valuation data collection done by:																		
	Assessor and field lister.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">5</td> <td>Madison - Very sporadic market, affected by deferred maintenance. County Seat. Approximate population 2,438. K-12 school system. Located in southeast portion of the county at intersection of Highway 81 and Highway 32.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Newman Grove - Affected by location - relatively extreme distance to other cities and Norfolk. Approximate population of 721. K-12 school system. Located in southwest corner of the county on Highway 32.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Battle Creek - Strong small town market. Favorable proximity to Norfolk. Approximate population of 1,207. K-12 school system. Located approximately 10 miles west of Norfolk on Highway 275.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Tilden - Located in the northwest portion of the county. Approximately 24 miles west of Norfolk on Highway 275. This community straddles the countyline with Antelope County. K-12 school system. Approximate population of 953 (this includes both Madison & Antelope County residents).</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Meadow Grove - Very small town. Not connected to any other market. Influenced by lack of school system, grocery store, etc. Approximate population of 301. Located west of Norfolk on Highway 275.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Norfolk - Major city in Madison County. Active, diversified market. One public school system and multiple parochial school systems. Approximate population of 24,210. Located in the northeast portion of the county at the intersections of Highway 81 and Highway 275.</td> </tr> <tr> <td style="text-align: center;">70</td> <td>Rural - Very diversified market. Considerable commercial/industrial development near the city of Norfolk. Strong rural residential market with numerous residential subdivisions near the city of Norfolk.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	5	Madison - Very sporadic market, affected by deferred maintenance. County Seat. Approximate population 2,438. K-12 school system. Located in southeast portion of the county at intersection of Highway 81 and Highway 32.	10	Newman Grove - Affected by location - relatively extreme distance to other cities and Norfolk. Approximate population of 721. K-12 school system. Located in southwest corner of the county on Highway 32.	15	Battle Creek - Strong small town market. Favorable proximity to Norfolk. Approximate population of 1,207. K-12 school system. Located approximately 10 miles west of Norfolk on Highway 275.	20	Tilden - Located in the northwest portion of the county. Approximately 24 miles west of Norfolk on Highway 275. This community straddles the countyline with Antelope County. K-12 school system. Approximate population of 953 (this includes both Madison & Antelope County residents).	25	Meadow Grove - Very small town. Not connected to any other market. Influenced by lack of school system, grocery store, etc. Approximate population of 301. Located west of Norfolk on Highway 275.	30	Norfolk - Major city in Madison County. Active, diversified market. One public school system and multiple parochial school systems. Approximate population of 24,210. Located in the northeast portion of the county at the intersections of Highway 81 and Highway 275.	70	Rural - Very diversified market. Considerable commercial/industrial development near the city of Norfolk. Strong rural residential market with numerous residential subdivisions near the city of Norfolk.	AG	Agricultural homes and outbuildings
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AG	Agricultural homes and outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Cost Approach, Market Approach and Income Approach.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Some of both, it depends on the structure.																		
5.	Are individual depreciation tables developed for each valuation group?																		
	Yes.																		

6.	Describe the methodology used to determine the residential lot values?																																																	
	Several methods are used. Square foot, lot, units buildable and acre.																																																	
7.	How are rural residential site values developed?																																																	
	From market analysis.																																																	
8.	Are there form 191 applications on file?																																																	
	Yes, there is one subdivision in Norfolk.																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	If the owner has timely filed the Form 191 application, we then follow the guidelines and value these parcels utilizing the income approach. As per the guidelines, this income approach utilizes a discounted cash flow analysis based on the information provided by the owner / developer.																																																	
10.	<table border="1" data-bbox="201 667 1484 1205"> <thead> <tr> <th data-bbox="201 667 363 751"><u>Valuation Group</u></th> <th data-bbox="363 667 651 751"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 667 906 751"><u>Date of Costing</u></th> <th data-bbox="906 667 1175 751"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 667 1484 751"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="201 751 363 810">5</td> <td data-bbox="363 751 651 810">2014</td> <td data-bbox="651 751 906 810">2011*</td> <td data-bbox="906 751 1175 810">2014</td> <td data-bbox="1175 751 1484 810">2019</td> </tr> <tr> <td data-bbox="201 810 363 869">10</td> <td data-bbox="363 810 651 869">2020</td> <td data-bbox="651 810 906 869">2020</td> <td data-bbox="906 810 1175 869">2020</td> <td data-bbox="1175 810 1484 869">2020</td> </tr> <tr> <td data-bbox="201 869 363 928">15</td> <td data-bbox="363 869 651 928">2013</td> <td data-bbox="651 869 906 928">2011*</td> <td data-bbox="906 869 1175 928">2017</td> <td data-bbox="1175 869 1484 928">2019</td> </tr> <tr> <td data-bbox="201 928 363 987">20</td> <td data-bbox="363 928 651 987">2012</td> <td data-bbox="651 928 906 987">2011*</td> <td data-bbox="906 928 1175 987">2012</td> <td data-bbox="1175 928 1484 987">2018</td> </tr> <tr> <td data-bbox="201 987 363 1045">25</td> <td data-bbox="363 987 651 1045">2020</td> <td data-bbox="651 987 906 1045">2020</td> <td data-bbox="906 987 1175 1045">2020</td> <td data-bbox="1175 987 1484 1045">2020</td> </tr> <tr> <td data-bbox="201 1045 363 1104">30</td> <td data-bbox="363 1045 651 1104">2013-2018</td> <td data-bbox="651 1045 906 1104">2013*</td> <td data-bbox="906 1045 1175 1104">2015-2018</td> <td data-bbox="1175 1045 1484 1104">2015-2019</td> </tr> <tr> <td data-bbox="201 1104 363 1163">70</td> <td data-bbox="363 1104 651 1163">1999</td> <td data-bbox="651 1104 906 1163">2007*</td> <td data-bbox="906 1104 1175 1163">2017</td> <td data-bbox="1175 1104 1484 1163">2015-2016</td> </tr> <tr> <td data-bbox="201 1163 363 1205">AG</td> <td data-bbox="363 1163 651 1205">1999</td> <td data-bbox="651 1163 906 1205">2007*</td> <td data-bbox="906 1163 1175 1205">2017</td> <td data-bbox="1175 1163 1484 1205">2015-2016</td> </tr> </tbody> </table>					<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>	5	2014	2011*	2014	2019	10	2020	2020	2020	2020	15	2013	2011*	2017	2019	20	2012	2011*	2012	2018	25	2020	2020	2020	2020	30	2013-2018	2013*	2015-2018	2015-2019	70	1999	2007*	2017	2015-2016	AG	1999	2007*	2017	2015-2016
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	*The county transferred to Vanguard in 2018. The manual for Vanguard counties is 2008 and factored up each year after an analysis is done to increase the costing factor.																																																	

2021 Commercial Assessment Survey for Madison County

1.	Valuation data collection done by:																
	Tax Valuation Inc.																
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																
	Cost Approach, Income Approach and Market Approach.																
3a.	Describe the process used to determine the value of unique commercial properties.																
	Most if not all of what would be considered "unique" properties are typically valued by an outside contractor. This is done in an attempt to utilize their extensive knowledge in similar properties. This also allow us to utilize their expanded and verified sales database. Otherwise, these unique properties are typically valued utilizing the cost approach. In most instances, there is not enough information to develop a market approach or income approach.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	Some of both, it depends on the structure. If we don't have enough data to develop our own market derived depreciation tables, then existing tables are utilized.																

5.	Are individual depreciation tables developed for each valuation grouping?																																												
	If a particular location is determined to necessitate a separate table then one may be developed.																																												
6.	Describe the methodology used to determine the commercial lot values.																																												
	Several methods are utilized, depending on the parcel specifics, location and applicability. Those methods are square foot, front foot, lot, units buildable and acre.																																												
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2021 Agricultural Assessment Survey for Madison County

1.	Valuation data collection done by:									
	Assessor and Field Lister.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 is the southern portion of the county. This is an area of notably heavier soils. Both market area 1 & 2 were developed along soil boundaries.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 was created in 2016 to address valuation concerns observed in the market. This new area also blends with counties along bordering on the north, east & west of Madison County.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 is the southern portion of the county. This is an area of notably heavier soils. Both market area 1 & 2 were developed along soil boundaries.	2017	2	Market Area 2 was created in 2016 to address valuation concerns observed in the market. This new area also blends with counties along bordering on the north, east & west of Madison County.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Market Area 1 is the southern portion of the county. This is an area of notably heavier soils. Both market area 1 & 2 were developed along soil boundaries.	2017								
2	Market Area 2 was created in 2016 to address valuation concerns observed in the market. This new area also blends with counties along bordering on the north, east & west of Madison County.	2017								
	The county receives reports from the local NRD each year and they review for land use changes.									
3.	Describe the process used to determine and monitor market areas.									
	The county had one market area for several years. A second market area was developed for 2016. The boundary between market areas was established based on differences in soil types as determined by the soil survey. This is continuously analyzed and monitored through sales analysis.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Rural residential land is the one-acre of land on which the house is sited. This is determined to be one economic-unit along with the home. Recreational land is land that is used primarily for recreational purposes. In Madison County there are very few parcels of land where a definable use of predominately recreational activity could be substantiated. Very little recreational land is identified in the county.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	For the most part - yes. However, some rural residential home-sites are valued considerably more than farm home sites where indicated by the market. These parcels are typically around the City of Norfolk or in rural subdivisions. Zoning is also given consideration in determining land values.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Sales analysis was completed in an attempt to determine a definable market value for intensive agricultural use.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	We research sales in surrounding counties attempting to supplement the lack of current sales in Madison County.									
7a.	Are any other agricultural subclasses used? If yes, please explain.									

	No
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	At this time Madison County has 9 parcels qualifying for special valuation.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales analysis was undertaken to determine if any sales are "influenced" by factors other than typical agricultural and land market pressures.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Non-Agricultural influences present in the county are mainly restricted to areas near the City of Norfolk. This is primarily due to "urban-sprawl" and the desire for acreages located in close proximity to Norfolk.
8d.	Where is the influenced area located within the county?
	Near the City of Norfolk.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Please see Annual Special Valuation Report.

**MADISON COUNTY
THREE-YEAR PLAN OF ASSESSMENT
ASSESSMENT YEARS 2020, 2021, AND 2022**

15 - June - 2020

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 of each year the Assessor shall prepare a plan of assessment. This plan shall describe the assessment actions planned for the next assessment year and two (2) 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. On or before July 31 of each year, the Assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division 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).

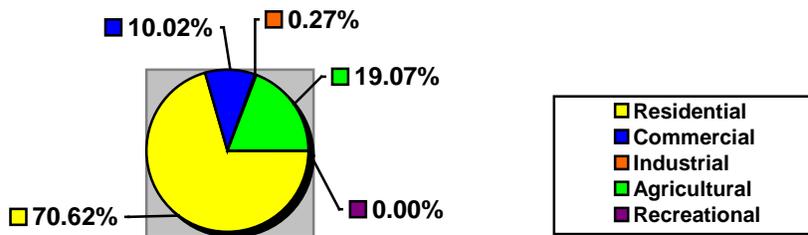
Assessment levels *statutorily* required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 75% of actual value for agricultural land and horticultural land
- 3) 75% of special value for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

County Description:

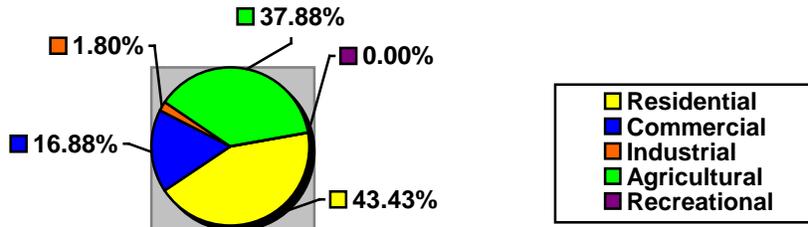
Madison County has a total real property parcel count of 18,015 as certified on the 2020 Abstract of Assessment for Real Property dated 19-March-2020. The Residential class of property (12,723 parcels) accounts for 70.62%, the Commercial class (1,806 parcels) represents 10.02%, the Industrial class (49 parcels) contains 0.27%, the Agricultural class (3,437 parcels) accounts for 19.07%, and the Recreational class (0 parcels) accounts for .00% of the total parcel count as calculated from the Abstract of Assessment. Included in the above totals are the following property types: Special Value parcels (0), Exempt parcels (1,311), Game & Parks parcels (9), and the Tax Increment Financing (56) parcels. The following chart provides a visual representation of the property classification breakdown.

Property Classification Breakdown (By Percentage)



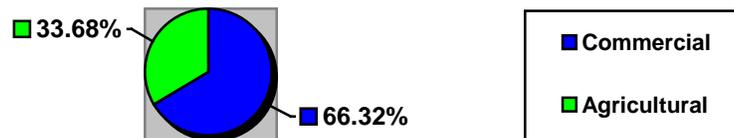
The 2020 Abstract of Assessment for Real Property, dated 19-March-2020, lists the total Madison County real property valuation as \$3,990,613,938. The Residential class (\$1,733,110,709) accounts for 43.43%, the Commercial class (\$673,741,778) represents 16.88%, the Industrial class (\$71,814,290) makes up 1.80%, the Agricultural class (\$1,511,947,161) accounts for 37.88%, and the Recreational class accounts for 0.00% of the total real property valuation as calculated from the Abstract of Assessment for Real Property. The following chart provides a visual representation of the property valuation breakdown.

Property Valuation Breakdown (By Percentage)



Madison County has 2,565 personal property schedules with a total valuation of \$205,232,973, as certified on the 2020 Personal Property Abstract dated 20-July-2020. Of these schedules, 1,701 are commercial property with a valuation of \$154,342,175. Additionally, 864 are agricultural property representing a valuation of \$50,890,798. Please note that not all schedules have been returned at this date as there are still a number of delinquent schedules that have yet to be filed. In addition, there are multiple schedules where the property owner has filed an extension on their income taxes. The numbers presented above are a representation of the schedules on file here in the office as of the date of this report. The following chart provides a visual representation of the Personal Property breakdown according to schedule type.

Personal Property Breakdown (By Schedule Type)



The following chart depicts the Personal Property breakdown according to valuation.

Personal Property Breakdown (By Valuation)



For the 2019 valuation (tax) year, the most recent year available, there were 924 Homestead Exemptions noted on the proof roster. A preliminary run of the Form 458-V (average residential value report) indicates there are 12,158 single family residential parcels in Madison County with a total assessed value of \$1,824,579,038. This indicates an average assessed value of \$150,072. The 924 current homestead exemptions represent approximately 7.60% of the total single family residential parcels listed on the Form 458-V. This translates to roughly 1 in 13 homes in Madison County receiving some form of homestead exemption relief. Note: the official certifications for the number of Homestead Exemptions and the relevant valuations will not occur until the Form 458-V is officially filed with the Department of Revenue on or before the first of September.

For assessment year 2020, approximately 580 building permits and information statements were received by the Madison County Assessor's Office. This period covers the calendar year of 2019 from January 01, 2019 through December 31, 2019. Sixty – Six (66) of the aforementioned permits were for new single family dwelling construction. In total, the permits for assessment year 2020 totaled approximately \$94,223,882. Of that total approximately \$20,151,478 was for permits on exempt parcels. The net building permit total for taxable properties was approximately \$74,072,404.

For more information please refer to the 2020 Reports and Opinions of the Property Tax Administrator, Abstract, and Assessor Survey for Madison County.

Real Property & Personal Property Taxes:

Property taxes are a major concern for many individuals, businesses and political subdivisions with levying authority. Even though property taxes are in essence a by-product of the work done here in the Assessor’s Office, unfortunately most individuals don’t understand the dichotomy between the two subjects. As of this date, the most current tax dollar information available is from 2019. Entities with levying authority in Madison County levied \$70,916,649.38 in property taxes which includes the in-lieu of taxes. This number was taken from line 14c of the Certificate of Taxes Levied (CTL) report dated 22-November-2019.

2020 R & O Statistics (or T.E.R.C. Statistics): *

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential:	95.00	20.92	106.88
Commercial/Industrial:	*NEI	NEI	NEI
Agricultural Unimp.:	71.00	13.96	101.82

**(For more information regarding statistical measures, please refer to the 2020 Reports and Opinions of the Property tax Administrator)*

From the above statistical information, it is apparent that there is still room for improvement with regards to both the uniformity and quality of assessment in Madison County. It is the hope of the Madison County Assessor that additional staff, more efficient utilization of current staff, and a disciplined approach to achieving defined goals, will result in the continued improvement of the aforementioned statistical measures. The following plan will address the steps necessary to achieve this goal and in addition satisfy the requirements of LB 334 Sec.100.

Budget, Staffing & Training:

Budget:

The 2020 / 2021 Assessor’s Budget =	\$244,765
The 2020 / 2021 Re-appraisal Budget =	<u>\$264,800</u>
Total Office Budget:	\$509,565

In order for the contents of this 3-year plan to be realized, the Assessor’s Office total budget must remain in-tact. Any reductions or interruptions in budget level will have severe negative effects on the ability of the office to carry out the details set forth in this plan.

Staffing:

For the last decade this office has been operated with a less than ideal number of staff members. In the past, several of these staff members have not been utilized in the most efficient manner. The full-time GIS position has been eliminated. This was done to enable the office to allocate the fiscal resources from that position to reappraisal projects. This will allow the office to accomplish more reappraisal projects without having to increase the budget. Madison County is operating under a self-imposed hiring freeze until further notice. The most urgent need at this time is a full-time

appraiser. It is also hoped that one other staff position may be added. A full-time listing position is still waiting to be filled. As of June 15, 2020 the Madison County Assessor's Office is comprised of 6.0 staff members broken down as follows:

(1) Assessor: This person is responsible for all real property valuation. The Assessor must also do approximately ½ of the annual pick-up work and sales reviews. At this time the Assessor is responsible for all data entry of property characteristics into TerraScan. In addition, the Assessor is responsible for all of the report generation. The Assessor is also responsible for all computer maintenance and updates. The above is in addition to the day-to-day management & operation of the office and staff.

(1) Deputy Assessor: This person is responsible for entering all agricultural land changes. In addition, the Deputy Assessor must also complete all splits and new additions. This person is also responsible for quality control and checking all data entry. Currently, this position is not utilized to the fullest extent. This position will transition to more of a roving position available to help wherever needed with differing tasks.

(3) Full-time Clerks: These staff members are responsible for all aspects of both Personal Property and Homestead Exemptions with the exception of report generation. In addition these members are also responsible for handling phone calls and waiting on the counter. Most walk-in taxpayer assistance is also handled by these staff members. These staff positions also make copies for customers, pull property record cards, and file property record cards. All building permits are processed through one of the staff members. In addition, Form 521 Transfer Statements are handled by these members and the data is entered into TerraScan. These members also proof and correct all rosters as provided by the P.A.D. through the on-line State Sales File. An additional responsibility is attaching new value sheets to the property record card and writing new values on the outside of the record card. All no-contact letters are produced by these members.

(0) Full-Time GIS Specialist. As of August 01, 2017 this position has been eliminated in favor of allocating the fiscal resources toward expanding reappraisal projects.

(1) Full-time Lister: This person is responsible for data collection. This includes listing all new construction, additions, renovations, conducting sale review, etc. This person does not do any data entry into the computer system at the present time. This person works 24 hours per week. In the future this position will probably have to switch to full-time in order to meet the demanding schedule of the 6-year cyclical review process as specified in LB 334. This position was filled on October 09, 2018.

(0) Part-time Lister: This person is responsible for data collection. This includes listing all new construction, additions, renovations, conducting sale review, etc. This person does not do any data entry into the computer system at the present time. This person works 24 hours per week. In the future this position will probably have to switch to full-time in order to meet the demanding schedule of the 6-year cyclical review process as specified in LB 334.

Public Relations:

The Madison County Assessor's Office attempts to create as inviting and welcoming an office environment for the public as possible. Knowing the importance of maintaining clear, open lines of communication with the public; the Assessor's Office attempts to provide as much information as possible to the public with regards to upcoming projects. Newspaper articles are provided to inform the public that we will be conducting reviews / reappraisals in their area. Additionally, the City Offices, local law enforcement and the County Sheriff's Office are also notified of the upcoming projects. These press releases / notices also ask for the public's assistance in providing information to the Assessor's Office / Lister in order to obtain the most accurate information possible.

Social media is a relatively new addition to the public relations tool box. Social media is an important tool to reach those who may not utilize the traditional media information outlets. In light of this, the Madison County Assessor's Office plans to begin implementation of social media in certain aspects of public relations at some point in the future.

On occasion, the Madison County Assessor's Office has employed bi-lingual individuals in a good-faith effort to reach out and bridge the gap with those to whom language may be a barrier.

The Madison County Assessor's Office provides a page on the County web-site, www.madisoncountyne.com/county-offices/assessor as well as a separate GIS web-site, <http://madison.gisworkshop.com>. to make information available 24/7 to the public.

Both newspaper and radio interviews may be provided when requested. This also helps to inform the public of the activities taking place here in the Assessor's Office. Certain information is required to be published and or provided to the media outlets in Madison County. These documents are provided on a timely basis to the Norfolk Daily News and all Norfolk radio stations.

Contract Appraiser:

In the past, the Madison County Assessor's Office has contracted with Great Plains Appraisal, (Wayne Kubert, MAI), to appraise complex commercial and industrial properties on an as-needed basis. In September of 2017, the Assessor's Office began contracting with Tax Valuation, Inc. to reappraise commercial parcels in the City of Norfolk. In addition, Vanguard Appraisals, Inc. has been retained to review industrial and grain elevator properties throughout the County.

Training:

The Madison County Assessor makes every attempt to attend all required workshops provided by the Nebraska Department of Revenue, Property Assessment Division. In addition, the Assessor attends annual schooling in order to maintain the Assessor's Certificate. The Assessor also attends appraisal classes, when possible, that offer relevant topics. This is done to stay current with appraisal techniques and to keep abreast of regulatory changes that affect the appraisal industry.

The Deputy Assessor attends schooling in order to maintain the Assessor's Certificate.

The Clerks have historically not received any training outside of the office. This will probably change as the responsibilities of certain members are increased.

The lister has not received any training outside of the office. When this position is replaced, the new lister will receive some training outside of the office as more duties will be assumed by that position.

Three-Year Appraisal Plan:

2021:

Residential: This year marks the fourth year of the second phase (March, 2015 – March, 2020) of the 6-year cyclical review / inspection requirement pursuant to Neb. Rev. Stat. 77-1311.03. As during the first review cycle, current parcel information will be verified and updated based on this physical inspection. This review will entail complete exterior inspections of all properties. Front and rear pictures will be taken where possible of all houses. Additionally, photos will be taken of other structures or unique property characteristics where deemed appropriate. Interior inspections will be conducted when possible, where allowed, and whenever it is deemed necessary by specific circumstances.

Because the county installed a completely new computer assisted mass appraisal system (CAMA) from Vanguard, Inc. the process of revaluation will take place over the next 6 years. This is consistent with our 6-year inspection cycle. During the interim, values will continue to have a basis in the TerraScan CAMA system.

For 2021 it is planned to review additional portions of the City of Norfolk. This will entail entering all information into the Computer Assisted Mass Appraisal (CAMA) system. In addition, new costing and depreciation will be used. An exterior inspection will be conducted on all parcels. An interior inspection will be conducted when possible or where requested. Current information will be verified and updated based on this physical review. New digital pictures will be taken.

This project is already underway for the 2020 valuation year. Currently the project encompasses a portion of the northeast section of the City of Norfolk. Because of the number of parcels in the City of Norfolk, this is a multi-year, on-going project. It is hoped that the City of Newman Grove and the Village of Meadow Grove can be reappraised utilizing the Vanguard CAMA System for 2021.

Appraisal maintenance will continue to be completed on the balance of the residential property class. In addition to the above work all sales reviews and pick-up work will be completed county-wide.

Commercial / Industrial: The commercial reappraisal project in the City of Norfolk, requested by the Property Assessment Division, was completed for the 2020 valuation year. For 2021 the focus will be on the City of Newman Grove & the Village of Meadow Grove as well as potential refinements to the recently completed reappraisal project. All new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An interior inspection will be conducted when possible or where requested. New digital pictures will be taken. In addition, all sales reviews and pick-up work will be completed county-wide.

Agricultural: Madison County created a second agricultural land market area for the 2016 valuation year. This issue had been extensively studied and reviewed for a considerable time by both the County Assessor and the Property Assessment Division Liaison assigned to Madison County. This change reflects similar market area

revisions in some surrounding counties over the last several years. As is the case every year, consideration will be given to the many factors that influence agricultural land valuations. Additionally, we will continue to cooperate with the Lower Elkhorn Natural Resources District in their efforts to manage and certify new irrigation here in Madison County. There will be an in-depth analysis of all agricultural sales in Madison County. The sales will be analyzed by L.C.G. as well as by market area. The Assessor will determine if adjustments are necessary in order to maintain statistical compliance. In addition, the Assessor will determine if the sales support the current market area(s) or if an adjustment to these areas is needed. All sales reviews and pick-up work will be completed county-wide. The most recent soil conversion mandated by the Department of Revenue was implemented in 2020. This soil conversion was implemented to comply with LB 372 which was passed by the Legislature in 2019. This law, amending Neb. Rev. Statute §77-1363 requires that Land Capability Groups be based on Natural Resources Conservation Service (NRCS) data specific to each land use (Irrigated, Dry & Grass). As of early June of 2020, it appears as though those who pushed for this new soil conversion are less than satisfied with the resulting changes in land valuation. However, the conversion was implemented as dictated by the PAD. All guidelines were followed and the implementation was reviewed and approved by both the PAD and the TERC. It is hoped that the Property Assessment Division will implement a revised soil conversion for 2021 to address the concerns that have been brought forward as a result of the 2020 soil conversion. This would seem to be the only way to have consistency between counties as to how the issues are mitigated. This would ensure consistent interpretation of the soil conversion and subsequent LCG valuations for all counties.

2022:

Residential: For 2022 it is anticipated that efforts will continue to be directed toward the City of Norfolk. Because of the large number of parcels in Norfolk, this is an on-going project. Depending on budget resources, it is hoped to continue the reappraisal efforts with focus on the Cities of Tilden and Battle Creek. This will entail entering all information and property characteristics into the CAMA system. In addition, new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An attempt will be made to inspect the interior of these properties where possible and when allowed. New digital pictures will be taken. In addition, all sales and pick-up work will be completed county-wide. It is hoped time will allow the entering of all rural residential data into CAMAvision in anticipation of a re-valuation for next year.

Commercial / Industrial: For 2022 the focus will be on the Cities of Tilden and Battle Creek providing there as fiscal resources available for the project. Physical reviews will not be undertaken for Norfolk or the Rural areas as all were completed within the last two years. All sales reviews and pick-up work will be completed county-wide.

Agricultural: There will be an in-depth analysis of all agricultural sales in Madison County. The sales will be analyzed by L.C.G. as well as by market area. The Assessor will determine if adjustments are necessary in order to maintain statistical compliance. In addition, the Assessor will determine if the sales support the current market area(s) or if an adjustment to these areas is needed. All sales reviews and pick-up work will be completed county-wide.

2023:

Residential: In addition to the continued efforts in the City of Norfolk, it is hoped that the reappraisal of the City of Madison can be initiated. This will entail entering all information and property characteristics into the CAMA system. In addition, new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An attempt will be made to inspect the interior of these properties where possible. New digital pictures will be taken. It is anticipated that the farm houses will be done in conjunction with rural residential. In addition, all sales and pick-up work will be completed county-wide.

Commercial / Industrial: If resources (both fiscal & labor) allow, it is anticipated that work will begin on the revaluation of the City of Madison commercial properties. This will entail entering all information and property characteristics into CAMAvision. All new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An attempt will be made to inspect the interior of these properties where possible. New digital pictures will be taken. In addition, all sales reviews and pick-up work will be completed county-wide.

Agricultural: There will be an in-depth analysis of all agricultural sales in Madison County. The sales will be analyzed by L.C.G. as well as by market area. The Assessor will determine if adjustments are necessary in order to maintain statistical compliance. In addition, the Assessor will determine if the sales support the current market area(s) or if an adjustment to these areas is needed. All sales reviews and pick-up work will be completed county-wide.

The following table provides a visual representation of the proposed ***Three-Year Plan of Assessment:***

Prop. Class	Residential	Commercial / Industrial	Agricultural
2021	Appraisal maintenance. Continuation of the Norfolk reappraisal. Reappraisal of Newman Grove and Meadow Grove. Continuation of the 2 nd phase of the 6-yr cyclical review plan.	Appraisal maintenance. Reappraisal of the City of Newman Grove and the Village of Meadow Grove. Continuation of the 2 nd phase of the 6-yr cyclical review plan.	Re-valuation of Ag. Land (if necessary). . Continued study of market areas and factors that influence value. Potential revisions of the 2020 soil conversion.
2022	Appraisal maintenance. Reappraisal of the Cities of Tilden and Battle Creek. Continuation of the 2 nd phase of the 6-yr cyclical review plan.	Appraisal maintenance. Reappraisal of the Cities of Tilden and Battle Creek. Continuation of the 2 nd phase of the 6-yr cyclical review plan	Re-valuation of Ag. Land (if necessary). Continued study of market areas and factors that influence value.
2023	Appraisal maintenance. Reappraisal of the City of Madison. Continuation of the 2 nd phase of the 6-yr cyclical review plan.	Appraisal maintenance. Reappraisal of the City of Madison. Continuation of the 2 nd phase of the 6-yr cyclical review plan.	Re-valuation of Ag. Land (if necessary) & Ag. Improvements. Continued study of market areas and factors that influence value.

Disclaimer:

Please be advised that the above plan / graph should be seen as a guide, not a binding time-line of appraisal scheduling. During the analysis of statistical data from the sales file it may become apparent that certain areas will need immediate attention in order to resolve issues relating to current market conditions. Flexibility to respond to changing market conditions is not shown in this plan. By nature, the fluidity of the market is unpredictable and thus impossible to forecast in this 3-year plan. However, this flexibility must be available to the Assessor in order to respond, as timely as the law will allow, to any such market fluctuations. This, in turn, allows the Assessor to produce the accurate and equitable valuations both the Department and the constituency have come to expect.

This plan may or may not coincide with the activities outlined in the 6-year plan of review. Additionally, budgetary restrictions as well as changes in legislation and regulations promulgated by the Property Tax Administrator may also necessitate revisions in the timeline contained herein. Given this insight, which may not have been available at the time this report was drafted, the Madison County Assessor's Office reserves the right to deviate from the above outlined appraisal / review plan and address those issues which are deemed to be more urgent in nature.

Attest this, the 15th day of June 2020.

Jeff Hackerott
Madison County Assessor

Amended and finalized version; to be filed with the Department of Revenue, Property Assessment Division, on or before October, 31.

Attest this, the 30th day of October, 2020.

Jeff Hackerott
Madison County Assessor

OFFICE OF THE
MADISON COUNTY ASSESSOR
JEFF HACKEROTT, ASSESSOR
P.O. BOX 250
MADISON, NE. 68748-0250
PHONE: (402) 454-3311, EXT. 178 or 197 ♦ FAX: (402) 454-2441

March 1, 2021

Ruth Sorensen
Property Tax Administrator
Dept. of Revenue, Property Assessment Division
301 Centennial Mall South
PO Box 98919
Lincoln, NE 68509-8919

RE: Annual Special Valuation Report

Dear Ms. Sorensen,

Pursuant to REG-11-005.04, I am hereby submitting a report on Special Valuation in Madison County Nebraska.

The extensive market analysis that is conducted annually has yet to demonstrate a consistently measurable non-agricultural influence in the vast majority of the Madison County agricultural market. Considering of the aforementioned market analysis, it is my opinion the valuations that have been established for agricultural land in Madison County do not reflect any measurable non-agricultural influences and are therefore an accurate reflection of the uninfluenced actual market value of agricultural land.

The following nine (9) parcels meet all of the requirements for approval as a special valuation parcel. As such all nine (9) of these parcels have been approved / granted special valuation. Specific descriptions are as follows:

- Parcel #1: Parcel Number: 590158538
Legal Description: E1/2, E1/2, 18-23-1.
This parcel contains approximately 160 acres.
- Parcel #2: Parcel Number: 590146971
Legal Description: SW1/4, 18-24-1
This parcel contains approximately 154.4 acres.
- Parcel #3: Parcel Number: 590150917
Legal Description: Pt. NW1/4, SE1/4, 23-24-2, Tech's 1st Lot Split
This parcel contains approximately 10 acres.

- Parcel #4: Parcel Number: 590150909
 Legal Description: Pt. E1/2, NW1/4, SE1/4, 23-24-2, Tech's 2nd Lot Split
 This parcel contains approximately 10 acres.
- Parcel #5: Parcel Number: 590294334
 Legal Description: Pt. W1/2, NE1/4, 30-24-1
 This parcel contains approximately 76.22 acres.
- Parcel #6: Parcel Number: 590294350
 Legal Description: Pt. E1/2, NW1/4, 30-24-1, Less Pt. to State
 This parcel contains approximately 64.18 acres.
- Parcel #7: Parcel Number: 590282522
 Legal Description: Tara Heights 3rd Addition, Lot 2 (19-24-1)
 This parcel contains approximately 3.52 acres.
- Parcel #8: Parcel Number: 590282530
 Legal Description: Tara Heights 3rd Addition, Lot 3 (19-24-1)
 This parcel contains approximately 4.55 acres.
- Parcel #9: Parcel Number: 590282549
 Legal Description: Tara Heights 3rd Addition, Lot 4 (19-24-1)
 This parcel contains approximately 3.10 acres.

At the present time I have been unable to determine a consistently measureable valuation influence other than that of agricultural land for Parcels # 1 & 2. There have been no sales in the area of land for uses other than agricultural land. At this time my opinion of the highest and best use of the property is the current use of agricultural land. I currently have these parcels valued as agricultural land according to the L.V.G.'s present on the parcel. These parcels are currently in agricultural Market Area 2.

Parcels #3 & 4 have been determined to have a valuation influence other than agricultural land. These parcels are rural acreages with prime location and size for residential development. As such they have a market value of approximately \$7,000 to \$15,000 per acre. However, both of these parcels are currently used for agricultural use and were planted to row crops in 2020. These parcels are in Market Area 2 where a typical dryland farm would command a current agricultural land market valuation of approximately \$4,000 to \$7,000 per acre depending on soil type, slope, and other factors.

Parcels # 5 & 6 may have the potential in the future for commercial, residential or mixed use development. There has been some development adjacent to these parcels recently. However, the land in this area is still valued as agricultural as it has not been determined to have a significant influence other than agricultural at this point. These parcels are currently in agricultural Market Area 2.

Parcels # 7, 8 & 9 are in a suburban residential development. One parcel has a house, one parcel has a barn, and one parcel is unimproved. Aside from the site acres for each of the improvements the land is currently in grass and alfalfa. Typically the land in this subdivision is valued with a home-site acre, a building site acre(s) and the balance would be as additional site acres. Because the excess land in these three parcels is utilized for agricultural purposes, the land not utilized for the house or building site acre(s) will be valued at 75% of the agricultural land market value.

If I may be of further assistance please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Hackerott", written over the word "Sincerely,".

Jeff Hackerott
Madison County Assessor