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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Jean Lubke, Pierce County Assessor

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Introduction

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

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

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

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

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

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.

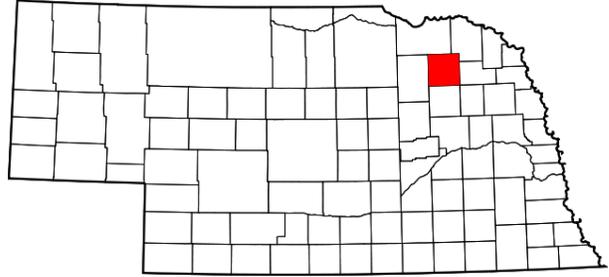
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

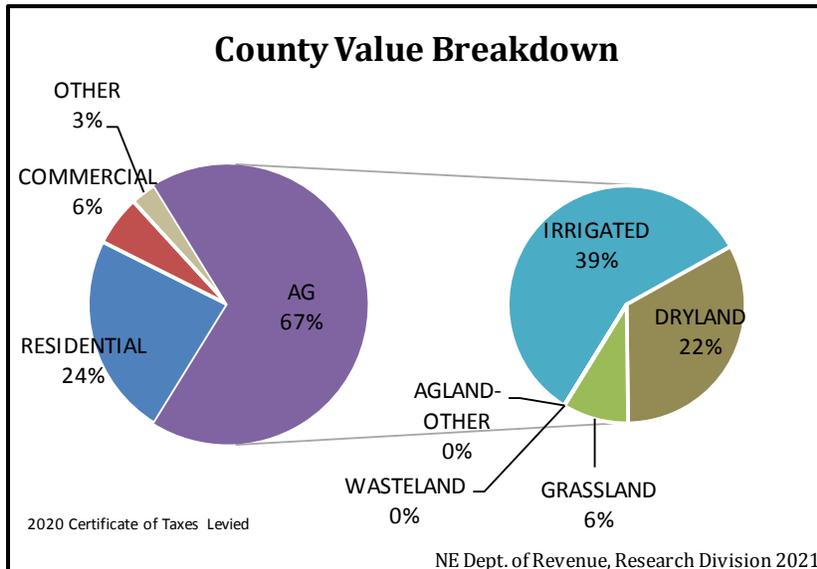
**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce County has 7,148 residents, per the Census Bureau Quick Facts for 2019, a 2% population decline from the 2010 U.S. Census. Reports indicate that 76% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$133,457 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Pierce County are located in and around Pierce, the county seat. According to the latest information available from the U.S. Census Bureau, there were 242 employer establishments with total employment of 1,510, for a 4% decrease in employment.



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

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

CITY POPULATION CHANGE			
	2010	2020	Change
FOSTER	63	51	-19.0%
HADAR	312	293	-6.1%
MCLEAN	38	36	-5.3%
OSMOND	796	783	-1.6%
PIERCE	1,774	1,767	-0.4%
PLAINVIEW	1,353	1,246	-7.9%
RANDOLPH	946	946	0.0%

2021 Residential Correlation for Pierce County

Assessment Actions

For the residential class, the town of Osmond was inspected as part of the six-year inspection and review cycle. An economic adjustment was applied to improvement values only to increase values in Hadar of 5%, Pierce of 8%, Plainview of 10%, and Acreages of 5% to recognize the increases in the market. Building site values (lot with an improvement that is not a home) were increased from \$1,500 to \$2,000 and for building site 1 (site with one acre of land with an improvement that is not a home), there was an increase from \$600 to \$1,000. New costing tables (2020) were applied to all residential parcels in the county. New depreciation tables (2020) were applied to all residential parcels in the county.

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 sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement purposes. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average. The county assessor continues to maintain acceptable sales verification and qualification practices.

The county assessor recognizes five valuation groups. Valuation Group 1 consists of towns along Highway 13 located in close proximity to Norfolk. Valuation Groups 5 and 10 consists of small towns. Small villages make up Valuation Group 20, with rural acreages making up Valuation Group 40. Valuation Group 15 Hadar and Valuation Group 1 Pierce have been combined into Valuation Group 1, eliminating valuation group 15. These two valuation groups have been combined by the county assessor as there are like markets, similar sales prices and situated on Highway 13 with the same approximate location to the larger city of Norfolk.

The required six-year inspection and review cycle is current for the residential class. Lot values are reviewed when reappraisal is done during the review cycle.

The county assessor has a written valuation methodology on file explaining the county assessor's assessment practices. The county assessor utilizes the depreciation and cost tables from the Computer-Assisted Mass Appraisal (CAMA) system and are dated 2020.

2021 Residential Correlation for Pierce County

Description of Analysis

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

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

For the residential property class, there were 146 qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. The COD and PRD are within the IAAO acceptable range. Analysis of individual valuation groups revealed four of the five valuation groups are represented by a sample that have all three medians within the acceptable range. The remaining valuation group 20 has an unreliably small sample size.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	60	95.69	96.57	94.72	11.80	101.95
5	42	93.62	93.63	91.24	23.87	102.62
10	18	100.31	100.94	96.72	10.11	104.36
20	3	65.45	65.34	62.48	07.75	104.58
40	23	92.87	91.22	91.64	11.46	99.54
<u>ALL</u>	146	95.69	94.78	93.17	15.45	101.73

2021 Residential Correlation for Pierce County

Level of Value

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

2021 Commercial Correlation for Pierce County

Assessment Actions

For the commercial class, commercial site values were increased from \$2,400 to \$3,000 and commercial site value increased from \$1,500 to \$2,000. New costing tables (2020) and depreciation tables (2020) were applied to all commercial parcels in the county.

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's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. The sales usability is near the statewide average. The Pierce County Assessor continues to maintain acceptable sales verification and qualification practices.

The county has four valuation groups assigned for the commercial class. Last year the county had six valuation groups assigned, however after comparing the economic and commercial markets of those valuation groups, the county assessor decided to combine Hadar and Pierce as Valuation Group 1 and Osmond and Plainview have been combined as Valuation Group 5. The towns of Hadar and Pierce are both located on Hwy 13 and have similar proximity to the larger town of Norfolk making their commercial markets similar. The towns of Osmond and Plainview are both located on Hwy 20 with similar active commercial markets.

The required six-year inspection and review cycle is current for the commercial class. Lot values are reviewed when reappraisal is done during the six-year review cycle.

The county assessor has a written valuation methodology on file explaining the assessor's assessment practices. The assessor utilizes the depreciation and cost tables from their Computer-Assisted Mass Appraisal (CAMA) system and are dated 2020.

Description of Analysis

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

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

2021 Commercial Correlation for Pierce County

Review of the sample shows 17 qualified sales representing all valuation groups. Only one of the three measures of central tendency are within the range, which is the median. The PRD is within the range. The COD is high but is influenced by the range of low-to-high dollar sales.

Analysis of the individual valuation groups shows that Valuation Group 5 represents the majority of the qualified sales with the median being in the acceptable range. The COD and PRD are high but are heavily impacted by the range of low-to-high dollar sales with the ratios of 34%-234%. Valuation Group 1 has 5 qualified sales with a median of 104%. Analysis of this valuation group shows that all three measures of central tendency are not within the range and the COD and PRD are both outside the acceptable range. The sample size is too small with ratios of 46%-141% indicating the statistics are unreliable for measurement. All of the other remaining qualified sales fall within the other valuation groups but do not have enough qualified sales to be used for measurement. Based on the dispersion of the statistics, the median will not be solely relied up as an estimate of the level of value.

Comparison of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) support that values were applied uniformly to the commercial class and accurately reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	104.20	98.25	81.87	23.50	120.01
5	9	93.13	106.48	86.54	41.47	123.04
20	1	120.42	120.42	120.42	00.00	100.00
40	2	87.35	87.35	127.51	60.49	68.50
<u>ALL</u>	17	100.05	102.63	105.13	35.70	97.62

Level of Value

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

2021 Agricultural Correlation for Pierce County

Assessment Actions

For the agricultural class, dryland was increased 3% per acre to reflect increases in market values with no changes to irrigated land or grassland values. The land values of shelterbelt were increased from \$50 to \$200 per acre, waste from \$50 to \$150 per acre, Farm Site 1 (one-acre tract around the home) and Farm Site 2 (existing site around a second home on the same property) values increased from \$1,000 to \$2,000. New 2020 costing tables and depreciation tables were applied to all rural residential and agricultural homes and outbuildings in the county.

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's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement purposes. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average. The county assessor continues to maintain acceptable sales verification and qualification practices.

One market area is currently identified. The county assessor studies this market area each year to see if additional market areas should be identified in the county. Land use is reviewed through aerial imagery, information from property owners, and physical inspections to keep parcel use up to date. Aerial imagery was last updated in August, 2020. The required six-year inspection and review cycle is current for the agricultural class.

Rural residential home sites and farm home sites have the same values. Agricultural homes and improvements are valued using the same assessment practices as the rural residential homes. These parcels were last reappraised in 2019. The county assessor utilizes the depreciation and cost tables from the Computer Assisted Mass Appraisal (CAMA) system for agricultural improvements and outbuildings dated 2020.

The county assessor has a written valuation methodology on file explaining the county assessor's assessment practices. The county assessor does not currently have an intensive use definition but is working on a market study to establish intensive use.

Description of Analysis

The county assessor has identified one market area for the agricultural analysis. The market area for agricultural class indicates that two of the three measures of central tendency are within the acceptable range and show strong support of each other. The COD is slightly high and outside the acceptable range for rural communities. The median is the best indicator of the level of value.

Further analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. For the study period used for analysis, there are 21 qualified irrigated

2021 Agricultural Correlation for Pierce County

land sales and 34 qualified dryland sales. The agricultural land classes with a sufficient number of sales all had medians that fell in the acceptable range.

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

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level.

Review of the statistical sample, comparable county values, and assessment practices indicate that the Pierce County assessor has achieved value equalization. The quality of assessment in the agricultural land class of property in Pierce County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	21	70.42	82.69	75.65	25.84	109.31
1	21	70.42	82.69	75.65	25.84	109.31
<u>Dry</u>						
County	34	69.80	77.02	70.49	31.53	109.26
1	34	69.80	77.02	70.49	31.53	109.26
<u>Grass</u>						
County	7	71.84	78.55	70.15	28.54	111.97
1	7	71.84	78.55	70.15	28.54	111.97
<u>ALL</u>						
	76	71.71	79.08	73.20	27.07	108.03

Level of Value

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

2021 Opinions of the Property Tax Administrator for Pierce County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	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 Pierce County

Residential Real Property - Current

Number of Sales	146	Median	95.69
Total Sales Price	\$19,660,702	Mean	94.78
Total Adj. Sales Price	\$19,660,702	Wgt. Mean	93.17
Total Assessed Value	\$18,317,475	Average Assessed Value of the Base	\$123,564
Avg. Adj. Sales Price	\$134,662	Avg. Assessed Value	\$125,462

Confidence Interval - Current

95% Median C.I	92.56 to 98.28
95% Wgt. Mean C.I	89.78 to 96.56
95% Mean C.I	91.48 to 98.08
% of Value of the Class of all Real Property Value in the County	19.62
% of Records Sold in the Study Period	4.97
% of Value Sold in the Study Period	5.05

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	200	96	96.00
2019	181	95	95.03
2018	175	97	96.71
2017	187	95	95.17

2021 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	17	Median	100.05
Total Sales Price	\$1,362,880	Mean	102.63
Total Adj. Sales Price	\$1,362,880	Wgt. Mean	105.13
Total Assessed Value	\$1,432,815	Average Assessed Value of the Base	\$248,941
Avg. Adj. Sales Price	\$80,169	Avg. Assessed Value	\$84,283

Confidence Interval - Current

95% Median C.I	64.43 to 140.19
95% Wgt. Mean C.I	68.00 to 142.26
95% Mean C.I	77.46 to 127.80
% of Value of the Class of all Real Property Value in the County	5.62
% of Records Sold in the Study Period	4.08
% of Value Sold in the Study Period	1.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	20	100	97.81
2019	23	100	103.95
2018	12	100	96.39
2017	9	100	98.45

**70 Pierce
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 : 146
 Total Sales Price : 19,660,702
 Total Adj. Sales Price : 19,660,702
 Total Assessed Value : 18,317,475
 Avg. Adj. Sales Price : 134,662
 Avg. Assessed Value : 125,462

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 95
 COD : 15.45
 PRD : 101.73

COV : 21.44
 STD : 20.32
 Avg. Abs. Dev : 14.78
 MAX Sales Ratio : 173.84
 MIN Sales Ratio : 36.90

95% Median C.I. : 92.56 to 98.28
 95% Wgt. Mean C.I. : 89.78 to 96.56
 95% Mean C.I. : 91.48 to 98.08

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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-18 To 31-DEC-18	26	99.44	97.86	100.58	13.56	97.30	38.59	124.22	93.11 to 106.19	119,872	120,572	
01-JAN-19 To 31-MAR-19	11	96.10	93.52	96.87	17.20	96.54	51.51	144.70	52.94 to 107.91	80,091	77,586	
01-APR-19 To 30-JUN-19	19	97.17	95.04	96.96	10.96	98.02	60.15	138.91	90.36 to 100.00	114,539	111,057	
01-JUL-19 To 30-SEP-19	29	100.82	104.36	97.17	15.72	107.40	62.22	173.84	95.94 to 109.10	108,595	105,517	
01-OCT-19 To 31-DEC-19	16	90.16	92.26	91.85	12.46	100.45	66.94	123.75	81.33 to 101.80	150,363	138,103	
01-JAN-20 To 31-MAR-20	17	90.06	88.01	89.30	14.25	98.56	61.55	114.74	71.74 to 102.66	186,818	166,828	
01-APR-20 To 30-JUN-20	13	83.08	82.37	83.64	17.31	98.48	36.90	115.94	66.31 to 93.35	171,000	143,025	
01-JUL-20 To 30-SEP-20	15	88.85	92.61	88.99	16.51	104.07	57.67	131.49	76.88 to 100.92	168,857	150,269	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	85	98.79	98.89	98.23	14.44	100.67	38.59	173.84	96.08 to 102.45	109,684	107,746	
01-OCT-19 To 30-SEP-20	61	88.85	89.06	88.60	15.08	100.52	36.90	131.49	83.32 to 92.68	169,468	150,149	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	75	97.82	97.83	95.60	14.50	102.33	51.51	173.84	94.67 to 100.34	114,831	109,776	
<u>ALL</u>	146	95.69	94.78	93.17	15.45	101.73	36.90	173.84	92.56 to 98.28	134,662	125,462	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	60	95.69	96.57	94.72	11.80	101.95	66.94	143.12	91.31 to 98.79	136,158	128,964	
5	42	93.62	93.63	91.24	23.87	102.62	36.90	173.84	82.68 to 106.19	79,311	72,362	
10	18	100.31	100.94	96.72	10.11	104.36	66.09	139.78	95.23 to 109.80	101,772	98,437	
20	3	65.45	65.34	62.48	07.75	104.58	57.67	72.89	N/A	35,167	21,972	
40	23	92.87	91.22	91.64	11.46	99.54	61.55	109.08	84.24 to 102.60	270,557	247,942	
<u>ALL</u>	146	95.69	94.78	93.17	15.45	101.73	36.90	173.84	92.56 to 98.28	134,662	125,462	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	146	95.69	94.78	93.17	15.45	101.73	36.90	173.84	92.56 to 98.28	134,662	125,462	
06												
07												
<u>ALL</u>	146	95.69	94.78	93.17	15.45	101.73	36.90	173.84	92.56 to 98.28	134,662	125,462	

**70 Pierce
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 : 146
 Total Sales Price : 19,660,702
 Total Adj. Sales Price : 19,660,702
 Total Assessed Value : 18,317,475
 Avg. Adj. Sales Price : 134,662
 Avg. Assessed Value : 125,462

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 95
 COD : 15.45
 PRD : 101.73

COV : 21.44
 STD : 20.32
 Avg. Abs. Dev : 14.78
 MAX Sales Ratio : 173.84
 MIN Sales Ratio : 36.90

95% Median C.I. : 92.56 to 98.28
 95% Wgt. Mean C.I. : 89.78 to 96.56
 95% Mean C.I. : 91.48 to 98.08

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	3	144.70	126.23	127.20	26.19	99.24	60.15	173.84	N/A	9,167	11,660	
Less Than 30,000	11	101.80	95.10	91.03	35.01	104.47	38.59	173.84	51.51 to 144.70	16,410	14,938	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	146	95.69	94.78	93.17	15.45	101.73	36.90	173.84	92.56 to 98.28	134,662	125,462	
Greater Than 14,999	143	95.44	94.12	93.12	14.63	101.07	36.90	143.12	92.56 to 97.82	137,295	127,850	
Greater Than 29,999	135	95.44	94.75	93.19	13.66	101.67	36.90	143.12	92.56 to 97.82	144,298	134,468	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	3	144.70	126.23	127.20	26.19	99.24	60.15	173.84	N/A	9,167	11,660	
15,000 TO 29,999	8	87.35	83.42	84.53	33.70	98.69	38.59	123.10	38.59 to 123.10	19,126	16,167	
30,000 TO 59,999	23	98.89	96.16	96.82	15.89	99.32	57.67	131.49	85.92 to 106.19	43,741	42,351	
60,000 TO 99,999	28	99.45	100.23	100.52	15.10	99.71	36.90	139.78	94.67 to 105.39	83,723	84,156	
100,000 TO 149,999	38	95.95	94.53	94.54	11.87	99.99	62.22	143.12	90.30 to 98.44	122,804	116,104	
150,000 TO 249,999	28	94.05	92.23	91.74	10.87	100.53	64.87	124.23	84.24 to 97.18	193,912	177,892	
250,000 TO 499,999	17	88.45	87.84	88.38	12.73	99.39	61.55	109.08	71.49 to 103.21	321,988	284,565	
500,000 TO 999,999	1	105.75	105.75	105.75	00.00	100.00	105.75	105.75	N/A	560,000	592,200	
1,000,000 +												
<u>ALL</u>	146	95.69	94.78	93.17	15.45	101.73	36.90	173.84	92.56 to 98.28	134,662	125,462	

70 Pierce
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 : 17
Total Sales Price : 1,362,880
Total Adj. Sales Price : 1,362,880
Total Assessed Value : 1,432,815
Avg. Adj. Sales Price : 80,169
Avg. Assessed Value : 84,283

MEDIAN : 100
WGT. MEAN : 105
MEAN : 103
COD : 35.70
PRD : 97.62

COV : 47.70
STD : 48.95
Avg. Abs. Dev : 35.72
MAX Sales Ratio : 234.50
MIN Sales Ratio : 34.51

95% Median C.I. : 64.43 to 140.19
95% Wgt. Mean C.I. : 68.00 to 142.26
95% Mean C.I. : 77.46 to 127.80

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	1	104.20	104.20	104.20	00.00	100.00	104.20	104.20	N/A	65,000	67,730
01-JAN-18 To 31-MAR-18	1	140.19	140.19	140.19	00.00	100.00	140.19	140.19	N/A	550,000	771,035
01-APR-18 To 30-JUN-18	2	127.38	127.38	123.94	10.79	102.78	113.63	141.12	N/A	44,000	54,533
01-JUL-18 To 30-SEP-18	4	120.25	139.53	128.91	42.75	108.24	83.12	234.50	N/A	13,625	17,564
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	90.28	90.28	90.28	00.00	100.00	90.28	90.28	N/A	60,000	54,170
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	2	94.14	94.14	97.97	27.93	96.09	67.85	120.42	N/A	48,000	47,025
01-OCT-19 To 31-DEC-19	1	64.43	64.43	64.43	00.00	100.00	64.43	64.43	N/A	262,500	169,140
01-JAN-20 To 31-MAR-20	1	45.98	45.98	45.98	00.00	100.00	45.98	45.98	N/A	23,500	10,805
01-APR-20 To 30-JUN-20	2	81.94	81.94	64.49	51.90	127.06	39.41	124.46	N/A	39,000	25,150
01-JUL-20 To 30-SEP-20	2	67.28	67.28	42.47	48.71	158.42	34.51	100.05	N/A	42,690	18,133
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	8	126.91	132.16	134.40	26.51	98.33	83.12	234.50	83.12 to 234.50	94,688	127,261
01-OCT-18 To 30-SEP-19	3	90.28	92.85	95.01	19.41	97.73	67.85	120.42	N/A	52,000	49,407
01-OCT-19 To 30-SEP-20	6	55.21	68.14	59.31	51.02	114.89	34.51	124.46	34.51 to 124.46	74,897	44,418
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	7	140.19	136.15	137.24	23.75	99.21	83.12	234.50	83.12 to 234.50	98,929	135,765
01-JAN-19 To 31-DEC-19	4	79.07	85.75	75.83	24.80	113.08	64.43	120.42	N/A	104,625	79,340
<u>ALL</u>	17	100.05	102.63	105.13	35.70	97.62	34.51	234.50	64.43 to 140.19	80,169	84,283

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	104.20	98.25	81.87	23.50	120.01	64.43	141.12	N/A	91,300	74,751
5	9	93.13	106.48	86.54	41.47	123.04	39.41	234.50	45.98 to 147.37	25,153	21,768
20	1	120.42	120.42	120.42	00.00	100.00	120.42	120.42	N/A	55,000	66,230
40	2	87.35	87.35	127.51	60.49	68.50	34.51	140.19	N/A	312,500	398,458
<u>ALL</u>	17	100.05	102.63	105.13	35.70	97.62	34.51	234.50	64.43 to 140.19	80,169	84,283

**70 Pierce
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 : 17	MEDIAN : 100	COV : 47.70	95% Median C.I. : 64.43 to 140.19
Total Sales Price : 1,362,880	WGT. MEAN : 105	STD : 48.95	95% Wgt. Mean C.I. : 68.00 to 142.26
Total Adj. Sales Price : 1,362,880	MEAN : 103	Avg. Abs. Dev : 35.72	95% Mean C.I. : 77.46 to 127.80
Total Assessed Value : 1,432,815			
Avg. Adj. Sales Price : 80,169	COD : 35.70	MAX Sales Ratio : 234.50	
Avg. Assessed Value : 84,283	PRD : 97.62	MIN Sales Ratio : 34.51	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	17	100.05	102.63	105.13	35.70	97.62	34.51	234.50	64.43 to 140.19	80,169	84,283
04											
<u>ALL</u>	17	100.05	102.63	105.13	35.70	97.62	34.51	234.50	64.43 to 140.19	80,169	84,283

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	100.05	139.22	127.31	50.43	109.36	83.12	234.50	N/A	10,460	13,317
Less Than 30,000	7	100.05	118.37	107.80	40.57	109.81	45.98	234.50	45.98 to 234.50	15,911	17,153
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	100.05	102.63	105.13	35.70	97.62	34.51	234.50	64.43 to 140.19	80,169	84,283
Greater Than 14,999	14	98.67	94.78	104.61	33.00	90.60	34.51	147.37	45.98 to 140.19	95,107	99,490
Greater Than 29,999	10	97.24	91.60	104.89	33.23	87.33	34.51	141.12	39.41 to 140.19	125,150	131,275
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	100.05	139.22	127.31	50.43	109.36	83.12	234.50	N/A	10,460	13,317
15,000 TO 29,999	4	108.80	102.74	100.15	30.50	102.59	45.98	147.37	N/A	20,000	20,030
30,000 TO 59,999	5	113.63	96.49	94.05	27.16	102.59	39.41	141.12	N/A	47,800	44,958
60,000 TO 99,999	3	90.28	76.33	73.89	25.73	103.30	34.51	104.20	N/A	66,667	49,260
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	64.43	64.43	64.43	00.00	100.00	64.43	64.43	N/A	262,500	169,140
500,000 TO 999,999	1	140.19	140.19	140.19	00.00	100.00	140.19	140.19	N/A	550,000	771,035
1,000,000 +											
<u>ALL</u>	17	100.05	102.63	105.13	35.70	97.62	34.51	234.50	64.43 to 140.19	80,169	84,283

**70 Pierce
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 : 17
 Total Sales Price : 1,362,880
 Total Adj. Sales Price : 1,362,880
 Total Assessed Value : 1,432,815
 Avg. Adj. Sales Price : 80,169
 Avg. Assessed Value : 84,283

MEDIAN : 100
 WGT. MEAN : 105
 MEAN : 103
 COD : 35.70
 PRD : 97.62

COV : 47.70
 STD : 48.95
 Avg. Abs. Dev : 35.72
 MAX Sales Ratio : 234.50
 MIN Sales Ratio : 34.51

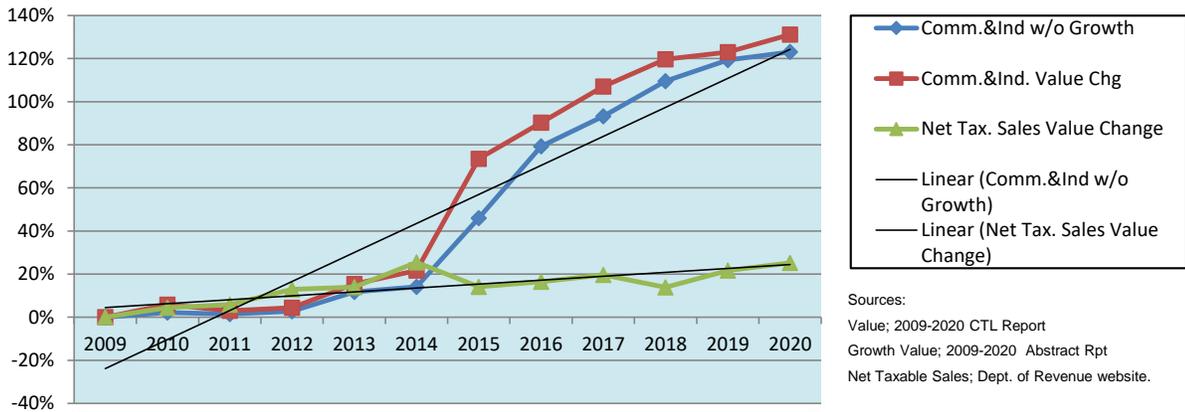
95% Median C.I. : 64.43 to 140.19
 95% Wgt. Mean C.I. : 68.00 to 142.26
 95% Mean C.I. : 77.46 to 127.80

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	3	124.46	126.09	137.29	07.11	91.84	113.63	140.19	N/A	209,333	287,385
352	1	64.43	64.43	64.43	00.00	100.00	64.43	64.43	N/A	262,500	169,140
353	3	141.12	156.25	140.75	33.39	111.01	93.13	234.50	N/A	19,000	26,743
384	1	100.05	100.05	100.05	00.00	100.00	100.05	100.05	N/A	10,380	10,385
406	4	56.92	57.87	49.38	30.96	117.19	34.51	83.12	N/A	38,125	18,828
421	1	120.42	120.42	120.42	00.00	100.00	120.42	120.42	N/A	55,000	66,230
442	1	90.28	90.28	90.28	00.00	100.00	90.28	90.28	N/A	60,000	54,170
444	1	147.37	147.37	147.37	00.00	100.00	147.37	147.37	N/A	17,500	25,790
528	1	39.41	39.41	39.41	00.00	100.00	39.41	39.41	N/A	55,000	21,675
563	1	104.20	104.20	104.20	00.00	100.00	104.20	104.20	N/A	65,000	67,730
<u>ALL</u>	<u>17</u>	100.05	102.63	105.13	35.70	97.62	34.51	234.50	64.43 to 140.19	80,169	84,283

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	\$ 43,838,750	\$ 13,182,725		\$ 30,656,025	--	\$ 32,457,396	--
2009	\$ 45,284,505	\$ 1,544,080	3.41%	\$ 43,740,425	--	\$ 30,989,819	--
2010	\$ 47,946,295	\$ 1,656,345	3.45%	\$ 46,289,950	2.22%	\$ 32,342,825	4.37%
2011	\$ 46,629,460	\$ 674,120	1.45%	\$ 45,955,340	-4.15%	\$ 32,786,133	1.37%
2012	\$ 47,257,170	\$ 744,635	1.58%	\$ 46,512,535	-0.25%	\$ 34,979,250	6.69%
2013	\$ 52,232,265	\$ 1,623,150	3.11%	\$ 50,609,115	7.09%	\$ 35,306,748	0.94%
2014	\$ 55,107,225	\$ 3,436,685	6.24%	\$ 51,670,540	-1.08%	\$ 38,878,857	10.12%
2015	\$ 78,572,250	\$ 12,469,340	15.87%	\$ 66,102,910	19.95%	\$ 35,358,452	-9.05%
2016	\$ 86,174,125	\$ 4,998,232	5.80%	\$ 81,175,893	3.31%	\$ 36,101,714	2.10%
2017	\$ 93,742,290	\$ 6,247,665	6.66%	\$ 87,494,625	1.53%	\$ 37,073,644	2.69%
2018	\$ 99,495,995	\$ 4,612,335	4.64%	\$ 94,883,660	1.22%	\$ 35,303,616	-4.77%
2019	\$ 100,987,820	\$ 1,629,720	1.61%	\$ 99,358,100	-0.14%	\$ 37,690,675	6.76%
2020	\$ 104,674,900	\$ 3,657,905	3.49%	\$ 101,016,995	0.03%	\$ 38,791,736	2.92%
Ann %chg	8.35%			Average	2.97%	1.98%	2.12%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	2.22%	5.88%	4.37%
2011	1.48%	2.97%	5.80%
2012	2.71%	4.36%	12.87%
2013	11.76%	15.34%	13.93%
2014	14.10%	21.69%	25.46%
2015	45.97%	73.51%	14.10%
2016	79.26%	90.29%	16.50%
2017	93.21%	107.01%	19.63%
2018	109.53%	119.71%	13.92%
2019	119.41%	123.01%	21.62%
2020	123.07%	131.15%	25.18%

County Number	70
County Name	Pierce

70 Pierce
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 : 76
Total Sales Price : 52,704,767
Total Adj. Sales Price : 52,704,767
Total Assessed Value : 38,581,205
Avg. Adj. Sales Price : 693,484
Avg. Assessed Value : 507,647

MEDIAN : 72
WGT. MEAN : 73
MEAN : 79
COD : 27.07
PRD : 108.03

COV : 34.90
STD : 27.60
Avg. Abs. Dev : 19.41
MAX Sales Ratio : 156.18
MIN Sales Ratio : 24.34

95% Median C.I. : 66.52 to 76.91
95% Wgt. Mean C.I. : 68.25 to 78.15
95% Mean C.I. : 72.87 to 85.29

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qrtrs											
01-OCT-17 To 31-DEC-17	10	73.59	83.56	75.51	31.17	110.66	50.36	125.58	56.15 to 123.75	669,829	505,792
01-JAN-18 To 31-MAR-18	8	76.13	83.34	73.59	22.19	113.25	62.83	152.39	62.83 to 152.39	561,262	413,024
01-APR-18 To 30-JUN-18	4	65.61	73.37	68.86	13.57	106.55	64.32	97.94	N/A	692,638	476,933
01-JUL-18 To 30-SEP-18	3	62.06	69.13	70.11	26.07	98.60	48.39	96.94	N/A	482,575	338,352
01-OCT-18 To 31-DEC-18	6	68.76	68.69	64.78	19.30	106.04	49.02	98.82	49.02 to 98.82	933,671	604,823
01-JAN-19 To 31-MAR-19	8	75.96	81.24	82.82	21.55	98.09	54.44	145.15	54.44 to 145.15	648,505	537,094
01-APR-19 To 30-JUN-19	8	70.17	81.29	72.12	23.71	112.71	60.91	128.91	60.91 to 128.91	1,076,692	776,539
01-JUL-19 To 30-SEP-19	4	82.42	82.43	79.04	13.97	104.29	66.29	98.60	N/A	713,813	564,178
01-OCT-19 To 31-DEC-19	7	68.16	75.22	71.42	33.49	105.32	45.03	156.18	45.03 to 156.18	619,573	442,508
01-JAN-20 To 31-MAR-20	12	66.76	72.13	64.81	29.39	111.29	24.34	143.68	51.52 to 89.60	608,129	394,144
01-APR-20 To 30-JUN-20	6	86.15	95.52	90.30	33.35	105.78	50.51	144.98	50.51 to 144.98	567,448	512,386
01-JUL-20 To 30-SEP-20											
Study Yrs											
01-OCT-17 To 30-SEP-18	25	71.84	80.13	73.25	26.16	109.39	48.39	152.39	64.32 to 85.11	616,266	451,396
01-OCT-18 To 30-SEP-19	26	73.46	78.54	73.65	21.15	106.64	49.02	145.15	66.29 to 80.47	856,110	630,566
01-OCT-19 To 30-SEP-20	25	69.38	78.61	72.49	34.35	108.44	24.34	156.18	60.39 to 80.46	601,570	436,064
Calendar Yrs											
01-JAN-18 To 31-DEC-18	21	66.59	75.22	68.87	22.45	109.22	48.39	152.39	64.32 to 82.98	681,447	469,329
01-JAN-19 To 31-DEC-19	27	73.23	79.87	75.56	24.57	105.70	45.03	156.18	66.29 to 80.47	777,550	587,531
ALL	76	71.71	79.08	73.20	27.07	108.03	24.34	156.18	66.52 to 76.91	693,484	507,647

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	76	71.71	79.08	73.20	27.07	108.03	24.34	156.18	66.52 to 76.91	693,484	507,647
ALL	76	71.71	79.08	73.20	27.07	108.03	24.34	156.18	66.52 to 76.91	693,484	507,647

70 Pierce
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 : 76
Total Sales Price : 52,704,767
Total Adj. Sales Price : 52,704,767
Total Assessed Value : 38,581,205
Avg. Adj. Sales Price : 693,484
Avg. Assessed Value : 507,647

MEDIAN : 72
WGT. MEAN : 73
MEAN : 79
COD : 27.07
PRD : 108.03

COV : 34.90
STD : 27.60
Avg. Abs. Dev : 19.41
MAX Sales Ratio : 156.18
MIN Sales Ratio : 24.34

95% Median C.I. : 66.52 to 76.91
95% Wgt. Mean C.I. : 68.25 to 78.15
95% Mean C.I. : 72.87 to 85.29

Printed:3/18/2021 11:03:00AM

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
<u> Dry </u>											
County	22	72.34	78.14	73.59	29.15	106.18	45.03	145.15	54.44 to 96.94	634,320	466,804
1	22	72.34	78.14	73.59	29.15	106.18	45.03	145.15	54.44 to 96.94	634,320	466,804
<u> Grass </u>											
County	6	66.12	76.99	68.39	32.14	112.57	48.39	143.68	48.39 to 143.68	269,129	184,066
1	6	66.12	76.99	68.39	32.14	112.57	48.39	143.68	48.39 to 143.68	269,129	184,066
<u> ALL </u>	76	71.71	79.08	73.20	27.07	108.03	24.34	156.18	66.52 to 76.91	693,484	507,647

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
<u> Irrigated </u>											
County	21	70.42	82.69	75.65	25.84	109.31	56.22	156.18	65.40 to 97.94	902,989	683,113
1	21	70.42	82.69	75.65	25.84	109.31	56.22	156.18	65.40 to 97.94	902,989	683,113
<u> Dry </u>											
County	34	69.80	77.02	70.49	31.53	109.26	24.34	152.39	60.84 to 82.98	700,108	493,495
1	34	69.80	77.02	70.49	31.53	109.26	24.34	152.39	60.84 to 82.98	700,108	493,495
<u> Grass </u>											
County	7	71.84	78.55	70.15	28.54	111.97	48.39	143.68	48.39 to 143.68	253,539	177,859
1	7	71.84	78.55	70.15	28.54	111.97	48.39	143.68	48.39 to 143.68	253,539	177,859
<u> ALL </u>	76	71.71	79.08	73.20	27.07	108.03	24.34	156.18	66.52 to 76.91	693,484	507,647

Pierce County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	5447	5258	4911	4840	4756	4514	3665	3474	4637
Knox	1	5465	5465	5274	5264	5140	5140	4886	4881	5112
Antelope	1	4725	4722	4700	4599	3700	3700	3700	3430	4255
Madison	1	7157	6820	6375	6072	5700	5525	4496	3775	5480
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624
Cedar	2	6045	6045	5830	5830	5745	5745	4650	4650	5172
Cedar	1	5670	5670	5615	5615	5035	5035	4450	4450	5075

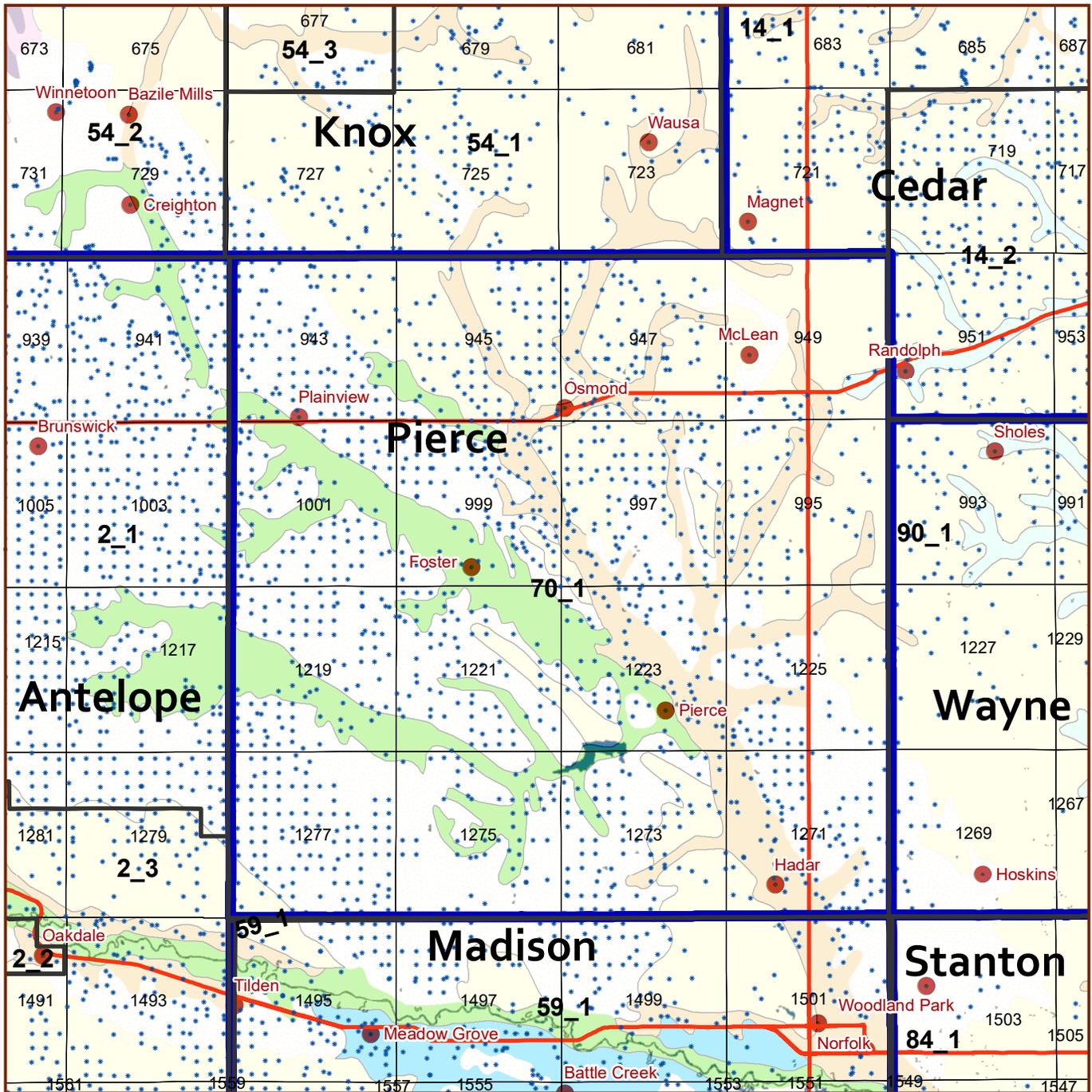
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	4300	4165	3925	3740	3250	3150	2195	1915	3497
Knox	1	4760	4760	4575	4375	4265	3995	3775	3735	4275
Antelope	1	3100	3050	2759	2765	1860	1860	1860	1530	2540
Madison	1	5933	5765	5367	5100	4795	4566	3575	2750	5039
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4988
Cedar	2	5155	5155	4979	4980	4950	4949	3875	3875	4779
Cedar	1	4465	4465	4430	4430	4419	4420	3445	3445	4080

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	1900	1805	1650	1420	1355	1200	1050	1000	1677
Knox	1	1696	1697	1696	1697	1680	1680	n/a	1680	1696
Antelope	1	1099	1100	1100	1090	1090	1080	1080	1080	1093
Madison	1	2059	1951	1851	1791	1700	n/a	n/a	n/a	1925
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2084
Cedar	2	2454	2455	2235	2235	2030	2030	1810	n/a	2357
Cedar	1	2456	2455	2236	2238	2030	2032	1810	1810	2277

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	3050	817	150
Knox	1	1695	500	150
Antelope	1	1650	500	152
Madison	1	3911	700	150
Wayne	1	3806	n/a	100
Cedar	2	1950	1028	600
Cedar	1	1948	985	601

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.

PIERCE COUNTY



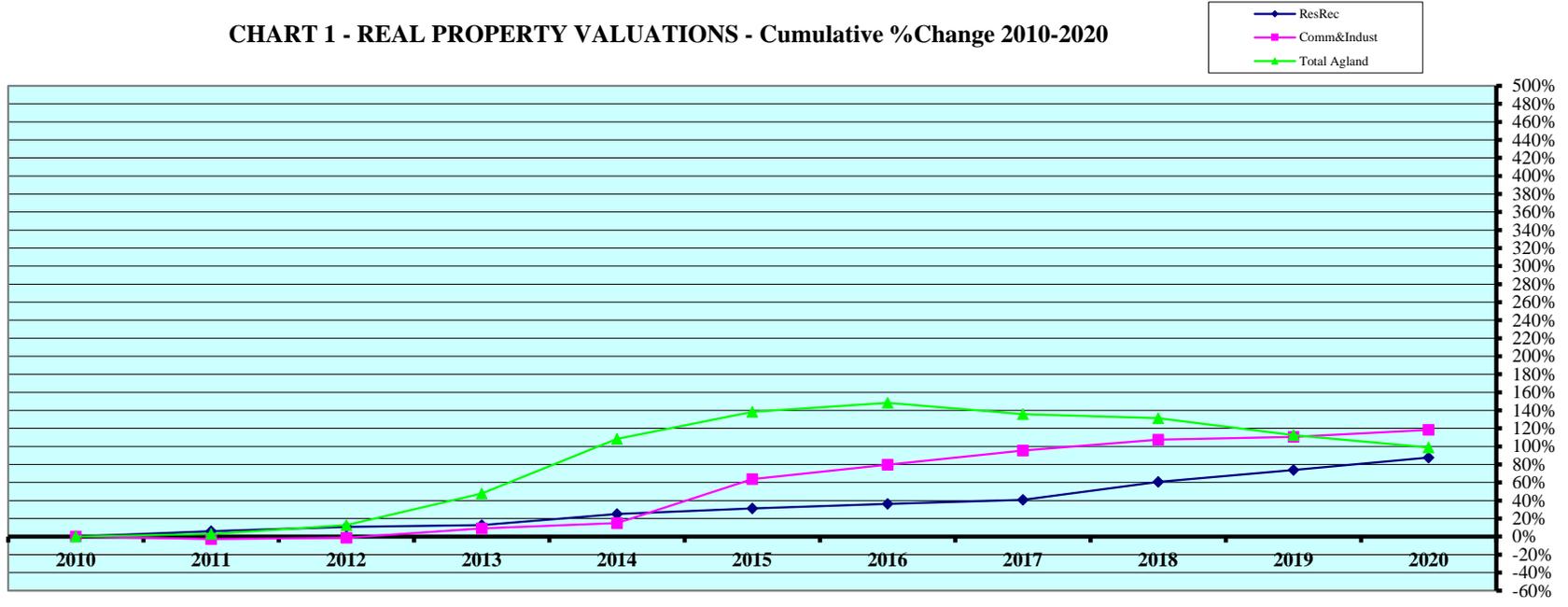
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	178,780,135	--	--	--	47,946,295	--	--	--	614,065,325	--	--	--
2011	189,288,070	10,507,935	5.88%	5.88%	46,629,460	-1,316,835	-2.75%	-2.75%	631,066,835	17,001,510	2.77%	2.77%
2012	197,771,360	8,483,290	4.48%	10.62%	47,257,170	627,710	1.35%	-1.44%	692,177,305	61,110,470	9.68%	12.72%
2013	201,571,425	3,800,065	1.92%	12.75%	52,232,265	4,975,095	10.53%	8.94%	907,930,410	215,753,105	31.17%	47.86%
2014	223,371,065	21,799,640	10.81%	24.94%	55,107,225	2,874,960	5.50%	14.94%	1,279,210,530	371,280,120	40.89%	108.32%
2015	234,496,330	11,125,265	4.98%	31.16%	78,572,250	23,465,025	42.58%	63.88%	1,463,861,320	184,650,790	14.43%	138.39%
2016	243,816,830	9,320,500	3.97%	36.38%	86,174,125	7,601,875	9.68%	79.73%	1,524,934,300	61,072,980	4.17%	148.33%
2017	251,733,370	7,916,540	3.25%	40.81%	93,742,290	7,568,165	8.78%	95.52%	1,447,390,900	-77,543,400	-5.09%	135.71%
2018	287,406,795	35,673,425	14.17%	60.76%	99,495,995	5,753,705	6.14%	107.52%	1,419,966,065	-27,424,835	-1.89%	131.24%
2019	310,985,015	23,578,220	8.20%	73.95%	100,987,820	1,491,825	1.50%	110.63%	1,304,324,575	-115,641,490	-8.14%	112.41%
2020	335,556,705	24,571,690	7.90%	87.69%	104,674,900	3,687,080	3.65%	118.32%	1,221,131,381	-83,193,194	-6.38%	98.86%

Rate Annual %chg: Residential & Recreational **6.50%**

Commercial & Industrial **8.12%**

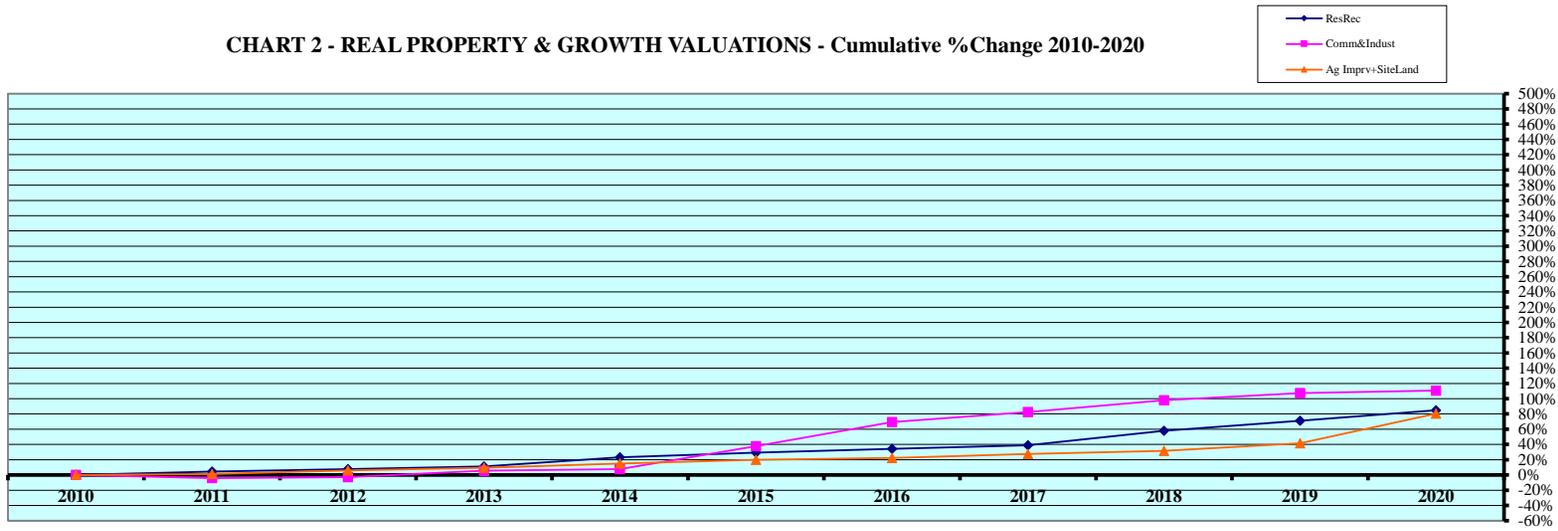
Agricultural Land **7.12%**

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

CHART 1

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

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	178,780,135	3,039,975	1.70%	175,740,160	--	--	47,946,295	1,656,345	3.45%	46,289,950	--	--	
2011	189,288,070	2,761,593	1.46%	186,526,477	4.33%	4.33%	46,629,460	674,120	1.45%	45,955,340	-4.15%	-4.15%	
2012	197,771,360	5,187,320	2.62%	192,584,040	1.74%	7.72%	47,257,170	744,635	1.58%	46,512,535	-0.25%	-2.99%	
2013	201,571,425	2,775,055	1.38%	198,796,370	0.52%	11.20%	52,232,265	1,623,150	3.11%	50,609,115	7.09%	5.55%	
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	23.24%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	7.77%	
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	29.16%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	37.87%	
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	34.22%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	69.31%	
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	38.87%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	82.48%	
2018	287,406,795	5,046,472	1.76%	282,360,323	12.17%	57.94%	99,495,995	4,612,335	4.64%	94,883,660	1.22%	97.90%	
2019	310,985,015	5,108,600	1.64%	305,876,415	6.43%	71.09%	100,987,820	1,629,720	1.61%	99,358,100	-0.14%	107.23%	
2020	335,566,705	5,087,134	1.52%	330,469,571	6.27%	84.85%	104,674,900	3,657,905	3.49%	101,016,995	0.03%	110.69%	
Rate Ann%chg	6.50%			Resid & Recreat w/o growth			8.12%			C & I w/o growth			2.75%

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	49,212,910	29,680,590	78,893,500	2,596,473	3.29%	76,297,027	--	--
2011	49,579,330	33,026,235	82,605,565	2,711,410	3.28%	79,894,155	1.27%	1.27%
2012	49,892,130	36,851,960	86,744,090	3,204,906	3.69%	83,539,184	1.13%	5.89%
2013	46,212,510	43,468,150	89,680,660	3,385,010	3.77%	86,295,650	-0.52%	9.38%
2014	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	1.26%	15.10%
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%	19.82%
2016	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%	22.22%
2017	60,753,240	42,665,880	103,419,120	2,826,890	2.73%	100,592,230	0.67%	27.50%
2018	62,043,960	46,007,050	108,051,010	4,320,235	4.00%	103,730,775	0.30%	31.48%
2019	66,327,885	47,221,070	113,548,955	1,898,275	1.67%	111,650,680	3.33%	41.52%
2020	90,547,495	54,005,490	144,552,985	2,215,060	1.53%	142,337,925	25.35%	80.42%
Rate Ann%chg	6.29%	6.17%	6.24%	Ag Imprv+Site w/o growth			3.22%	

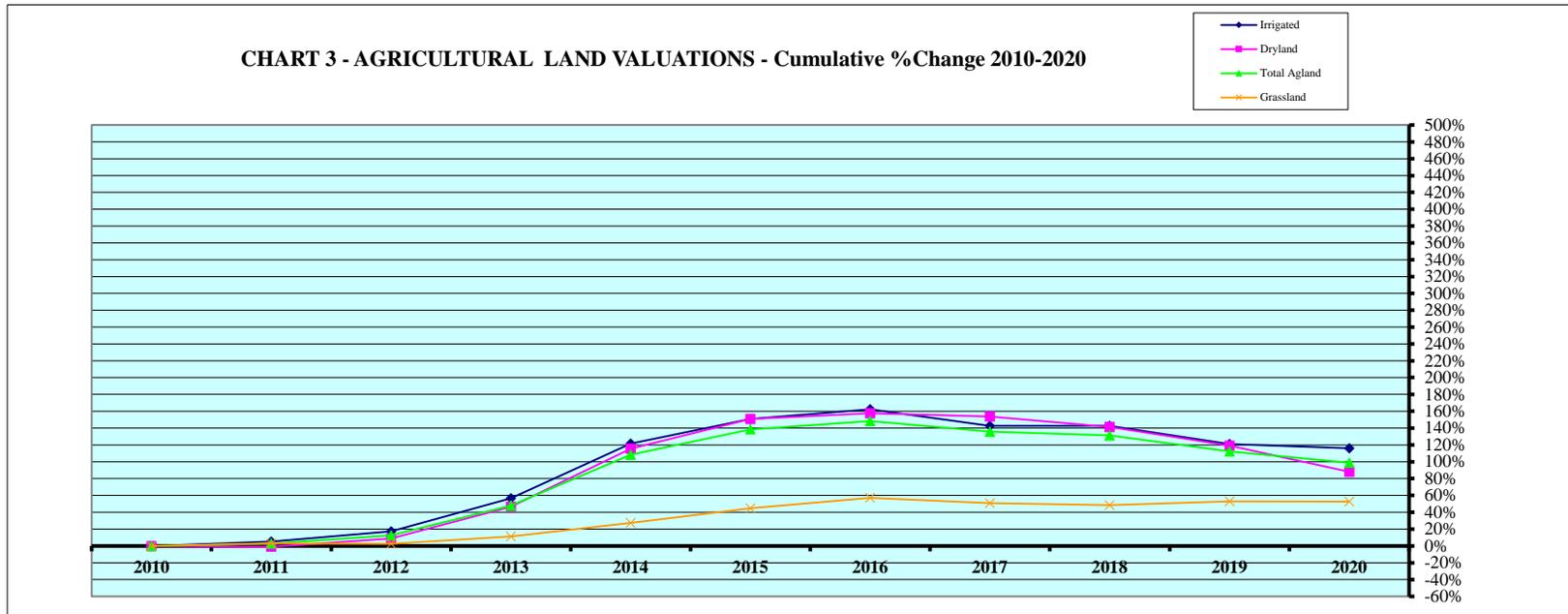
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 70
County PIERCE

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	328,449,405	--	--	--	213,649,930	--	--	--	71,781,860	--	--	--
2011	345,326,560	16,877,155	5.14%	5.14%	211,587,965	-2,061,965	-0.97%	-0.97%	73,959,305	2,177,445	3.03%	3.03%
2012	385,699,130	40,372,570	11.69%	17.43%	232,579,880	20,991,915	9.92%	8.86%	73,684,365	-274,940	-0.37%	2.65%
2013	514,820,415	129,121,285	33.48%	56.74%	313,008,845	80,428,965	34.58%	46.51%	79,856,170	6,171,805	8.38%	11.25%
2014	727,401,115	212,580,700	41.29%	121.47%	460,208,255	147,199,410	47.03%	115.40%	91,342,075	11,485,905	14.38%	27.25%
2015	823,739,870	96,338,755	13.24%	150.80%	535,808,785	75,600,530	16.43%	150.79%	104,017,235	12,675,160	13.88%	44.91%
2016	861,471,910	37,732,040	4.58%	162.28%	550,361,060	14,552,275	2.72%	157.60%	112,773,865	8,756,630	8.42%	57.11%
2017	796,951,905	-64,520,005	-7.49%	142.64%	541,862,950	-8,498,110	-1.54%	153.62%	108,248,665	-4,525,200	-4.01%	50.80%
2018	797,192,140	240,235	0.03%	142.71%	515,843,560	-26,019,390	-4.80%	141.44%	106,605,005	-1,643,660	-1.52%	48.51%
2019	725,940,520	-71,251,620	-8.94%	121.02%	468,252,635	-47,590,925	-9.23%	119.17%	109,806,180	3,201,175	3.00%	52.97%
2020	709,362,260	-16,578,260	-2.28%	115.97%	401,745,975	-66,506,660	-14.20%	88.04%	109,697,478	-108,702	-0.10%	52.82%

Rate Ann.%chg: Irrigated **8.00%** Dryland **6.52%** Grassland **4.33%**

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	59,210	--	--	--	124,920	--	--	--	614,065,325	--	--	--
2011	63,470	4,260	7.19%	7.19%	129,535	4,615	3.69%	3.69%	631,066,835	17,001,510	2.77%	2.77%
2012	65,435	1,965	3.10%	10.51%	148,495	18,960	14.64%	18.87%	692,177,305	61,110,470	9.68%	12.72%
2013	83,545	18,110	27.68%	41.10%	161,435	12,940	8.71%	29.23%	907,930,410	215,753,105	31.17%	47.86%
2014	91,955	8,410	10.07%	55.30%	167,130	5,695	3.53%	33.79%	1,279,210,530	371,280,120	40.89%	108.32%
2015	104,700	12,745	13.86%	76.83%	190,730	23,600	14.12%	52.68%	1,463,861,320	184,650,790	14.43%	138.39%
2016	116,325	11,625	11.10%	96.46%	211,140	20,410	10.70%	69.02%	1,524,934,300	61,072,980	4.17%	148.33%
2017	117,365	1,040	0.89%	98.22%	210,015	-1,125	-0.53%	68.12%	1,447,390,900	-77,543,400	-5.09%	135.71%
2018	116,970	-395	-0.34%	97.55%	208,390	-1,625	-0.77%	66.82%	1,419,966,065	-27,424,835	-1.89%	131.24%
2019	116,960	-10	-0.01%	97.53%	208,280	-110	-0.05%	66.73%	1,304,324,575	-115,641,490	-8.14%	112.41%
2020	117,399	439	0.38%	98.28%	208,269	-11	-0.01%	66.72%	1,221,131,381	-83,193,194	-6.38%	98.86%

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

Rate Ann.%chg: Total Agric Land **7.12%**

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	324,828,900	140,552	2,311			216,213,340	120,212	1,799			81,700,995	133,333	613		
2011	342,905,930	144,327	2,376	2.80%	2.80%	211,454,970	117,582	1,798	-0.01%	-0.01%	89,688,965	135,300	663	8.18%	9.46%
2012	385,721,415	148,152	2,604	9.58%	12.65%	232,958,730	116,356	2,002	11.33%	11.32%	89,574,800	130,628	686	3.44%	13.24%
2013	513,870,025	151,699	3,387	30.11%	46.57%	307,815,020	113,932	2,702	34.94%	50.21%	97,239,960	127,646	762	11.09%	25.80%
2014	727,965,355	152,651	4,769	40.78%	106.34%	460,746,515	117,012	3,938	45.74%	118.93%	128,539,130	127,483	1,008	32.36%	66.50%
2015	822,781,705	152,634	5,391	13.04%	133.25%	534,890,860	118,324	4,521	14.81%	151.34%	149,636,865	127,257	1,176	16.62%	94.17%
2016	861,585,825	152,601	5,646	4.74%	144.30%	550,519,895	118,661	4,639	2.63%	157.95%	164,929,515	127,713	1,291	9.83%	113.25%
2017	813,569,395	152,755	5,326	-5.67%	130.45%	544,294,090	118,549	4,591	-1.04%	155.27%	174,353,050	127,360	1,369	6.01%	126.06%
2018	797,338,885	152,857	5,216	-2.06%	125.71%	515,694,660	118,787	4,341	-5.44%	141.37%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	725,792,750	152,843	4,749	-8.96%	105.47%	468,400,440	118,520	3,952	-8.97%	119.73%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	709,349,210	153,059	4,634	-2.40%	100.53%	401,758,880	118,337	3,395	-14.09%	88.76%	109,643,460	64,122	1,710	32.63%	179.05%

Rate Annual %chg Average Value/Acre:

7.21%

6.56%

10.81%

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	59,005	1,372	43			135,685	3,143	43			613,285,335	342,276	1,792		
2011	60,110	1,399	43	-0.13%	-0.13%	127,265	3,182	40	-7.36%	-7.36%	629,912,290	342,170	1,841	2.74%	2.74%
2012	64,755	1,619	40	-6.89%	-7.01%	137,905	3,448	40	0.01%	-7.35%	692,265,050	342,622	2,020	9.75%	12.76%
2013	64,595	1,615	40	0.00%	-7.00%	139,090	3,477	40	0.00%	-7.34%	692,265,050	342,301	2,649	31.11%	47.84%
2014	89,900	2,255	40	-0.33%	-7.31%	164,635	4,116	40	-0.02%	-7.36%	1,280,086,080	342,376	3,739	41.14%	108.67%
2015	103,810	2,315	45	12.45%	4.23%	188,965	4,199	45	12.52%	4.24%	1,462,887,100	342,377	4,273	14.28%	138.46%
2016	116,360	2,328	50	11.45%	16.16%	210,850	4,211	50	11.26%	15.97%	1,525,117,295	342,189	4,457	4.31%	148.74%
2017	117,215	2,341	50	0.19%	16.38%	11,379,220	9,869	1,153	2202.96%	2570.85%	1,481,983,725	347,910	4,260	-4.43%	137.73%
2018	117,020	2,337	50	-0.01%	16.38%	208,385	4,162	50	-95.66%	15.97%	1,419,885,305	342,125	4,150	-2.57%	131.62%
2019	116,960	2,336	50	0.01%	16.38%	208,245	4,160	50	-0.01%	15.96%	1,304,322,570	342,066	3,813	-8.12%	112.81%
2020	116,990	2,336	50	0.00%	16.39%	208,185	4,158	50	0.00%	15.97%	1,221,076,725	342,013	3,570	-6.37%	99.26%

70
PIERCE

Rate Annual %chg Average Value/Acre:

7.14%

(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
7,266	PIERCE	84,355,792	8,736,577	12,133,011	335,383,615	45,260,720	59,414,180	173,090	1,221,131,381	90,547,495	54,005,490	0	1,911,141,351
cnty sectorvalue % of total value:		4.41%	0.46%	0.63%	17.55%	2.37%	3.11%	0.01%	63.90%	4.74%	2.83%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51	FOSTER	56,569	33,728	3,915	1,144,805	422,750	0	0	9,395	0	0	0	1,671,162
0.70%	%sector of county sector	0.07%	0.39%	0.03%	0.34%	0.93%			0.00%				0.09%
	%sector of municipality	3.39%	2.02%	0.23%	68.50%	25.30%			0.56%				100.00%
293	HADAR	376,148	1,062	459	17,754,320	1,905,485	0	0	0	0	0	0	20,037,474
4.03%	%sector of county sector	0.45%	0.01%	0.00%	5.29%	4.21%							1.05%
	%sector of municipality	1.88%	0.01%	0.00%	88.61%	9.51%							100.00%
36	MCLEAN	602	32,707	180,815	900,290	30,360	0	0	0	0	0	0	1,144,774
0.50%	%sector of county sector	0.00%	0.37%	1.49%	0.27%	0.07%							0.06%
	%sector of municipality	0.05%	2.86%	15.79%	78.64%	2.65%							100.00%
783	OSMOND	2,929,796	501,028	456,181	27,920,445	12,200,085	0	0	41,675	0	0	0	44,049,210
10.78%	%sector of county sector	3.47%	5.73%	3.76%	8.32%	26.96%			0.00%				2.30%
	%sector of municipality	6.65%	1.14%	1.04%	63.38%	27.70%			0.09%				100.00%
1,767	PIERCE	884,246	703,552	64,328	80,688,855	9,982,365	0	0	0	0	0	0	92,323,346
24.32%	%sector of county sector	1.05%	8.05%	0.53%	24.06%	22.06%							4.83%
	%sector of municipality	0.96%	0.76%	0.07%	87.40%	10.81%							100.00%
1,246	PLAINVIEW	1,320,628	1,605,840	634,703	37,946,710	5,863,800	0	0	0	0	0	0	47,371,681
17.15%	%sector of county sector	1.57%	18.38%	5.23%	11.31%	12.96%							2.48%
	%sector of municipality	2.79%	3.39%	1.34%	80.10%	12.38%							100.00%
946	RANDOLPH	18,954	0	0	162,020	131,805	0	0	0	0	0	0	312,779
13.02%	%sector of county sector	0.02%			0.05%	0.29%							0.69%
	%sector of municipality	6.06%			51.80%	42.14%							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												
5,122	Total Municipalities	5,586,943	2,877,917	1,340,401	166,517,445	30,536,650	0	0	51,070	0	0	0	206,910,426
70.49%	%all municip.sectors of cnty	6.62%	32.94%	11.05%	49.65%	67.47%			0.00%				10.83%

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 : 6,307	Value : 1,848,352,870	Growth 11,245,090	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	255	1,388,010	0	0	110	3,727,545	365	5,115,555	
02. Res Improve Land	1,854	15,642,260	1	2,315	675	26,913,730	2,530	42,558,305	
03. Res Improvements	1,882	168,012,510	1	159,705	686	146,618,590	2,569	314,790,805	
04. Res Total	2,137	185,042,780	1	162,020	796	177,259,865	2,934	362,464,665	3,304,245
% of Res Total	72.84	51.05	0.03	0.04	27.13	48.90	46.52	19.61	29.38
05. Com UnImp Land	37	130,790	0	0	22	330,330	59	461,120	
06. Com Improve Land	267	1,590,205	0	0	76	1,756,910	343	3,347,115	
07. Com Improvements	270	29,599,480	0	0	85	14,157,580	355	43,757,060	
08. Com Total	307	31,320,475	0	0	107	16,244,820	414	47,565,295	7,067,905
% of Com Total	74.15	65.85	0.00	0.00	25.85	34.15	6.56	2.57	62.85
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	2	962,300	2	962,300	
11. Ind Improvements	0	0	0	0	3	55,280,800	3	55,280,800	
12. Ind Total	0	0	0	0	3	56,243,100	3	56,243,100	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	3.04	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	146,245	1	146,245	
15. Rec Improvements	0	0	0	0	1	49,680	1	49,680	
16. Rec Total	0	0	0	0	1	195,925	1	195,925	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,137	185,042,780	1	162,020	797	177,455,790	2,935	362,660,590	3,304,245
% of Res & Rec Total	72.81	51.02	0.03	0.04	27.16	48.93	46.54	19.62	29.38
Com & Ind Total	307	31,320,475	0	0	110	72,487,920	417	103,808,395	7,067,905
% of Com & Ind Total	73.62	30.17	0.00	0.00	26.38	69.83	6.61	5.62	62.85
17. Taxable Total	2,444	216,363,255	1	162,020	907	249,943,710	3,352	466,468,985	10,372,150
% of Taxable Total	72.91	46.38	0.03	0.03	27.06	53.58	53.15	25.24	92.24

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	13,320	1,868,330	0	0	0
19. Commercial	1	2,020	380,815	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	15	13,320	1,868,330
19. Commercial	0	0	0	1	2,020	380,815
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				16	15,340	2,249,145

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	172	0	8	180

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,911	785,536,255	1,911	785,536,255
28. Ag-Improved Land	0	0	0	0	952	468,319,025	952	468,319,025
29. Ag Improvements	0	0	0	0	1,044	128,028,605	1,044	128,028,605

30. Ag Total				2,955	1,381,883,885
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	44	44.89	660,850	44	44.89	660,850	
32. HomeSite Improv Land	562	585.13	8,639,075	562	585.13	8,639,075	
33. HomeSite Improvements	592	0.00	81,031,700	592	0.00	81,031,700	179,960
34. HomeSite Total				636	630.02	90,331,625	
35. FarmSite UnImp Land	206	542.78	870,220	206	542.78	870,220	
36. FarmSite Improv Land	886	4,467.84	8,302,990	886	4,467.84	8,302,990	
37. FarmSite Improvements	974	0.00	46,996,905	974	0.00	46,996,905	692,980
38. FarmSite Total				1,180	5,010.62	56,170,115	
39. Road & Ditches	2,645	7,328.98	0	2,645	7,328.98	0	
40. Other- Non Ag Use	19	514.83	556,320	19	514.83	556,320	
41. Total Section VI				1,816	13,484.45	147,058,060	872,940

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,050.93	10.48%	87,428,555	12.31%	5,446.95
46. 1A	14,677.32	9.58%	77,167,065	10.86%	5,257.57
47. 2A1	10,098.87	6.59%	49,598,210	6.98%	4,911.26
48. 2A	52,800.85	34.46%	255,577,460	35.98%	4,840.40
49. 3A1	20,781.10	13.56%	98,840,790	13.91%	4,756.28
50. 3A	3,545.43	2.31%	16,005,525	2.25%	4,514.41
51. 4A1	17,273.20	11.27%	63,300,150	8.91%	3,664.65
52. 4A	17,974.65	11.73%	62,439,315	8.79%	3,473.74
53. Total	153,202.35	100.00%	710,357,070	100.00%	4,636.72
Dry					
54. 1D1	10,798.89	9.15%	46,435,240	11.25%	4,300.00
55. 1D	31,729.47	26.88%	132,153,315	32.01%	4,165.00
56. 2D1	9,959.77	8.44%	39,092,260	9.47%	3,925.02
57. 2D	21,000.58	17.79%	78,542,145	19.03%	3,740.00
58. 3D1	9,109.34	7.72%	29,606,730	7.17%	3,250.15
59. 3D	11,370.15	9.63%	35,816,305	8.68%	3,150.03
60. 4D1	18,061.21	15.30%	39,644,375	9.60%	2,195.00
61. 4D	6,010.54	5.09%	11,510,105	2.79%	1,914.99
62. Total	118,039.95	100.00%	412,800,475	100.00%	3,497.13
Grass					
63. 1G1	23,132.45	36.03%	43,454,040	39.44%	1,878.49
64. 1G	5,507.82	8.58%	10,271,520	9.32%	1,864.90
65. 2G1	12,458.61	19.41%	20,143,340	18.28%	1,616.82
66. 2G	14,126.39	22.01%	21,797,830	19.79%	1,543.06
67. 3G1	7,305.06	11.38%	10,961,495	9.95%	1,500.53
68. 3G	328.87	0.51%	888,515	0.81%	2,701.72
69. 4G1	461.89	0.72%	983,080	0.89%	2,128.39
70. 4G	873.84	1.36%	1,663,915	1.51%	1,904.14
71. Total	64,194.93	100.00%	110,163,735	100.00%	1,716.08
Irrigated Total					
	153,202.35	44.80%	710,357,070	57.54%	4,636.72
Dry Total					
	118,039.95	34.52%	412,800,475	33.44%	3,497.13
Grass Total					
	64,194.93	18.77%	110,163,735	8.92%	1,716.08
72. Waste	2,352.46	0.69%	353,040	0.03%	150.07
73. Other	4,150.61	1.21%	830,090	0.07%	199.99
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	341,940.30	100.00%	1,234,504,410	100.00%	3,610.29

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

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	26.36	40.20%	127,715	43.70%	4,845.03
49. 3A1	21.93	33.44%	104,385	35.72%	4,759.92
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	17.29	26.36%	60,170	20.59%	3,480.05
53. Total	65.58	100.00%	292,270	100.00%	4,456.69
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	2.13	15.87%	7,730	26.52%	3,629.11
58. 3D1	0.32	2.38%	1,010	3.47%	3,156.25
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	10.97	81.74%	20,405	70.01%	1,860.07
62. Total	13.42	100.00%	29,145	100.00%	2,171.76
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	65.58	83.01%	292,270	90.93%	4,456.69
Dry Total	13.42	16.99%	29,145	9.07%	2,171.76
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	79.00	100.00%	321,415	100.00%	4,068.54

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	153,267.93	710,649,340	153,267.93	710,649,340
77. Dry Land	0.00	0	0.00	0	118,053.37	412,829,620	118,053.37	412,829,620
78. Grass	0.00	0	0.00	0	64,194.93	110,163,735	64,194.93	110,163,735
79. Waste	0.00	0	0.00	0	2,352.46	353,040	2,352.46	353,040
80. Other	0.00	0	0.00	0	4,150.61	830,090	4,150.61	830,090
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	342,019.30	1,234,825,825	342,019.30	1,234,825,825

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	153,267.93	44.81%	710,649,340	57.55%	4,636.65
Dry Land	118,053.37	34.52%	412,829,620	33.43%	3,496.97
Grass	64,194.93	18.77%	110,163,735	8.92%	1,716.08
Waste	2,352.46	0.69%	353,040	0.03%	150.07
Other	4,150.61	1.21%	830,090	0.07%	199.99
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,019.30	100.00%	1,234,825,825	100.00%	3,610.40

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 N/a Or Error	6	120,820	3	121,620	3	403,085	9	645,525	0
83.2 Acreages	102	3,887,095	675	27,425,755	689	148,711,015	791	180,023,865	2,252,385
83.3 Foster	42	121,370	72	72,240	72	2,594,425	114	2,788,035	1,000
83.4 Hadar	12	95,590	131	1,390,695	132	17,204,890	144	18,691,175	512,990
83.5 Osmond	54	209,510	335	2,098,030	331	30,250,020	385	32,557,560	44,360
83.6 Pierce	43	492,585	692	9,515,790	720	76,348,605	763	86,356,980	132,725
83.7 Plainview	106	188,585	623	2,080,420	623	39,328,445	729	41,597,450	360,785
84 Residential Total	365	5,115,555	2,531	42,704,550	2,570	314,840,485	2,935	362,660,590	3,304,245

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	1	250	3	90,800	3	16,705	4	107,755	0
85.2	Acreages	22	330,330	71	2,642,615	81	69,028,730	103	72,001,675	5,844,400
85.3	Foster	3	3,755	17	58,265	18	718,260	21	780,280	0
85.4	Hadar	5	33,790	19	131,950	20	1,730,820	25	1,896,560	0
85.5	Osmond	5	24,825	62	394,925	63	11,933,250	68	12,353,000	436,295
85.6	Pierce	6	18,135	79	540,960	79	10,123,120	85	10,682,215	787,210
85.7	Plainview	17	50,035	94	449,900	94	5,486,975	111	5,986,910	0
86	Commercial Total	59	461,120	345	4,309,415	358	99,037,860	417	103,808,395	7,067,905

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	22,426.91	38.96%	42,611,110	44.14%	1,900.00
88. 1G	4,730.85	8.22%	8,539,185	8.85%	1,805.00
89. 2G1	11,460.00	19.91%	18,909,445	19.59%	1,650.04
90. 2G	12,547.38	21.80%	17,817,280	18.46%	1,420.00
91. 3G1	6,295.24	10.94%	8,530,000	8.84%	1,354.99
92. 3G	73.03	0.13%	87,635	0.09%	1,199.99
93. 4G1	20.20	0.04%	21,210	0.02%	1,050.00
94. 4G	10.38	0.02%	10,380	0.01%	1,000.00
95. Total	57,563.99	100.00%	96,526,245	100.00%	1,676.85
CRP					
96. 1C1	53.07	1.44%	228,210	2.03%	4,300.17
97. 1C	319.61	8.68%	1,331,185	11.86%	4,165.03
98. 2C1	134.29	3.65%	527,095	4.70%	3,925.05
99. 2C	944.49	25.66%	3,532,385	31.46%	3,739.99
100. 3C1	675.22	18.34%	2,194,575	19.55%	3,250.16
101. 3C	253.79	6.89%	799,450	7.12%	3,150.05
102. 4C1	437.35	11.88%	959,985	8.55%	2,195.00
103. 4C	863.46	23.46%	1,653,535	14.73%	1,915.01
104. Total	3,681.28	100.00%	11,226,420	100.00%	3,049.60
Timber					
105. 1T1	652.47	22.12%	614,720	25.50%	942.14
106. 1T	457.36	15.51%	401,150	16.64%	877.10
107. 2T1	864.32	29.30%	706,800	29.31%	817.75
108. 2T	634.52	21.51%	448,165	18.59%	706.31
109. 3T1	334.60	11.34%	236,920	9.83%	708.07
110. 3T	2.05	0.07%	1,430	0.06%	697.56
111. 4T1	4.34	0.15%	1,885	0.08%	434.33
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,949.66	100.00%	2,411,070	100.00%	817.41
<hr/>					
Grass Total	57,563.99	89.67%	96,526,245	87.62%	1,676.85
CRP Total	3,681.28	5.73%	11,226,420	10.19%	3,049.60
Timber Total	2,949.66	4.59%	2,411,070	2.19%	817.41
<hr/>					
114. Market Area Total	64,194.93	100.00%	110,163,735	100.00%	1,716.08

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

Market Area 6

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)**

70 Pierce

	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	335,383,615	362,464,665	27,081,050	8.07%	3,304,245	7.09%
02. Recreational	173,090	195,925	22,835	13.19%	0	13.19%
03. Ag-Homesite Land, Ag-Res Dwelling	90,547,495	90,331,625	-215,870	-0.24%	179,960	-0.44%
04. Total Residential (sum lines 1-3)	426,104,200	452,992,215	26,888,015	6.31%	3,484,205	5.49%
05. Commercial	45,260,720	47,565,295	2,304,575	5.09%	7,067,905	-10.52%
06. Industrial	59,414,180	56,243,100	-3,171,080	-5.34%	0	-5.34%
07. Total Commercial (sum lines 5-6)	104,674,900	103,808,395	-866,505	-0.83%	7,067,905	-7.58%
08. Ag-Farmsite Land, Outbuildings	53,545,425	56,170,115	2,624,690	4.90%	692,980	3.61%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	460,065	556,320	96,255	20.92%		
11. Total Non-Agland (sum lines 8-10)	54,005,490	56,726,435	2,720,945	5.04%	692,980	3.76%
12. Irrigated	709,362,260	710,649,340	1,287,080	0.18%		
13. Dryland	401,745,975	412,829,620	11,083,645	2.76%		
14. Grassland	109,697,478	110,163,735	466,257	0.43%		
15. Wasteland	117,399	353,040	235,641	200.72%		
16. Other Agland	208,269	830,090	621,821	298.57%		
17. Total Agricultural Land	1,221,131,381	1,234,825,825	13,694,444	1.12%		
18. Total Value of all Real Property (Locally Assessed)	1,805,915,971	1,848,352,870	42,436,899	2.35%	11,245,090	1.73%

2021 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$183,195
7.	Adopted budget, or granted budget if different from above:
	\$0
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$74,475
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,788
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; www.pierce.assessor.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor and Office Staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and GoogleWorks
10.	When was the aerial imagery last updated?
	August 2020

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks, GIS and Assessor Website
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	N/A
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2021 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:														
	Assessor and Office Staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hadar & Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hadar & Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729	5	Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196	10	Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749	20	Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County	40	Rural Acreages	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Hadar & Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729														
5	Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196														
10	Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749														
20	Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County														
40	Rural Acreages														
AG	Agricultural homes and outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Sales and Cost Approaches														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	County uses CAMA depreciation tables.														
5.	Are individual depreciation tables developed for each valuation group?														
	No														
6.	Describe the methodology used to determine the residential lot values?														
	County reviews and analyzes vacant lot sales.														
7.	How are rural residential site values developed?														
	County reviews and analyzes sales.														
8.	Are there form 191 applications on file?														
	No														

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

N/A

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2020	2020	2017	2017
5	2020	2020	2016	2016
10	2020	2020	2020	2020
20	2020	2020	2016	2016
40	2020	2020	2018	2018
AG	2020	2020	2019	2019

N/A

2021 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:	
	Assessor and Office Staff	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Pierce and Hadar- Pierce: county seat, active commercial, dentist, grocery, mini marts, etc; Hadar: minimal commercial.
	5	Plainview and Osmond - both located on Hwy. 20 and have active commercial, grocery, mini marts, hospital
	20	Foster, McLean, West Randolph - minimal commercial
	40	Rural Acreages
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The sales and cost approaches are used to estimate the market value.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Check with other counties for similar properties or estimate value using cost 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?	
	CAMA depreciation tables are used.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	No	
6.	Describe the methodology used to determine the commercial lot values.	
	Vacant lot sales	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2020	2020	2016	2016
	5	2020	2020	2016	2016
	20	2020	2020	2016	2016
	40	2020	2020	2016	2016

In 2020, VG 1 Pierce and VG 15 Hadar were combined into VG 1 Pierce; VG 10 Osmond and VG 5 Plainview were combined into VG 5 Plainview.

2021 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:						
	Assessor and Office Staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county is one market area.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is one market area.	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is one market area.	Annually					
	Depreciation and Costing Tables used for ag improvements and outbuildings is 2020.						
3.	Describe the process used to determine and monitor market areas.						
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	There is a 20 acre consideration for those parcels to be identified as residential.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes they carry the same value						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Nothing is identified as intensive use at this time.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The value we have was determined by sales from nearby counties because we have no sales of WRP.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	No						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						

	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

PIERCE COUNTY
3-YEAR PLAN
 June 15, 2020

COUNTY DESCRIPTION

Per the 2020 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2940	46.64%	\$336,466,423	18.63%	\$47,104,685	\$289,361,738
Recreation	1	0.01%	\$173,090	0.00%	\$123,410	\$49,680
Commercial	409	6.50%	\$45,260,720	2.50%	\$3,560,525	\$41,700,195
Industrial	3	0.05%	\$59,414,180	3.30%	\$962,300	\$58,451,880
Agricultural	2950	46.80%	\$1,365,064,255	75.57%	\$1,235,839,500	\$129,224,755
Total	6,303	100%	\$1,806,378,668	100%	\$1,287,590,420	\$518,788,248

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2019-2020 Requested Budget	\$179,255.00	\$74,475.00
2019-2020 Adopted Budget	\$179,255.00	\$74,475.00
2020-2021 Requested Budget	\$183,195.00	\$74,475.00
2020-2021 Adopted Budget	\$183,195.00	\$74,475.00

STAFF

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

NEW PROPERTY: For assessment year 2020, there were 100 building permits filed for new property construction/additions in the county.

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

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of 1,057 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

4. Permissive Exemptions: administer annual filings of 39 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 33 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 288 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attends the county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all county personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

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

TRAINING

For 2019, office staff attended January webinar. The assessor, Jean attended Assessor Training in February, in Lincoln. The NACO meeting scheduled in Norfolk at NECC was cancelled due to March Flood. The entire staff attended webinar in February on Personal Property with trades. June, 2019 phone discussion with Clerk & County Board on FORM 425; Destroyed Real Property. September, 2019, NACO meeting, Wind/Solar Energy, Bryan Hill. December NACO meeting in Kearney. Credits for Intensive Use, Legal help when doing data collection.

2020 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	96.00	23.55	107.33
Commercial	100.00	32.02	111.84
Agricultural Unimproved	71.00	24.48	107.59

3 YEAR APPRAISAL PLAN

2020

Residential

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

Commercial

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

Agricultural

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

2021

Residential

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

Commercial

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

Agricultural

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

2022

Residential

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

Commercial

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

Agricultural

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

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

2023

Commercial & Industry

Reappraise all Commercial properties and Industrial properties. 407 + 3 (industrial) Parcels. Appraisal maintenance.

Residential

Only pickup work and sales reviews are planned for this property class for 2023.

Agricultural

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

CLASS	2020	2021	2022	2023	2024
RESIDENTIAL	Review and reappraise agricultural homes and outbuildings. (1051+ parcels) Appraisal Maintenance.	Reappraise Osmond (330 + parcels) Appraisal maintenance.	Reappraise Plainview, Foster, McLean, Breslau and West Randolph. (600 + parcels. Appraisal Maintenance.	Appraisal Maintenance. .	Reappraise Pierce and Hadar (800 + parcels). Appraisal Maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Reappraise all commercial properties. (407 + parcel & + 3 Industrial. Appraisal maintenance.	Appraisal Maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
	2025	2026	2027	2028	2029
RESIDENTIAL	Reappraise Rural residential. (630 + parcels.) Appraisal maintenance.				
COMMERCIAL	Appraisal Maintenance.				
AGRICULTURAL	Appraisal Maintenance.				

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

Office Budget	\$183,195.00
Appraisal Budget	\$74,475.00

Respectfully submitted –

Jean M Lubke
Pierce County Assessor