

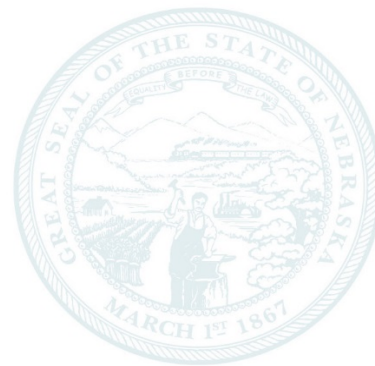
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CLAY COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Clay County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Clay County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Brenda Hansen, Clay County Assessor

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Introduction

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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. 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 generally accepted mass appraisal techniques 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 for 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 the assessment performance of the county assessor, the Division staff 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 values 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 PTA 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. This chart and the analyses of factors impacting the COD are considered 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:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 generally accepted mass appraisal techniques. 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.

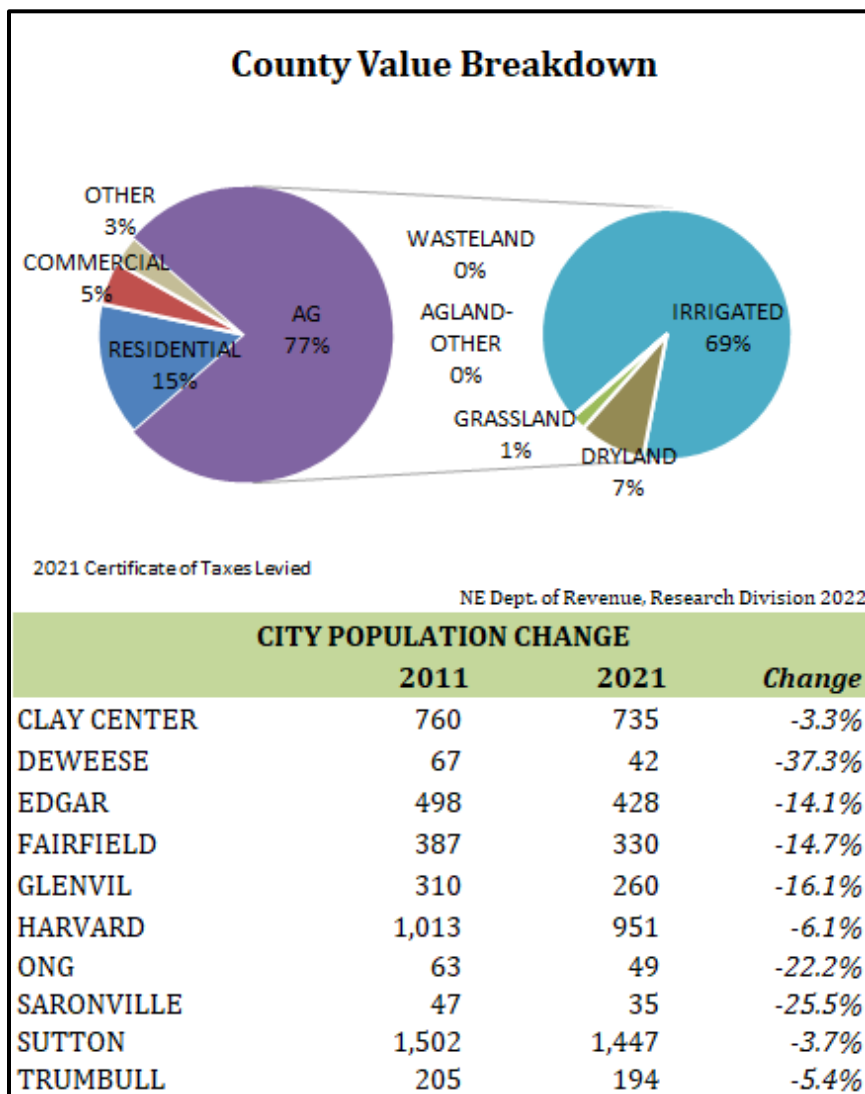
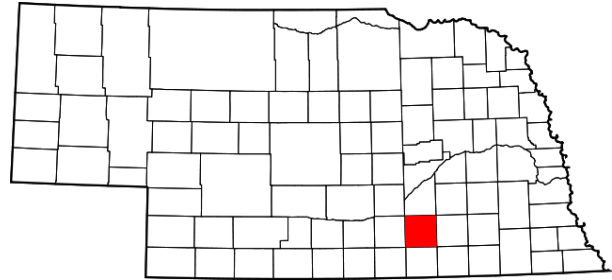
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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 either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 572 square miles, Clay County has 6,104 residents, per the Census Bureau Quick Facts for 2020, a 7% population decline from the 2010 U.S. Census. Reports indicate that 80% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$92,968 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Clay County are located in and around Sutton, the largest town in the county. According to the latest information available from the U.S. Census Bureau, there are 194 employer establishments with total employment of 1,122, a slight change.

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

2022 Residential Correlation for Clay County

Assessment Actions

For the residential class, the county assessor conducted a reappraisal of Deweese and the NAD subdivisions along highway six. New depreciation tables were created and calculated. This was a review of approximately 283 parcels as well as a land use study in several small townships throughout the county.

New costing was updated, and equalization adjustments were made. Percent increases were determined and made to improvement values in Clay Center, Edgar, Fairfield, Harvard, Sutton, and all rural residential. Residential improvements in the Harvard Courts and Trumbull received a slight decrease in value.

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

Assessment Practice Review

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

A sales verification and qualification review was completed and Clay County has qualified 57% of available sales for measurement which falls near the state average usability rate. Review of the sales rosters also indicated that there is no apparent bias in the qualification determinations by the county assessor.

Clay county has 14 valuation groups that reflect the assessor locations. Several of these valuation groups have very few sales during the study period and due to the economic influence in each of these valuation groups, some of the valuation groups should be combined.

During a review of the six-year inspection, it was determined that the county assessor is current with the statutory requirements and all parcels reviewed have documentation of inspection dates. Residential depreciation tables and costing are from 2011 through 2021 depending on the valuation groups. As a physical review is completed in an area, the costing and tables are updated. All residential will be updated within the next three years. The assessor does have a written valuation methodology on file.

Description of Analysis

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

2022 Residential Correlation for Clay County

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

For the residential class, there were 171 sales representing all valuation groups. Review of the overall statistical profile show two of the three measures of central tendency are within range. The mean is high and attributed to five outlier sales. Removal of these sales also lower the COD and PRD into a range acceptable by IAAO standards.

When stratified by valuation groups, only the Valuation Groups 1, 3, 4, 6, and 12 have enough sales for independent measurement. Although the remaining valuation groups do not have sufficient sales, they do generally have ratios within the acceptable range, and have been valued at equitable levels.

Analysis of the 2022 County Abstract of Assessment for Real Property Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicated a change in value of approximately 5% to the residential class excluding growth.

Equalization and Quality of Assessment

Based on the analysis of all available information, residential property in Clay County is valued uniformly and in compliance with generally accepted mass appraisal techniques.

2022 Residential Correlation for Clay County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	92.11	111.88	90.86	42.99	123.41
2	2	97.50	97.50	97.58	00.10	99.92
3	13	96.86	116.39	100.32	24.63	116.02
4	12	92.41	116.85	81.36	53.46	143.62
5	3	92.40	95.07	83.93	31.01	113.27
6	23	98.14	105.24	88.77	28.78	118.55
7	4	99.82	101.90	106.09	14.91	96.05
10	5	96.67	129.04	73.22	63.24	176.24
11	3	97.58	98.96	98.03	03.06	100.95
12	63	93.01	96.97	91.38	25.57	106.12
13	8	92.64	101.69	90.10	25.91	112.86
14	5	91.68	100.20	92.32	30.90	108.54
____ALL____	171	95.17	104.94	90.64	31.10	115.78

Level of Value

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

2022 Commercial Correlation for Clay County

Assessment Actions

After a review of sales, the Clay County Assessor decided not to make any adjustments to the commercial class for 2022.

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

Assessment Practice Review

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

The sales verification and qualification review indicated that Clay county is near the state average for sales usability. All nonqualified commercial sales have a documented reason for disqualification. While Clay County does have a small number of commercial sales, no bias was detected, and all arm's-length transactions were available for measurement.

Clay County has four commercial valuation groups with a wide variety of characteristics due to the Naval Ammunition Depot, and an assortment of commercial businesses. Each valuation group is aligned with the assessor location and utilizes different depreciation tables. Tables are dated from 2011 to 2019. All properties are being updated with new costing as they are inspected and reviewed. Clay county is up to date with their six-year inspection cycle.

Description of Analysis

Clay County recognized four valuation groups for the commercial class.

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

A review of the statistical profile for commercial property shows 29 qualified sales with two measures of central tendency within the range, while the weighted mean is slightly low. The COD and PRD are both high. The PRD is at 119% indicating a clearly regressive pattern of the statistics. By removing four high ratios from the statistics, the PRD is greatly improved, but the COD does not change. Removal of extreme ratios on each end of the array shifts the median from 90 to 98%, suggesting while the level of value is near the acceptable range; the median is not a reliable indicator of the level of value of the class.

2022 Commercial Correlation for Clay County

By valuation group, only Valuation Group 12 has more than a few sales. For this valuation group all measures of central tendency are out of the range. The sale ratios on each side of the median range from 88-100% indicating that the median could shift significantly as sales come in and out of the ratio. Review of the sale price substratum reveals that while the PRD is high, the sales price range does not display a clearly regressive pattern, indicating the extreme ratios in the sample are impacting the qualitative measure. Based on all the evidence, this statistic is not reliable for determining a point estimate of the subclass. A sub stat of these 11 sales appears after the commercial statistical profile in the Appendix.

Comparison of the statistics and the 2022 County Abstract of Assessment for Real Property Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicated a 1% change in commercial value excluding growth.

Equalization and Quality of Assessment

Based on the analysis of the assessment actions of the county assessor, the commercial property class in Clay County is deemed to be equalized and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	91.10	95.48	80.80	26.77	118.17
3	2	82.78	82.78	34.93	55.62	179.73
4	3	88.70	86.92	84.47	13.19	102.90
5	1	84.13	84.13	84.13	00.00	100.00
6	5	104.15	114.99	119.17	18.25	96.49
8	1	98.52	98.52	98.52	00.00	100.00
9	1	94.19	94.19	94.19	00.00	100.00
12	11	89.39	102.05	88.71	45.47	115.04
14	1	90.73	90.73	90.73	00.00	100.00
____ALL____	29	94.19	97.70	82.43	29.12	118.52

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Clay County is determined to be at the statutory level of value of 100% of market value.

2022 Agricultural Correlation for Clay County

Assessment Actions

For the 2022 assessment year, the Clay County Assessor reviewed agricultural sales and land values. Land values were increased approximately 3% in irrigated land and 13% in dryland this year while grassland saw a slight decrease of 1%.

All pick-up and permit work were completed and placed on the assessment rolls.

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 verification and qualification was reviewed for Clay County agriculture property and usability rates were near the state average rate. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of the agricultural class.

Clay County has one market area and has not seen any differences in soil types or sales prices across the county to justify adding a second market area. There are not any special value applications on file, and feedlots compose most of the intensive use in the county. on the county assessor needs to prioritize the identification of government programs over the next year.

Description of Analysis

Analysis of the overall statistical profile for agricultural land reveals 72 qualified sales with all three levels of central tendency within the acceptable range. The COD is also in the IAAO recommended parameters.

The 80% Majority Land Use (MLU) by Market Area shows sales in both irrigated land and dryland during this study period. Irrigated land falls within the acceptable ranges while dryland with only 5 sales is fairly low but does not have a sufficient sample of sales to be statistically meaningful. Dryland was increased this year in recognition of the slightly increasing market; dryland values are near the middle of the array when compared to adjoining counties and are equalized.

The Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) reflects the overall effect of the county assessor's assessment actions.

Equalization and Quality of Assessment

Review of the statistical sample, comparable counties and assessment practices indicate that Clay County agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are believed to have achieved equalized values. The quality of assessment in the agricultural land class of property in Clay County complies with generally accepted mass appraisal techniques.

2022 Agricultural Correlation for Clay County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	62	70.16	72.89	70.73	12.97	103.05
1	62	70.16	72.89	70.73	12.97	103.05
<u> Dry </u>						
County	5	62.81	67.38	65.20	09.12	103.34
1	5	62.81	67.38	65.20	09.12	103.34
<u> ALL </u>						
	72	69.78	72.94	70.85	13.51	103.24

Level of Value

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

2022 Opinions of the Property Tax Administrator for Clay County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Clay County

Residential Real Property - Current

Number of Sales	171	Median	95.17
Total Sales Price	\$17,769,845	Mean	104.94
Total Adj. Sales Price	\$17,769,845	Wgt. Mean	90.64
Total Assessed Value	\$16,106,180	Average Assessed Value of the Base	\$70,032
Avg. Adj. Sales Price	\$103,917	Avg. Assessed Value	\$94,188

Confidence Interval - Current

95% Median C.I	91.68 to 97.59
95% Wgt. Mean C.I	86.48 to 94.79
95% Mean C.I	96.51 to 113.37
% of Value of the Class of all Real Property Value in the County	11.93
% of Records Sold in the Study Period	5.15
% of Value Sold in the Study Period	6.92

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	165	95	94.90
2020	156	95	95.27
2019	164	97	96.71
2018	155	98	98.25

2022 Commission Summary for Clay County

Commercial Real Property - Current

Number of Sales	29	Median	94.19
Total Sales Price	\$3,721,670	Mean	97.70
Total Adj. Sales Price	\$3,721,670	Wgt. Mean	82.43
Total Assessed Value	\$3,067,805	Average Assessed Value of the Base	\$149,320
Avg. Adj. Sales Price	\$128,333	Avg. Assessed Value	\$105,786

Confidence Interval - Current

95% Median C.I	84.13 to 103.58
95% Wgt. Mean C.I	68.65 to 96.21
95% Mean C.I	80.33 to 115.07
% of Value of the Class of all Real Property Value in the County	4.98
% of Records Sold in the Study Period	4.46
% of Value Sold in the Study Period	3.16

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	26	100	99.67
2020	21	100	93.57
2019	32	99	99.12
2018	29	97	97.30

18 Clay
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 171
 Total Sales Price : 17,769,845
 Total Adj. Sales Price : 17,769,845
 Total Assessed Value : 16,106,180
 Avg. Adj. Sales Price : 103,917
 Avg. Assessed Value : 94,188

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 105
 COD : 31.10
 PRD : 115.78

COV : 53.56
 STD : 56.21
 Avg. Abs. Dev : 29.60
 MAX Sales Ratio : 472.56
 MIN Sales Ratio : 34.46

95% Median C.I. : 91.68 to 97.59
 95% Wgt. Mean C.I. : 86.48 to 94.79
 95% Mean C.I. : 96.51 to 113.37

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	20	94.62	101.22	100.07	20.34	101.15	62.69	212.65	89.74 to 102.98	79,797	79,855
01-JAN-20 To 31-MAR-20	9	113.19	107.96	94.95	21.40	113.70	72.59	144.72	74.01 to 142.29	79,611	75,593
01-APR-20 To 30-JUN-20	26	100.08	103.53	100.48	15.52	103.04	62.22	163.54	94.47 to 103.14	107,468	107,980
01-JUL-20 To 30-SEP-20	27	97.40	105.62	95.23	26.38	110.91	53.44	261.33	85.67 to 112.20	91,500	87,140
01-OCT-20 To 31-DEC-20	28	96.57	119.85	93.72	44.11	127.88	43.40	410.36	82.61 to 116.68	97,989	91,831
01-JAN-21 To 31-MAR-21	8	74.73	123.97	77.65	83.88	159.65	37.12	472.56	37.12 to 472.56	136,363	105,889
01-APR-21 To 30-JUN-21	24	91.38	94.27	82.57	31.23	114.17	34.46	330.48	66.90 to 101.06	126,238	104,233
01-JUL-21 To 30-SEP-21	29	85.46	96.40	82.58	33.41	116.74	48.50	239.08	74.13 to 104.26	114,773	94,777
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	82	97.59	104.14	98.16	21.52	106.09	53.44	261.33	94.78 to 101.66	92,404	90,704
01-OCT-20 To 30-SEP-21	89	90.27	105.68	85.05	40.87	124.26	34.46	472.56	81.21 to 95.43	114,525	97,399
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	90	98.10	109.68	96.41	28.63	113.76	43.40	410.36	95.17 to 102.22	96,943	93,465
<u>ALL</u>	171	95.17	104.94	90.64	31.10	115.78	34.46	472.56	91.68 to 97.59	103,917	94,188

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	30	92.11	111.88	90.66	42.99	123.41	43.40	472.56	73.74 to 101.66	102,568	92,992
2	2	97.50	97.50	97.58	00.10	99.92	97.40	97.59	N/A	75,250	73,433
3	13	96.86	116.39	100.32	24.63	116.02	83.58	261.33	92.67 to 141.10	77,608	77,854
4	12	92.41	116.85	81.36	53.46	143.62	37.12	410.36	71.14 to 125.79	91,021	74,053
5	3	92.40	95.07	83.93	31.01	113.27	53.44	139.38	N/A	117,717	98,798
6	23	98.14	105.24	88.77	28.78	118.55	34.46	239.08	89.75 to 104.26	80,830	71,756
7	4	99.62	101.90	106.09	14.91	96.05	85.67	122.71	N/A	15,375	16,311
10	5	96.67	129.04	73.22	63.24	176.24	54.96	244.45	N/A	47,700	34,927
11	3	97.58	98.96	98.03	03.06	100.95	95.17	104.14	N/A	61,168	59,963
12	63	93.01	96.97	91.38	25.57	106.12	37.06	297.90	85.34 to 99.57	129,563	118,393
13	8	92.64	101.69	90.10	25.91	112.86	70.11	154.89	70.11 to 154.89	100,438	90,496
14	5	91.68	100.20	92.32	30.90	108.54	53.50	165.85	N/A	155,884	143,906
<u>ALL</u>	171	95.17	104.94	90.64	31.10	115.78	34.46	472.56	91.68 to 97.59	103,917	94,188

18 Clay
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 171
 Total Sales Price : 17,769,845
 Total Adj. Sales Price : 17,769,845
 Total Assessed Value : 16,106,180
 Avg. Adj. Sales Price : 103,917
 Avg. Assessed Value : 94,188

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 105
 COD : 31.10
 PRD : 115.78

COV : 53.56
 STD : 56.21
 Avg. Abs. Dev : 29.60
 MAX Sales Ratio : 472.56
 MIN Sales Ratio : 34.46

95% Median C.I. : 91.68 to 97.59
 95% Wgt. Mean C.I. : 86.48 to 94.79
 95% Mean C.I. : 96.51 to 113.37

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	171	95.17	104.94	90.64	31.10	115.78	34.46	472.56	91.68 to 97.59	103,917	94,188
06											
07											
<u>ALL</u>	171	95.17	104.94	90.64	31.10	115.78	34.46	472.56	91.68 to 97.59	103,917	94,188

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	10	173.10	216.99	204.34	56.20	106.19	85.67	472.56	97.40 to 410.36	9,050	18,493
Less Than 30,000	23	154.05	186.05	174.41	47.19	106.67	85.67	472.56	115.64 to 218.77	16,807	29,312
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	171	95.17	104.94	90.64	31.10	115.78	34.46	472.56	91.68 to 97.59	103,917	94,188
Greater Than 14,999	161	94.31	97.99	90.06	25.16	108.81	34.46	330.48	89.92 to 96.83	109,810	98,890
Greater Than 29,999	148	92.48	92.34	88.77	21.30	104.02	34.46	239.08	87.90 to 95.35	117,455	104,270
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	10	173.10	216.99	204.34	56.20	106.19	85.67	472.56	97.40 to 410.36	9,050	18,493
15,000 TO 29,999	13	144.72	162.26	165.26	35.67	98.18	88.43	330.48	97.58 to 218.77	22,773	37,635
30,000 TO 59,999	21	102.49	109.84	106.52	20.64	103.12	59.68	239.08	94.47 to 118.83	45,694	48,672
60,000 TO 99,999	51	95.26	98.60	98.74	19.84	99.86	48.50	212.65	89.83 to 101.50	76,486	75,520
100,000 TO 149,999	35	85.34	81.48	81.01	23.96	100.58	34.46	165.85	71.14 to 94.27	125,314	101,511
150,000 TO 249,999	35	81.77	83.35	83.74	19.47	99.53	52.42	119.27	73.74 to 95.21	180,798	151,402
250,000 TO 499,999	6	84.83	93.67	94.33	17.93	99.30	78.11	118.26	78.11 to 118.26	301,500	284,403
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	171	95.17	104.94	90.64	31.10	115.78	34.46	472.56	91.68 to 97.59	103,917	94,188

18 Clay
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 29
 Total Sales Price : 3,721,670
 Total Adj. Sales Price : 3,721,670
 Total Assessed Value : 3,067,805
 Avg. Adj. Sales Price : 128,333
 Avg. Assessed Value : 105,786

MEDIAN : 94
 WGT. MEAN : 82
 MEAN : 98
 COD : 29.12
 PRD : 118.52

COV : 46.75
 STD : 45.67
 Avg. Abs. Dev : 27.43
 MAX Sales Ratio : 281.35
 MIN Sales Ratio : 27.86

95% Median C.I. : 84.13 to 103.58
 95% Wgt. Mean C.I. : 68.65 to 96.21
 95% Mean C.I. : 80.33 to 115.07

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	1	88.70	88.70	88.70	00.00	100.00	88.70	88.70	N/A	5,000	4,435
01-JAN-19 To 31-MAR-19	4	104.47	102.58	98.65	26.16	103.98	62.48	138.91	N/A	86,750	85,579
01-APR-19 To 30-JUN-19	4	108.48	149.00	110.39	46.92	134.98	97.69	281.35	N/A	52,500	57,955
01-JUL-19 To 30-SEP-19	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	170,170	170,170
01-OCT-19 To 31-DEC-19	1	104.15	104.15	104.15	00.00	100.00	104.15	104.15	N/A	37,000	38,535
01-JAN-20 To 31-MAR-20	4	86.76	83.69	77.79	12.93	107.58	60.81	100.44	N/A	96,375	74,968
01-APR-20 To 30-JUN-20	3	90.73	91.89	82.83	08.17	110.94	81.36	103.58	N/A	410,833	340,275
01-JUL-20 To 30-SEP-20	2	110.15	110.15	117.35	08.46	93.86	100.83	119.46	N/A	132,500	155,485
01-OCT-20 To 31-DEC-20	3	38.36	51.22	35.06	51.77	146.09	27.86	87.44	N/A	165,833	58,142
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	4	65.67	82.44	73.82	46.28	111.68	41.24	157.18	N/A	100,250	74,003
01-JUL-21 To 30-SEP-21	2	109.97	109.97	104.35	14.35	105.39	94.19	125.75	N/A	85,500	89,215
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	10	99.26	119.50	102.26	32.66	116.86	62.48	281.35	88.03 to 138.91	73,217	74,874
01-OCT-19 To 30-SEP-20	10	95.59	93.49	86.99	12.76	107.47	60.81	119.46	81.36 to 104.15	192,000	167,020
01-OCT-20 To 30-SEP-21	9	68.47	78.15	60.67	47.74	128.81	27.86	157.18	38.36 to 125.75	118,833	72,096
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	10	102.08	121.05	102.44	31.05	118.17	62.48	281.35	88.03 to 138.91	76,417	78,284
01-JAN-20 To 31-DEC-20	12	88.42	82.03	75.87	21.16	108.12	27.86	119.46	60.81 to 100.83	198,375	150,508
<u>ALL</u>	29	94.19	97.70	82.43	29.12	118.52	27.86	281.35	84.13 to 103.58	128,333	105,786

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	4	91.10	95.48	80.80	26.77	118.17	60.81	138.91	N/A	337,250	272,508
3	2	62.78	62.78	34.93	55.62	179.73	27.86	97.69	N/A	197,500	68,990
4	3	88.70	86.92	84.47	13.19	102.90	68.47	103.58	N/A	47,833	40,403
5	1	84.13	84.13	84.13	00.00	100.00	84.13	84.13	N/A	85,000	71,510
6	5	104.15	114.99	119.17	18.25	96.49	87.44	157.18	N/A	49,800	59,349
8	1	98.52	98.52	98.52	00.00	100.00	98.52	98.52	N/A	125,000	123,155
9	1	94.19	94.19	94.19	00.00	100.00	94.19	94.19	N/A	116,000	109,265
12	11	89.39	102.05	88.71	45.47	115.04	38.36	281.35	41.24 to 120.90	110,379	97,916
14	1	90.73	90.73	90.73	00.00	100.00	90.73	90.73	N/A	45,000	40,830
<u>ALL</u>	29	94.19	97.70	82.43	29.12	118.52	27.86	281.35	84.13 to 103.58	128,333	105,786

18 Clay
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 29
 Total Sales Price : 3,721,670
 Total Adj. Sales Price : 3,721,670
 Total Assessed Value : 3,067,805
 Avg. Adj. Sales Price : 128,333
 Avg. Assessed Value : 105,786

MEDIAN : 94
 WGT. MEAN : 82
 MEAN : 98
 COD : 29.12
 PRD : 118.52

COV : 46.75
 STD : 45.67
 Avg. Abs. Dev : 27.43
 MAX Sales Ratio : 281.35
 MIN Sales Ratio : 27.86

95% Median C.I. : 84.13 to 103.58
 95% Wgt. Mean C.I. : 68.65 to 96.21
 95% Mean C.I. : 80.33 to 115.07

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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	28	92.46	97.67	81.87	30.55	119.30	27.86	281.35	84.13 to 103.58	128,453	105,166
04	1	98.52	98.52	98.52	00.00	100.00	98.52	98.52	N/A	125,000	123,155
<u>ALL</u>	29	94.19	97.70	82.43	29.12	118.52	27.86	281.35	84.13 to 103.58	128,333	105,786

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	2	185.03	185.03	217.13	52.06	85.22	88.70	281.35	N/A	7,500	16,285
Less Than 30,000	2	185.03	185.03	217.13	52.06	85.22	88.70	281.35	N/A	7,500	16,285
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	29	94.19	97.70	82.43	29.12	118.52	27.86	281.35	84.13 to 103.58	128,333	105,786
Greater Than 14,999	27	94.19	91.23	81.89	23.70	111.41	27.86	157.18	81.36 to 103.58	137,284	112,416
Greater Than 29,999	27	94.19	91.23	81.89	23.70	111.41	27.86	157.18	81.36 to 103.58	137,284	112,416
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	185.03	185.03	217.13	52.06	85.22	88.70	281.35	N/A	7,500	16,285
15,000 TO 29,999											
30,000 TO 59,999	10	100.64	105.24	104.34	12.30	100.86	87.44	138.91	88.03 to 125.75	42,600	44,448
60,000 TO 99,999	5	89.39	100.55	97.97	24.20	102.63	68.47	157.18	N/A	75,900	74,359
100,000 TO 149,999	6	78.34	75.95	79.89	36.49	95.07	38.36	120.90	38.36 to 120.90	116,000	92,674
150,000 TO 249,999	4	81.43	85.78	89.46	29.41	95.89	60.81	119.46	N/A	181,293	162,190
250,000 TO 499,999	1	27.86	27.86	27.86	00.00	100.00	27.86	27.86	N/A	355,000	98,905
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	81.36	81.36	81.36	00.00	100.00	81.36	81.36	N/A	1,125,000	915,255
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	29	94.19	97.70	82.43	29.12	118.52	27.86	281.35	84.13 to 103.58	128,333	105,786

18 Clay
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

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Avg. Assessed Value : 105,786

MEDIAN : 94
WGT. MEAN : 82
MEAN : 98
COD : 29.12
PRD : 118.52

COV : 46.75
STD : 45.67
Avg. Abs. Dev : 27.43
MAX Sales Ratio : 281.35
MIN Sales Ratio : 27.86

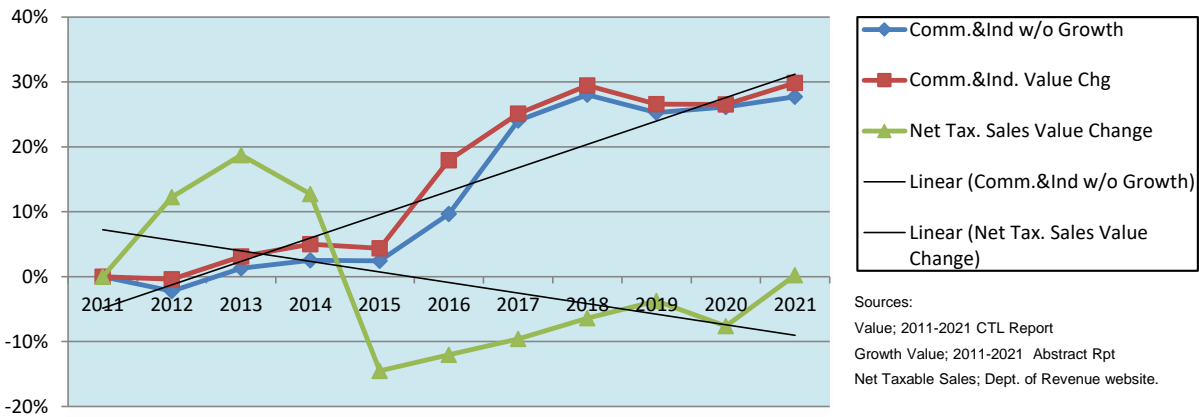
95% Median C.I. : 84.13 to 103.58
95% Wgt. Mean C.I. : 68.65 to 96.21
95% Mean C.I. : 80.33 to 115.07

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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
306	1	62.86	62.86	62.86	00.00	100.00	62.86	62.86	N/A	160,000	100,575
319	1	81.36	81.36	81.36	00.00	100.00	81.36	81.36	N/A	1,125,000	915,255
340	1	157.18	157.18	157.18	00.00	100.00	157.18	157.18	N/A	65,000	102,165
344	2	68.03	68.03	55.31	43.61	123.00	38.36	97.69	N/A	70,000	38,718
346	1	68.47	68.47	68.47	00.00	100.00	68.47	68.47	N/A	76,000	52,035
350	1	138.91	138.91	138.91	00.00	100.00	138.91	138.91	N/A	34,000	47,230
352	2	72.47	72.47	68.90	16.09	105.18	60.81	84.13	N/A	122,500	84,403
353	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	170,170	170,170
381	1	281.35	281.35	281.35	00.00	100.00	281.35	281.35	N/A	10,000	28,135
406	7	98.52	101.51	103.21	09.78	98.35	88.70	120.90	88.70 to 120.90	80,929	83,526
426	1	103.58	103.58	103.58	00.00	100.00	103.58	103.58	N/A	62,500	64,740
430	1	90.73	90.73	90.73	00.00	100.00	90.73	90.73	N/A	45,000	40,830
434	1	100.83	100.83	100.83	00.00	100.00	100.83	100.83	N/A	30,000	30,250
442	3	62.48	69.29	60.12	33.56	115.25	41.24	104.15	N/A	82,333	49,498
493	1	27.86	27.86	27.86	00.00	100.00	27.86	27.86	N/A	355,000	98,905
528	2	87.74	87.74	87.78	00.34	99.95	87.44	88.03	N/A	50,250	44,108
531	1	119.46	119.46	119.46	00.00	100.00	119.46	119.46	N/A	235,000	280,720
582	1	125.75	125.75	125.75	00.00	100.00	125.75	125.75	N/A	55,000	69,165
<u>ALL</u>	29	94.19	97.70	82.43	29.12	118.52	27.86	281.35	84.13 to 103.58	128,333	105,786

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
2011	\$ 68,900,365	\$ 472,245	0.69%	\$ 68,428,120		\$ 26,904,996	
2012	\$ 68,630,835	\$ 1,260,455	1.84%	\$ 67,370,380	-2.22%	\$ 30,201,160	12.25%
2013	\$ 71,052,295	\$ 1,254,885	1.77%	\$ 69,797,410	1.70%	\$ 31,948,398	5.79%
2014	\$ 72,347,915	\$ 1,697,925	2.35%	\$ 70,649,990	-0.57%	\$ 30,330,711	-5.06%
2015	\$ 71,922,400	\$ 1,351,320	1.88%	\$ 70,571,080	-2.46%	\$ 23,002,080	-24.16%
2016	\$ 81,266,430	\$ 5,715,100	7.03%	\$ 75,551,330	5.05%	\$ 23,667,048	2.89%
2017	\$ 86,217,540	\$ 751,720	0.87%	\$ 85,465,820	5.17%	\$ 24,329,811	2.80%
2018	\$ 89,215,625	\$ 1,004,405	1.13%	\$ 88,211,220	2.31%	\$ 25,187,408	3.52%
2019	\$ 87,213,010	\$ 897,425	1.03%	\$ 86,315,585	-3.25%	\$ 25,897,797	2.82%
2020	\$ 87,201,500	\$ 272,100	0.31%	\$ 86,929,400	-0.33%	\$ 24,859,802	-4.01%
2021	\$ 89,473,905	\$ 1,479,280	1.65%	\$ 87,994,625	0.91%	\$ 26,969,527	8.49%
Ann %chg	2.65%			Average	0.63%	0.02%	0.53%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-2.22%	-0.39%	12.25%
2013	1.30%	3.12%	18.75%
2014	2.54%	5.00%	12.73%
2015	2.42%	4.39%	-14.51%
2016	9.65%	17.95%	-12.03%
2017	24.04%	25.13%	-9.57%
2018	28.03%	29.48%	-6.38%
2019	25.28%	26.58%	-3.74%
2020	26.17%	26.56%	-7.60%
2021	27.71%	29.86%	0.24%

County Number	18
County Name	Clay

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	89	COV :	65.21	95% Median C.I. :	41.24 to 120.90
Total Sales Price :	1,214,170	Wgt. Mean :	89	STD :	66.55	95% Wgt. Mean C.I. :	64.69 to 112.73
Total Adj. Sales Price :	1,214,170	Mean :	102	Avg. Abs. Dev :	40.65	95% Mean C.I. :	57.34 to 146.76
Total Assessed Value :	1,077,080						
Avg. Adj. Sales Price :	110,379	COD :	45.47	MAX Sales Ratio :	281.35		
Avg. Assessed Value :	97,916	PRD :	115.04	MIN Sales Ratio :	38.36		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	3	88.03	90.47	94.28	22.12	95.96	62.48	120.90	N/A	104,333	98,362
04/01/2019 To 06/30/2019	2	199.90	199.90	154.64	40.75	129.27	118.44	281.35	N/A	22,500	34,795
07/01/2019 To 09/30/2019	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	170,170	170,170
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	1	89.39	89.39	89.39		100.00	89.39	89.39	N/A	91,000	81,345
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	1	119.46	119.46	119.46		100.00	119.46	119.46	N/A	235,000	280,720
10/01/2020 To 12/31/2020	1	38.36	38.36	38.36		100.00	38.36	38.36	N/A	100,000	38,360
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	2	52.05	52.05	54.54	20.77	95.43	41.24	62.86	N/A	130,000	70,905
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	6	109.22	128.53	101.26	41.23	126.93	62.48	281.35	62.48 to 281.35	88,028	89,141
10/01/2019 To 09/30/2020	2	104.43	104.43	111.06	14.40	94.03	89.39	119.46	N/A	163,000	181,033
10/01/2020 To 09/30/2021	3	41.24	47.49	50.05	19.81	94.89	38.36	62.86	N/A	120,000	60,057
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	6	109.22	128.53	101.26	41.23	126.93	62.48	281.35	62.48 to 281.35	88,028	89,141
01/01/2020 To 12/31/2020	3	89.39	82.40	94.00	30.24	87.66	38.36	119.46	N/A	142,000	133,475

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	89	COV :	65.21	95% Median C.I. :	41.24 to 120.90
Total Sales Price :	1,214,170	Wgt. Mean :	89	STD :	66.55	95% Wgt. Mean C.I. :	64.69 to 112.73
Total Adj. Sales Price :	1,214,170	Mean :	102	Avg. Abs. Dev :	40.65	95% Mean C.I. :	57.34 to 146.76
Total Assessed Value :	1,077,080						
Avg. Adj. Sales Price :	110,379	COD :	45.47	MAX Sales Ratio :	281.35		
Avg. Assessed Value :	97,916	PRD :	115.04	MIN Sales Ratio :	38.36		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
12	11	89.39	102.05	88.71	45.47	115.04	38.36	281.35	41.24 to 120.90	110,379	97,916

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	11	89.39	102.05	88.71	45.47	115.04	38.36	281.35	41.24 to 120.90	110,379	97,916
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	89	COV :	65.21	95% Median C.I. :	41.24 to 120.90
Total Sales Price :	1,214,170	Wgt. Mean :	89	STD :	66.55	95% Wgt. Mean C.I. :	64.69 to 112.73
Total Adj. Sales Price :	1,214,170	Mean :	102	Avg. Abs. Dev :	40.65	95% Mean C.I. :	57.34 to 146.76
Total Assessed Value :	1,077,080						
Avg. Adj. Sales Price :	110,379	COD :	45.47	MAX Sales Ratio :	281.35		
Avg. Assessed Value :	97,916	PRD :	115.04	MIN Sales Ratio :	38.36		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	281.35	281.35	281.35		100.00	281.35	281.35	N/A	10,000	28,135
Less Than 30,000	1	281.35	281.35	281.35		100.00	281.35	281.35	N/A	10,000	28,135
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	11	89.39	102.05	88.71	45.47	115.04	38.36	281.35	41.24 to 120.90	110,379	97,916
Greater Than 15,000	10	88.71	84.12	87.11	28.77	96.57	38.36	120.90	41.24 to 119.46	120,417	104,895
Greater Than 30,000	10	88.71	84.12	87.11	28.77	96.57	38.36	120.90	41.24 to 119.46	120,417	104,895
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999	1	281.35	281.35	281.35		100.00	281.35	281.35	N/A	10,000	28,135
15,000 TO 29,999											
30,000 TO 59,999	2	103.24	103.24	99.47	14.73	103.79	88.03	118.44	N/A	46,500	46,255
60,000 TO 99,999	1	89.39	89.39	89.39		100.00	89.39	89.39	N/A	91,000	81,345
100,000 TO 149,999	4	51.86	65.75	71.13	50.04	92.44	38.36	120.90	N/A	113,750	80,906
150,000 TO 249,999	3	100.00	94.11	97.58	18.87	96.44	62.86	119.46	N/A	188,390	183,822
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	89	COV :	65.21	95% Median C.I. :	41.24 to 120.90
Total Sales Price :	1,214,170	Wgt. Mean :	89	STD :	66.55	95% Wgt. Mean C.I. :	64.69 to 112.73
Total Adj. Sales Price :	1,214,170	Mean :	102	Avg. Abs. Dev :	40.65	95% Mean C.I. :	57.34 to 146.76
Total Assessed Value :	1,077,080						
Avg. Adj. Sales Price :	110,379	COD :	45.47	MAX Sales Ratio :	281.35		
Avg. Assessed Value :	97,916	PRD :	115.04	MIN Sales Ratio :	38.36		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
306	1	62.86	62.86	62.86		100.00	62.86	62.86	N/A	160,000	100,575
344	1	38.36	38.36	38.36		100.00	38.36	38.36	N/A	100,000	38,360
353	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	170,170	170,170
381	1	281.35	281.35	281.35		100.00	281.35	281.35	N/A	10,000	28,135
406	3	118.44	109.58	110.00	08.87	99.62	89.39	120.90	N/A	90,333	99,368
442	2	51.86	51.86	52.36	20.48	99.05	41.24	62.48	N/A	105,000	54,980
528	1	88.03	88.03	88.03		100.00	88.03	88.03	N/A	58,000	51,055
531	1	119.46	119.46	119.46		100.00	119.46	119.46	N/A	235,000	280,720

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	12	Land	Decrease	0%

What IF

18 Clay
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 72
Total Sales Price : 62,974,018
Total Adj. Sales Price : 62,974,018
Total Assessed Value : 44,491,045
Avg. Adj. Sales Price : 874,639
Avg. Assessed Value : 617,931

MEDIAN : 70
WGT. MEAN : 71
MEAN : 73
COD : 13.51
PRD : 103.24

COV : 17.41
STD : 12.70
Avg. Abs. Dev : 09.43
MAX Sales Ratio : 110.57
MIN Sales Ratio : 51.86

95% Median C.I. : 67.88 to 74.79
95% Wgt. Mean C.I. : 68.00 to 73.30
95% Mean C.I. : 70.01 to 75.87

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qrtrs											
01-OCT-18 To 31-DEC-18	2	68.62	68.62	67.72	03.77	101.33	66.03	71.20	N/A	1,010,000	683,993
01-JAN-19 To 31-MAR-19	5	73.15	76.71	73.12	15.13	104.91	62.59	101.08	N/A	1,086,500	794,492
01-APR-19 To 30-JUN-19	7	68.15	69.84	68.86	06.75	101.42	61.63	80.64	61.63 to 80.64	852,269	586,841
01-JUL-19 To 30-SEP-19	3	80.84	87.60	83.32	12.44	105.14	75.88	106.07	N/A	764,000	636,550
01-OCT-19 To 31-DEC-19	7	76.95	80.81	78.34	09.68	103.15	67.91	98.29	67.91 to 98.29	773,938	606,309
01-JAN-20 To 31-MAR-20	6	75.89	78.29	76.67	19.28	102.11	61.09	110.57	61.09 to 110.57	642,568	492,645
01-APR-20 To 30-JUN-20	4	68.49	70.84	70.80	12.48	100.06	61.78	84.61	N/A	834,050	590,503
01-JUL-20 To 30-SEP-20	3	74.79	75.34	74.14	06.14	101.62	68.72	82.50	N/A	1,237,931	917,808
01-OCT-20 To 31-DEC-20	10	79.60	80.21	78.04	10.97	102.78	69.30	107.54	69.61 to 90.88	728,824	568,763
01-JAN-21 To 31-MAR-21	16	64.77	65.66	64.20	09.90	102.27	51.86	96.76	60.10 to 69.16	968,242	621,573
01-APR-21 To 30-JUN-21	6	64.27	65.06	64.61	12.48	100.70	55.39	75.64	55.39 to 75.64	838,595	541,851
01-JUL-21 To 30-SEP-21	3	67.24	63.85	61.80	05.47	103.32	56.63	67.67	N/A	1,043,000	644,567
Study Yrs											
01-OCT-18 To 30-SEP-19	17	71.20	74.85	72.30	12.21	103.53	61.63	106.07	64.93 to 80.84	924,140	668,117
01-OCT-19 To 30-SEP-20	20	75.19	77.24	75.45	12.82	102.37	61.09	110.57	67.91 to 84.00	816,148	615,773
01-OCT-20 To 30-SEP-21	35	68.00	69.56	67.28	12.57	103.39	51.86	107.54	64.37 to 70.70	884,019	594,788
Calendar Yrs											
01-JAN-19 To 31-DEC-19	22	75.30	77.31	74.49	11.93	103.79	61.63	106.07	67.91 to 81.78	868,543	647,007
01-JAN-20 To 31-DEC-20	23	74.79	77.44	75.62	13.40	102.41	61.09	110.57	69.30 to 83.48	791,028	598,214
ALL	72	69.78	72.94	70.65	13.51	103.24	51.86	110.57	67.88 to 74.79	874,639	617,931

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	72	69.78	72.94	70.65	13.51	103.24	51.86	110.57	67.88 to 74.79	874,639	617,931
ALL	72	69.78	72.94	70.65	13.51	103.24	51.86	110.57	67.88 to 74.79	874,639	617,931

18 Clay
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

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 Avg. Assessed Value : 617,931

MEDIAN : 70
 WGT. MEAN : 71
 MEAN : 73
 COD : 13.51
 PRD : 103.24

COV : 17.41
 STD : 12.70
 Avg. Abs. Dev : 09.43
 MAX Sales Ratio : 110.57
 MIN Sales Ratio : 51.86

95% Median C.I. : 67.88 to 74.79
 95% Wgt. Mean C.I. : 68.00 to 73.30
 95% Mean C.I. : 70.01 to 75.87

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	25	70.77	74.68	72.25	11.81	103.36	56.63	107.54	68.15 to 76.95	908,364	656,269
1	25	70.77	74.68	72.25	11.81	103.36	56.63	107.54	68.15 to 76.95	908,364	656,269
Dry											
County	5	62.81	67.38	65.20	09.12	103.34	61.09	83.48	N/A	393,560	256,583
1	5	62.81	67.38	65.20	09.12	103.34	61.09	83.48	N/A	393,560	256,583
ALL	72	69.78	72.94	70.65	13.51	103.24	51.86	110.57	67.88 to 74.79	874,639	617,931

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	62	70.16	72.89	70.73	12.97	103.05	51.86	110.57	67.77 to 75.06	926,068	654,982
1	62	70.16	72.89	70.73	12.97	103.05	51.86	110.57	67.77 to 75.06	926,068	654,982
Dry											
County	5	62.81	67.38	65.20	09.12	103.34	61.09	83.48	N/A	393,560	256,583
1	5	62.81	67.38	65.20	09.12	103.34	61.09	83.48	N/A	393,560	256,583
ALL	72	69.78	72.94	70.65	13.51	103.24	51.86	110.57	67.88 to 74.79	874,639	617,931

Clay County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	5,925	5,925	5,830	5,830	n/a	5,650	5,520	5,520	5,845
Fillmore	1	6,500	6,300	6,200	6,100	5,899	5,600	5,400	5,350	6,142
Fillmore	2	6,500	6,300	6,200	6,100	n/a	5,400	5,400	5,350	6,194
Nuckolls	1	5,110	5,110	4,575	4,575	n/a	4,200	4,000	4,000	4,749
Adams	4000	5,454	5,398	5,283	5,176	4,899	4,964	4,989	4,740	5,330
Hamilton	1	6,090	5,991	5,784	5,599	2,200	5,300	5,100	5,100	5,903
Webster	1	4,432	4,413	4,385	4,324	3,970	4,260	4,190	4,122	4,301
Thayer	1	6,025	5,875	5,775	5,625	5,425	5,275	5,150	5,150	5,688
York	1	6,800	6,800	6,499	6,500	n/a	5,997	5,800	5,800	6,636
Hall	1	5,497	5,278	3,997	3,991	3,868	3,868	3,669	3,669	4,769

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	3,025	3,025	2,765	2,675	2,600	2,510	2,510	2,425	2,841
Fillmore	1	3,755	3,650	3,400	3,400	3,300	3,100	3,100	3,000	3,451
Fillmore	2	3,455	3,405	3,350	3,200	3,050	3,050	2,950	2,750	3,304
Nuckolls	1	2,285	2,285	2,215	2,000	2,000	2,000	1,950	1,950	2,153
Adams	4000	3,122	2,950	2,775	2,589	2,590	2,590	2,412	2,414	2,855
Hamilton	1	4,900	4,900	4,800	4,800	4,700	4,700	4,600	4,600	4,834
Webster	1	2,745	2,745	2,745	2,416	2,415	n/a	1,720	1,720	2,438
Thayer	1	3,300	3,300	3,110	3,110	2,745	2,745	2,645	2,645	3,072
York	1	4,800	4,994	4,500	4,500	4,397	n/a	4,400	4,400	4,692
Hall	1	2,719	2,729	2,328	2,328	2,052	2,052	1,888	1,897	2,391

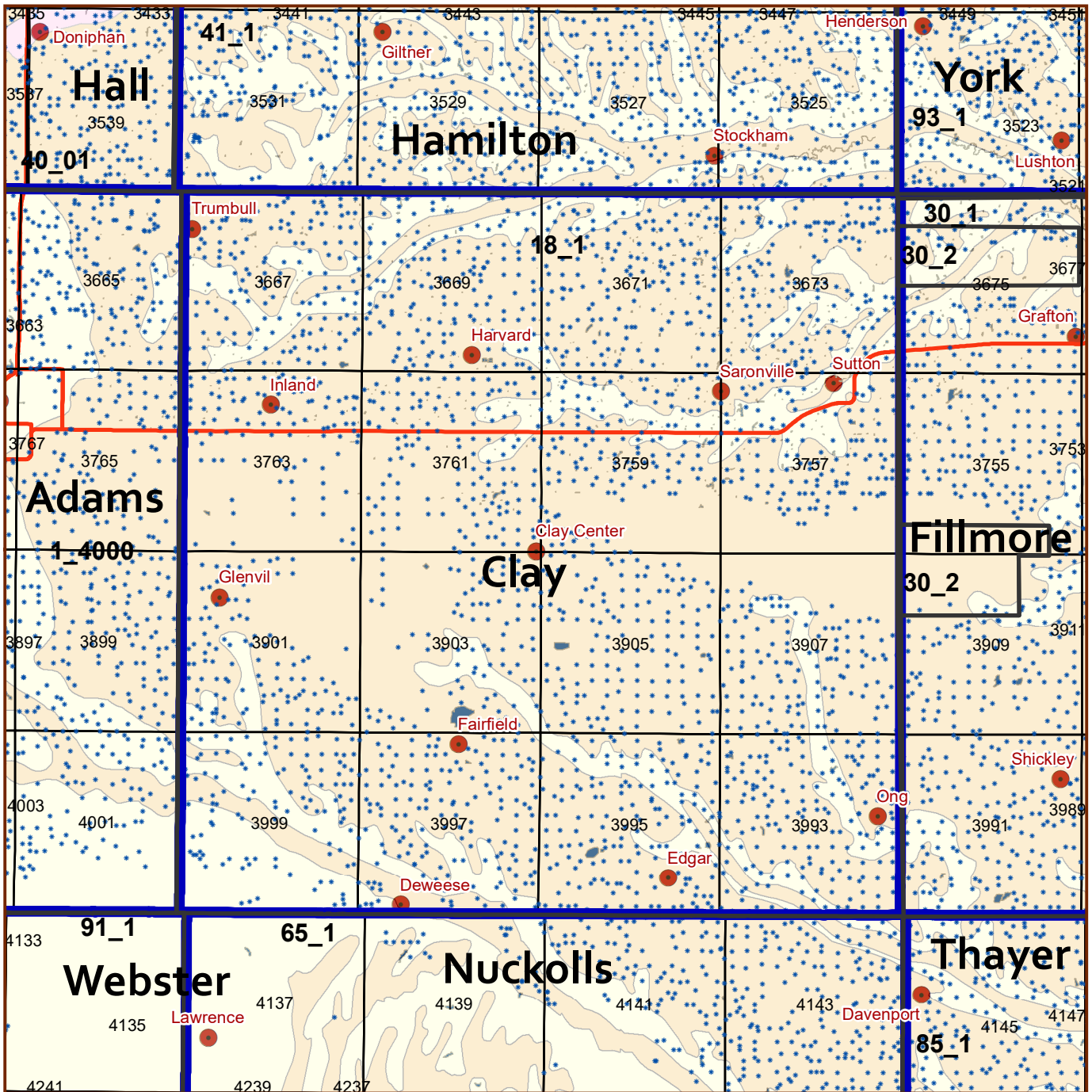
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1,250	1,250	1,250	1,251	n/a	n/a	n/a	1,165	1,244
Fillmore	1	1,500	1,500	1,400	n/a	n/a	1,400	n/a	n/a	1,461
Fillmore	2	1,500	1,500	1,400	n/a	n/a	n/a	n/a	n/a	1,448
Nuckolls	1	1,265	1,265	1,265	1,265	n/a	1,265	1,266	1,265	1,265
Adams	4000	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	1,329
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,698
Webster	1	1,400	1,400	1,400	1,400	1,400	1,400	1,000	1,000	1,376
Thayer	1	1,370	1,370	1,370	n/a	1,370	1,370	n/a	1,370	1,370
York	1	1,621	1,622	1,606	1,600	n/a	n/a	n/a	1,316	1,611
Hall	1	1,410	1,412	1,346	1,351	1,274	1,275	1,275	1,275	1,378

County	Mkt Area	CRP	TIMBER	WASTE
Clay	1	1,254	n/a	500
Fillmore	1	1,429	n/a	381
Fillmore	2	1,409	n/a	626
Nuckolls	1	1,265	n/a	115
Adams	4000	n/a	n/a	203
Hamilton	1	n/a	n/a	900
Webster	1	1,630	0	280
Thayer	1	2,297	n/a	200
York	1	800	n/a	600
Hall	1	n/a	n/a	100

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

CLAY COUNTY



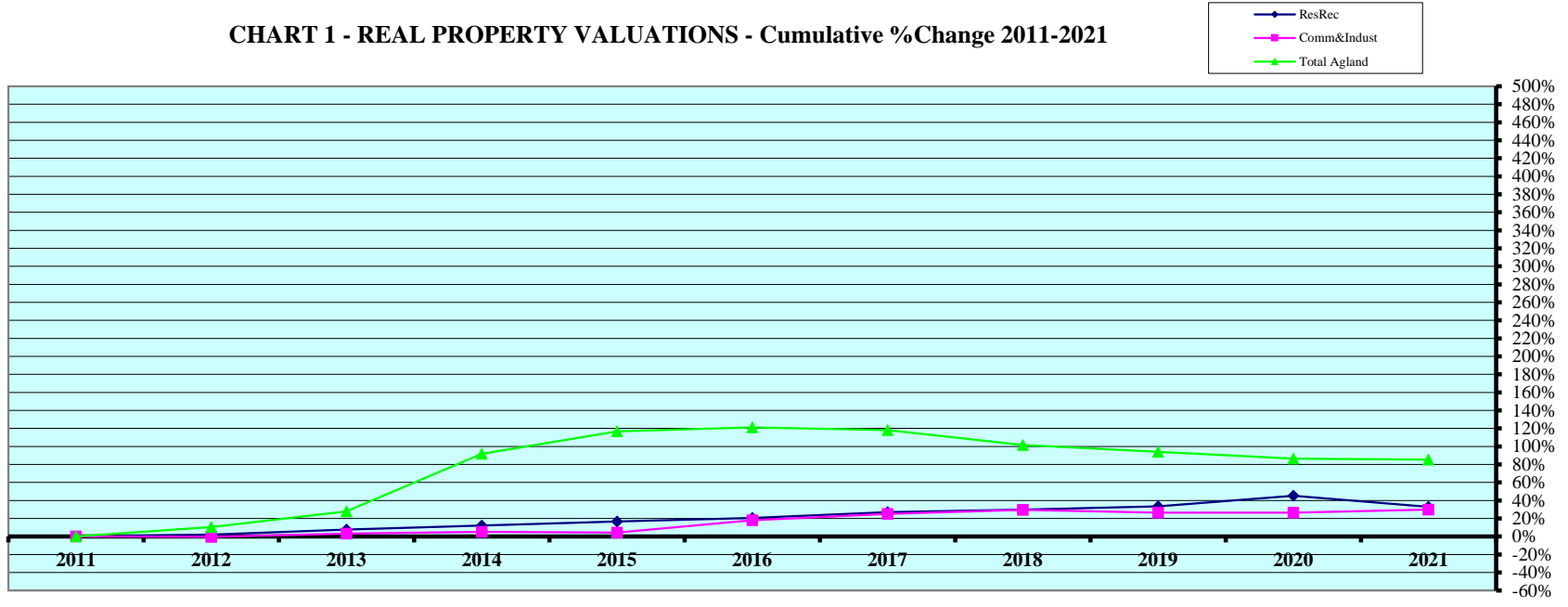
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021



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
2011	165,496,375	-	-	-	68,900,365	-	-	-	781,644,925	-	-	-
2012	168,873,325	3,376,950	2.04%	2.04%	68,630,835	-269,530	-0.39%	-0.39%	862,463,460	80,818,535	10.34%	10.34%
2013	178,398,365	9,525,040	5.64%	7.80%	71,052,295	2,421,460	3.53%	3.12%	999,496,850	137,033,390	15.89%	27.87%
2014	185,421,505	7,023,140	3.94%	12.04%	72,347,915	1,295,620	1.82%	5.00%	1,498,931,305	499,434,455	49.97%	91.77%
2015	192,821,550	7,400,045	3.99%	16.51%	71,922,400	-425,515	-0.59%	4.39%	1,693,093,650	194,162,345	12.95%	116.61%
2016	199,306,025	6,484,475	3.36%	20.43%	81,266,430	9,344,030	12.99%	17.95%	1,728,755,515	35,661,865	2.11%	121.17%
2017	210,416,245	11,110,220	5.57%	27.14%	86,217,540	4,951,110	6.09%	25.13%	1,704,326,015	-24,429,500	-1.41%	118.04%
2018	214,813,030	4,396,785	2.09%	29.80%	89,215,625	2,998,085	3.48%	29.48%	1,576,679,720	-127,646,295	-7.49%	101.71%
2019	220,672,640	5,859,610	2.73%	33.34%	87,213,010	-2,002,615	-2.24%	26.58%	1,516,793,105	-59,886,615	-3.80%	94.05%
2020	240,316,112	19,643,472	8.90%	45.21%	87,201,500	-11,510	-0.01%	26.56%	1,456,467,830	-60,325,275	-3.98%	86.33%
2021	219,741,750	-20,574,362	-8.56%	32.78%	89,473,905	2,272,405	2.61%	29.86%	1,449,768,525	-6,699,305	-0.46%	85.48%

Rate Annual %chg: Residential & Recreational **2.88%**

Commercial & Industrial **2.65%**

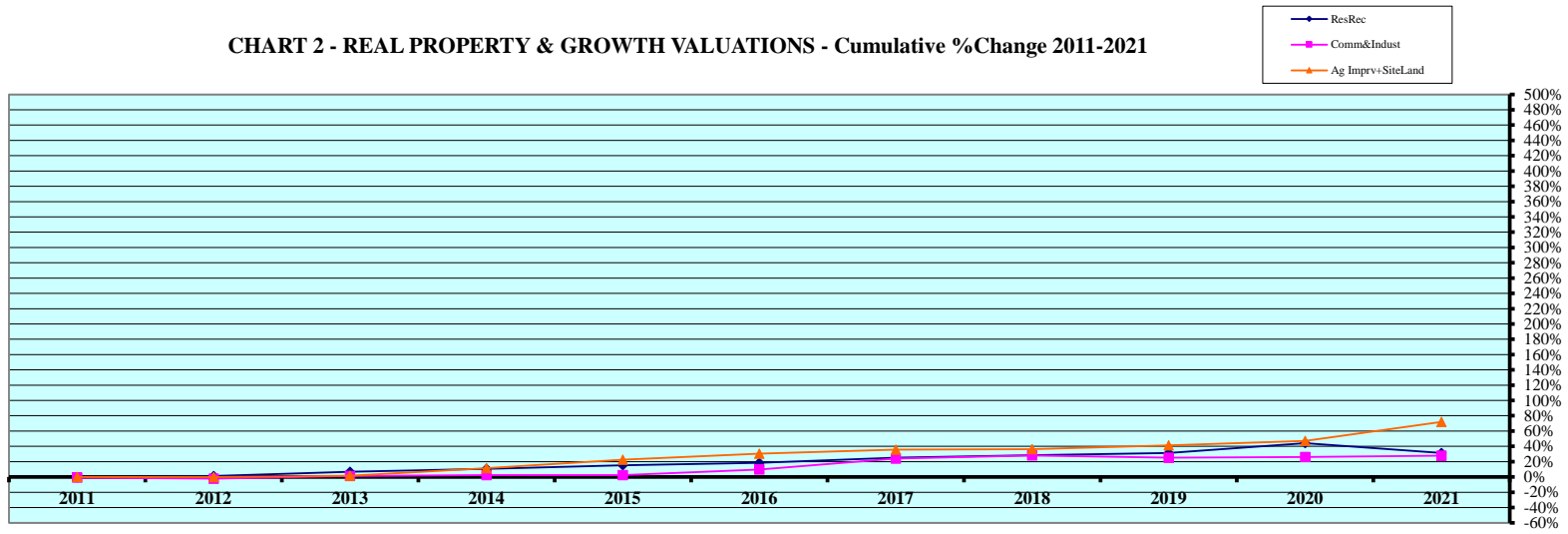
Agricultural Land **6.37%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



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						
2011	165,496,375	659,528	0.40%	164,836,847	-	-0.40%	68,900,365	472,245	0.69%	68,428,120	-	-0.69%						
2012	168,873,325	1,425,755	0.84%	167,447,570	1.18%	1.18%	68,630,835	1,260,455	1.84%	67,370,380	-2.22%	-2.22%						
2013	178,398,365	1,484,760	0.83%	176,913,605	4.76%	6.90%	71,052,295	1,254,885	1.77%	69,797,410	1.70%	1.30%						
2014	185,421,505	2,294,315	1.24%	183,127,190	2.65%	10.65%	72,347,915	1,697,925	2.35%	70,649,990	-0.57%	2.54%						
2015	192,821,550	2,092,415	1.09%	190,729,135	2.86%	15.25%	71,922,400	1,351,320	1.88%	70,571,080	-2.46%	2.42%						
2016	199,306,025	3,165,180	1.59%	196,140,845	1.72%	18.52%	81,266,430	5,715,100	7.03%	75,551,330	5.05%	9.65%						
2017	210,416,245	3,105,885	1.48%	207,310,360	4.02%	25.27%	86,217,540	751,720	0.87%	85,465,820	5.17%	24.04%						
2018	214,813,030	2,119,225	0.99%	212,693,805	1.08%	28.52%	89,215,625	1,004,405	1.13%	88,211,220	2.31%	28.03%						
2019	220,672,640	3,421,390	1.55%	217,251,250	1.14%	31.27%	87,213,010	897,425	1.03%	86,315,585	-3.25%	25.28%						
2020	240,316,112	1,734,830	0.72%	238,581,282	8.12%	44.16%	87,201,500	272,100	0.31%	86,929,400	-0.33%	26.17%						
2021	219,741,750	2,289,111	1.04%	217,452,639	-9.51%	31.39%	89,473,905	1,479,280	1.65%	87,994,625	0.91%	27.71%						
Rate Ann%chg	2.88%			Resid & Recreat w/o growth			1.80%			2.65%			C & I w/o growth			0.63%		

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		
2011	26,242,605	26,335,305	52,577,910	1,036,204	1.97%	51,541,706	-	-		
2012	26,523,180	27,769,190	54,292,370	1,822,400	3.36%	52,469,970	-0.21%	-0.21%		
2013	26,203,710	30,050,075	56,253,785	2,899,585	5.15%	53,354,200	-1.73%	1.48%		
2014	28,517,750	32,491,415	61,009,165	2,387,380	3.91%	58,621,785	4.21%	11.50%		
2015	30,755,265	38,615,065	69,370,330	4,943,670	7.13%	64,426,660	5.60%	22.54%		
2016	31,548,995	40,416,630	71,965,625	3,437,600	4.78%	68,528,025	-1.21%	30.34%		
2017	31,601,455	41,926,135	73,527,590	2,108,665	2.87%	71,418,925	-0.76%	35.83%		
2018	30,782,345	41,600,110	72,382,455	739,558	1.02%	71,642,897	-2.56%	36.26%		
2019	31,853,445	44,251,670	76,105,115	1,754,095	2.30%	74,351,020	2.72%	41.41%		
2020	32,670,000	46,880,745	79,550,745	2,166,713	2.72%	77,384,032	1.68%	47.18%		
2021	40,277,690	51,362,145	91,639,835	1,223,590	1.34%	90,416,245	13.66%	71.97%		
Rate Ann%chg	4.38%		6.91%		5.71%		Ag Imprv+Site w/o growth		2.14%	

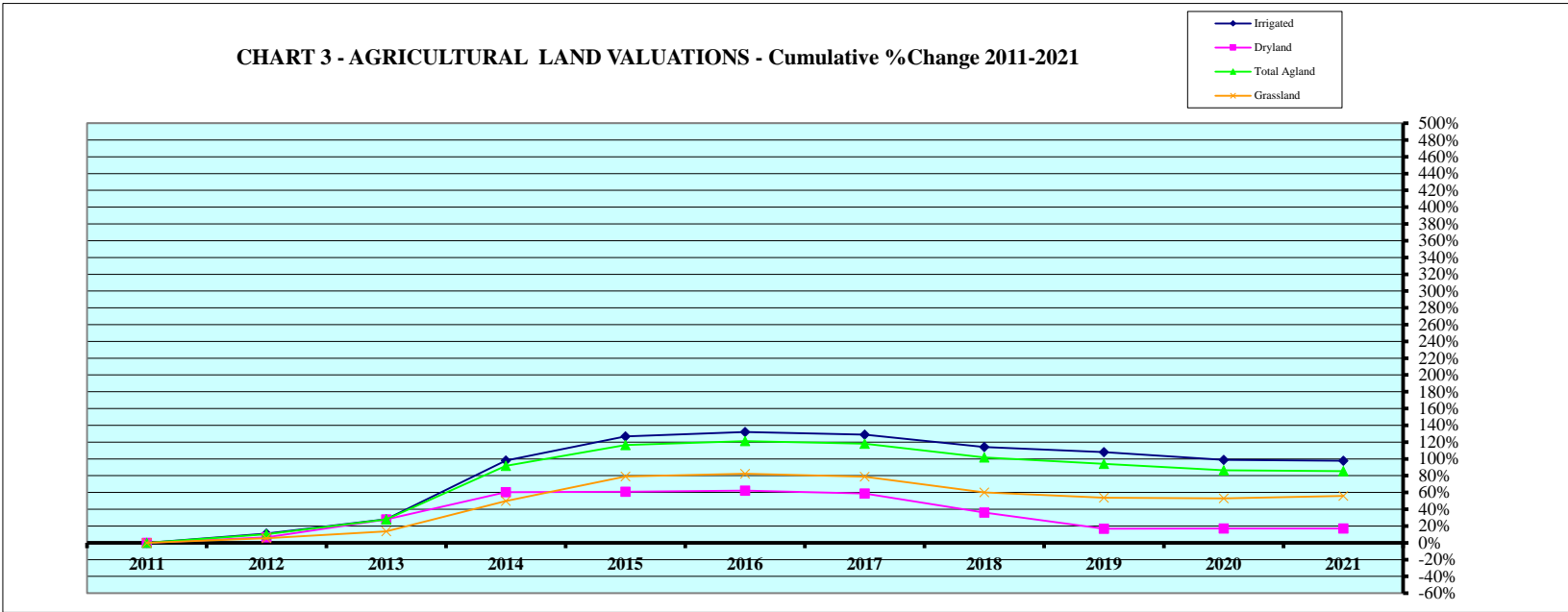
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 18
County CLAY

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



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
2011	655,570,475	-	-	-	105,974,460	-	-	-	18,287,555	-	-	-
2012	728,413,225	72,842,750	11.11%	11.11%	112,919,080	6,944,620	6.55%	6.55%	19,270,570	983,015	5.38%	5.38%
2013	841,041,835	112,628,610	15.46%	28.29%	135,645,580	22,726,500	20.13%	28.00%	20,777,275	1,506,705	7.82%	13.61%
2014	1,299,208,940	458,167,105	54.48%	98.18%	170,036,780	34,391,200	25.35%	60.45%	27,407,210	6,629,935	31.91%	49.87%
2015	1,487,557,385	188,348,445	14.50%	126.91%	170,506,500	469,720	0.28%	60.89%	32,729,215	5,322,005	19.42%	78.97%
2016	1,521,380,235	33,822,850	2.27%	132.07%	171,908,165	1,401,665	0.82%	62.22%	33,346,415	617,200	1.89%	82.34%
2017	1,501,179,235	-20,201,000	-1.33%	128.99%	168,312,395	-3,595,770	-2.09%	58.82%	32,714,265	-632,150	-1.90%	78.89%
2018	1,403,116,825	-98,062,410	-6.53%	114.03%	144,212,040	-24,100,355	-14.32%	36.08%	29,295,120	-3,419,145	-10.45%	60.19%
2019	1,364,336,395	-38,780,430	-2.76%	108.11%	123,850,960	-20,361,080	-14.12%	16.87%	28,126,495	-1,168,625	-3.99%	53.80%
2020	1,303,915,080	-60,421,315	-4.43%	98.90%	124,105,800	254,840	0.21%	17.11%	27,956,915	-169,580	-0.60%	52.87%
2021	1,296,675,845	-7,239,235	-0.56%	97.79%	124,112,420	6,620	0.01%	17.12%	28,492,500	535,585	1.92%	55.80%

Rate Ann.%chg: Irrigated Dryland Grassland

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
2011	0	-	-	-	1,812,435	-	-	-	781,644,925	-	-	-
2012	0	0	-	-	1,860,585	48,150	2.66%	2.66%	862,463,460	80,818,535	10.34%	10.34%
2013	0	0	-	-	2,032,160	171,575	9.22%	12.12%	999,496,850	137,033,390	15.89%	27.87%
2014	0	0	-	-	2,278,375	246,215	12.12%	25.71%	1,498,931,305	499,434,455	49.97%	91.77%
2015	0	0	-	-	2,300,550	22,175	0.97%	26.93%	1,693,093,650	194,162,345	12.95%	116.61%
2016	0	0	-	-	2,120,700	-179,850	-7.82%	17.01%	1,728,755,515	35,661,865	2.11%	121.17%
2017	0	0	-	-	2,120,120	-580	-0.03%	16.98%	1,704,326,015	-24,429,500	-1.41%	118.04%
2018	0	0	-	-	55,735	-2,064,385	-97.37%	-96.92%	1,576,679,720	-127,646,295	-7.49%	101.71%
2019	0	0	-	-	479,255	423,520	759.88%	-73.56%	1,516,793,105	-59,886,615	-3.80%	94.05%
2020	10,765	10,765	-	-	479,270	15	0.00%	-73.56%	1,456,467,830	-60,325,275	-3.98%	86.33%
2021	10,765	0	0.00%	-	476,995	-2,275	-0.47%	-73.68%	1,449,768,525	-6,699,305	-0.46%	85.48%

Cnty#
County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	589,395,065	213,621	2,759			81,693,750	59,023	1,384			81,700,995	133,333	613		
2012	654,027,455	213,163	3,068	11.20%	11.20%	105,721,870	59,531	1,776	28.31%	28.31%	89,688,965	135,300	663	8.18%	9.46%
2013	728,440,770	214,992	3,388	10.43%	22.80%	112,921,130	58,930	1,916	7.90%	38.44%	89,574,800	130,628	686	3.44%	13.24%
2014	840,640,555	218,193	3,853	13.71%	39.64%	135,411,545	56,912	2,379	24.17%	71.90%	97,239,960	127,646	762	11.09%	25.80%
2015	1,300,047,640	222,010	5,856	51.99%	112.24%	169,727,610	53,944	3,146	32.24%	127.32%	128,539,130	127,483	1,008	32.36%	66.50%
2016	1,488,956,660	225,574	6,601	12.72%	139.24%	169,864,995	50,901	3,337	6.06%	141.11%	149,636,865	127,257	1,176	16.62%	94.17%
2017	1,521,763,570	226,001	6,733	2.01%	144.05%	171,905,635	50,510	3,403	1.98%	145.89%	164,929,515	127,713	1,291	9.83%	113.25%
2018	1,501,446,970	228,102	6,582	-2.24%	138.57%	168,272,000	49,414	3,405	0.06%	146.04%	174,353,050	127,360	1,369	6.01%	126.06%
2019	1,403,619,840	228,287	6,148	-6.59%	122.85%	143,954,780	49,264	2,922	-14.19%	111.12%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	1,364,427,045	227,528	5,997	-2.47%	117.35%	124,041,535	49,859	2,488	-14.86%	79.75%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	1,303,914,900	227,585	5,729	-4.46%	107.66%	124,096,255	49,950	2,484	-0.14%	79.50%	28,154,085	22,249	1,265	-1.85%	106.51%

Rate Annual %chg Average Value/Acre: **7.58%**

6.02%

7.52%

Tax Year	WASTE LAND ⁽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
2011	0	0				1,172,575	1,381	849			688,720,085	299,470	2,300		
2012	0	0				1,172,650	1,381	849	-0.01%	-0.01%	779,098,285	299,327	2,603	13.18%	13.18%
2013	0	0				1,244,780	1,461	852	0.31%	0.30%	861,885,410	300,161	2,871	10.32%	24.85%
2014	0	0				1,329,605	1,459	911	6.97%	7.29%	861,885,410	300,170	3,325	15.81%	44.59%
2015	0	0				1,730,110	1,465	1,181	29.61%	39.06%	1,498,786,940	300,362	4,990	50.06%	116.97%
2016	0	0				2,022,990	1,462	1,384	17.20%	62.98%	1,693,543,800	300,527	5,635	12.93%	145.03%
2017	0	0				2,063,170	1,462	1,411	1.99%	66.21%	1,729,062,710	300,535	5,753	2.09%	150.16%
2018	0	0				2,120,120	1,500	1,414	0.15%	66.46%	1,704,542,115	301,152	5,660	-1.62%	146.11%
2019	0	0				55,735	111	500	-64.63%	-41.12%	1,576,976,845	299,699	5,262	-7.04%	128.80%
2020	0	0				479,255	391	1,227	145.41%	44.49%	1,517,131,015	299,987	5,057	-3.89%	119.90%
2021	10,765	22	500			479,270	391	1,227	0.00%	44.50%	1,456,655,275	300,197	4,852	-4.05%	110.99%

18
CLAY

Rate Annual %chg Average Value/Acre: **7.75%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,104	CLAY	72,508,703	31,957,516	96,780,871	219,467,025	69,884,445	19,589,460	274,725	1,449,768,525	57,666,155	61,610,055	0	2,079,507,480
cnty sectorvalue % of total value:		3.49%	1.54%	4.65%	10.55%	3.36%	0.94%	0.01%	69.72%	2.77%	2.96%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
760	CLAY CENTER	662,298	1,177,764	103,569	29,376,545	6,835,260	0	0	32,505	0	0	0	38,187,941
12.45%	%sector of county sector	0.91%	3.69%	0.11%	13.39%	9.78%			0.00%				1.84%
	%sector of municipality	1.73%	3.08%	0.27%	76.93%	17.90%			0.09%				100.00%
67	DEWEESE	233,688	146,042	6,730	1,907,720	786,960	0	0	5,500	0	0	0	3,086,640
1.10%	%sector of county sector	0.32%	0.46%	0.01%	0.87%	1.13%			0.00%				0.15%
	%sector of municipality	7.57%	4.73%	0.22%	61.81%	25.50%			0.18%				100.00%
498	EDGAR	623,896	1,254,125	2,205,477	13,563,130	3,975,530	0	0	340,265	61,465	53,385	0	22,077,273
8.16%	%sector of county sector	0.86%	3.92%	2.28%	6.18%	5.69%			0.02%	0.11%	0.09%		1.06%
	%sector of municipality	2.83%	5.68%	9.99%	61.43%	18.01%			1.54%	0.28%	0.24%		100.00%
387	FAIRFIELD	1,765,175	1,694,503	4,446,014	12,064,240	4,082,610	0	0	275,030	157,140	12,230	0	24,496,942
6.34%	%sector of county sector	2.43%	5.30%	4.59%	5.50%	5.84%			0.02%	0.27%	0.02%		1.18%
	%sector of municipality	7.21%	6.92%	18.15%	49.25%	16.67%			1.12%	0.64%	0.05%		100.00%
310	GLENVIL	8,269	864,969	3,388,972	9,345,115	357,840	0	0	16,845	0	0	0	13,982,010
5.08%	%sector of county sector	0.01%	2.71%	3.50%	4.26%	0.51%			0.00%				0.67%
	%sector of municipality	0.06%	6.19%	24.24%	66.84%	2.56%			0.12%				100.00%
1,013	HARVARD	562,568	1,316,978	1,078,561	19,853,790	3,011,370	0	0	102,480	62,675	18,590	0	26,007,012
16.60%	%sector of county sector	0.78%	4.12%	1.11%	9.05%	4.31%			0.01%	0.11%	0.03%		1.25%
	%sector of municipality	2.16%	5.06%	4.15%	76.34%	11.58%			0.39%	0.24%	0.07%		100.00%
63	ONG	218,282	124,660	5,745	1,225,750	716,610	0	0	126,380	0	8,910	0	2,426,337
1.03%	%sector of county sector	0.30%	0.39%	0.01%	0.56%	1.03%			0.18%		0.01%		3.47%
	%sector of municipality	9.00%	5.14%	0.24%	50.52%	29.53%			5.21%		0.37%		100.00%
47	SARONVILLE	150,899	137,803	301,967	1,503,730	3,584,240	0	0	97,365	0	0	0	5,776,004
0.77%	%sector of county sector	0.21%	0.43%	0.31%	0.69%	5.13%			0.50%				29.49%
	%sector of municipality	2.61%	2.39%	5.23%	26.03%	62.05%			1.69%				100.00%
1502	SUTTON	8,316,670	2,590,504	1,880,428	69,159,925	23,872,700	0	0	273,875	66,805	17,870	0	106,178,777
24.61%	%sector of county sector	11.47%	8.11%	1.94%	31.51%	34.16%			0.02%	0.00%	0.00%		7.32%
	%sector of municipality	7.83%	2.44%	1.77%	65.14%	22.48%			0.26%	0.06%	0.02%		100.00%
205	TRUMBULL	270,161	402,547	654,074	8,639,985	3,645,225	0	0	533,515	0	102,245	0	14,247,752
3.36%	%sector of county sector	0.37%	1.26%	0.68%	3.94%	5.22%			0.04%		0.17%		0.69%
	%sector of municipality	1.90%	2.83%	4.59%	60.64%	25.58%			3.74%		0.72%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
4,852	Total Municipalities	12,811,906	9,709,895	14,071,537	166,639,930	50,868,345	0	0	1,803,760	348,085	213,230	0	256,466,688
79.49%	%all municip.sectors of cnty	17.67%	30.38%	14.54%	75.93%	72.79%			0.12%	0.60%	0.35%		12.33%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

Total Real Property Sum Lines 17, 25, & 30	Records : 7,462	Value : 1,950,089,795	Growth 7,080,535	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	412	1,330,405	0	0	344	200,785	756	1,531,190	
02. Res Improve Land	2,200	7,785,910	0	0	329	6,646,305	2,529	14,432,215	
03. Res Improvements	2,217	165,816,960	0	0	342	50,661,150	2,559	216,478,110	
04. Res Total	2,629	174,933,275	0	0	686	57,508,240	3,315	232,441,515	1,841,610
% of Res Total	79.31	75.26	0.00	0.00	20.69	24.74	44.43	11.92	26.01
05. Com UnImp Land	116	268,420	0	0	13	71,635	129	340,055	
06. Com Improve Land	368	1,187,825	0	0	61	3,288,835	429	4,476,660	
07. Com Improvements	369	49,555,580	0	0	64	18,553,395	433	68,108,975	
08. Com Total	485	51,011,825	0	0	77	21,913,865	562	72,925,690	2,173,445
% of Com Total	86.30	69.95	0.00	0.00	13.70	30.05	7.53	3.74	30.70
09. Ind UnImp Land	0	0	0	0	13	91,785	13	91,785	
10. Ind Improve Land	0	0	0	0	74	718,400	74	718,400	
11. Ind Improvements	0	0	0	0	75	23,322,360	75	23,322,360	
12. Ind Total	0	0	0	0	88	24,132,545	88	24,132,545	541,860
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.18	1.24	7.65
13. Rec UnImp Land	0	0	0	0	7	243,715	7	243,715	
14. Rec Improve Land	0	0	0	0	1	26,465	1	26,465	
15. Rec Improvements	0	0	0	0	1	4,545	1	4,545	
16. Rec Total	0	0	0	0	8	274,725	8	274,725	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.11	0.01	0.00
Res & Rec Total	2,629	174,933,275	0	0	694	57,782,965	3,323	232,716,240	1,841,610
% of Res & Rec Total	79.12	75.17	0.00	0.00	20.88	24.83	44.53	11.93	26.01
Com & Ind Total	485	51,011,825	0	0	165	46,046,410	650	97,058,235	2,715,305
% of Com & Ind Total	74.62	52.56	0.00	0.00	25.38	47.44	8.71	4.98	38.35
17. Taxable Total	3,114	225,945,100	0	0	859	103,829,375	3,973	329,774,475	4,556,915
% of Taxable Total	78.38	68.52	0.00	0.00	21.62	31.48	53.24	16.91	64.36

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	276	0	112	388

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	109	1,702,490	0	0	2,552	1,226,506,215	2,661	1,228,208,705
28. Ag-Improved Land	16	327,035	0	0	738	285,146,055	754	285,473,090
29. Ag Improvements	21	1,018,785	0	0	807	105,614,740	828	106,633,525

30. Ag Total					3,489	1,620,315,320
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	0.00	0	0	0.00	0	
32. HomeSite Improv Land	5	5.00	65,000	0	0.00	0	
33. HomeSite Improvements	6	0.00	293,465	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	12	9.51	19,020	0	0.00	0	
37. FarmSite Improvements	21	0.00	725,320	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	6	1.68	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	9	9.00	117,000	10	9.00	117,000	
32. HomeSite Improv Land	402	423.72	5,508,360	407	428.72	5,573,360	
33. HomeSite Improvements	403	0.00	51,583,025	409	0.00	51,876,490	32,505
34. HomeSite Total				419	437.72	57,566,850	
35. FarmSite UnImp Land	25	27.65	55,305	25	27.65	55,305	
36. FarmSite Improv Land	707	1,819.40	3,638,730	719	1,828.91	3,657,750	
37. FarmSite Improvements	794	0.00	54,031,715	815	0.00	54,757,035	2,491,115
38. FarmSite Total				840	1,856.56	58,470,090	
39. Road & Ditches	3,069	8,135.13	0	3,075	8,136.81	0	
40. Other- Non Ag Use	29	1,593.46	2,305,200	29	1,593.46	2,305,200	
41. Total Section VI				1,259	12,024.55	118,342,140	2,523,620

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	26	1,476.72	4,668,270	26	1,476.72	4,668,270

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	63,686.83	27.92%	377,344,325	28.31%	5,925.00
46. 1A	44,025.40	19.30%	260,850,250	19.57%	5,924.99
47. 2A1	74,469.00	32.65%	434,153,545	32.57%	5,829.99
48. 2A	20,821.25	9.13%	121,387,525	9.11%	5,829.98
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	7,087.82	3.11%	40,046,020	3.00%	5,649.98
51. 4A1	10,678.90	4.68%	58,947,405	4.42%	5,519.99
52. 4A	7,314.57	3.21%	40,376,105	3.03%	5,519.96
53. Total	228,083.77	100.00%	1,333,105,175	100.00%	5,844.81
Dry					
54. 1D1	9,726.85	19.73%	29,423,745	21.01%	3,025.00
55. 1D	13,440.76	27.26%	40,658,385	29.03%	3,025.01
56. 2D1	13,071.52	26.51%	36,142,650	25.80%	2,764.99
57. 2D	6,757.56	13.71%	18,076,605	12.90%	2,675.02
58. 3D1	1,186.65	2.41%	3,085,230	2.20%	2,599.95
59. 3D	308.06	0.62%	773,205	0.55%	2,509.92
60. 4D1	2,975.80	6.04%	7,469,200	5.33%	2,509.98
61. 4D	1,834.71	3.72%	4,449,110	3.18%	2,424.97
62. Total	49,301.91	100.00%	140,078,130	100.00%	2,841.23
Grass					
63. 1G1	11,540.43	50.73%	14,428,495	50.98%	1,250.26
64. 1G	2,660.69	11.70%	3,326,605	11.75%	1,250.28
65. 2G1	6,793.07	29.86%	8,494,515	30.01%	1,250.47
66. 2G	95.36	0.42%	119,360	0.42%	1,251.68
67. 3G1	0.36	0.00%	460	0.00%	1,277.78
68. 3G	8.99	0.04%	11,685	0.04%	1,299.78
69. 4G1	0.13	0.00%	170	0.00%	1,307.69
70. 4G	1,647.94	7.24%	1,920,650	6.79%	1,165.49
71. Total	22,746.97	100.00%	28,301,940	100.00%	1,244.21
Irrigated Total					
	228,083.77	75.89%	1,333,105,175	88.76%	5,844.81
Dry Total					
	49,301.91	16.40%	140,078,130	9.33%	2,841.23
Grass Total					
	22,746.97	7.57%	28,301,940	1.88%	1,244.21
72. Waste	21.53	0.01%	10,765	0.00%	500.00
73. Other	386.38	0.13%	477,170	0.03%	1,234.98
74. Exempt	7,697.30	2.56%	0	0.00%	0.00
75. Market Area Total	300,540.56	100.00%	1,501,973,180	100.00%	4,997.57

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	146.61	862,005	0.00	0	227,937.16	1,332,243,170	228,083.77	1,333,105,175
77. Dry Land	339.02	984,320	0.00	0	48,962.89	139,093,810	49,301.91	140,078,130
78. Grass	79.28	99,180	0.00	0	22,667.69	28,202,760	22,746.97	28,301,940
79. Waste	0.00	0	0.00	0	21.53	10,765	21.53	10,765
80. Other	0.00	0	0.00	0	386.38	477,170	386.38	477,170
81. Exempt	9.13	0	0.00	0	7,688.17	0	7,697.30	0
82. Total	564.91	1,945,505	0.00	0	299,975.65	1,500,027,675	300,540.56	1,501,973,180

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	228,083.77	75.89%	1,333,105,175	88.76%	5,844.81
Dry Land	49,301.91	16.40%	140,078,130	9.33%	2,841.23
Grass	22,746.97	7.57%	28,301,940	1.88%	1,244.21
Waste	21.53	0.01%	10,765	0.00%	500.00
Other	386.38	0.13%	477,170	0.03%	1,234.98
Exempt	7,697.30	2.56%	0	0.00%	0.00
Total	300,540.56	100.00%	1,501,973,180	100.00%	4,997.57

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Clay Center	44	295,775	340	1,351,915	341	29,488,930	385	31,136,620	102,495
83.2 Deweese	17	19,575	49	70,090	50	2,040,990	67	2,130,655	4,775
83.3 Edgar	68	121,365	263	519,375	264	14,407,190	332	15,047,930	73,865
83.4 Fairfield	33	137,600	199	1,028,500	199	11,228,580	232	12,394,680	2,200
83.5 Glenvil	17	46,275	133	442,050	133	8,875,915	150	9,364,240	15,880
83.6 Harvard	56	146,110	295	931,160	299	18,420,645	355	19,497,915	139,890
83.7 Harvard Courts	8	10,340	101	101,985	101	866,115	109	978,440	0
83.8 Ong	38	55,095	61	134,670	62	1,035,635	100	1,225,400	12,745
83.9 Rural	2	0	2	45,400	3	279,565	5	324,965	3,345
83.10 Rural Res	80	444,500	0	0	0	0	80	444,500	0
83.11 Rural Res 1	149	0	173	3,479,420	177	25,699,170	326	29,178,590	383,705
83.12 Rural Res 2	120	0	155	3,147,950	163	24,686,960	283	27,834,910	689,670
83.13 Saronville	16	9,160	32	41,490	32	1,458,165	48	1,508,815	6,600
83.14 Sutton	102	434,500	640	2,688,835	645	70,134,490	747	73,257,825	402,610
83.15 Trumbull	13	54,610	87	475,840	91	7,860,305	104	8,390,755	3,830
84 Residential Total	763	1,774,905	2,530	14,458,680	2,560	216,482,655	3,323	232,716,240	1,841,610

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clay Center	20	39,175	53	164,690	53	6,625,070	73	6,828,935	0
85.2	Deweese	5	8,590	14	33,770	14	801,105	19	843,465	20,290
85.3	Edgar	13	22,155	58	75,790	58	3,436,525	71	3,534,470	60,865
85.4	Fairfield	5	6,655	38	87,200	39	4,160,005	44	4,253,860	194,250
85.5	Glenvil	3	3,755	13	20,825	13	333,260	16	357,840	0
85.6	Harvard	18	21,000	39	62,585	39	3,082,970	57	3,166,555	162,610
85.7	Harvard Courts	0	0	1	2,425	1	3,000	1	5,425	0
85.8	Nad B-1	0	0	48	154,700	48	7,808,400	48	7,963,100	467,300
85.9	Nad B-2	3	12,935	21	74,055	22	3,549,430	25	3,636,420	74,560
85.10	Nad Glenvil	0	0	16	83,190	16	1,511,365	16	1,594,555	1,000
85.11	Nad Inland	0	0	17	3,459,405	17	16,907,285	17	20,366,690	7,145
85.12	Nad Lynn	0	0	1	89,370	1	1,411,060	1	1,500,430	0
85.13	Ong	10	7,245	12	15,425	12	693,940	22	716,610	0
85.14	Rural	20	135,155	31	134,690	34	9,353,330	54	9,623,175	125,150
85.15	Rural Res	3	15,330	1	11,825	1	1,334,885	4	1,362,040	1,334,885
85.16	Saronville	8	2,945	5	7,230	5	3,574,065	13	3,584,240	0
85.17	Sutton	30	151,375	122	660,565	122	23,337,315	152	24,149,255	267,250
85.18	Trumbull	4	5,525	13	57,320	13	3,508,325	17	3,571,170	0
86	Commercial Total	142	431,840	503	5,195,060	508	91,431,335	650	97,058,235	2,715,305

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	11,325.01	51.01%	14,158,940	51.26%	1,250.24
88. 1G	2,600.09	11.71%	3,250,540	11.77%	1,250.16
89. 2G1	6,548.40	29.49%	8,188,020	29.64%	1,250.38
90. 2G	89.95	0.41%	112,520	0.41%	1,250.92
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,639.88	7.39%	1,910,445	6.92%	1,164.99
95. Total	22,203.33	100.00%	27,620,465	100.00%	1,243.98
CRP					
96. 1C1	215.42	39.63%	269,555	39.55%	1,251.30
97. 1C	60.60	11.15%	76,065	11.16%	1,255.20
98. 2C1	244.67	45.01%	306,495	44.98%	1,252.69
99. 2C	5.41	1.00%	6,840	1.00%	1,264.33
100. 3C1	0.36	0.07%	460	0.07%	1,277.78
101. 3C	8.99	1.65%	11,685	1.71%	1,299.78
102. 4C1	0.13	0.02%	170	0.02%	1,307.69
103. 4C	8.06	1.48%	10,205	1.50%	1,266.13
104. Total	543.64	100.00%	681,475	100.00%	1,253.54
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,203.33	97.61%	27,620,465	97.59%	1,243.98
CRP Total	543.64	2.39%	681,475	2.41%	1,253.54
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,746.97	100.00%	28,301,940	100.00%	1,244.21

2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)

18 Clay

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	219,467,025	232,441,515	12,974,490	5.91%	1,841,610	5.07%
02. Recreational	274,725	274,725	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	57,666,155	57,566,850	-99,305	-0.17%	32,505	-0.23%
04. Total Residential (sum lines 1-3)	277,407,905	290,283,090	12,875,185	4.64%	1,874,115	3.97%
05. Commercial	69,884,445	72,925,690	3,041,245	4.35%	2,173,445	1.24%
06. Industrial	19,589,460	24,132,545	4,543,085	23.19%	541,860	20.43%
07. Total Commercial (sum lines 5-6)	89,473,905	97,058,235	7,584,330	8.48%	2,715,305	5.44%
08. Ag-Farmsite Land, Outbuildings	59,290,770	58,470,090	-820,680	-1.38%	2,491,115	-5.59%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,319,285	2,305,200	-14,085	-0.61%		
11. Total Non-Agland (sum lines 8-10)	61,610,055	60,775,290	-834,765	-1.35%	2,491,115	-5.40%
12. Irrigated	1,296,675,845	1,333,105,175	36,429,330	2.81%		
13. Dryland	124,112,420	140,078,130	15,965,710	12.86%		
14. Grassland	28,492,500	28,301,940	-190,560	-0.67%		
15. Wasteland	10,765	10,765	0	0.00%		
16. Other Agland	476,995	477,170	175	0.04%		
17. Total Agricultural Land	1,449,768,525	1,501,973,180	52,204,655	3.60%		
18. Total Value of all Real Property (Locally Assessed)	1,878,260,390	1,950,089,795	71,829,405	3.82%	7,080,535	3.45%

2022 Assessment Survey for Clay County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$319,599.00
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$92,000
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:
	\$\$45,249.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1500.00
12.	Amount of last year's assessor's budget not used:
	\$8,051.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS - County Solutions
2.	CAMA software:
	MIPS - County Solutions
3.	Personal Property software:
	MIPS - County Solutions
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes https://clay.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Aerial imagery from gWorks.
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?
	No. The City of Sutton has their own zoning. The Village of Ong has no zoning.

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2022 Residential Assessment Survey for Clay County

1.	Valuation data collection done by:																
	Assessor, Staff, Appraiser																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
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A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese (population 65 – 2014). Located on the south central border of the county and sits along the south bank of the Little Blue River. Deweese is a weekend home for several who enjoy the recreational lifestyle and a weekend away from the city. Older buildings have been refurbished, new building constructed & several camping spots made for these weekend getaways. There has not been a new home erected in over a decade. Deweese is part of the South Central Unified District #5 in rural Clay County also.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 & Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. 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8	NAD B-1, B-2 Located along Highway 6 also. The former Naval Ammunition Depot (NAD) is one of Nebraska's former four major ammunition plants built between 1942 & 1943. Properties consist of bunkers that are now used for light industrial manufacturing or storage.
9	NAD Glenvil - Formerly federal land with majority use as ag and residential. NAD Lynn - Formerly federal land, majority is agricultural. NAD Inland - Former federal land with large commercial parcels, some agricultural.
10	Ong (population 61 – 2014). Located near the southeastern border. Residential properties are older with most inhabitable and/or in need of repair. There is not a school located in the community, but Ong is a member of the Shickley School District located in neighboring Fillmore County.
11	Saronville (population 45 – 2014). Located on the north half of the county, just off Hwy 6. Residential parcels are mostly well maintained. It is five miles from the city of Sutton and is part of Sutton's school district.
12	Sutton (population 1445 – 2014). The largest town in the county located in the northeast quarter of the county along Highway 6. Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.
13	Trumbull (population 199 – 2014). Located in the northwest corner of the county. It has become a bedroom community for Grand Island and Hastings. Quite a few new homes mixed with the old. School has consolidated with Doniphan.
14	Rural Residential. These parcels consist of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.
AG OB	Agricultural Outbuildings
AG DW	Agricultural Dwellings

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost Approach and Sales Comparison
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?
	The appraisers contracted by the county develops depreciation studies based on sales comparison.
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
6.	Describe the methodology used to determine the residential lot values?
	Currently on square foot-previously on front foot pricing
7.	How are rural residential site values developed?
	Values are the same for all rural sites. \$13,000 for the first acre home site, and \$2,000 per acre for either the building site on agricultural properties, or the remaining acres for the single family rural locations.
8.	Are there form 191 applications on file?

N/A

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

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

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2011	2012	2017
2	2021	2018	2021	2021
3	2014	12/2018	2015	2020
4	2012	2011	2012	2018
5	2011	2011	2012	2017
6	2019	12/2018	2019	2019
7	2019	12/2018	2019	2019
8	2021	2018	2021	2021
9	2021	2018	2021	2021
10	2019	12/2018	2019	2019
11	2014	12/2018	2014	2020
12	2016	2011	2016	2016
13	2012	2011	2012	2018
14	2011-2019	2011 & 12/2018	2019	2015-2020
AG OB	2014	2011 & 12/2018	2019	2015-2020
AG DW	2014	2011 & 12/2018	2019	2015-2020

2022 Commercial Assessment Survey for Clay County

1.	Valuation data collection done by:										
	Assessor, Staff, and Appraiser.										
2.	List the valuation group recognized in the County and describe the unique characteristics of each:										
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	Cost Approach, Income Approach, and Sales Comparison.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	The contract appraiser utilizes sales of similar properties from the across the state and adjusting for local market.										
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?										
	The contract appraiser develops the depreciation studies										
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.										
	Yes										
6.	Describe the methodology used to determine the commercial lot values.										

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

7.

<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2011	2011	2017
2	2015-2021	2011 - 2019	2014-2021	2014-2021
3	2021	2019	2021	2021
12	2016	2011	2016	2016

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

2022 Agricultural Assessment Survey for Clay County

1.	Valuation data collection done by:							
	Assessor, Staff, and Appraiser.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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1	With no apparent differences in selling price or soil associations identified, Clay County has only one market area.	2020-2021						
	<p>It is the county's practice to update the land use on an ongoing basis. Clay County has always updated land use whenever a change is reported or discovered. New well permits and registrations are monitored as they are reported by the NRD's, with letters of requests for land use changes due to these registrations & permits. The county has updated the soil codes to reflect the latest State NRCS soil coding changes and we continue to conduct a countywide review of all ag land as new imagery is obtained on our gWorks system dividing it in half and reviewing the entire county in a two year period. North half of county land use completed in 2021.</p>							
3.	Describe the process used to determine and monitor market areas.							
	Annually, sales are plotted, the available sales are verified and analyzed. Any changes in value statistics are noted and incorporated into the valuation process if necessary.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales verification from questionnaires received, reviewed sales, and checking real estate listings.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, the first acre, for farm homes and the rural residential home sites are valued at \$13,000 for the first acre and the outbuilding site acres are valued at \$2,000 per acre. The acre of the site is determined on a parcel by parcel basis using GIS data.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	<p>A separate land classification for feedlots was established in Clay County for 2019. There were no sales of feedlots in the area for a conclusive market analysis. The value was arrived at by taking the average price per acre for feedlots in the surrounding area and applying it to the feedlots in Clay County.</p> <p>For 2020 all Rural Residential parcels in the county were reviewed for primary land use. Questionnaires and requests for FSA certifications were sent to all rural residential landowners in the county. Many parcels were found to be agricultural use rather than rural residential.</p>							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							

	Sale verification; information obtained from buyers and sellers is the methods used. The land is assessed at 100% of market value.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<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
	<i><u>If your county recognizes a special value, please answer the following</u></i>
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



Clay County

3 Year Plan of Assessment

June 15th, 2021

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

Re: 2021 Plan of Assessment for Clay County

Plan of Assessment Requirements

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

Real Property Assessment Requirements

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

Acceptable assessment range required for real property are as follows:

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

Based on analysis of all available information, the Clay County level of value for 2021 is:

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

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

Current Resources

Staff

Assessor – current certification and 120.25 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

Deputy – current certification and 100.5 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

Certified Clerk – current certification and 53.25 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

Clerk – Not certified.

Budget

Clay County's fiscal year is July 1 through June 30. The adopted budget for 2020-2021 was \$291,247.

Budget amounts for the Assessor's Office include:

MIPS & GIS maintenance - \$26,550

gWorks Website Cost - \$4,775

Dues/registration/training - \$2,860

Travel expense/hotel for educational & training purposes - \$5,050

Appraiser Fees - \$43,000

Equipment

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

Education

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

Assessor's Duties and Responsibilities

Record Maintenance, Mapping & Ownership Changes

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

Mapping is kept current through the GIS system and cadastral maps in the office. Beginning July 1, 2021, we will be switching to Standard Support with gWorks. From now on they will be updating our land use and parcels records. MIPS admin for the changes will still take place by office staff.

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

Administrative Reports

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

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

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

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

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

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

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

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

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

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

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

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

Permissive Exemptions

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

Personal Property

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

Homestead Exemptions

Clay County had 235 approved Homestead Exemption applicants in 2020. Applicants that are eligible file for the exemption between February 1st and June 30th yearly. Beginning February 2nd, 2021, all Homestead Exemption applications are being entered into the Nebraska Department of Revenue's database by the Clay County Assessor office staff. The previous part-time office clerk was brought on as a full time employee at that time to accommodate the time needed to complete this requirement of the Department of Revenue Property Assessment Division.

Centrally Assessed Properties

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

Protest Process

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

Tax List Corrections

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

Tax Rates and Districts

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

Tax Equalization and Review Commission (TERC)

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

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

Approaches to Value

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

Market Approach

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

Income Approach

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

Cost Approach

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

Real Property Assessment Review Process

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

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

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

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

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

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

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

Assessment Plans for 2022 – For Tax Year 2023

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

	Parcel Count
Sutton City	979

Assessment Plans for 2023– Tax Year 2024

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

	Parcel Count
Clay Center	506
Glenvil Village	186
Sheridan Township	43
Marshall Township	32
Lonetree Township	58
Glenvil Township	69
Sheridan Township (Ag Land Use)	208
Marshall Township (Ag Land Use)	196
Lonetree Township (Ag Land Use)	108
Glenvil Township (Ag Land Use)	133
Glenvil NAD (Ag Land Use)	22
Spring Ranch Township (Ag Land Use)	209
Fairfield Township (Ag Land Use)	251
Edgar Township (Ag Land Use)	212
Logan Township (Ag Land Use)	218

Assessment Plans for 2024 – Tax Year 2025

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service (for the continuation of the reappraisal of real property in Clay County), assessor staff reviews of exempt, certain residential, commercial and agricultural improved parcels, and agricultural land use. This is to ensure that the following properties are reappraised in 2024 to remain within the required six year cycle:

	Parcel Count
Fairfield City	312
Trumbull	148
Inland Village	40
Spring Ranch Village	37
Spring Ranch Township	100
Fairfield Township	90
Edgar Township	59
Logan Township	53
School Creek Township (Ag Land Use)	295
Eldorado Township (Ag Land Use)	239
Harvard Township (Ag Land Use)	248
Leicester Township (Ag Land Use)	226
Inland Township (Ag Land Use)	65
Inland NAD (Ag Land Use)	12
Lynn Township (Ag Land Use)	135
Lynn NAD (Ag Land Use)	2
Lewis Township (Ag Land Use)	242
Sutton Township (Ag Land Use)	237

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

Brenda Hansen



Clay County Assessor