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DEPARTMENT OF REVENUE

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

RED WILLOW 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 Red Willow 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 Red Willow 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: Kristi Korell, Red Willow 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.

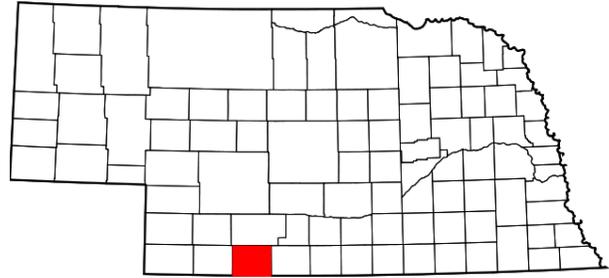
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

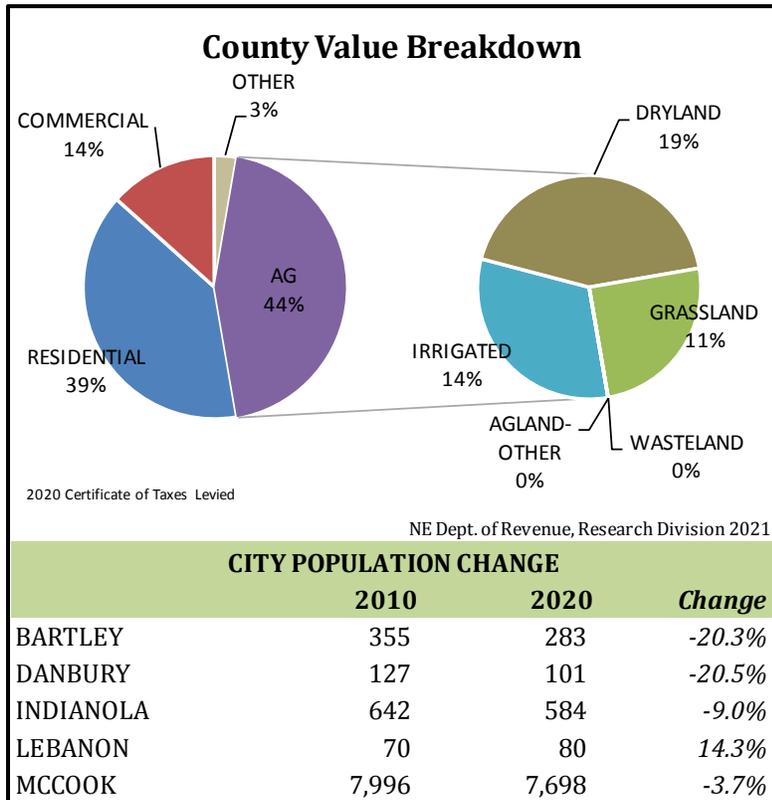
**Further information may be found in Exhibit 94*

County Overview

With a total area of 717 square miles, Red Willow County has 10,724 residents, per the Census Bureau Quick Facts for 2019, a 3% decline from the 2010 U.S. Census. Reports indicate that 74% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$97,348 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Red Willow County are located in and around McCook, the county seat. According to the latest information available from the U.S. Census Bureau, there are 396 employer establishments with total employment of 3,529, for a 2% decrease in employment.



Agricultural land makes up about half of the county's valuation base. Cattle and corn production are the primary agricultural activities. Red Willow County is included in the Middle Republican Natural Resources District (NRD).

2021 Residential Correlation for Red Willow County

Assessment Actions

The Red Willow County Assessor has been reviewing and regrouping McCook neighborhoods, which has been a multi-year project and was finished this year. The staff completed half of the physical inspections for rural and suburban property, including both houses and rural outbuildings.

Assessment Practice Review

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

Review of qualified and non-qualified sales showed the usability rate is higher than typical statewide but remains consistent within the county for the last several years. It appears that sales qualification determinations are made without bias.

The county assessor has identified five residential valuation groups which reflect the economic differences throughout the county and all have been reviewed within the past six years. Depreciation tables and costing for Valuation Group 1 have been updated as McCook neighborhoods are reviewed and are dated 2018-2020 for depreciation and 2018 for costing. Prior to 2019, depreciation in the county was based on documented depreciation schedules, but was hand entered into each property record file. In 2019, the county assessor began implementing costing updates, with the Computer Assisted Mass Appraisal system depreciation and land tables. For the rest of the county the depreciation tables range from 2015 to 2019, and costing from 2012 to 2018. Lot values for the entire county have been updated between 2010 and 2020. All valuation groups have been physically inspected within the last six years.

The Red Willow County Assessor has a written valuation methodology which has been provided to the Property Assessment Division.

Description of Analysis

Residential properties in the county are placed into five valuation groups.

Valuation Group	Description
1	McCook
2	Indianola
3	Bartley
4	Danbury, Lebanon
6	Rural and Suburban

Analysis of the residential sales sample shows the overall statistics are in range. Valuation Groups 1, 2 and 6 have enough sales for measurement purposes and all are in range. Valuation Group 4 is

2021 Residential Correlation for Red Willow County

in range with a very small sample; Valuation Group 3 is low with few sales and will be reappraised next year.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. Although two valuation groups have an insufficient number of sales for measurement purposes, these areas are subject to the same appraisal techniques as the valuation groups with sufficient sales for reliable statistical analysis.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	324	93.47	94.53	91.95	14.75	102.81
2	20	97.55	92.93	93.54	15.74	99.35
3	8	64.98	71.72	70.56	20.38	101.64
4	4	96.10	114.57	97.44	33.68	117.58
6	37	95.35	101.53	94.02	24.27	107.99
____ ALL ____	393	93.48	94.85	92.05	16.34	103.04

Level of Value

Based on analysis of all available information, the level of value for the residential property in Red Willow County is 93%.

2021 Commercial Correlation for Red Willow County

Assessment Actions

A commercial appraiser completed pick-up work and maintenance for the commercial class.

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.

Sales qualification analysis reveals that a lower usability rate for commercial sales than the state average but sales that have been nonqualified have thorough documentation. Thus, the county assessor does not appear to have a sales bias in the qualification process.

There are two valuation groups for commercial properties in the county, identified by those in McCook and the rest of the county. This distinction represents the local market well as the smaller villages have much less commercial activity than the largest community and county seat of McCook.

Commercial property review is in compliance with the six-year inspection and review requirement, most recently reviewed in 2016, which included updated depreciation tables and lot values. Commercial properties are valued using 2015 costing.

Description of Analysis

Commercial property in Red Willow County is split into two valuation groups.

Valuation Group	Description
1	McCook
2	Indianola, Bartley, Danbury, Lebanon

Review of the commercial sales study period reveals that all three measures of central tendency are within range, as well as the COD and PRD. When analyzed by valuation group, all but one sale are in Valuation Group 1 and the median, mean and weighted mean are all in range. The single sale in Valuation Group 2 cannot be measured by statistics.

A comparison of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) to the sales sample, reveal both the sample and overall commercial population had minimal changes. This is reflective of the reported assessment actions of pick-up work.

2021 Commercial Correlation for Red Willow County

Equalization and Quality of Assessment

While Valuation Group 2 does not have enough sales for measurement or analysis, commercial properties across the entire county are valued with the same appraisal techniques. The quality of assessment of the commercial class in Red Willow County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	94.69	96.45	94.44	11.13	102.13
2	1	55.17	55.17	55.17	00.00	100.00
____ALL____	25	94.34	94.80	93.80	12.38	101.07

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Red Willow County is 94%.

2021 Agricultural Correlation for Red Willow County

Assessment Actions

The assessment staff completed half of the physical inspections for rural and suburban property, including both agricultural houses and rural outbuildings. The 2020 aerial imagery was reviewed for Townships 1 and 2; the rest of the county will be reviewed next year. The county assessor sent out new land use maps to agricultural land owners requesting new FSA (Farm Service Agency) maps or updated land use.

Assessment Practice Review

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

Review of agricultural land sales qualification reveals lower usability rates which is attributed to the large number of neighbors purchasing adjoining parcels, particularly since November 2019. The physical review of agricultural homes meets the six-year inspection and review cycle, having been reviewed between 2016 and 2020. Agricultural homes are valued using 2015 depreciation tables and 2012 costing. Lot values were updated in 2018.

Description of Analysis

There are no discernable differences throughout the county to establish multiple market areas. A review of qualified sales reveals that all three measures of central tendency are within the acceptable range, as is the COD. When stratified by 80% Majority Land Use (MLU), there are not enough sales for reliable measurement and analysis based on those statistics alone. Red Willow County has few sales that have at least 80% of one land type.

A more reliable measure of assessment uniformity is to use the Average Acre Value Comparison tool which shows that the agricultural land values for Red Willow County are equalized with neighboring counties.

The county does not recognize a non-agricultural influence within the county and thus has no special valuation.

Equalization and Quality of Assessment

Review of the statistics and assessment practices reveal that the values established by the county assessor has achieved equalization. When compared to the surrounding counties the values set in Red Willow County demonstrate similar comparability. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Red Willow County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	2	59.05	59.05	58.00	02.64	101.81
1	2	59.05	59.05	58.00	02.64	101.81
____Dry____						
County	7	70.42	69.43	74.40	27.59	93.32
1	7	70.42	69.43	74.40	27.59	93.32
____ALL____	26	71.30	74.14	69.33	22.38	106.94

Level of Value

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

2021 Opinions of the Property Tax Administrator for Red Willow 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Red Willow County

Residential Real Property - Current

Number of Sales	393	Median	93.48
Total Sales Price	\$48,475,286	Mean	94.85
Total Adj. Sales Price	\$48,475,286	Wgt. Mean	92.05
Total Assessed Value	\$44,622,672	Average Assessed Value of the Base	\$83,217
Avg. Adj. Sales Price	\$123,347	Avg. Assessed Value	\$113,544

Confidence Interval - Current

95% Median C.I	91.93 to 94.80
95% Wgt. Mean C.I	90.28 to 93.83
95% Mean C.I	92.32 to 97.38
% of Value of the Class of all Real Property Value in the County	36.61
% of Records Sold in the Study Period	7.59
% of Value Sold in the Study Period	10.36

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	402	93	93.05
2019	368	94	94.14
2018	372	94	94.01
2017	382	93	93.43

2021 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	25	Median	94.34
Total Sales Price	\$8,862,040	Mean	94.80
Total Adj. Sales Price	\$8,862,040	Wgt. Mean	93.80
Total Assessed Value	\$8,312,425	Average Assessed Value of the Base	\$209,122
Avg. Adj. Sales Price	\$354,482	Avg. Assessed Value	\$332,497

Confidence Interval - Current

95% Median C.I	88.35 to 101.36
95% Wgt. Mean C.I	90.45 to 97.14
95% Mean C.I	88.13 to 101.47
% of Value of the Class of all Real Property Value in the County	13.28
% of Records Sold in the Study Period	3.35
% of Value Sold in the Study Period	5.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	24	96	95.54
2019	37	97	97.01
2018	41	99	99.34
2017	38	99	99.09

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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 : 393
 Total Sales Price : 48,475,286
 Total Adj. Sales Price : 48,475,286
 Total Assessed Value : 44,622,672
 Avg. Adj. Sales Price : 123,347
 Avg. Assessed Value : 113,544

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 95
 COD : 16.34
 PRD : 103.04

COV : 27.00
 STD : 25.61
 Avg. Abs. Dev : 15.27
 MAX Sales Ratio : 274.40
 MIN Sales Ratio : 33.27

95% Median C.I. : 91.93 to 94.80
 95% Wgt. Mean C.I. : 90.28 to 93.83
 95% Mean C.I. : 92.32 to 97.38

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	47	96.32	106.99	97.95	19.95	109.23	63.13	274.40	92.62 to 100.84	129,287	126,635
01-JAN-19 To 31-MAR-19	39	97.96	98.04	96.20	09.61	101.91	64.30	170.90	94.22 to 100.50	116,976	112,529
01-APR-19 To 30-JUN-19	40	95.99	95.15	93.26	11.78	102.03	42.45	180.69	86.76 to 99.47	118,327	110,348
01-JUL-19 To 30-SEP-19	65	93.48	96.24	94.63	12.31	101.70	64.17	206.34	91.55 to 97.30	114,945	108,777
01-OCT-19 To 31-DEC-19	45	91.07	92.53	92.22	19.77	100.34	34.79	227.11	86.99 to 100.30	120,663	111,272
01-JAN-20 To 31-MAR-20	40	91.00	94.18	87.69	20.46	107.40	49.77	193.78	81.66 to 99.00	135,488	118,807
01-APR-20 To 30-JUN-20	43	91.93	84.59	85.93	16.77	98.44	33.27	152.12	77.24 to 94.57	140,307	120,572
01-JUL-20 To 30-SEP-20	74	87.01	91.80	89.76	18.33	102.27	57.00	222.63	80.59 to 93.20	118,239	106,130
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	191	96.22	99.02	95.54	13.63	103.64	42.45	274.40	93.51 to 97.44	119,597	114,266
01-OCT-19 To 30-SEP-20	202	90.87	90.90	88.94	18.63	102.20	33.27	227.11	87.03 to 93.20	126,892	112,860
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	189	94.48	95.50	94.07	13.57	101.52	34.79	227.11	92.43 to 97.44	117,441	110,478
<u>ALL</u>	393	93.48	94.85	92.05	16.34	103.04	33.27	274.40	91.93 to 94.80	123,347	113,544

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	324	93.47	94.53	91.95	14.75	102.81	34.79	250.23	91.89 to 94.80	121,379	111,614
2	20	97.55	92.93	93.54	15.74	99.35	33.27	137.29	80.10 to 100.44	74,625	69,804
3	8	64.98	71.72	70.56	20.38	101.64	51.75	119.43	51.75 to 119.43	74,313	52,438
4	4	96.10	114.57	97.44	33.68	117.58	72.31	193.78	N/A	36,013	35,091
6	37	95.35	101.53	94.02	24.27	107.99	55.49	274.40	84.86 to 101.55	186,962	175,782
<u>ALL</u>	393	93.48	94.85	92.05	16.34	103.04	33.27	274.40	91.93 to 94.80	123,347	113,544

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	391	93.48	94.53	92.10	15.91	102.64	33.27	274.40	91.93 to 94.80	123,713	113,938
06											
07	2	157.27	157.27	70.59	59.11	222.79	64.30	250.23	N/A	51,750	36,528
<u>ALL</u>	393	93.48	94.85	92.05	16.34	103.04	33.27	274.40	91.93 to 94.80	123,347	113,544

73 Red Willow

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 : 393	MEDIAN : 93	COV : 27.00	95% Median C.I. : 91.93 to 94.80
Total Sales Price : 48,475,286	WGT. MEAN : 92	STD : 25.61	95% Wgt. Mean C.I. : 90.28 to 93.83
Total Adj. Sales Price : 48,475,286	MEAN : 95	Avg. Abs. Dev : 15.27	95% Mean C.I. : 92.32 to 97.38
Total Assessed Value : 44,622,672			
Avg. Adj. Sales Price : 123,347	COD : 16.34	MAX Sales Ratio : 274.40	
Avg. Assessed Value : 113,544	PRD : 103.04	MIN Sales Ratio : 33.27	

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	250.23	250.23	250.23	00.00	100.00	250.23	250.23	N/A	3,500	8,758
Less Than 15,000	9	114.66	139.22	127.57	45.88	109.13	33.27	250.23	93.50 to 206.34	9,833	12,545
Less Than 30,000	22	110.04	127.70	123.55	31.79	103.36	33.27	250.23	97.57 to 155.57	16,852	20,822
Ranges Excl. Low \$											
Greater Than 4,999	392	93.47	94.45	92.04	15.95	102.62	33.27	274.40	91.93 to 94.75	123,653	113,811
Greater Than 14,999	384	93.18	93.81	91.99	15.28	101.98	34.79	274.40	91.89 to 94.57	126,007	115,911
Greater Than 29,999	371	92.70	92.90	91.81	14.83	101.19	34.79	274.40	91.73 to 94.22	129,662	119,042
Incremental Ranges											
0 TO 4,999	1	250.23	250.23	250.23	00.00	100.00	250.23	250.23	N/A	3,500	8,758
5,000 TO 14,999	8	108.93	125.35	122.52	38.78	102.31	33.27	206.34	33.27 to 206.34	10,625	13,018
15,000 TO 29,999	13	108.37	119.73	122.29	20.56	97.91	86.09	180.69	96.00 to 143.39	21,712	26,552
30,000 TO 59,999	56	98.82	106.41	105.97	25.15	100.42	42.28	274.40	96.01 to 102.11	45,409	48,121
60,000 TO 99,999	104	90.30	89.09	89.46	15.75	99.59	34.79	141.85	86.66 to 93.63	78,789	70,488
100,000 TO 149,999	83	91.44	91.14	91.42	12.87	99.69	57.00	154.75	87.57 to 93.48	126,680	115,809
150,000 TO 249,999	101	92.99	90.67	90.75	09.52	99.91	59.09	137.25	91.27 to 95.35	185,247	168,108
250,000 TO 499,999	27	95.59	93.31	92.69	09.55	100.67	55.49	132.74	88.17 to 99.73	301,603	279,558
500,000 TO 999,999											
1,000,000 +											
ALL	393	93.48	94.85	92.05	16.34	103.04	33.27	274.40	91.93 to 94.80	123,347	113,544

73 Red Willow

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 : 25
 Total Sales Price : 8,862,040
 Total Adj. Sales Price : 8,862,040
 Total Assessed Value : 8,312,425
 Avg. Adj. Sales Price : 354,482
 Avg. Assessed Value : 332,497

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 12.38
 PRD : 101.07

COV : 17.06
 STD : 16.17
 Avg. Abs. Dev : 11.68
 MAX Sales Ratio : 130.00
 MIN Sales Ratio : 55.17

95% Median C.I. : 88.35 to 101.36
 95% Wgt. Mean C.I. : 90.45 to 97.14
 95% Mean C.I. : 88.13 to 101.47

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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	2	84.06	84.06	86.77	34.37	96.88	55.17	112.95	N/A	160,000	138,832
01-JAN-18 To 31-MAR-18	1	94.34	94.34	94.34	00.00	100.00	94.34	94.34	N/A	3,975,000	3,750,000
01-APR-18 To 30-JUN-18	2	86.50	86.50	86.82	00.49	99.63	86.08	86.92	N/A	321,645	279,248
01-JUL-18 To 30-SEP-18	2	93.37	93.37	93.77	03.61	99.57	90.00	96.74	N/A	170,000	159,403
01-OCT-18 To 31-DEC-18	1	101.36	101.36	101.36	00.00	100.00	101.36	101.36	N/A	85,000	86,155
01-JAN-19 To 31-MAR-19	2	101.70	101.70	95.43	10.14	106.57	91.39	112.00	N/A	261,875	249,900
01-APR-19 To 30-JUN-19	1	105.84	105.84	105.84	00.00	100.00	105.84	105.84	N/A	157,500	166,700
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	2	96.41	96.41	98.71	03.72	97.67	92.82	100.00	N/A	125,000	123,384
01-JAN-20 To 31-MAR-20	4	89.30	85.28	88.09	08.25	96.81	67.46	95.04	N/A	118,125	104,062
01-APR-20 To 30-JUN-20	4	102.79	102.56	103.17	11.47	99.41	79.65	125.00	N/A	239,000	246,573
01-JUL-20 To 30-SEP-20	4	92.66	98.27	88.28	17.73	111.32	77.78	130.00	N/A	284,750	251,375
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	7	90.00	88.89	92.93	12.04	95.65	55.17	112.95	55.17 to 112.95	754,041	700,709
01-OCT-18 To 30-SEP-19	4	103.60	102.65	98.23	06.05	104.50	91.39	112.00	N/A	191,563	188,164
01-OCT-19 To 30-SEP-20	14	93.93	95.52	94.23	13.14	101.37	67.46	130.00	79.65 to 103.68	201,250	189,629
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	6	92.17	92.57	93.46	05.33	99.05	86.08	101.36	86.08 to 101.36	840,548	785,576
01-JAN-19 To 31-DEC-19	5	100.00	100.41	98.07	06.73	102.39	91.39	112.00	N/A	186,250	182,653
<u>ALL</u>	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	94.69	96.45	94.44	11.13	102.13	67.46	130.00	88.35 to 101.89	363,210	343,018
2	1	55.17	55.17	55.17	00.00	100.00	55.17	55.17	N/A	145,000	80,000
<u>ALL</u>	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497

73 Red Willow

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 : 25
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 Avg. Assessed Value : 332,497

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 12.38
 PRD : 101.07

COV : 17.06
 STD : 16.17
 Avg. Abs. Dev : 11.68
 MAX Sales Ratio : 130.00
 MIN Sales Ratio : 55.17

95% Median C.I. : 88.35 to 101.36
 95% Wgt. Mean C.I. : 90.45 to 97.14
 95% Mean C.I. : 88.13 to 101.47

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497
04											
<u>ALL</u>	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497

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											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497
Greater Than 14,999	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497
Greater Than 29,999	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	111.41	111.41	112.39	16.69	99.13	92.82	130.00	N/A	47,500	53,384
60,000 TO 99,999	3	86.08	84.97	86.51	13.13	98.22	67.46	101.36	N/A	76,167	65,889
100,000 TO 149,999	6	91.70	92.54	91.03	19.79	101.66	55.17	125.00	55.17 to 125.00	121,417	110,523
150,000 TO 249,999	7	100.00	99.67	99.88	06.24	99.79	90.00	112.95	90.00 to 112.95	174,643	174,437
250,000 TO 499,999	4	88.65	88.62	87.77	07.65	100.97	77.78	99.40	N/A	377,563	331,375
500,000 TO 999,999	2	95.30	95.30	95.10	08.79	100.21	86.92	103.68	N/A	551,145	524,148
1,000,000 +	1	94.34	94.34	94.34	00.00	100.00	94.34	94.34	N/A	3,975,000	3,750,000
<u>ALL</u>	25	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497

73 Red Willow

COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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COV : 17.06
 STD : 16.17
 Avg. Abs. Dev : 11.68
 MAX Sales Ratio : 130.00
 MIN Sales Ratio : 55.17

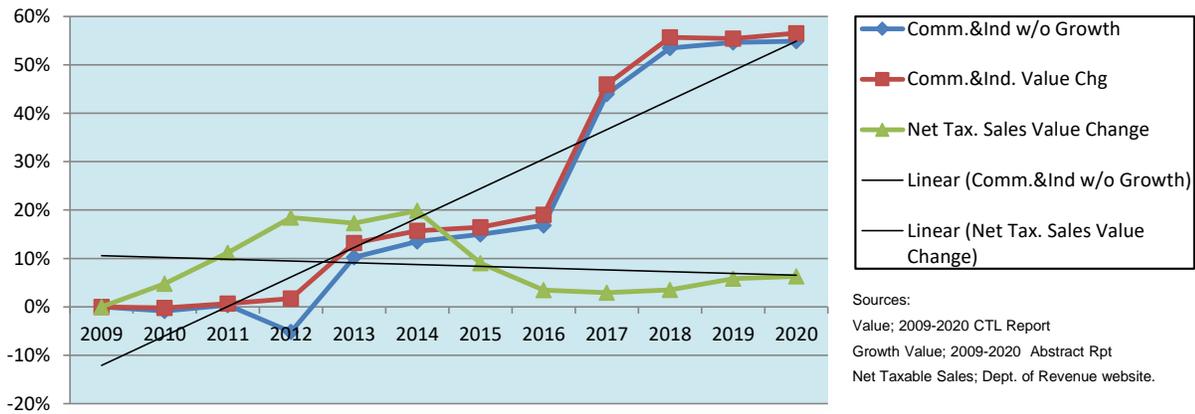
95% Median C.I. : 88.35 to 101.36
 95% Wgt. Mean C.I. : 90.45 to 97.14
 95% Mean C.I. : 88.13 to 101.47

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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
326	1	92.82	92.82	92.82	00.00	100.00	92.82	92.82	N/A	45,000	41,767
343	1	94.34	94.34	94.34	00.00	100.00	94.34	94.34	N/A	3,975,000	3,750,000
344	1	105.84	105.84	105.84	00.00	100.00	105.84	105.84	N/A	157,500	166,700
346	1	55.17	55.17	55.17	00.00	100.00	55.17	55.17	N/A	145,000	80,000
352	6	89.87	92.96	88.89	09.95	104.58	77.78	112.95	77.78 to 112.95	257,542	228,917
353	2	99.04	99.04	100.72	13.09	98.33	86.08	112.00	N/A	90,750	91,400
384	1	67.46	67.46	67.46	00.00	100.00	67.46	67.46	N/A	64,500	43,512
386	1	130.00	130.00	130.00	00.00	100.00	130.00	130.00	N/A	50,000	65,000
406	7	96.74	99.93	97.41	08.62	102.59	86.92	125.00	86.92 to 125.00	270,756	263,735
426	1	79.65	79.65	79.65	00.00	100.00	79.65	79.65	N/A	113,000	90,000
494	1	90.00	90.00	90.00	00.00	100.00	90.00	90.00	N/A	150,000	135,000
528	1	99.40	99.40	99.40	00.00	100.00	99.40	99.40	N/A	335,000	333,000
851	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	205,000	205,000
<u>ALL</u>	<u>25</u>	94.34	94.80	93.80	12.38	101.07	55.17	130.00	88.35 to 101.36	354,482	332,497

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	\$ 91,883,605	\$ 2,406,791		\$ 89,476,814	--	\$ 148,895,626	--
2009	\$ 98,469,133	\$ 1,832,124	1.86%	\$ 96,637,009	--	\$ 143,780,168	--
2010	\$ 98,259,459	\$ 633,368	0.64%	\$ 97,626,091	-0.86%	\$ 150,668,769	4.79%
2011	\$ 99,102,027	\$ 298,771	0.30%	\$ 98,803,256	0.55%	\$ 159,853,308	6.10%
2012	\$ 100,154,552	\$ 6,784,018	6.77%	\$ 93,370,534	-5.78%	\$ 170,283,813	6.53%
2013	\$ 111,470,754	\$ 2,918,361	2.62%	\$ 108,552,393	8.38%	\$ 168,662,334	-0.95%
2014	\$ 113,939,586	\$ 2,160,165	1.90%	\$ 111,779,421	0.28%	\$ 172,340,573	2.18%
2015	\$ 114,639,412	\$ 1,416,737	1.24%	\$ 113,222,675	-0.63%	\$ 156,764,965	-9.04%
2016	\$ 117,217,623	\$ 2,186,347	1.87%	\$ 115,031,276	0.34%	\$ 148,726,094	-5.13%
2017	\$ 143,737,151	\$ 2,007,684	1.40%	\$ 141,729,467	20.91%	\$ 148,009,778	-0.48%
2018	\$ 153,296,500	\$ 2,192,433	1.43%	\$ 151,104,067	5.13%	\$ 148,814,017	0.54%
2019	\$ 153,042,337	\$ 793,749	0.52%	\$ 152,248,588	-0.68%	\$ 152,158,950	2.25%
2020	\$ 154,150,825	\$ 1,630,328	1.06%	\$ 152,520,497	-0.34%	\$ 152,844,632	0.45%
Ann %chg	4.51%			Average	2.76%	0.57%	0.68%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.86%	-0.21%	4.79%
2011	0.34%	0.64%	11.18%
2012	-5.18%	1.71%	18.43%
2013	10.24%	13.20%	17.31%
2014	13.52%	15.71%	19.86%
2015	14.98%	16.42%	9.03%
2016	16.82%	19.04%	3.44%
2017	43.93%	45.97%	2.94%
2018	53.45%	55.68%	3.50%
2019	54.62%	55.42%	5.83%
2020	54.89%	56.55%	6.30%

County Number	73
County Name	Red Willow

73 Red Willow
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 : 26
Total Sales Price : 14,245,101
Total Adj. Sales Price : 14,245,101
Total Assessed Value : 9,876,416
Avg. Adj. Sales Price : 547,889
Avg. Assessed Value : 379,862

MEDIAN : 71
WGT. MEAN : 69
MEAN : 74
COD : 22.38
PRD : 106.94

COV : 31.63
STD : 23.45
Avg. Abs. Dev : 15.96
MAX Sales Ratio : 128.76
MIN Sales Ratio : 00.00

95% Median C.I. : 60.91 to 82.26
95% Wgt. Mean C.I. : 62.22 to 76.44
95% Mean C.I. : 64.67 to 83.61

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	4	93.91	97.19	87.89	22.59	110.58	72.17	128.76	N/A	199,266	175,130
01-JAN-18 To 31-MAR-18	4	65.23	64.47	62.26	08.46	103.55	56.98	70.42	N/A	773,275	481,451
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	4	77.73	76.97	75.27	11.57	102.26	60.60	91.80	N/A	522,500	393,261
01-APR-19 To 30-JUN-19	3	59.47	73.36	75.74	26.45	96.86	56.72	103.90	N/A	205,479	155,633
01-JUL-19 To 30-SEP-19	5	69.36	75.02	75.23	16.42	99.72	55.43	97.31	N/A	372,700	280,398
01-OCT-19 To 31-DEC-19	2	67.85	67.85	60.65	15.27	111.87	57.49	78.21	N/A	1,917,500	1,163,055
01-JAN-20 To 31-MAR-20	2	44.75	44.75	75.24	100.00	59.48	00.00	89.49	N/A	565,000	425,097
01-APR-20 To 30-JUN-20	1	70.40	70.40	70.40	00.00	100.00	70.40	70.40	N/A	360,000	253,448
01-JUL-20 To 30-SEP-20	1	82.26	82.26	82.26	00.00	100.00	82.26	82.26	N/A	460,000	378,412
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	8	71.30	80.83	67.51	22.95	119.73	56.98	128.76	56.98 to 128.76	486,271	328,290
01-OCT-18 To 30-SEP-19	12	72.36	75.26	75.32	18.66	99.92	55.43	103.90	59.47 to 91.80	380,828	286,828
01-OCT-19 To 30-SEP-20	6	74.31	62.98	65.83	27.39	95.67	00.00	89.49	00.00 to 89.49	964,167	634,694
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	4	65.23	64.47	62.26	08.46	103.55	56.98	70.42	N/A	773,275	481,451
01-JAN-19 To 31-DEC-19	14	72.36	74.20	68.63	18.03	108.12	55.43	103.90	57.49 to 91.80	600,353	412,003
<u>ALL</u>	26	71.30	74.14	69.33	22.38	106.94	00.00	128.76	60.91 to 82.26	547,889	379,862

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	26	71.30	74.14	69.33	22.38	106.94	00.00	128.76	60.91 to 82.26	547,889	379,862
<u>ALL</u>	26	71.30	74.14	69.33	22.38	106.94	00.00	128.76	60.91 to 82.26	547,889	379,862

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Dry</u>											
County	2	51.95	51.95	58.88	100.00	88.23	00.00	103.90	N/A	207,720	122,313
1	2	51.95	51.95	58.88	100.00	88.23	00.00	103.90	N/A	207,720	122,313
<u>ALL</u>	26	71.30	74.14	69.33	22.38	106.94	00.00	128.76	60.91 to 82.26	547,889	379,862

73 Red Willow
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 : 26
 Total Sales Price : 14,245,101
 Total Adj. Sales Price : 14,245,101
 Total Assessed Value : 9,876,416
 Avg. Adj. Sales Price : 547,889
 Avg. Assessed Value : 379,862

MEDIAN : 71
 WGT. MEAN : 69
 MEAN : 74
 COD : 22.38
 PRD : 106.94

COV : 31.63
 STD : 23.45
 Avg. Abs. Dev : 15.96
 MAX Sales Ratio : 128.76
 MIN Sales Ratio : 00.00

95% Median C.I. : 60.91 to 82.26
 95% Wgt. Mean C.I. : 62.22 to 76.44
 95% Mean C.I. : 64.67 to 83.61

Printed: 3/31/2021 12:10:32PM

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	59.05	59.05	58.00	02.64	101.81	57.49	60.60	N/A	1,940,000	1,125,192
1	2	59.05	59.05	58.00	02.64	101.81	57.49	60.60	N/A	1,940,000	1,125,192
_____Dry_____											
County	7	70.42	69.43	74.40	27.59	93.32	00.00	103.90	00.00 to 103.90	270,149	200,992
1	7	70.42	69.43	74.40	27.59	93.32	00.00	103.90	00.00 to 103.90	270,149	200,992
_____ALL_____											
	26	71.30	74.14	69.33	22.38	106.94	00.00	128.76	60.91 to 82.26	547,889	379,862

Red Willow County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	2975	2975	2809	2744	2645	1539	2251	2225	2898
Frontier	1	2885	2881	2811	2833	2785	2785	2731	2683	2856
Furnas	1	3695	3695	2995	2815	n/a	2065	1980	1980	3323
Hitchcock	1	2480	2480	2355	2355	2275	2275	2195	2195	2448
Hitchcock	2	2480	2480	n/a	2355	2275	2275	2195	2195	2418
Hayes	1	2650	2650	2490	2490	2325	2325	2210	2210	2501

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1270	1270	1225	1225	1135	1135	1060	1060	1241
Frontier	1	1235	1235	1185	1185	1135	n/a	1085	1085	1212
Furnas	1	1625	1625	1115	1115	1115	n/a	1015	1015	1426
Hitchcock	1	1075	1075	1005	1005	935	935	830	830	1045
Hitchcock	2	n/a	1075	n/a	1005	935	n/a	830	830	1003
Hayes	1	n/a	895	805	805	780	780	735	735	863

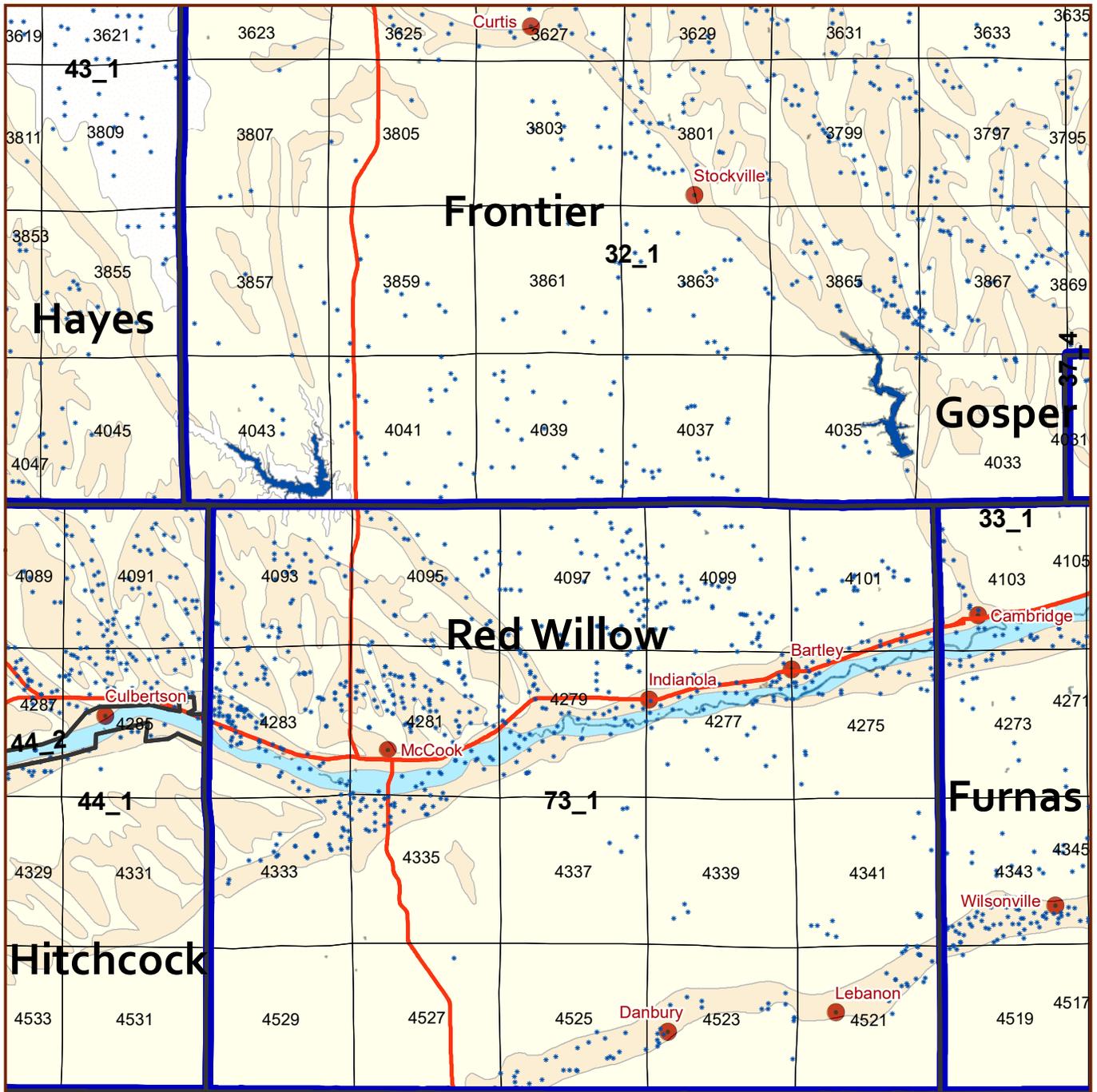
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	984	847	602	589	585	593	596	753	643
Frontier	1	585	585	585	n/a	585	585	585	585	585
Furnas	1	799	800	800	800	800	n/a	800	n/a	800
Hitchcock	1	585	585	585	585	n/a	585	585	585	585
Hitchcock	2	585	n/a	585	585	n/a	585	585	585	585
Hayes	1	515	515	n/a	515	515	515	515	515	515

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1220	585	25
Frontier	1	1070	n/a	n/a
Furnas	1	800	800	75
Hitchcock	1	1166	n/a	50
Hitchcock	2	1554	n/a	50
Hayes	1	683	n/a	25

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.

RED WILLOW COUNTY



Legend

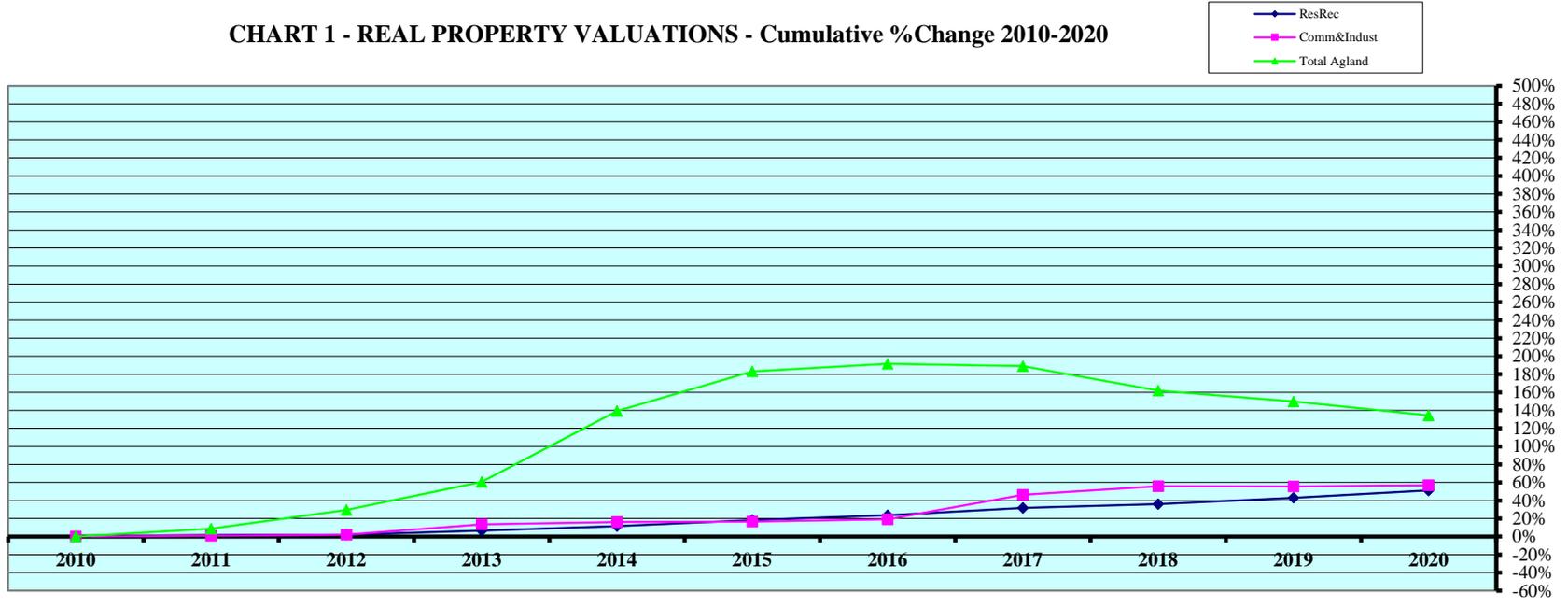
-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS

-  Excessively 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	269,896,207	--	--	--	98,259,459	--	--	--	219,531,620	--	--	--
2011	273,841,393	3,945,186	1.46%	1.46%	99,102,027	842,568	0.86%	0.86%	238,865,796	19,334,176	8.81%	8.81%
2012	275,569,912	1,728,519	0.63%	2.10%	100,154,552	1,052,525	1.06%	1.93%	284,255,608	45,389,812	19.00%	29.48%
2013	287,235,047	11,665,135	4.23%	6.42%	111,470,754	11,316,202	11.30%	13.45%	352,982,469	68,726,861	24.18%	60.79%
2014	301,022,409	13,787,362	4.80%	11.53%	113,939,586	2,468,832	2.21%	15.96%	524,779,268	171,796,799	48.67%	139.04%
2015	319,107,327	18,084,918	6.01%	18.23%	114,639,412	699,826	0.61%	16.67%	622,011,497	97,232,229	18.53%	183.34%
2016	334,058,979	14,951,652	4.69%	23.77%	117,217,623	2,578,211	2.25%	19.29%	640,281,707	18,270,210	2.94%	191.66%
2017	355,774,313	21,715,334	6.50%	31.82%	143,737,151	26,519,528	22.62%	46.28%	634,878,192	-5,403,515	-0.84%	189.20%
2018	367,199,567	11,425,254	3.21%	36.05%	153,296,500	9,559,349	6.65%	56.01%	575,067,853	-59,810,339	-9.42%	161.95%
2019	386,254,099	19,054,532	5.19%	43.11%	153,042,337	-254,163	-0.17%	55.75%	548,650,387	-26,417,466	-4.59%	149.92%
2020	408,246,913	21,992,814	5.69%	51.26%	154,150,825	1,108,488	0.72%	56.88%	514,879,449	-33,770,938	-6.16%	134.54%

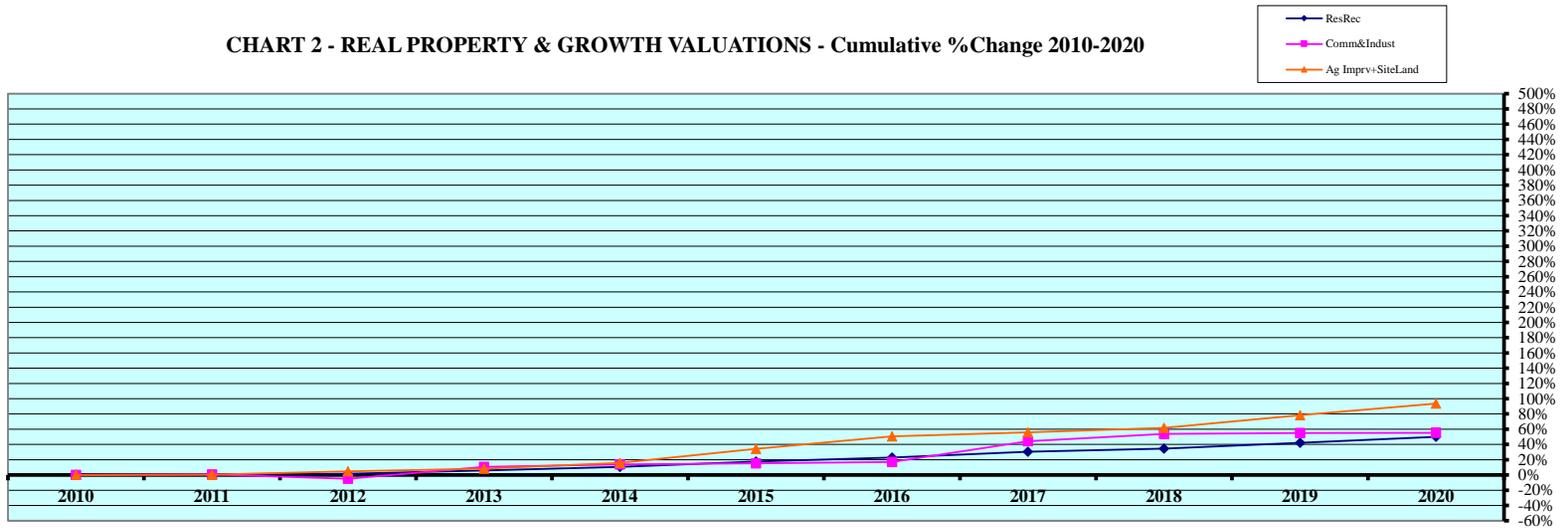
Rate Annual %chg: Residential & Recreational **4.23%** Commercial & Industrial **4.61%** Agricultural Land **8.90%**

Cnty# **73**
County **RED WILLOW**

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	269,896,207	1,668,107	0.62%	268,228,100	--	--	98,259,459	633,368	0.64%	97,626,091	--	--	
2011	273,841,393	1,972,622	0.72%	271,868,771	0.73%	0.73%	99,102,027	298,771	0.30%	98,803,256	0.55%	0.55%	
2012	275,569,912	1,740,159	0.63%	273,829,753	0.00%	1.46%	100,154,552	6,784,018	6.77%	93,370,534	-5.78%	-4.98%	
2013	287,235,047	1,657,294	0.58%	285,577,753	3.63%	5.81%	111,470,754	2,918,361	2.62%	108,552,393	8.38%	10.48%	
2014	301,022,409	2,815,850	0.94%	298,206,559	3.82%	10.49%	113,939,586	2,160,165	1.90%	111,779,421	0.28%	13.76%	
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	17.58%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	15.23%	
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	22.74%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	17.07%	
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	30.59%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	44.24%	
2018	367,199,567	4,242,757	1.16%	362,956,810	2.02%	34.48%	153,296,500	2,192,433	1.43%	151,104,067	5.13%	53.78%	
2019	386,254,099	2,603,204	0.67%	383,650,895	4.48%	42.15%	153,042,337	793,749	0.52%	152,248,588	-0.68%	54.95%	
2020	408,246,913	3,393,936	0.83%	404,852,977	4.82%	50.00%	154,150,825	1,630,328	1.06%	152,520,497	-0.34%	55.22%	
Rate Ann%chg	4.23%			Resid & Recreat w/o growth			4.61%			C & I w/o growth			2.82%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	24,400,521	10,428,582	34,829,103	306,256	0.88%	34,522,847	--	--
2011	24,787,485	11,921,443	36,708,928	1,771,621	4.83%	34,937,307	0.31%	0.31%
2012	25,194,128	12,333,142	37,527,270	1,087,199	2.90%	36,440,071	-0.73%	4.63%
2013	25,815,671	13,144,474	38,960,145	1,252,852	3.22%	37,707,293	0.48%	8.26%
2014	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	3.44%	15.71%
2015	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	34.14%
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	50.72%
2017	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	55.74%
2018	39,215,862	18,468,003	57,683,865	1,385,245	2.40%	56,298,620	1.33%	61.64%
2019	43,488,005	20,642,606	64,130,611	2,016,525	3.14%	62,114,086	7.68%	78.34%
2020	46,275,296	22,741,281	69,016,577	1,587,216	2.30%	67,429,361	5.14%	93.60%
Rate Ann%chg	6.61%	8.11%	7.08%	Ag Imprv+Site w/o growth			3.85%	

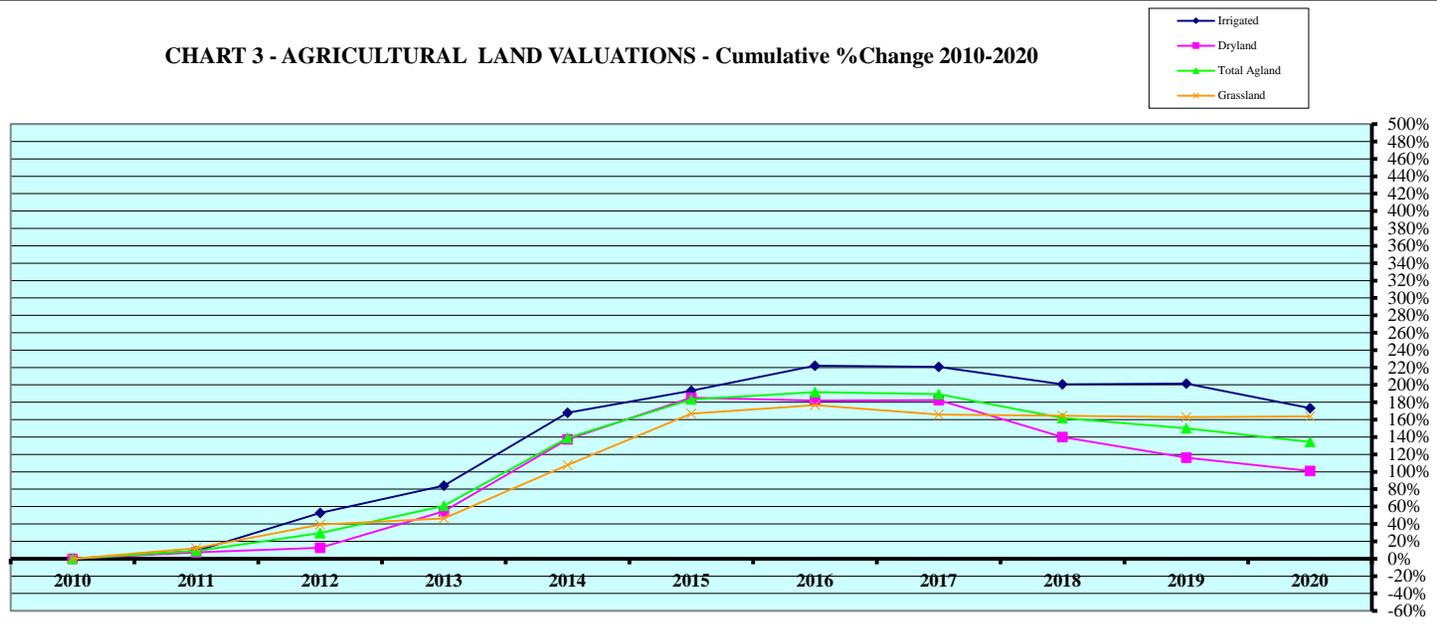
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 73
County RED WILLOW

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	59,957,984	--	--	--	110,738,178	--	--	--	48,813,312	--	--	--
2011	65,280,925	5,322,941	8.88%	8.88%	118,898,284	8,160,106	7.37%	7.37%	54,664,579	5,851,267	11.99%	11.99%
2012	91,552,303	26,271,378	40.24%	52.69%	124,774,535	5,876,251	4.94%	12.68%	67,906,894	13,242,315	24.22%	39.12%
2013	110,394,588	18,842,285	20.58%	84.12%	171,061,809	46,287,274	37.10%	54.47%	71,504,469	3,597,575	5.30%	46.49%
2014	160,581,344	50,186,756	45.46%	167.82%	262,795,487	91,733,678	53.63%	137.31%	101,380,791	29,876,322	41.78%	107.69%
2015	175,779,317	15,197,973	9.46%	193.17%	315,916,260	53,120,773	20.21%	185.28%	130,294,445	28,913,654	28.52%	166.92%
2016	193,102,607	17,323,290	9.86%	222.06%	312,101,293	-3,814,967	-1.21%	181.84%	135,056,590	4,762,145	3.65%	176.68%
2017	192,213,081	-889,526	-0.46%	220.58%	312,905,687	804,394	0.26%	182.56%	129,738,232	-5,318,358	-3.94%	165.78%
2018	180,286,195	-11,926,886	-6.21%	200.69%	265,632,431	-47,273,256	-15.11%	139.87%	129,128,036	-610,196	-0.47%	164.53%
2019	180,706,577	420,382	0.23%	201.39%	239,562,910	-26,069,521	-9.81%	116.33%	128,359,504	-768,532	-0.60%	162.96%
2020	163,752,141	-16,954,436	-9.38%	173.11%	222,402,963	-17,159,947	-7.16%	100.84%	128,702,960	343,456	0.27%	163.66%

Rate Ann.%chg: Irrigated **10.57%** Dryland **7.22%** Grassland **10.18%**

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	22,146	--	--	--	0	--	--	--	219,531,620	--	--	--
2011	22,008	-138	-0.62%	-0.62%	0	0			238,865,796	19,334,176	8.81%	8.81%
2012	21,876	-132	-0.60%	-1.22%	0	0			284,255,608	45,389,812	19.00%	29.48%
2013	21,603	-273	-1.25%	-2.45%	0	0			352,982,469	68,726,861	24.18%	60.79%
2014	21,646	43	0.20%	-2.26%	0	0			524,779,268	171,796,799	48.67%	139.04%
2015	21,475	-171	-0.79%	-3.03%	0	0			622,011,497	97,232,229	18.53%	183.34%
2016	21,217	-258	-1.20%	-4.19%	0	0			640,281,707	18,270,210	2.94%	191.66%
2017	21,192	-25	-0.12%	-4.31%	0	0			634,878,192	-5,403,515	-0.84%	189.20%
2018	21,191	-1	0.00%	-4.31%	0	0			575,067,853	-59,810,339	-9.42%	161.95%
2019	21,396	205	0.97%	-3.39%	0	0			548,650,387	-26,417,466	-4.59%	149.92%
2020	21,385	-11	-0.05%	-3.44%	0	0			514,879,449	-33,770,938	-6.16%	134.54%

Cnty# **73**
County **RED WILLOW**

Rate Ann.%chg: Total Agric Land **8.90%**

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	60,472,923	63,128	958			110,386,533	178,004	620			81,700,995	133,333	613		
2011	65,365,517	62,422	1,047	9.31%	9.31%	118,842,671	178,598	665	7.30%	7.30%	89,688,965	135,300	663	8.18%	9.46%
2012	92,373,180	62,036	1,489	42.20%	55.44%	124,383,738	180,114	691	3.78%	11.36%	89,574,800	130,628	686	3.44%	13.24%
2013	110,755,285	61,855	1,791	20.25%	86.92%	171,012,239	180,743	946	37.01%	52.57%	97,239,960	127,646	762	11.09%	25.80%
2014	161,078,114	61,793	2,607	45.58%	172.12%	262,447,381	181,014	1,450	53.24%	133.80%	128,539,130	127,483	1,008	32.36%	66.50%
2015	175,861,661	61,343	2,867	9.98%	199.27%	315,814,867	181,514	1,740	20.00%	180.57%	149,636,865	127,257	1,176	16.62%	94.17%
2016	192,765,404	60,650	3,178	10.86%	231.79%	312,293,257	179,327	1,741	0.09%	180.82%	164,929,515	127,713	1,291	9.83%	113.25%
2017	192,394,248	60,562	3,177	-0.05%	231.63%	312,825,956	179,655	1,741	-0.01%	180.79%	174,353,050	127,360	1,369	6.01%	126.06%
2018	180,646,193	60,722	2,975	-6.35%	210.56%	265,441,055	179,359	1,480	-15.01%	138.65%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	180,708,173	60,751	2,975	-0.01%	210.52%	239,656,069	179,406	1,336	-9.74%	115.41%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	163,752,141	56,488	2,899	-2.54%	202.62%	222,402,965	179,146	1,241	-7.06%	100.19%	128,702,962	199,894	644	-50.06%	5.07%

Rate Annual %chg Average Value/Acre:

11.71%

7.19%

0.50%

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	22,144	884	25			0	0				219,689,498	437,236	502		
2011	22,008	878	25	0.02%	0.02%	0	0				238,894,665	437,129	547	8.77%	8.77%
2012	21,881	873	25	0.00%	0.02%	0	0				284,685,163	437,034	651	19.19%	29.65%
2013	21,730	867	25	0.00%	0.02%	12,170	12	1,000			284,685,163	436,752	809	24.19%	61.00%
2014	21,687	866	25	0.00%	0.02%	0	0				524,958,375	436,834	1,202	48.55%	139.17%
2015	21,633	863	25	0.00%	0.02%	0	0				622,012,644	436,777	1,424	18.50%	183.43%
2016	21,219	847	25	0.00%	0.02%	0	0				640,140,561	436,531	1,466	2.97%	191.85%
2017	21,192	846	25	0.00%	0.02%	0	0				635,046,951	436,513	1,455	-0.79%	189.54%
2018	21,192	846	25	0.00%	0.02%	0	0				575,227,870	436,462	1,318	-9.41%	162.30%
2019	21,181	845	25	0.00%	0.01%	0	0				548,697,179	436,467	1,257	-4.61%	150.20%
2020	21,385	854	25	0.00%	0.02%	0	0				514,879,453	436,382	1,180	-6.15%	134.83%

73
RED WILLOW

Rate Annual %chg Average Value/Acre:

8.91%

(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
11,055	RED WILLOW	62,208,518	16,399,043	29,500,193	408,246,913	154,150,825	0	0	514,879,449	46,275,296	22,741,281	9,043,530	1,263,445,048
cnty sectorvalue % of total value:		4.92%	1.30%	2.33%	32.31%	12.20%			40.75%	3.66%	1.80%	0.72%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	BARTLEY	971,255	448,155	1,093,363	8,140,233	3,264,046	0	0	184,691	3,640	0	0	14,105,383
2.56%	%sector of county sector	1.56%	2.73%	3.71%	1.99%	2.12%			0.04%	0.01%			1.12%
	%sector of municipality	6.89%	3.18%	7.75%	57.71%	23.14%			1.31%	0.03%			100.00%
101	DANBURY	27,161	113,603	43,508	1,621,588	1,202,836	0	0	17,666	0	0	0	3,026,362
0.91%	%sector of county sector	0.04%	0.69%	0.15%	0.40%	0.78%			0.00%				0.24%
	%sector of municipality	0.90%	3.75%	1.44%	53.58%	39.75%			0.58%				100.00%
584	INDIANOLA	490,134	1,181,802	1,615,738	19,197,773	3,129,405	0	0	532,085	0	691	0	26,147,628
5.28%	%sector of county sector	0.79%	7.21%	5.48%	4.70%	2.03%			0.10%		0.00%		2.07%
	%sector of municipality	1.87%	4.52%	6.18%	73.42%	11.97%			2.03%		0.00%		100.00%
80	LEBANON	29,879	48,066	22,755	867,993	35,463	0	0	0	0	0	0	1,004,156
0.72%	%sector of county sector	0.05%	0.29%	0.08%	0.21%	0.02%							0.08%
	%sector of municipality	2.98%	4.79%	2.27%	86.44%	3.53%							100.00%
7,698	MCCOOK	20,163,987	6,155,053	7,108,193	273,352,810	128,114,347	0	0	3,621	0	0	0	434,898,011
69.63%	%sector of county sector	32.41%	37.53%	24.10%	66.96%	83.11%			0.00%				34.42%
	%sector of municipality	4.64%	1.42%	1.63%	62.85%	29.46%			0.00%				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												
8,746	Total Municipalities	21,682,416	7,946,679	9,883,557	303,180,397	135,746,097	0	0	738,063	3,640	691	0	479,181,540
79.11%	%all municip.sectors of cnty	34.85%	48.46%	33.50%	74.26%	88.06%			0.14%	0.01%	0.00%		37.93%

73 RED WILLOW

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 : 8,640	Value : 1,176,552,973	Growth 6,541,827	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	414	2,184,243	244	3,436,945	303	3,519,098	961	9,140,286	
02. Res Improve Land	3,484	24,991,690	281	6,953,741	293	6,057,700	4,058	38,003,131	
03. Res Improvements	3,583	295,897,050	311	48,876,798	321	38,813,374	4,215	383,587,222	
04. Res Total	3,997	323,072,983	555	59,267,484	624	48,390,172	5,176	430,730,639	4,404,974
% of Res Total	77.22	75.01	10.72	13.76	12.06	11.23	59.91	36.61	67.34
05. Com UnImp Land	118	1,614,888	12	106,002	1	28,000	131	1,748,890	
06. Com Improve Land	539	14,252,298	32	793,433	18	1,262,789	589	16,308,520	
07. Com Improvements	542	121,914,223	36	7,434,459	38	8,808,232	616	138,156,914	
08. Com Total	660	137,781,409	48	8,333,894	39	10,099,021	747	156,214,324	321,746
% of Com Total	88.35	88.20	6.43	5.33	5.22	6.46	8.65	13.28	4.92
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,997	323,072,983	555	59,267,484	624	48,390,172	5,176	430,730,639	4,404,974
% of Res & Rec Total	77.22	75.01	10.72	13.76	12.06	11.23	59.91	36.61	67.34
Com & Ind Total	660	137,781,409	48	8,333,894	39	10,099,021	747	156,214,324	321,746
% of Com & Ind Total	88.35	88.20	6.43	5.33	5.22	6.46	8.65	13.28	4.92
17. Taxable Total	4,657	460,854,392	603	67,601,378	663	58,489,193	5,923	586,944,963	4,726,720
% of Taxable Total	78.63	78.52	10.18	11.52	11.19	9.97	68.55	49.89	72.25

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	6	111,383	1,777,774	0	0	0
19. Commercial	25	1,143,380	27,498,865	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	6	111,383	1,777,774
19. Commercial	0	0	0	25	1,143,380	27,498,865
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				31	1,254,763	29,276,639

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	56	4,478,870	56	4,478,870	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	56	4,478,870	56	4,478,870	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	467	130	206	803

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	36	610,530	363	56,972,948	1,639	326,222,965	2,038	383,806,443
28. Ag-Improved Land	2	135,753	153	31,868,178	441	111,184,788	596	143,188,719
29. Ag Improvements	2	4,331	154	14,069,645	467	44,060,002	623	58,133,978

30. Ag Total					2,661	585,129,140
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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	3	3.00	57,000	
32. HomeSite Improv Land	0	0.00	0	83	82.99	1,912,750	
33. HomeSite Improvements	1	0.00	3,640	83	0.00	9,843,332	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	8,220	22	153.23	196,386	
36. FarmSite Improv Land	0	0.00	0	118	498.42	1,322,416	
37. FarmSite Improvements	1	0.00	691	137	0.00	4,226,313	
38. FarmSite Total							
39. Road & Ditches	8	5.90	0	332	996.26	0	
40. Other- Non Ag Use	0	0.00	0	2	2.99	13,990	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	22	21.28	418,000	25	24.28	475,000	
32. HomeSite Improv Land	281	284.99	5,780,810	364	367.98	7,693,560	
33. HomeSite Improvements	290	0.00	29,742,038	374	0.00	39,589,010	1,815,107
34. HomeSite Total				399	392.26	47,757,570	
35. FarmSite UnImp Land	57	569.22	593,608	80	726.56	798,214	
36. FarmSite Improv Land	350	1,366.65	3,042,142	468	1,865.07	4,364,558	
37. FarmSite Improvements	426	0.00	14,317,964	564	0.00	18,544,968	0
38. FarmSite Total				644	2,591.63	23,707,740	
39. Road & Ditches	1,663	5,862.64	0	2,003	6,864.80	0	
40. Other- Non Ag Use	4	6.63	27,630	6	9.62	41,620	
41. Total Section VI				1,043	9,858.31	71,506,930	1,815,107

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	21,464.66	38.60%	63,856,713	39.63%	2,974.97
46. 1A	23,901.74	42.99%	71,101,442	44.12%	2,974.74
47. 2A1	3,581.16	6.44%	10,059,548	6.24%	2,809.02
48. 2A	2,414.82	4.34%	6,625,684	4.11%	2,743.76
49. 3A1	62.78	0.11%	166,054	0.10%	2,645.01
50. 3A	8.10	0.01%	12,464	0.01%	1,538.77
51. 4A1	1,801.56	3.24%	4,055,965	2.52%	2,251.36
52. 4A	2,368.83	4.26%	5,270,802	3.27%	2,225.07
53. Total	55,603.65	100.00%	161,148,672	100.00%	2,898.17
Dry					
54. 1D1	450.16	0.25%	571,704	0.26%	1,270.00
55. 1D	132,425.53	73.67%	168,180,597	75.37%	1,270.00
56. 2D1	4,682.47	2.61%	5,736,062	2.57%	1,225.01
57. 2D	23,758.79	13.22%	29,104,673	13.04%	1,225.01
58. 3D1	272.61	0.15%	309,413	0.14%	1,135.00
59. 3D	46.95	0.03%	53,288	0.02%	1,134.99
60. 4D1	11,082.57	6.17%	11,747,511	5.26%	1,060.00
61. 4D	7,025.63	3.91%	7,447,174	3.34%	1,060.00
62. Total	179,744.71	100.00%	223,150,422	100.00%	1,241.49
Grass					
63. 1G1	15,152.07	7.57%	13,628,325	10.54%	899.44
64. 1G	19,906.24	9.94%	16,830,154	13.02%	845.47
65. 2G1	37,912.58	18.94%	23,315,366	18.03%	614.98
66. 2G	95,176.89	47.54%	56,183,090	43.45%	590.30
67. 3G1	362.66	0.18%	212,161	0.16%	585.01
68. 3G	4,969.16	2.48%	2,959,757	2.29%	595.63
69. 4G1	25,560.81	12.77%	15,342,938	11.87%	600.25
70. 4G	1,169.58	0.58%	830,038	0.64%	709.69
71. Total	200,209.99	100.00%	129,301,829	100.00%	645.83
Irrigated Total					
Irrigated Total	55,603.65	12.74%	161,148,672	31.37%	2,898.17
Dry Total					
Dry Total	179,744.71	41.19%	223,150,422	43.45%	1,241.49
Grass Total					
Grass Total	200,209.99	45.88%	129,301,829	25.17%	645.83
72. Waste	849.59	0.19%	21,287	0.00%	25.06
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	436,407.94	100.00%	513,622,210	100.00%	1,176.93

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	122.11	361,742	16,028.42	46,381,893	39,453.12	114,405,037	55,603.65	161,148,672
77. Dry Land	154.58	191,751	17,079.39	21,120,401	162,510.74	201,838,270	179,744.71	223,150,422
78. Grass	157.62	184,570	22,457.95	17,831,943	177,594.42	111,285,316	200,209.99	129,301,829
79. Waste	0.00	0	173.38	4,347	676.21	16,940	849.59	21,287
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	434.31	738,063	55,739.14	85,338,584	380,234.49	427,545,563	436,407.94	513,622,210

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	55,603.65	12.74%	161,148,672	31.37%	2,898.17
Dry Land	179,744.71	41.19%	223,150,422	43.45%	1,241.49
Grass	200,209.99	45.88%	129,301,829	25.17%	645.83
Waste	849.59	0.19%	21,287	0.00%	25.06
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	436,407.94	100.00%	513,622,210	100.00%	1,176.93

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 Bartley (3)	48	140,619	172	591,090	176	7,682,069	224	8,413,778	358,553
83.2 Danbury (5)	36	98,126	62	33,141	65	1,490,321	101	1,621,588	0
83.3 Indianola (2)	60	171,396	284	1,062,934	297	18,042,726	357	19,277,056	120,996
83.4 Lebanon (4)	46	13,869	46	16,774	49	837,350	95	867,993	0
83.5 Mccook (1)	224	1,760,233	2,920	23,287,751	2,996	267,844,584	3,220	292,892,568	1,614,342
83.6 Rural (7)	276	3,031,553	241	4,858,207	268	30,000,757	544	37,890,517	787,692
83.7 Suburban (6)	271	3,924,490	333	8,153,234	364	57,689,415	635	69,767,139	1,523,391
84 Residential Total	961	9,140,286	4,058	38,003,131	4,215	383,587,222	5,176	430,730,639	4,404,974

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bartley (3)	5	16,902	22	389,075	23	2,973,678	28	3,379,655	0
85.2	Danbury (5)	8	6,914	14	22,016	14	1,173,906	22	1,202,836	0
85.3	Indianola (2)	20	56,117	36	159,330	38	2,956,220	58	3,171,667	0
85.4	Lebanon (4)	3	244	7	916	7	34,303	10	35,463	0
85.5	Mccook (1)	82	1,534,711	459	13,671,961	459	114,746,045	541	129,952,717	102,981
85.6	Rural (7)	2	28,300	16	1,173,687	37	6,170,623	39	7,372,610	0
85.7	Suburban (6)	11	105,702	35	891,535	38	10,102,139	49	11,099,376	218,765
86	Commercial Total	131	1,748,890	589	16,308,520	616	138,156,914	747	156,214,324	321,746

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,371.52	6.02%	11,188,809	9.21%	983.93
88. 1G	18,874.61	9.99%	15,988,214	13.16%	847.08
89. 2G1	36,425.33	19.28%	21,940,686	18.05%	602.35
90. 2G	92,202.20	48.79%	54,340,913	44.72%	589.37
91. 3G1	255.53	0.14%	149,490	0.12%	585.02
92. 3G	3,738.36	1.98%	2,216,844	1.82%	593.00
93. 4G1	25,240.08	13.36%	15,049,602	12.38%	596.26
94. 4G	865.76	0.46%	652,297	0.54%	753.44
95. Total	188,973.39	100.00%	121,526,855	100.00%	643.09
CRP					
96. 1C1	332.69	17.58%	422,520	18.30%	1,270.01
97. 1C	348.07	18.39%	442,054	19.15%	1,270.01
98. 2C1	788.45	41.66%	965,869	41.84%	1,225.02
99. 2C	159.32	8.42%	195,173	8.45%	1,225.04
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	41.62	2.20%	47,238	2.05%	1,134.98
102. 4C1	222.53	11.76%	235,884	10.22%	1,060.01
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,892.68	100.00%	2,308,738	100.00%	1,219.82
Timber					
105. 1T1	3,447.86	36.90%	2,016,996	36.90%	585.00
106. 1T	683.56	7.32%	399,886	7.32%	585.00
107. 2T1	698.80	7.48%	408,811	7.48%	585.02
108. 2T	2,815.37	30.13%	1,647,004	30.13%	585.00
109. 3T1	107.13	1.15%	62,671	1.15%	585.00
110. 3T	1,189.18	12.73%	695,675	12.73%	585.00
111. 4T1	98.20	1.05%	57,452	1.05%	585.05
112. 4T	303.82	3.25%	177,741	3.25%	585.02
113. Total	9,343.92	100.00%	5,466,236	100.00%	585.00
<hr/>					
Grass Total	188,973.39	94.39%	121,526,855	93.99%	643.09
CRP Total	1,892.68	0.95%	2,308,738	1.79%	1,219.82
Timber Total	9,343.92	4.67%	5,466,236	4.23%	585.00
<hr/>					
114. Market Area Total	200,209.99	100.00%	129,301,829	100.00%	645.83

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

73 Red Willow

	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	408,246,913	430,730,639	22,483,726	5.51%	4,404,974	4.43%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	46,275,296	47,757,570	1,482,274	3.20%	1,815,107	-0.72%
04. Total Residential (sum lines 1-3)	454,522,209	478,488,209	23,966,000	5.27%	6,220,081	3.90%
05. Commercial	154,150,825	156,214,324	2,063,499	1.34%	321,746	1.13%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	154,150,825	156,214,324	2,063,499	1.34%	321,746	1.13%
08. Ag-Farmsite Land, Outbuildings	22,699,661	23,707,740	1,008,079	4.44%	0	4.44%
09. Minerals	9,043,530	4,478,870	-4,564,660	-50.47	0	-50.47%
10. Non Ag Use Land	41,620	41,620	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	31,784,811	28,228,230	-3,556,581	-11.19%	0	-11.19%
12. Irrigated	163,752,141	161,148,672	-2,603,469	-1.59%		
13. Dryland	222,402,963	223,150,422	747,459	0.34%		
14. Grassland	128,702,960	129,301,829	598,869	0.47%		
15. Wasteland	21,385	21,287	-98	-0.46%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	514,879,449	513,622,210	-1,257,239	-0.24%		
18. Total Value of all Real Property (Locally Assessed)	1,155,337,294	1,176,552,973	21,215,679	1.84%	6,541,827	1.27%

2021 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$256,674
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$15,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$29,500 computer and GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$28,916

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?
	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.redwillow.gworks.com
8.	Who maintains the GIS software and maps?
	Office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS to verify land use
10.	When was the aerial imagery last updated?
	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?
	McCook is zoned.
4.	When was zoning implemented?
	October 2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Stanard Appraisal
2.	GIS Services:
	gWorks, Inc
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, for both the commercial and oil and gas mineral appraisals
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county requires that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Red Willow County

1.	Valuation data collection done by:														
	The county assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.</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	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.	2	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.	3	Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.	4	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.	6	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.	AG	Agricultural homes and outbuildings
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6	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.														
AG	Agricultural homes and outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach and the sales comparison approach are both used to estimate the market value of residential property.														
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?														
	Yes, depreciation tables are established using local market information.														
5.	Are individual depreciation tables developed for each valuation group?														
	Yes, for each neighborhood in McCook. The rest are by valuation group.														
6.	Describe the methodology used to determine the residential lot values?														
	Sales studies of vacant lots are conducted and values are established by the square foot.														
7.	How are rural residential site values developed?														
	Costs to improve the sites with sewer, water and electricity were studied along with vacant land 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, Currently there are no applications on file.																																							
10.	<table border="1"> <thead> <tr> <th data-bbox="201 352 363 436"><u>Valuation Group</u></th> <th data-bbox="363 352 651 436"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 352 906 436"><u>Date of Costing</u></th> <th data-bbox="906 352 1175 436"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 352 1484 436"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="201 436 363 495">1</td> <td data-bbox="363 436 651 495">2018-2020</td> <td data-bbox="651 436 906 495">2018</td> <td data-bbox="906 436 1175 495">2019-2020</td> <td data-bbox="1175 436 1484 495">2017-2020</td> </tr> <tr> <td data-bbox="201 495 363 554">2</td> <td data-bbox="363 495 651 554">2019</td> <td data-bbox="651 495 906 554">2018</td> <td data-bbox="906 495 1175 554">2019</td> <td data-bbox="1175 495 1484 554">2019</td> </tr> <tr> <td data-bbox="201 554 363 613">3</td> <td data-bbox="363 554 651 613">2015</td> <td data-bbox="651 554 906 613">2015</td> <td data-bbox="906 554 1175 613">2010</td> <td data-bbox="1175 554 1484 613">2019</td> </tr> <tr> <td data-bbox="201 613 363 672">4</td> <td data-bbox="363 613 651 672">2015</td> <td data-bbox="651 613 906 672">2008</td> <td data-bbox="906 613 1175 672">2010</td> <td data-bbox="1175 613 1484 672">2019</td> </tr> <tr> <td data-bbox="201 672 363 730">6</td> <td data-bbox="363 672 651 730">2017</td> <td data-bbox="651 672 906 730">2012</td> <td data-bbox="906 672 1175 730">2018</td> <td data-bbox="1175 672 1484 730">2016-2020</td> </tr> <tr> <td data-bbox="201 730 363 781">AG</td> <td data-bbox="363 730 651 781">2015</td> <td data-bbox="651 730 906 781">2012</td> <td data-bbox="906 730 1175 781">2018</td> <td data-bbox="1175 730 1484 781">2016-2020</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2018-2020	2018	2019-2020	2017-2020	2	2019	2018	2019	2019	3	2015	2015	2010	2019	4	2015	2008	2010	2019	6	2017	2012	2018	2016-2020	AG	2015	2012	2018	2016-2020
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	Costing for outbuildings 2010, Ag homes costing 2012																																							

2021 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:				
	The county assessor and staff, and by the contracted appraisal service				
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	McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.			
	2	Bartley, Danbury, Indianola, and Lebanon - all small villages in the county. Each have few basic services and amenities with little commercial activity.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.				
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?				
	Yes, the depreciation tables are developed using local market information varying by occupancy codes.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.				
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	2016	2015	2016	2016
	2	2016	2015	2016	2016
	Grain elevators were physically inspected and revalued for the 2018 assessment year with the help of Stanard Appraisal. 2020--pickup work was completed.				

2021 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:							
	The county assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no discernible differences throughout the county to warrant establishing market areas.</td> <td style="text-align: center;">2016-2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no discernible differences throughout the county to warrant establishing market areas.	2016-2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences throughout the county to warrant establishing market areas.	2016-2020						
3.	Describe the process used to determine and monitor market areas.							
	<p>Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.</p> <p>Mailed out new GIS maps and letters to the farmers asking for new FSA maps or updated land use for townships 1 and 2.</p>							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Farm home sites and rural residential home sites are valued the same.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	A contract appraiser was hired to help establish values for the feed lots.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	CREP, CRP, and EQUIP							
	<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

2020 AMENDED PLAN OF ASSESSMENT FOR RED5 WILLOW COUNTY
ASSESSMENT YEARS 2021, 2022 AND 2023
DATE: SEPTEMBER 17, 2020

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	5,190	60.07%	35.29%
Commercial	738	08.54%	13.41%
Agricultural	2,654	30.72%	50.52%
Mineral Interest	58	00.67%	00.78%

Agricultural Land – taxable acres:

Irrigated	56,487.96	12.94%
Dry	179,146.19	41.05%
Grass	199,894.24	45.81%
Waste	853.52	00.20%

For more information see 2020 Reports & Opinions, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The county assessor prepares the assessment roll according to section 77-129 and described in section 77-303. The assessor follows all the rules and regulations made under Chapter 77 and supervises all reappraisals in the county. Other duties of the assessor include managing the staff, preparing the budget, filing claims for payment of the expenses for the assessor's office. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The assessor meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. The assessor prepares information for protests & attends the hearings before the county board of equalization. The evidence for Tax Equalization and Review Commission hearings are prepared by the assessor and the commercial appraiser, if necessary. They also attend with hearings with the deputy

county attorney. The centrally assessed values are checked and certified to the political subdivisions by the assessor. The assessor studies the statistics to determine which areas need a review or reappraisal. The assessor also oversees the six-year physical inspection of real estate.

The Deputy Assessor handles the real estate transfers, including changing ownership on the record cards and computer records. She files the sales electronically with the state and prepares sales books for our office's use and the public's use. The sales books include sales sheets with the purchase price and date, general information and pictures of the property. Real estate splits are done by the deputy including splitting out the parcel on GIS and creating new parcel information in the computer. The deputy also prepares questionnaires for mailing to the buyer and seller to verify sold properties. She maintains the GIS maps and keeps them current. When necessary the deputy assists the assessor with personnel matters, including interviewing applicants for employment. The deputy assists the assessor with all reports and assumes the duties in the absence of the assessor.

The Assessor's Assistant is in charge of data collection and 6-year physical inspections for appraisal work and new construction. She takes measurements and gathers the information necessary to appraise the property, takes pictures and does some of the data entry in the CAMA program. The assistant is currently training other girls in the office to help with data collection. She also keeps the files up to date on the building permits from the city, other villages and the county zoning administrator. The assistant maintains the records for the six-year physical inspections.

The Assessor's Clerk assists the assessor's assistant with data collection and reappraisal work. The clerk reviews the realtor site and prints out information on properties that are listed for sale. The clerk is in charge of preparing and mailing out personal property returns and also the reminder notices that are sent out later. She is currently training under the deputy assessor to work real estate transfers including changing ownership on the record cards and computer records.

The newest Assessor's Clerk has been employed for eight months so she is in the training stages. She is learning the computer system and has helped change the records on address changes. The clerk assisted with personal property and homestead exemptions. She is currently helping with the data collection and 6-year physical inspections.

The entire staff is trained to handle personal property returns including reviewing the taxpayer's depreciation worksheets. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the CAMA program. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The County Assessor, Deputy Assessor and Assessor's Assistant all hold an assessor's certificate with the State of Nebraska. The assessor attends the Assessor's workshops, IAAO courses, as

well as other meetings to keep informed about new legislation and changes. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal and assistance with commercial appraisals and pickup work. It also includes expenses for fuel costs for sales reviews and on-site inspections. The budget contains a line item for the geographical information system.

The 2020 budget for the Red Willow County Assessor's office is \$256,674.00.

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. We are planning to mail letters and new maps to all agricultural property owners to see if there are changes on their agland that have not been reported to us. We use the most current soil conversion. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We have maps drawn when a new subdivision is filed. The county surveyor assists us with questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Information in the record card includes square feet of the improvement, quality, condition, year built, number of bathrooms, basement information, sketches and photos. The record cards are updated from information recorded with the county clerk, clerk of the district court and county court.

D. Software for CAMA, Assessment Administration, GIS

In April 2019 we converted our computer system from Thomson Reuters to MIPS. We are still reviewing some of the information that converted to MIPS. We have a contract with GIS Workshop Inc. for technical support & the GIS website.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural.

Residential Property: We review the residential statistics for the roster period and begin with the areas that are falling below the acceptable median of 92-100% of market value. The assessor's assistant and a staff member conduct the physical residential inspections. Current data is checked for accuracy, notes are made about the quality and condition and a new photograph is taken of the improvements. New structures or items that are discovered when doing the inspections are measured and the necessary information is collected. Full reappraisals are done as needed. We are working to get all the residential property on updated pricing and new depreciation tables.

Pickup work on real property is done annually using information from building permits and other sources. Building permits are provided by the McCook city office, the village of Indianola and the county zoning administrator. The smaller villages have no offices so permits are not available. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished. Residential properties are all valued using the cost approach. The characteristics of houses and outbuildings are entered into the MIPS CAMA system. Some of the information entered includes the square foot of the house, quality, condition, year built, number of bathrooms, basements and basement finish. The system will then calculate the replacement cost as if the structure were to be built new.

Depreciation tables are developed by analyzing the sales in each neighborhood. This depreciation is applied to the RCN (replacement cost new) to determine the final market value for each property.

Commercial Property: We contracted with Stanard Appraisal to conduct our 2017 commercial reappraisal. In 2016, they physically inspected each commercial property and took new measurements, made notes about the quality and condition, took new photographs and visited with owners when possible. They collected income and expense information and rental rates to use in their analysis to arrive at market value. Stanard Appraisal determines the final market value by using the three approaches to value which are: sales comparison, income, and cost approach.

The assessor and staff do the data entry in our MIPS CAMA system that is reviewed by Stanard Appraisal when calculating the final value. The commercial appraiser, assessor assistant and/or a staff member collects the measurements and information for our pickup work, they do the data entry and the appraisal company sets the final values. We currently have a contract with Stanard Appraisal who will continue to appraise our commercial property for pickup work and review.

Agricultural: A market analysis of agricultural land by land class is done annually by the assessor. We keep a spreadsheet with all the agland sales to help us determine the values. We put the most emphasis on the sales that are predominately one land class, such as irrigated, dry or grass. We use our GIS imagery or physical inspections to meet the six-year review on agland.

Level of Value for assessment year 2020

<u>Property Class</u>	<u>Median</u>
Residential	93.00
Commercial	96.00
Agricultural	70.00

For more information regarding statistical measures see 2020 Reports & Opinions.

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the real property abstract, assessed value update (AVU), personal property abstract, the certification of values, the school district taxable value report, homestead exemption average assessed value report, 3-year plan of assessment, homestead exemption summary certificate, personal property tax loss summary and certificate of taxes levied. The assessor certifies taxable valuations and growth value to political subdivisions by August 20th. The assessor's office prepares the tax list and delivers it to the treasurer before the deadline. There are also tax list corrections filed throughout the year.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We file the applications with the Nebraska Department of Revenue by August 1st of each year.

Personal property returns are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year and any new businesses or farmers we are aware of. The middle of April we send out a reminder postcard to anyone that has not yet filed. Penalties on personal property are applied to late filings as the law requires. For 2020 because of the covid pandemic we followed the guidelines in executive order #20-17 issued by the governor regarding penalties and the \$10,000 exemption.

Our real estate transfers are timely completed and electronically filed with the Property Assessment Division. A questionnaire is sent to both the buyer and seller for all classes of property to help determine if the sale was an arms length transaction.

Assessment Actions Planned for Assessment Year 2021

Residential (and/or subclasses):

We will continue to review the data that rolled to MIPS for the rest of the residential property. We have started the physical inspections for rural and suburban residential property and outbuildings. We hope to update pricing and use new depreciation tables for the remaining neighborhoods in McCook that we did not get done for 2020. We will study the land sales to see if land in the remaining McCook neighborhoods need an increase. We will review the statistics and identify any problem areas that we need to address for 2020. All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections.

Commercial (and/or subclasses):

Stanard Appraisal will help us with our pickup work. Our office will continue to review the current sales of each occupancy as well as gathering rent and expense information.

Agricultural Land (and/or subclasses):

We have started the six-year review of agland on our GIS imagery. We plan to send new GIS maps to the owners and update land use based on data they provide. We will continue to verify CREP and CRP land when it is available. Our office will continue to study all land sales to determine the market value. All sales are reviewed for land use on GIS.

Assessment Actions Planned for Assessment Year 2022

Residential (and/or subclasses):

We will be working on a reappraisal for Bartley, Danbury and Lebanon. We plan to use new costing and develop new depreciation tables. The statistics will be studied on all areas to determine if any other reviews or updates are needed. We will finish the physical inspections on the rural and suburban residential properties and outbuildings. We may begin physical inspections in McCook if time allows.

Commercial (and/or subclasses):

An outside appraisal company will assist us with commercial pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required. We will begin the 6-year physical inspection for commercial property.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller.

Assessment Actions planned for Assessment Year 2023

Residential (and/or subclasses):

We will continue to complete physical inspections on residential properties to meet the required 6-year inspections. Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work will be completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and updates will be made based on the current market.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually.

Other duties performed by the assessor's office:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law:
 - a. Real Property Abstract
 - b. Assessed Value Update (AVU)
 - c. Personal Property Abstract
 - d. School District Taxable Value Report
 - e. Certification of Value to Political Subdivisions
 - f. Homestead Exemption Average Assessed Value
 - g. 3-Year Plan of Assessment
 - h. Homestead Exemption Summary Certificate
 - i. Personal Property Tax Loss Summary
 - j. Certificate of Taxes Levied Report (CTL)
 - k. Report of all Exempt Property and Taxable Government Owned Property
3. Personal Property: The assessor's office oversees the annual filing of 1189 schedules; prepare notices for incomplete filings or failure to file and penalties are applied, as required.
4. Permissive Exemptions: The assessor's office oversees the annual filing of applications for new or continued exempt use, reviews the use and makes recommendations to the county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose and send notices of intent to tax.

6. Homestead Exemptions: The assessor's office manages 429 annual filings of exemption applications, reviews the applications to approve or disapprove, sends reminder notices and provides taxpayer assistance.
7. Centrally Assessed Property: The assessor reviews the valuations that have been certified by PTA for railroads and public service entities, creates a parcel for each record and verifies the value.
8. Tax Increment Financing: The assessor verifies the base and excess value for parcels that are in community redevelopment projects. They also process any new TIF projects and notice to divide paperwork.
9. Tax Districts and Tax Rates: The assessor's office oversees the school district and other tax entity boundary changes and reviews the tax rates prior to being certified.
10. Tax Lists: The assessor's office prepares and certifies the tax lists to the county treasurer.
11. Tax List Corrections: The assessor prepares tax list corrections when necessary, to file with the county treasurer.
12. County Board of Equalization: The assessor prepares information for protests and attends the hearings of the county board of equalization.
13. TERC Appeals: The assessor prepares information for TERC hearings and attends the hearings with TERC to defend the county's valuation.
14. TERC Statewide Equalization: The assessor attends statewide equalization hearings before TERC and provides explanations of the county's actions.
15. Education: The assessor and deputy assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Respectfully submitted,

Kristi Korell
Kristi Korell
Red Willow County Assessor

9/17/20
Date