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DEPARTMENT OF REVENUE

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

COLFAX 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 Colfax 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 Colfax 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: Viola Bender, Colfax 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.

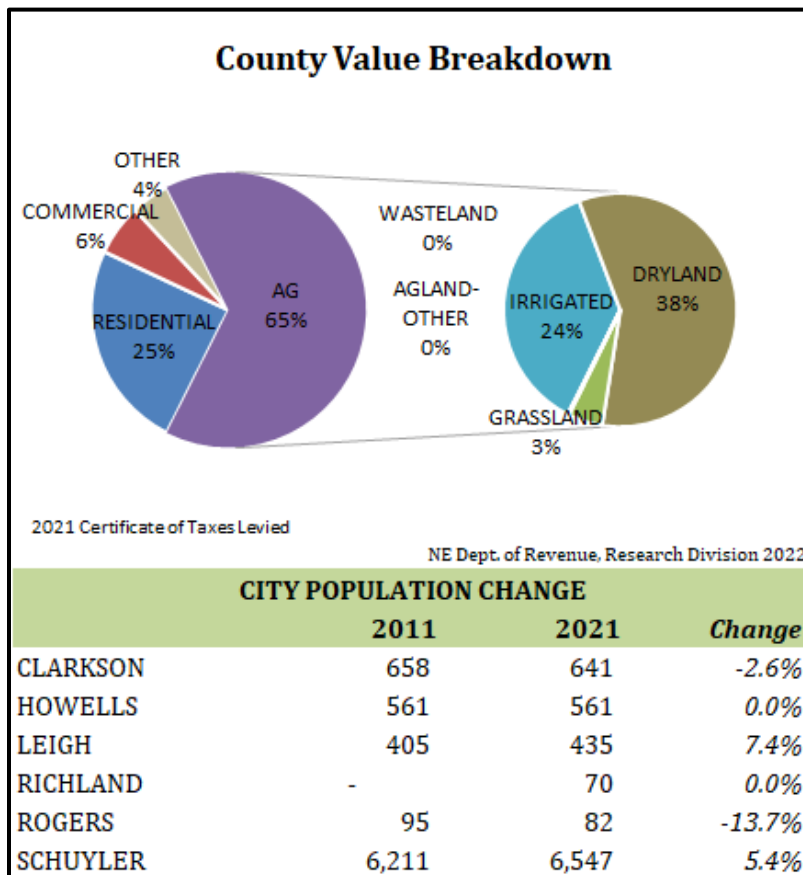
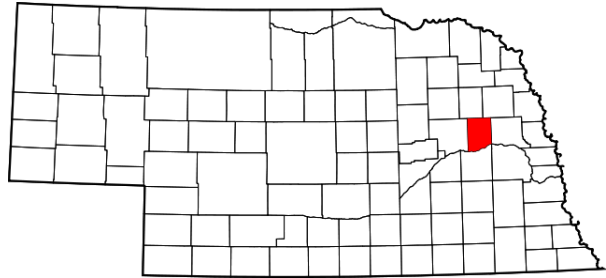
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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 412 square miles, Colfax County has 10,582 residents, per the Census Bureau Quick Facts for 2020, that's a slight decrease in population since the 2010 U.S. Census. Reports indicate that 72% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$110,247 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Colfax County are located in and around Schuyler, the county seat. According to information available from the U.S. Census Bureau, there are 253 employer establishments with total employment of 4,480, double digit increase of 12% from 2019.

Agricultural land is the main component of the valuation base in the county. Dryland makes up a majority of the land in the county. Colfax County is included in both the Lower Elkhorn and Lower Platte North Natural Resources Districts (NRD). In value of sales by commodity group, Colfax County ranks fifth in hogs and pigs (USDA AgCensus).

2022 Residential Correlation for Colfax County

Assessment Actions

The Villages of Richland and Rogers were reviewed, new photos were taken of the properties and values were updated with 2021 costing and new lot values.

The Colfax County assessor analyzed the preliminary statistics and made percentage adjustments to improvement values where needed. Valuation Group 5 increased 3%. In Valuation Group 1, Leigh and Clarkson increased 16-20%. The village of Howells received no increase for 2022. The rural properties had the first acre home site increased to \$30,000. Homes built prior to 1999 received a 35% increase and homes built after 2000 increased 2%.

All pick-up work was timely completed.

Assessment Practice Review

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

The Colfax County Assessor utilizes a sales questionnaire to aid in the verification of the sold parcels. The percent of usable sales is slightly below the state average. A review of the non-qualified sales was conducted, and it is determined that sufficient reasons were Provided for non-qualifying sales. Therefore, all qualified sales were considered for the measurement of the residential class.

The lot values are studied when a reappraisal is completed. The last date of review for Schuyler was 2016, the towns of Richland and Rodgers have been updated for 2022. The remainder of the lots were completed in 2019. The county is in the middle of a reappraisal for Schuyler which will not be completed until 2023.

The county updated the costing for the villages of Richland and Rodgers for the 2022 assessment year. The remainder of the county costing data is 2019 with the exception of Schuyler is using 2016 cost data.

There are five valuation groups in Colfax county. There are three small towns grouped as one and two smaller towns located on Highway 30 grouped as a different valuation group. The county assessor identifies recreational and rural residential together as one. The largest defined group is the Schuyler.

The County Assessor has a written valuation methodology on file explaining the assessment practices.

2022 Residential Correlation for Colfax County

Description of Analysis

The residential class is analyzed utilizing four valuation groups based on various assessor locations in the county.

Valuation Group	Description
1	Clarkson, Howells & Leigh.
3	Richland & Rogers.
4	Rural residential homes.
5	Schuyler

The residential statistical profile includes 153 residential sales, representing all the valuation groups. All three overall measures of central tendency and the qualitative statistics are within the acceptable parameters. Valuation Group 3 lacks a sufficient sample to rely on a level of value.

Review of the statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales. The movement supports the assessment actions completed for 2022.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	49	95.35	101.49	93.93	22.43	108.05
3	1	58.62	58.62	58.62	00.00	100.00
4	16	92.67	93.73	93.44	30.83	100.31
5	87	94.11	91.46	91.90	11.79	99.52
____ ALL ____	153	94.38	94.69	92.39	17.39	102.49

Level of Value

Based on analysis of all available information, the level of value for the residential property in Colfax County is 94%.

2022 Commercial Correlation for Colfax County

Assessment Actions

The assessment actions for Colfax County included a 5% economic increase to Clarkson. The villages of Richland and Rogers were reviewed, lot values and implemented 2019 costing. The remainder of the county had minimal changes. The county assessor completed all pick-up work.

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 Colfax County Assessor utilizes a sales questionnaire to aid in the verification of the sold parcels. The percent of usable sales is below the state average. An analysis of all qualified and non-qualified sales in the study period trimmed to remove the most extreme outliers was conducted. The trimmed statistics included an addition 12 sales but did not negatively affect the statistical level and indicated no apparent bias existed in the qualification process.

The lots are studied when a reappraisal is completed. The lot values in Richland and Rogers were reviewed in 2021, the rural properties were completed in 2020, and all other groups were last completed in 2016. The county is in the middle of a reappraisal for Schuyler with a scheduled completion date of 2023.

There are two commercial valuation groups in Colfax County. Schuyler is the main hub of the county and the rest of the county is the remainder of the commercial class.

The County Assessor has a written valuation methodology on file explaining the assessment practices.

Description of Analysis

The commercial properties are analyzed utilizing two valuation groups described in the following table.

Valuation Group	Description
1	Schuyler
2	All parcels outside of Schuyler

There are 24 qualified sales in the commercial statistical profile. The sales represent both valuation groups. The median is the only measure of central tendency within the range. The mean and weighted mean are lower than the acceptable range, and do not correlate well. Further

2022 Commercial Correlation for Colfax County

analysis of the sold parcels indicates a regressive pattern in the incremental sale price ranges. The county is in the middle of a reappraisal of the commercial class to be fully implemented for the 2023 assessment year.

Incremental Ranges	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
0 TO 4,999						
5,000 TO 14,999	1	91.90	91.90	91.90	00.00	100.00
15,000 TO 29,999	3	104.72	102.28	102.28	31.14	100.00
30,000 TO 59,999	6	109.08	114.05	115.64	19.69	98.63
60,000 TO 99,999	6	86.98	81.96	83.99	21.34	97.58
100,000 TO 149,999	4	88.04	90.86	90.87	10.46	99.99
150,000 TO 249,999	1	80.82	80.82	80.82	00.00	100.00
250,000 TO 499,999	1	38.49	38.49	38.49	00.00	100.00
500,000 TO 999,999	1	47.35	47.35	47.35	00.00	100.00
1,000,000 TO 1,999,999	1	68.29	68.29	68.29	00.00	100.00
2,000,000 TO 4,999,999						
5,000,000 TO 9,999,999						
10,000,000 +						
<u>ALL</u>	24	92.69	90.55	71.85	24.04	126.03

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales along with all other information available, and the assessment practices suggest the assessments are uniform and proportionate across the commercial class. The quality of assessment of the commercial class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	95.52	87.18	73.18	16.59	119.13
2	17	91.90	91.93	71.33	26.89	128.88
<u>ALL</u>	24	92.69	90.55	71.85	24.04	126.03

Level of Value

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

2022 Agricultural Correlation for Colfax County

Assessment Actions

The county assessor completed an analysis of the preliminary statistics. Minor land use changes were made accounting for the minor adjustment to the agricultural land values for 2022. The county assessor implemented increases to homes built prior to 1999 by 35% and homes built after 2000 by 2%. The home site first acre was increased to \$30,000. The pick-up work was timely completed.

Assessment Practice Review

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

Colfax County continues to utilize a sales questionnaire to aid in the verification of the sold parcels. The percent of usable sales is slightly below the state average. A review of the non-qualified sales was conducted, and it was determined that sufficient reasons were documented. The majority of the non-qualified sales are family transactions. Therefore, all qualified sales were considered for the measurement of the agricultural class.

The land use was last reviewed in 2017. A reappraisal of the rural residences and outbuildings was completed in 2018-2019. The costing tables used to establish the values were 2019. The review and inspection of the rural parcels was completed with the last reappraisal.

The County Assessor has a written valuation methodology on file explaining the assessment practices.

The County Assessor has identified intensive use associated with chicken facilities and will be working on identifying hog and cattle parcels in 2022 for the 2023 assessment year.

Description of Analysis

There is one market area to analyze in Colfax County. The statistical profile contains 41 sales. All the measures of central tendency are within the acceptable range. The COD is within the acceptable range indicating the data used for measurement is reliable. The 80% Majority Land Use (MLU) indicates that the irrigated land and dry land are within the acceptable range. The grassland subclass is lacking sufficient sales to determine a reliable level of assessment.

The 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied (CTL) Report supports the assessment actions indicating minimal change to the total agricultural land.

2022 Agricultural Correlation for Colfax County

Equalization and Quality of Assessment

The Property Assessment Division's (Division's) review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for the rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties, and assessment practices indicate that Colfax County has achieved equalization. The quality of assessment in the agricultural class of property in Colfax County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Irrigated_____						
County	11	75.15	77.30	71.21	22.32	108.55
1	11	75.15	77.30	71.21	22.32	108.55
_____Dry_____						
County	13	71.97	72.72	71.54	10.09	101.65
1	13	71.97	72.72	71.54	10.09	101.65
_____Grass_____						
County	3	55.53	63.31	59.62	22.19	106.19
1	3	55.53	63.31	59.62	22.19	106.19
_____ALL_____	41	71.97	73.32	71.19	14.21	102.99

Level of Value

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

2022 Opinions of the Property Tax Administrator for Colfax 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Colfax County

Residential Real Property - Current

Number of Sales	153	Median	94.38
Total Sales Price	\$23,180,036	Mean	94.69
Total Adj. Sales Price	\$23,180,036	Wgt. Mean	92.39
Total Assessed Value	\$21,416,080	Average Assessed Value of the Base	\$95,818
Avg. Adj. Sales Price	\$151,504	Avg. Assessed Value	\$139,974

Confidence Interval - Current

95% Median C.I	89.79 to 96.89
95% Wgt. Mean C.I	88.77 to 96.01
95% Mean C.I	90.71 to 98.67
% of Value of the Class of all Real Property Value in the County	20.68
% of Records Sold in the Study Period	3.86
% of Value Sold in the Study Period	5.64

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	139	96	96.37
2020	158	96	96.41
2019	160	93	92.74
2018	159	94	94.27

2022 Commission Summary for Colfax County

Commercial Real Property - Current

Number of Sales	24	Median	92.69
Total Sales Price	\$3,719,298	Mean	90.55
Total Adj. Sales Price	\$3,719,298	Wgt. Mean	71.85
Total Assessed Value	\$2,672,480	Average Assessed Value of the Base	\$198,848
Avg. Adj. Sales Price	\$154,971	Avg. Assessed Value	\$111,353

Confidence Interval - Current

95% Median C.I	78.61 to 104.53
95% Wgt. Mean C.I	59.85 to 83.86
95% Mean C.I	77.84 to 103.26
% of Value of the Class of all Real Property Value in the County	6.29
% of Records Sold in the Study Period	4.14
% of Value Sold in the Study Period	2.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	19	100	95.08
2020	21	100	97.45
2019	18	100	99.64
2018	24	97	97.31

**19 Colfax
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 : 153
 Total Sales Price : 23,180,036
 Total Adj. Sales Price : 23,180,036
 Total Assessed Value : 21,416,080
 Avg. Adj. Sales Price : 151,504
 Avg. Assessed Value : 139,974

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 95
 COD : 17.39
 PRD : 102.49

COV : 26.51
 STD : 25.10
 Avg. Abs. Dev : 16.41
 MAX Sales Ratio : 237.00
 MIN Sales Ratio : 44.80

95% Median C.I. : 89.79 to 96.89
 95% Wgt. Mean C.I. : 88.77 to 96.01
 95% Mean C.I. : 90.71 to 98.67

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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	17	103.38	108.26	108.70	12.59	99.60	81.75	156.48	96.12 to 115.60	146,794	159,568	
01-JAN-20 To 31-MAR-20	7	96.97	97.95	102.33	14.76	95.72	72.49	133.67	72.49 to 133.67	136,929	140,120	
01-APR-20 To 30-JUN-20	13	98.96	101.05	104.51	06.51	96.69	88.77	129.87	94.88 to 105.42	161,800	169,098	
01-JUL-20 To 30-SEP-20	27	96.22	96.57	97.60	11.95	98.94	65.28	134.95	88.83 to 103.30	167,359	163,336	
01-OCT-20 To 31-DEC-20	22	97.86	96.97	96.43	16.22	100.56	58.62	136.03	82.33 to 110.33	138,745	133,792	
01-JAN-21 To 31-MAR-21	16	88.30	86.53	85.95	11.10	100.67	53.85	108.19	79.57 to 94.11	141,650	121,745	
01-APR-21 To 30-JUN-21	24	90.38	94.95	81.81	25.64	116.06	44.80	190.68	74.75 to 98.80	129,700	106,102	
01-JUL-21 To 30-SEP-21	27	83.99	83.13	78.69	22.42	105.64	52.05	237.00	63.34 to 91.88	173,049	136,164	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	64	98.84	100.74	102.24	11.75	98.53	65.28	156.48	96.12 to 102.96	157,439	160,967	
01-OCT-20 To 30-SEP-21	89	86.80	90.35	84.82	20.98	106.52	44.80	237.00	83.72 to 93.31	147,235	124,879	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	69	97.85	97.68	99.06	12.62	98.61	58.62	136.03	94.88 to 101.86	154,101	152,647	
<u>ALL</u>	153	94.38	94.69	92.39	17.39	102.49	44.80	237.00	89.79 to 96.89	151,504	139,974	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	49	95.35	101.49	93.93	22.43	108.05	53.85	237.00	88.77 to 102.39	96,612	90,747	
3	1	58.62	58.62	58.62	00.00	100.00	58.62	58.62	N/A	143,000	83,820	
4	16	92.67	93.73	93.44	30.83	100.31	44.80	134.95	58.61 to 129.87	263,563	246,264	
5	87	94.11	91.46	91.90	11.79	99.52	61.75	155.62	88.83 to 96.22	161,908	148,798	
<u>ALL</u>	153	94.38	94.69	92.39	17.39	102.49	44.80	237.00	89.79 to 96.89	151,504	139,974	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	151	94.38	94.47	92.02	17.30	102.66	44.80	237.00	89.79 to 96.89	151,735	139,627	
06	2	111.42	111.42	124.04	19.98	89.83	89.16	133.67	N/A	134,000	166,208	
07												
<u>ALL</u>	153	94.38	94.69	92.39	17.39	102.49	44.80	237.00	89.79 to 96.89	151,504	139,974	

**19 Colfax
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 : 153
 Total Sales Price : 23,180,036
 Total Adj. Sales Price : 23,180,036
 Total Assessed Value : 21,416,080
 Avg. Adj. Sales Price : 151,504
 Avg. Assessed Value : 139,974

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 95
 COD : 17.39
 PRD : 102.49

COV : 26.51
 STD : 25.10
 Avg. Abs. Dev : 16.41
 MAX Sales Ratio : 237.00
 MIN Sales Ratio : 44.80

95% Median C.I. : 89.79 to 96.89
 95% Wgt. Mean C.I. : 88.77 to 96.01
 95% Mean C.I. : 90.71 to 98.67

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	237.00	237.00	237.00	00.00	100.00	237.00	237.00	N/A	13,000	30,810
Less Than 30,000	4	171.22	183.76	175.93	16.18	104.45	155.62	237.00	N/A	20,750	36,506
Ranges Excl. Low \$											
Greater Than 4,999	153	94.38	94.69	92.39	17.39	102.49	44.80	237.00	89.79 to 96.89	151,504	139,974
Greater Than 14,999	152	94.38	93.76	92.31	16.51	101.57	44.80	190.68	89.79 to 96.41	152,415	140,693
Greater Than 29,999	149	94.19	92.30	92.09	15.34	100.23	44.80	190.68	89.53 to 96.12	155,014	142,752
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	237.00	237.00	237.00	00.00	100.00	237.00	237.00	N/A	13,000	30,810
15,000 TO 29,999	3	156.48	166.02	164.59	06.46	100.87	155.62	185.95	N/A	23,333	38,405
30,000 TO 59,999	13	103.38	113.06	110.74	19.03	102.09	76.38	190.68	95.35 to 134.95	43,538	48,215
60,000 TO 99,999	28	87.72	90.78	90.68	13.73	100.11	59.52	128.12	83.99 to 100.21	79,393	71,997
100,000 TO 149,999	41	86.79	85.25	84.99	14.85	100.31	53.85	115.60	79.00 to 93.26	124,012	105,402
150,000 TO 249,999	48	95.33	92.23	92.60	12.48	99.60	52.05	139.47	90.72 to 98.63	195,856	181,354
250,000 TO 499,999	19	95.60	95.76	96.19	17.95	99.55	44.80	134.27	83.13 to 115.55	306,444	294,782
500,000 TO 999,999											
1,000,000 +											
ALL	153	94.38	94.69	92.39	17.39	102.49	44.80	237.00	89.79 to 96.89	151,504	139,974

19 Colfax
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 : 24
Total Sales Price : 3,719,298
Total Adj. Sales Price : 3,719,298
Total Assessed Value : 2,672,480
Avg. Adj. Sales Price : 154,971
Avg. Assessed Value : 111,353

MEDIAN : 93
WGT. MEAN : 72
MEAN : 91
COD : 24.04
PRD : 126.03

COV : 33.24
STD : 30.10
Avg. Abs. Dev : 22.28
MAX Sales Ratio : 160.48
MIN Sales Ratio : 38.49

95% Median C.I. : 78.61 to 104.53
95% Wgt. Mean C.I. : 59.85 to 83.86
95% Mean C.I. : 77.84 to 103.26

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	2	131.07	131.07	120.71	22.44	108.58	101.66	160.48	N/A	70,249	84,795	
01-JAN-19 To 31-MAR-19												
01-APR-19 To 30-JUN-19	2	92.69	92.69	93.36	00.85	99.28	91.90	93.48	N/A	70,400	65,725	
01-JUL-19 To 30-SEP-19	3	95.52	89.51	69.43	12.71	128.92	68.29	104.72	N/A	431,667	299,702	
01-OCT-19 To 31-DEC-19	3	106.65	96.92	96.83	19.12	100.09	61.46	122.64	N/A	74,167	71,817	
01-JAN-20 To 31-MAR-20	1	104.53	104.53	104.53	00.00	100.00	104.53	104.53	N/A	90,000	94,080	
01-APR-20 To 30-JUN-20	2	109.41	109.41	105.06	12.85	104.14	95.35	123.47	N/A	69,500	73,015	
01-JUL-20 To 30-SEP-20	3	80.70	80.04	80.32	00.92	99.65	78.61	80.82	N/A	151,667	121,825	
01-OCT-20 To 31-DEC-20	3	82.59	76.04	74.64	18.28	101.88	50.12	95.42	N/A	79,333	59,217	
01-JAN-21 To 31-MAR-21	3	52.14	62.09	49.93	25.22	124.35	47.35	86.79	N/A	201,833	100,777	
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21	2	94.23	94.23	43.59	59.15	216.17	38.49	149.97	N/A	196,500	85,660	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	7	95.52	102.29	76.14	16.93	134.34	68.29	160.48	68.29 to 160.48	225,185	171,449	
01-OCT-19 To 30-SEP-20	9	95.35	94.91	90.57	18.14	104.79	61.46	123.47	78.61 to 122.64	100,722	91,226	
01-OCT-20 To 30-SEP-21	8	67.37	75.36	52.67	42.05	143.08	38.49	149.97	38.49 to 149.97	154,563	81,413	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	8	94.50	93.08	75.14	15.13	123.88	61.46	122.64	61.46 to 122.64	207,288	155,751	
01-JAN-20 To 31-DEC-20	9	82.59	87.96	84.95	17.29	103.54	50.12	123.47	78.61 to 104.53	102,444	87,026	
<u>ALL</u>	24	92.69	90.55	71.85	24.04	126.03	38.49	160.48	78.61 to 104.53	154,971	111,353	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	7	95.52	87.18	73.18	16.59	119.13	38.49	106.65	38.49 to 106.65	150,000	109,764	
2	17	91.90	91.93	71.33	26.89	128.88	47.35	160.48	61.46 to 122.64	157,018	112,008	
<u>ALL</u>	24	92.69	90.55	71.85	24.04	126.03	38.49	160.48	78.61 to 104.53	154,971	111,353	

**19 Colfax
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 : 24
 Total Sales Price : 3,719,298
 Total Adj. Sales Price : 3,719,298
 Total Assessed Value : 2,672,480
 Avg. Adj. Sales Price : 154,971
 Avg. Assessed Value : 111,353

MEDIAN : 93
 WGT. MEAN : 72
 MEAN : 91
 COD : 24.04
 PRD : 126.03

COV : 33.24
 STD : 30.10
 Avg. Abs. Dev : 22.28
 MAX Sales Ratio : 160.48
 MIN Sales Ratio : 38.49

95% Median C.I. : 78.61 to 104.53
 95% Wgt. Mean C.I. : 59.85 to 83.86
 95% Mean C.I. : 77.84 to 103.26

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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	24	92.69	90.55	71.85	24.04	126.03	38.49	160.48	78.61 to 104.53	154,971	111,353
04											
<u>ALL</u>	24	92.69	90.55	71.85	24.04	126.03	38.49	160.48	78.61 to 104.53	154,971	111,353

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	1	91.90	91.90	91.90	00.00	100.00	91.90	91.90	N/A	10,800	9,925
Less Than 30,000	4	98.31	99.68	100.55	28.14	99.13	52.14	149.97	N/A	16,200	16,289
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	92.69	90.55	71.85	24.04	126.03	38.49	160.48	78.61 to 104.53	154,971	111,353
Greater Than 14,999	23	93.48	90.49	71.80	24.80	126.03	38.49	160.48	78.61 to 104.53	161,239	115,763
Greater Than 29,999	20	90.14	88.72	71.35	23.52	124.34	38.49	160.48	78.61 to 101.66	182,725	130,366
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	91.90	91.90	91.90	00.00	100.00	91.90	91.90	N/A	10,800	9,925
15,000 TO 29,999	3	104.72	102.28	102.28	31.14	100.00	52.14	149.97	N/A	18,000	18,410
30,000 TO 59,999	6	109.08	114.05	115.64	19.69	98.63	86.79	160.48	86.79 to 160.48	41,833	48,374
60,000 TO 99,999	6	86.98	81.96	83.99	21.34	97.58	50.12	104.53	50.12 to 104.53	85,250	71,600
100,000 TO 149,999	4	88.04	90.86	90.87	10.46	99.99	80.70	106.65	N/A	122,500	111,319
150,000 TO 249,999	1	80.82	80.82	80.82	00.00	100.00	80.82	80.82	N/A	230,000	185,880
250,000 TO 499,999	1	38.49	38.49	38.49	00.00	100.00	38.49	38.49	N/A	375,000	144,325
500,000 TO 999,999	1	47.35	47.35	47.35	00.00	100.00	47.35	47.35	N/A	550,000	260,400
1,000,000 TO 1,999,999	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	1,247,000	851,600
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	24	92.69	90.55	71.85	24.04	126.03	38.49	160.48	78.61 to 104.53	154,971	111,353

**19 Colfax
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 : 24
 Total Sales Price : 3,719,298
 Total Adj. Sales Price : 3,719,298
 Total Assessed Value : 2,672,480
 Avg. Adj. Sales Price : 154,971
 Avg. Assessed Value : 111,353

MEDIAN : 93
 WGT. MEAN : 72
 MEAN : 91
 COD : 24.04
 PRD : 126.03

COV : 33.24
 STD : 30.10
 Avg. Abs. Dev : 22.28
 MAX Sales Ratio : 160.48
 MIN Sales Ratio : 38.49

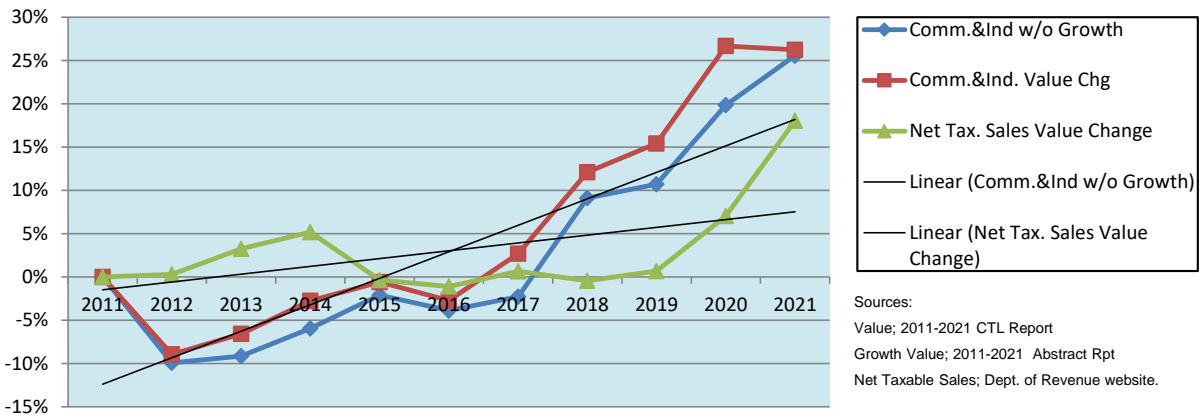
95% Median C.I. : 78.61 to 104.53
 95% Wgt. Mean C.I. : 59.85 to 83.86
 95% Mean C.I. : 77.84 to 103.26

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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
185	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	1,247,000	851,600
340	1	122.64	122.64	122.64	00.00	100.00	122.64	122.64	N/A	40,000	49,055
344	2	122.70	122.70	109.86	22.23	111.69	95.42	149.97	N/A	34,000	37,353
350	1	86.79	86.79	86.79	00.00	100.00	86.79	86.79	N/A	37,500	32,545
351	1	47.35	47.35	47.35	00.00	100.00	47.35	47.35	N/A	550,000	260,400
353	6	93.71	81.57	59.31	22.12	137.53	38.49	106.65	38.49 to 106.65	95,300	56,521
386	1	50.12	50.12	50.12	00.00	100.00	50.12	50.12	N/A	78,000	39,090
406	4	92.68	97.38	89.18	17.93	109.19	80.70	123.47	N/A	124,500	111,035
442	2	121.54	121.54	105.38	32.05	115.33	82.59	160.48	N/A	77,749	81,933
471	1	61.46	61.46	61.46	00.00	100.00	61.46	61.46	N/A	62,500	38,410
528	4	94.42	92.28	92.35	06.60	99.92	78.61	101.66	N/A	102,750	94,886
<u>ALL</u>	<u>24</u>	<u>92.69</u>	<u>90.55</u>	<u>71.85</u>	<u>24.04</u>	<u>126.03</u>	<u>38.49</u>	<u>160.48</u>	<u>78.61 to 104.53</u>	<u>154,971</u>	<u>111,353</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 84,505,938	\$ 882,935	1.04%	\$ 83,623,003		\$ 50,410,657	
2012	\$ 76,943,074	\$ 822,829	1.07%	\$ 76,120,245	-9.92%	\$ 50,562,981	0.30%
2013	\$ 78,948,086	\$ 2,164,757	2.74%	\$ 76,783,329	-0.21%	\$ 52,049,971	2.94%
2014	\$ 82,190,826	\$ 2,717,935	3.31%	\$ 79,472,891	0.66%	\$ 53,027,477	1.88%
2015	\$ 83,997,891	\$ 1,278,925	1.52%	\$ 82,718,966	0.64%	\$ 50,232,650	-5.27%
2016	\$ 82,204,356	\$ 983,445	1.20%	\$ 81,220,911	-3.31%	\$ 49,852,267	-0.76%
2017	\$ 86,775,046	\$ 4,202,040	4.84%	\$ 82,573,006	0.45%	\$ 50,738,160	1.78%
2018	\$ 94,723,836	\$ 2,510,020	2.65%	\$ 92,213,816	6.27%	\$ 50,183,014	-1.09%
2019	\$ 97,531,026	\$ 3,972,285	4.07%	\$ 93,558,741	-1.23%	\$ 50,750,174	1.13%
2020	\$ 107,044,961	\$ 5,773,710	5.39%	\$ 101,271,251	3.83%	\$ 53,955,362	6.32%
2021	\$ 106,685,335	\$ 569,095	0.53%	\$ 106,116,240	-0.87%	\$ 59,508,796	10.29%
Ann %chg	2.36%			Average	-0.37%	1.67%	1.75%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-9.92%	-8.95%	0.30%
2013	-9.14%	-6.58%	3.25%
2014	-5.96%	-2.74%	5.19%
2015	-2.11%	-0.60%	-0.35%
2016	-3.89%	-2.72%	-1.11%
2017	-2.29%	2.69%	0.65%
2018	9.12%	12.09%	-0.45%
2019	10.71%	15.41%	0.67%
2020	19.84%	26.67%	7.03%
2021	25.57%	26.25%	18.05%

County Number	19
County Name	Colfax

19 Colfax
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 : 41
Total Sales Price : 27,461,742
Total Adj. Sales Price : 27,461,742
Total Assessed Value : 19,550,890
Avg. Adj. Sales Price : 669,799
Avg. Assessed Value : 476,851

MEDIAN : 72
WGT. MEAN : 71
MEAN : 73
COD : 14.21
PRD : 102.99

COV : 18.70
STD : 13.71
Avg. Abs. Dev : 10.23
MAX Sales Ratio : 109.27
MIN Sales Ratio : 48.71

95% Median C.I. : 68.26 to 76.36
95% Wgt. Mean C.I. : 66.45 to 75.94
95% Mean C.I. : 69.12 to 77.52

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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	3	74.27	72.45	72.06	05.45	100.54	65.47	77.61	N/A	881,667	635,362
01-JAN-19 To 31-MAR-19	5	71.97	70.97	70.56	02.35	100.58	65.41	72.84	N/A	548,305	386,908
01-APR-19 To 30-JUN-19	1	63.70	63.70	63.70	00.00	100.00	63.70	63.70	N/A	1,286,955	819,770
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	5	57.18	59.94	59.72	07.24	100.37	54.85	69.04	N/A	869,400	519,234
01-JAN-20 To 31-MAR-20	6	79.49	77.90	77.00	16.28	101.17	48.71	104.21	48.71 to 104.21	353,595	272,266
01-APR-20 To 30-JUN-20	7	75.15	76.04	76.91	07.05	98.87	68.26	88.78	68.26 to 88.78	648,968	499,149
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	2	98.86	98.86	101.26	10.53	97.63	88.45	109.27	N/A	624,000	631,865
01-JAN-21 To 31-MAR-21	6	75.83	76.45	67.91	17.58	112.58	50.52	98.89	50.52 to 98.89	735,829	499,738
01-APR-21 To 30-JUN-21	5	70.48	71.79	72.21	12.09	99.42	58.74	86.12	N/A	743,465	536,858
01-JUL-21 To 30-SEP-21	1	55.53	55.53	55.53	00.00	100.00	55.53	55.53	N/A	396,615	220,240
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	9	71.97	70.65	69.83	04.81	101.17	63.70	77.61	65.41 to 74.27	741,498	517,822
01-OCT-19 To 30-SEP-20	18	70.89	72.19	70.14	14.64	102.92	48.71	104.21	62.58 to 79.25	611,742	429,100
01-OCT-20 To 30-SEP-21	14	75.83	76.49	73.30	18.30	104.35	50.52	109.27	58.74 to 94.38	698,351	511,906
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	11	65.41	65.29	63.88	08.91	102.21	54.85	72.84	56.05 to 72.81	761,407	486,407
01-JAN-20 To 31-DEC-20	15	79.10	79.83	80.78	13.34	98.82	48.71	109.27	69.85 to 88.45	527,490	426,091
<u>ALL</u>	41	71.97	73.32	71.19	14.21	102.99	48.71	109.27	68.26 to 76.36	669,799	476,851

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	41	71.97	73.32	71.19	14.21	102.99	48.71	109.27	68.26 to 76.36	669,799	476,851
<u>ALL</u>	41	71.97	73.32	71.19	14.21	102.99	48.71	109.27	68.26 to 76.36	669,799	476,851

19 Colfax
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 : 41
 Total Sales Price : 27,461,742
 Total Adj. Sales Price : 27,461,742
 Total Assessed Value : 19,550,890
 Avg. Adj. Sales Price : 669,799
 Avg. Assessed Value : 476,851

MEDIAN : 72
 WGT. MEAN : 71
 MEAN : 73
 COD : 14.21
 PRD : 102.99

COV : 18.70
 STD : 13.71
 Avg. Abs. Dev : 10.23
 MAX Sales Ratio : 109.27
 MIN Sales Ratio : 48.71

95% Median C.I. : 68.26 to 76.36
 95% Wgt. Mean C.I. : 66.45 to 75.94
 95% Mean C.I. : 69.12 to 77.52

Printed:3/17/2022 8:08:25PM

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	6	80.65	77.29	74.85	18.29	103.26	56.05	98.89	56.05 to 98.89	519,375	388,753
1	6	80.65	77.29	74.85	18.29	103.26	56.05	98.89	56.05 to 98.89	519,375	388,753
Dry											
County	9	69.85	70.34	70.77	05.37	99.39	63.27	79.43	64.19 to 74.27	746,553	528,314
1	9	69.85	70.34	70.77	05.37	99.39	63.27	79.43	64.19 to 74.27	746,553	528,314
Grass											
County	2	70.61	70.61	64.94	21.36	108.73	55.53	85.68	N/A	288,308	187,230
1	2	70.61	70.61	64.94	21.36	108.73	55.53	85.68	N/A	288,308	187,230
ALL	41	71.97	73.32	71.19	14.21	102.99	48.71	109.27	68.26 to 76.36	669,799	476,851

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	11	75.15	77.30	71.21	22.32	108.55	50.52	109.27	56.05 to 98.89	772,071	549,798
1	11	75.15	77.30	71.21	22.32	108.55	50.52	109.27	56.05 to 98.89	772,071	549,798
Dry											
County	13	71.97	72.72	71.54	10.09	101.65	54.85	104.21	64.19 to 77.61	633,775	453,397
1	13	71.97	72.72	71.54	10.09	101.65	54.85	104.21	64.19 to 77.61	633,775	453,397
Grass											
County	3	55.53	63.31	59.62	22.19	106.19	48.71	85.68	N/A	285,872	170,443
1	3	55.53	63.31	59.62	22.19	106.19	48.71	85.68	N/A	285,872	170,443
ALL	41	71.97	73.32	71.19	14.21	102.99	48.71	109.27	68.26 to 76.36	669,799	476,851

Colfax County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	6,000	5,800	5,600	5,357	5,300	5,100	4,800	4,408	5,374
Cuming	2	7,044	n/a	6,642	7,040	4,901	n/a	6,129	5,197	6,629
Cuming	4	6,919	6,760	6,508	6,825	4,600	n/a	5,901	4,812	6,299
Dodge	1	6,200	6,005	5,805	5,610	n/a	5,215	5,455	4,820	5,757
Dodge	2	7,010	6,785	6,560	6,345	6,120	5,900	5,675	5,450	6,383
Butler	1	6,448	5,949	5,809	5,617	5,350	5,316	4,932	4,806	5,912
Platte	6	9,088	8,500	7,751	7,500	6,900	6,498	6,000	5,400	7,253
Stanton	1	5,600	5,309	5,576	5,214	4,710	4,960	4,284	3,968	5,054

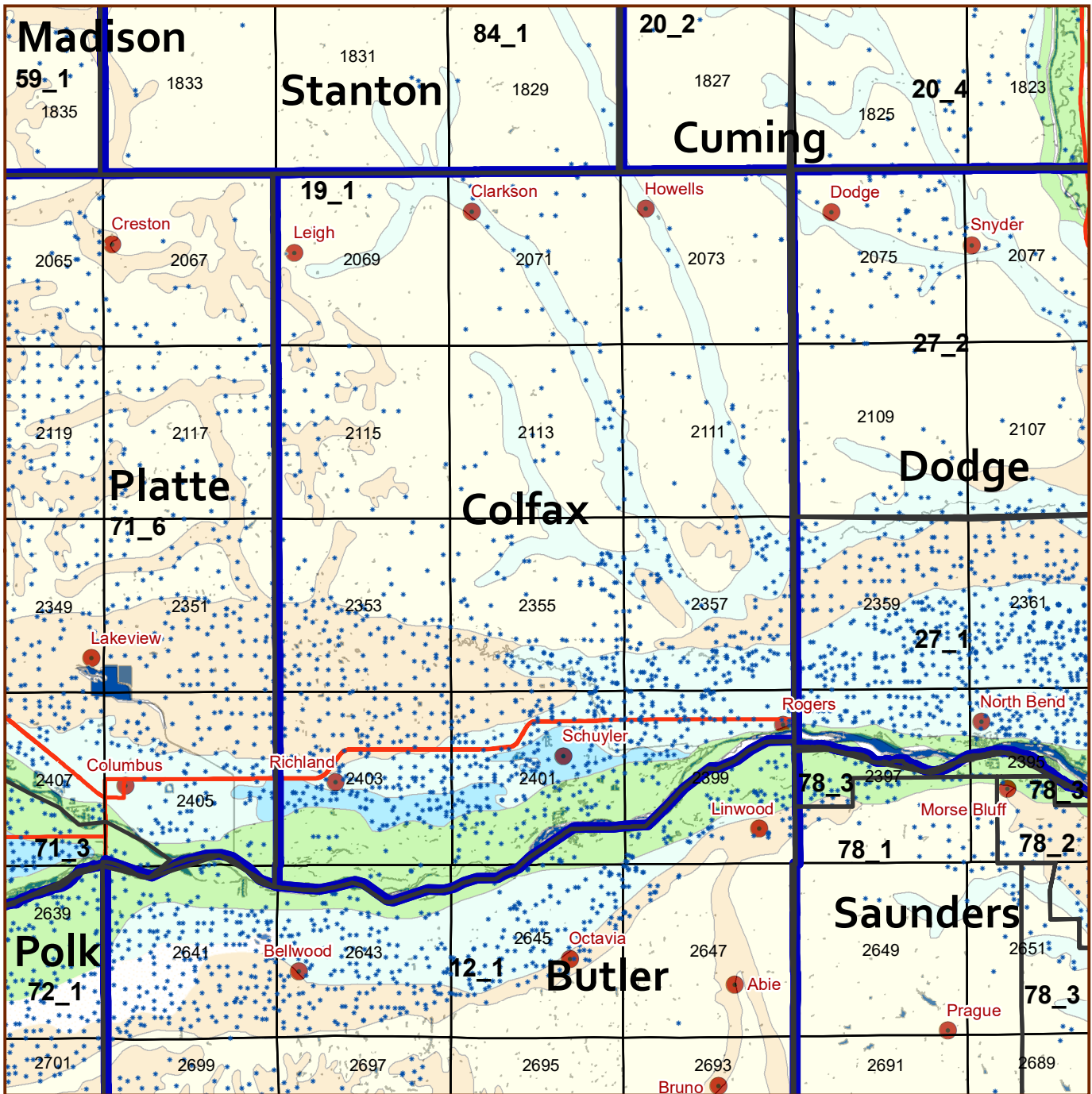
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	5,742	5,638	5,397	5,298	4,972	4,877	4,502	4,150	5,126
Cuming	2	6,724	6,724	6,325	n/a	5,835	5,835	4,895	4,895	6,153
Cuming	4	6,639	6,635	6,227	6,157	3,582	5,719	4,765	4,527	6,148
Dodge	1	5,918	5,725	5,536	n/a	5,150	4,915	5,190	4,980	5,504
Dodge	2	6,820	6,600	6,377	6,160	5,930	5,660	5,500	5,280	6,222
Butler	1	5,450	4,950	4,750	4,650	4,450	4,050	3,150	3,050	4,369
Platte	6	6,493	6,100	5,553	5,499	5,100	4,599	3,800	2,900	5,216
Stanton	1	5,355	5,355	5,315	3,622	1,943	4,469	4,173	4,084	4,613

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	1,987	1,987	1,800	1,800	n/a	1,700	n/a	1,600	1,942
Cuming	2	2,481	2,369	1,971	2,184	n/a	n/a	n/a	n/a	2,315
Cuming	4	2,348	2,312	1,765	1,997	n/a	n/a	n/a	n/a	2,190
Dodge	1	2,460	2,460	2,355	2,355	n/a	n/a	n/a	2,140	2,427
Dodge	2	2,449	2,454	2,355	2,355	n/a	n/a	n/a	n/a	2,427
Butler	1	2,345	2,322	2,282	2,272	1,896	2,174	n/a	2,100	2,317
Platte	6	1,874	1,855	1,700	1,709	n/a	1,681	1,525	1,613	1,815
Stanton	1	1,709	1,790	1,267	1,750	715	n/a	n/a	1,415	1,456

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	3,984	n/a	150
Cuming	2	5,126	n/a	125
Cuming	4	4,668	n/a	259
Dodge	1	3,210	n/a	179
Dodge	2	3,210	n/a	192
Butler	1	2,931	n/a	762
Platte	6	1,856	0	100
Stanton	1	2,728	0	139

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.

COLFAX COUNTY



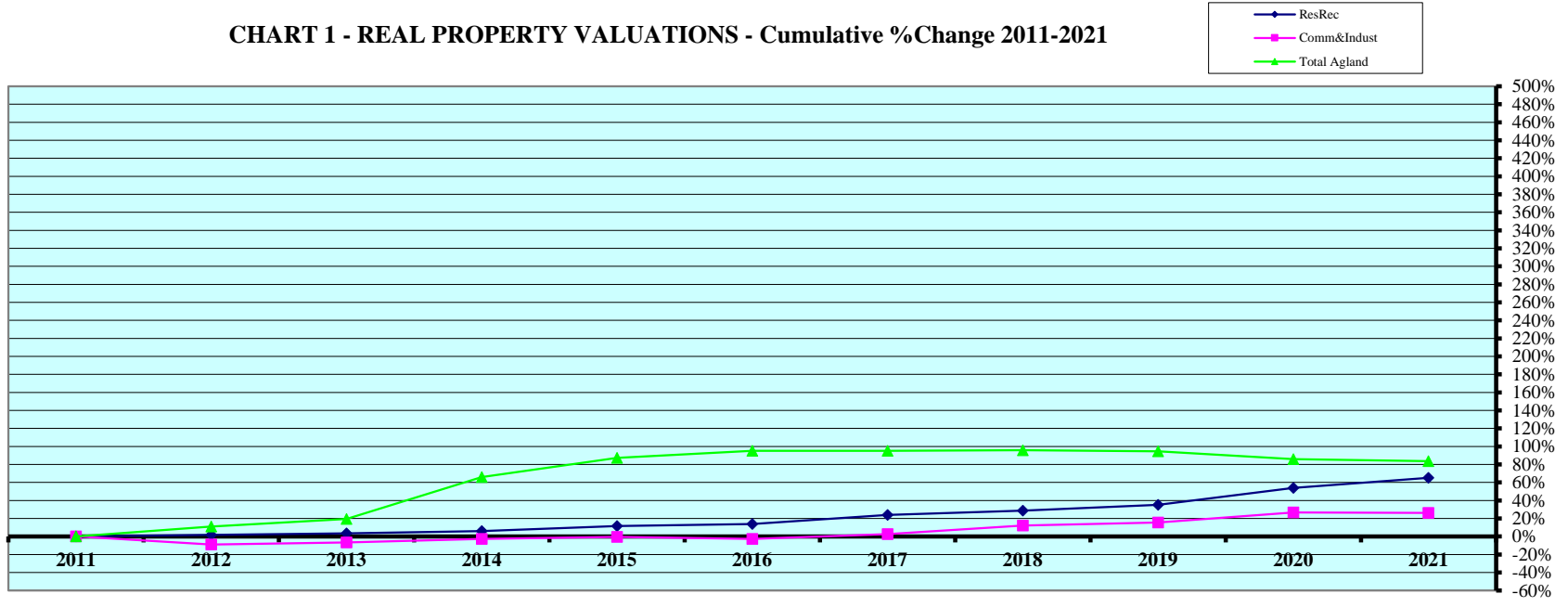
Legend

- 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	207,685,860	-	-	-	84,505,938	-	-	-	623,621,980	-	-	-
2012	211,488,285	3,802,425	1.83%	1.83%	76,943,074	-7,562,864	-8.95%	-8.95%	692,131,525	68,509,545	10.99%	10.99%
2013	214,584,180	3,095,895	1.46%	3.32%	78,948,086	2,005,012	2.61%	-6.58%	745,551,015	53,419,490	7.72%	19.55%
2014	220,078,955	5,494,775	2.56%	5.97%	82,190,826	3,242,740	4.11%	-2.74%	1,035,922,325	290,371,310	38.95%	66.11%
2015	231,499,350	11,420,395	5.19%	11.47%	83,997,891	1,807,065	2.20%	-0.60%	1,168,169,450	132,247,125	12.77%	87.32%
2016	236,565,970	5,066,620	2.19%	13.91%	82,204,356	-1,793,535	-2.14%	-2.72%	1,216,844,785	48,675,335	4.17%	95.13%
2017	257,314,195	20,748,225	8.77%	23.90%	86,775,046	4,570,690	5.56%	2.69%	1,216,628,840	-215,945	-0.02%	95.09%
2018	267,181,015	9,866,820	3.83%	28.65%	94,723,836	7,948,790	9.16%	12.09%	1,221,238,525	4,609,685	0.38%	95.83%
2019	280,885,535	13,704,520	5.13%	35.25%	97,531,026	2,807,190	2.96%	15.41%	1,213,292,885	-7,945,640	-0.65%	94.56%
2020	319,724,655	38,839,120	13.83%	53.95%	107,044,961	9,513,935	9.75%	26.67%	1,159,721,740	-53,571,145	-4.42%	85.97%
2021	342,987,580	23,262,925	7.28%	65.15%	106,685,335	-359,626	-0.34%	26.25%	1,145,089,965	-14,631,775	-1.26%	83.62%

Rate Annual %chg: Residential & Recreational **5.14%**

Commercial & Industrial **2.36%**

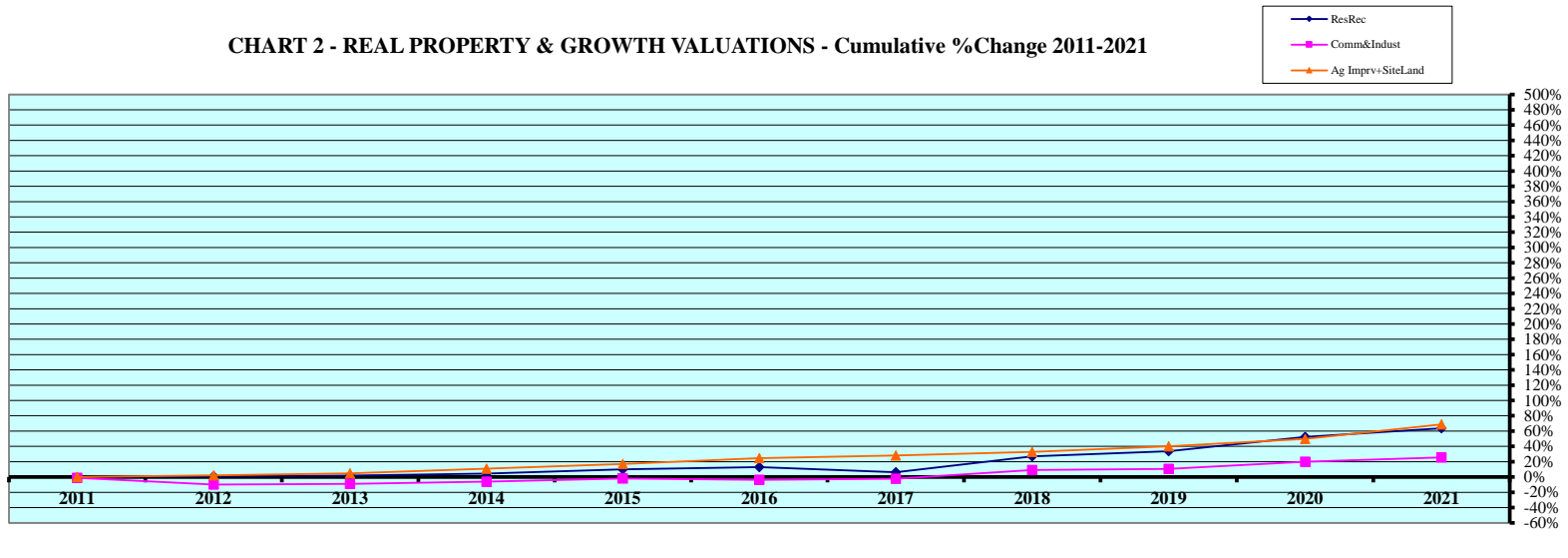
Agricultural Land **6.27%**

Cnty# **19**
County **COLFAX**

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	Cmlt%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth						
2011	207,685,860	1,714,925	0.83%	205,970,935	-	-0.83%	84,505,938	882,935	1.04%	83,623,003	-	-1.04%						
2012	211,488,285	2,162,960	1.02%	209,325,325	0.79%	0.79%	76,943,074	822,829	1.07%	76,120,245	-9.92%	-9.92%						
2013	214,584,180	2,839,265	1.32%	211,744,915	0.12%	1.95%	78,948,086	2,164,757	2.74%	76,783,329	-0.21%	-9.14%						
2014	220,078,955	3,147,148	1.43%	216,931,807	1.09%	4.45%	82,190,826	2,717,935	3.31%	79,472,891	0.66%	-5.96%						
2015	231,499,350	3,213,290	1.39%	228,286,060	3.73%	9.92%	83,997,891	1,278,925	1.52%	82,718,966	0.64%	-2.11%						
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	12.90%	82,204,356	983,445	1.20%	81,220,911	-3.31%	-3.89%						
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	6.19%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	-2.29%						
2018	267,181,015	3,551,904	1.33%	263,629,111	2.45%	26.94%	94,723,836	2,510,020	2.65%	92,213,816	6.27%	9.12%						
2019	280,885,535	3,504,880	1.25%	277,380,655	3.82%	33.56%	97,531,026	3,972,285	4.07%	93,558,741	-1.23%	10.71%						
2020	319,724,655	3,414,695	1.07%	316,309,960	12.61%	52.30%	107,044,961	5,773,710	5.39%	101,271,251	3.83%	19.84%						
2021	342,987,580	3,107,693	0.91%	339,879,887	6.30%	63.65%	106,685,335	569,095	0.53%	106,116,240	-0.87%	25.57%						
Rate Ann%chg	5.14%			Resid & Recreat w/o growth			3.97%			2.36%			C & I w/o growth			-0.37%		

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	Cmlt%chg w/o grwth		
2011	59,171,110	35,723,947	94,895,057	2,805,538	2.96%	92,089,519	-	-		
2012	61,971,950	38,702,312	100,674,262	3,706,316	3.68%	96,967,946	2.18%	2.18%		
2013	62,681,790	43,497,022	106,178,812	6,886,148	6.49%	99,292,664	-1.37%	4.63%		
2014	64,662,950	47,573,275	112,236,225	7,069,610	6.30%	105,166,615	-0.95%	10.82%		
2015	66,288,365	49,172,505	115,460,870	4,528,330	3.92%	110,932,540	-1.16%	16.90%		
2016	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	2.49%	24.70%		
2017	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	27.97%		
2018	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	32.90%		
2019	73,284,290	62,473,740	135,758,030	2,792,235	2.06%	132,965,795	1.73%	40.12%		
2020	81,369,755	64,211,970	145,581,725	3,439,330	2.36%	142,142,395	4.70%	49.79%		
2021	89,650,750	79,437,255	169,088,005	8,951,455	5.29%	160,136,550	10.00%	68.75%		
Rate Ann%chg	4.24%		8.32%		5.95%		Ag Imprv+Site w/o growth		1.72%	

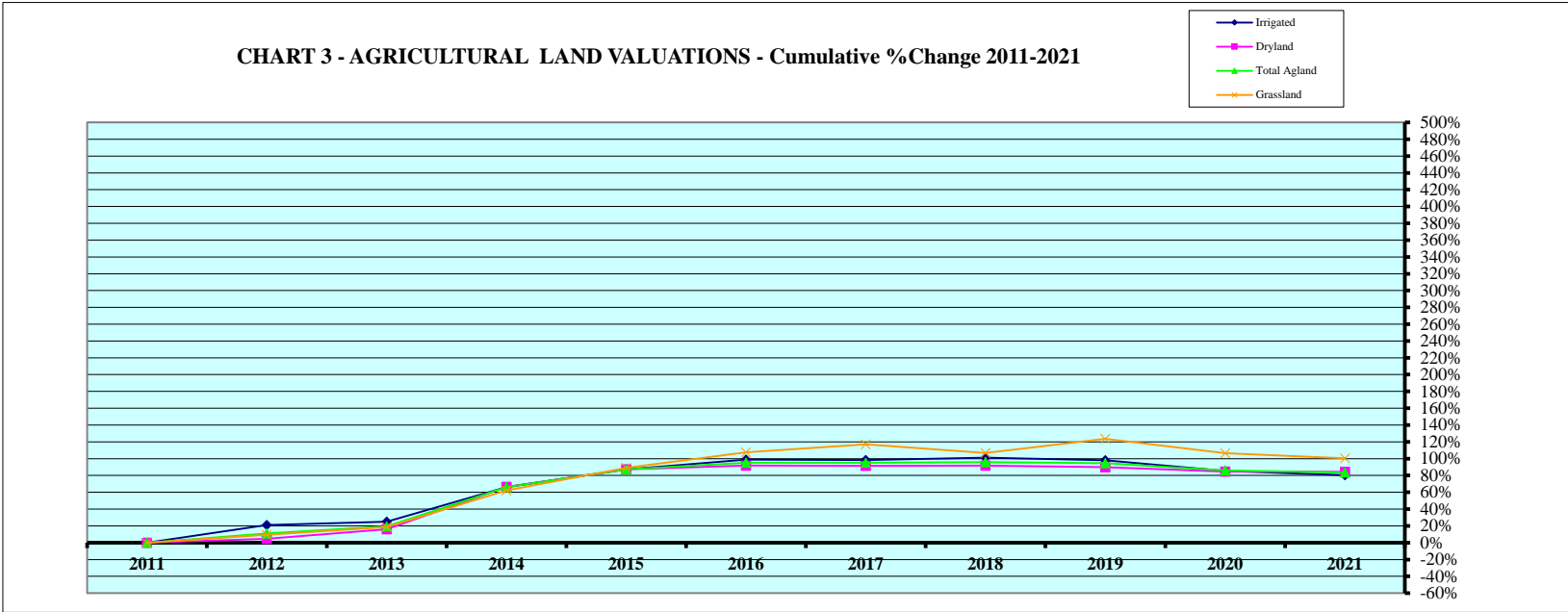
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 19
County COLFAX

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	233,521,505	-	-	-	361,931,135	-	-	-	27,237,620	-	-	-
2012	282,855,385	49,333,880	21.13%	21.13%	378,478,565	16,547,430	4.57%	4.57%	29,793,280	2,555,660	9.38%	9.38%
2013	291,600,990	8,745,605	3.09%	24.87%	420,177,510	41,698,945	11.02%	16.09%	32,355,770	2,562,490	8.60%	18.79%
2014	387,823,345	96,222,355	33.00%	66.08%	602,453,970	182,276,460	43.38%	66.46%	44,150,605	11,794,835	36.45%	62.09%
2015	437,160,715	49,337,370	12.72%	87.20%	677,992,995	75,539,025	12.54%	87.33%	51,502,350	7,351,745	16.65%	89.09%
2016	464,499,835	27,339,120	6.25%	98.91%	694,324,590	16,331,595	2.41%	91.84%	56,540,445	5,038,095	9.78%	107.58%
2017	463,097,500	-1,402,335	-0.30%	98.31%	692,979,100	-1,345,490	-0.19%	91.47%	59,114,625	2,574,180	4.55%	117.03%
2018	469,816,725	6,719,225	1.45%	101.19%	693,923,185	944,085	0.14%	91.73%	56,312,820	-2,801,805	-4.74%	106.75%
2019	462,630,615	-7,186,110	-1.53%	98.11%	687,297,015	-6,626,170	-0.95%	89.90%	60,908,085	4,595,265	8.16%	123.62%
2020	432,945,730	-29,684,885	-6.42%	85.40%	667,799,475	-19,497,540	-2.84%	84.51%	56,226,155	-4,681,930	-7.69%	106.43%
2021	421,437,825	-11,507,905	-2.66%	80.47%	667,030,060	-769,415	-0.12%	84.30%	54,583,080	-1,643,075	-2.92%	100.40%

Rate Ann.%chg: Irrigated **6.08%** Dryland **6.30%** Grassland **7.20%**

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	397,290	-	-	-	534,430	-	-	-	623,621,980	-	-	-
2012	397,310	20	0.01%	0.01%	606,985	72,555	13.58%	13.58%	692,131,525	68,509,545	10.99%	10.99%
2013	783,140	385,830	97.11%	97.12%	633,605	26,620	4.39%	18.56%	745,551,015	53,419,490	7.72%	19.55%
2014	789,565	6,425	0.82%	98.74%	704,840	71,235	11.24%	31.89%	1,035,922,325	290,371,310	38.95%	66.11%
2015	820,095	30,530	3.87%	106.42%	693,295	-11,545	-1.64%	29.73%	1,168,169,450	132,247,125	12.77%	87.32%
2016	1,226,625	406,530	49.57%	208.75%	253,290	-440,005	-63.47%	-52.61%	1,216,844,785	48,675,335	4.17%	95.13%
2017	1,184,275	-42,350	-3.45%	198.09%	253,340	50	0.02%	-52.60%	1,216,628,840	-215,945	-0.02%	95.09%
2018	1,185,795	1,520	0.13%	198.47%	0	-253,340	-100.00%	-100.00%	1,221,238,525	4,609,685	0.38%	95.83%
2019	1,188,850	3,055	0.26%	199.24%	1,268,320	1,268,320	137.32%	137.32%	1,213,292,885	-7,945,640	-0.65%	94.56%
2020	1,045,140	-143,710	-12.09%	163.07%	1,705,240	436,920	34.45%	219.08%	1,159,721,740	-53,571,145	-4.42%	85.97%
2021	1,013,010	-32,130	-3.07%	154.98%	1,025,990	-679,250	-39.83%	91.98%	1,145,089,965	-14,631,775	-1.26%	83.62%

Cnty# **19**
County **COLFAX**

Rate Ann.%chg: Total Agric Land **6.27%**

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	211,549,435	73,079	2,895			317,478,320	134,933	2,353			81,700,995	133,333	613		
2012	233,647,275	74,019	3,157	9.04%	9.04%	362,225,520	133,985	2,703	14.90%	14.90%	89,688,965	135,300	663	8.18%	9.46%
2013	282,858,870	74,311	3,806	20.59%	31.49%	378,506,415	133,682	2,831	4.73%	20.34%	89,574,800	130,628	686	3.44%	13.24%
2014	291,682,980	76,813	3,797	-0.24%	31.18%	420,185,810	131,612	3,193	12.76%	35.69%	97,239,960	127,646	762	11.09%	25.80%
2015	387,520,560	77,033	5,031	32.48%	73.78%	602,760,570	131,422	4,586	43.66%	94.93%	128,539,130	127,483	1,008	32.36%	66.50%
2016	437,235,070	77,461	5,645	12.21%	94.99%	678,294,330	132,170	5,132	11.89%	118.12%	149,636,865	127,257	1,176	16.62%	94.17%
2017	464,320,630	77,637	5,981	5.95%	106.60%	695,181,350	132,008	5,266	2.62%	123.82%	164,929,515	127,713	1,291	9.83%	113.25%
2018	463,079,995	77,393	5,983	0.05%	106.70%	693,296,250	131,654	5,266	0.00%	123.81%	174,353,050	127,360	1,369	6.01%	126.06%
2019	469,722,125	78,542	5,981	-0.05%	106.60%	694,233,725	131,830	5,266	0.00%	123.82%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	467,444,400	78,462	5,958	-0.38%	105.80%	687,821,500	130,708	5,262	-0.07%	123.65%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	433,023,925	77,671	5,575	-6.42%	92.59%	668,500,160	130,424	5,126	-2.60%	117.84%	55,950,195	26,114	2,143	66.19%	249.66%

Rate Annual %chg Average Value/Acre: 6.77%

8.10%

13.34%

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	404,250	8,076	50			407,655	272	1,500			556,985,425	246,882	2,256		
2012	406,675	8,125	50	-0.01%	-0.01%	405,225	270	1,500	0.00%	0.00%	623,967,630	247,084	2,525	11.93%	11.93%
2013	397,220	7,936	50	0.00%	0.00%	204,010	340	600	-60.00%	-60.00%	691,749,285	246,606	2,805	11.08%	24.33%
2014	782,915	7,829	100	99.79%	99.78%	204,010	340	600	0.00%	-60.00%	691,749,285	246,518	3,023	7.77%	33.99%
2015	786,575	7,866	100	0.00%	99.78%	204,010	340	600	0.00%	-60.00%	1,035,457,935	246,544	4,200	38.93%	86.16%
2016	817,230	8,172	100	0.00%	99.78%	217,095	362	600	-0.01%	-60.00%	1,167,976,850	246,688	4,735	12.73%	109.86%
2017	1,225,990	8,171	150	50.05%	199.76%	253,290	362	700	16.67%	-53.33%	1,217,461,745	246,692	4,935	4.24%	118.75%
2018	1,154,980	7,698	150	-0.01%	199.74%	253,340	362	700	0.00%	-53.33%	1,217,132,880	246,311	4,941	0.13%	119.03%
2019	1,188,940	7,924	150	0.00%	199.74%	0	0				1,221,299,725	245,863	4,967	0.53%	120.18%
2020	1,180,795	7,870	150	0.00%	199.74%	0	0				1,218,168,125	245,788	4,956	-0.23%	119.68%
2021	1,037,300	6,914	150	0.00%	199.74%	1,695,730	1,412	1,201		-19.95%	1,160,207,310	242,534	4,784	-3.48%	112.04%

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Rate Annual %chg Average Value/Acre: 7.81%

(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
10,582	COLFAX	83,220,176	32,496,788	54,545,409	325,678,560	80,211,790	26,473,545	17,309,020	1,145,089,965	90,450,450	80,281,290	0	1,935,756,993
cnty sectorvalue % of total value:		4.30%	1.68%	2.82%	16.82%	4.14%	1.37%	0.89%	59.15%	4.67%	4.15%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
658	CLARKSON	1,887,473	54,584	20,311	19,669,695	6,057,951	0	0	113,905	0	0	0	27,803,919
6.22%	%sector of county sector	2.27%	0.17%	0.04%	6.04%	7.55%			0.01%				1.44%
	%sector of municipality	6.79%	0.20%	0.07%	70.74%	21.79%			0.41%				100.00%
561	HOWELLS	496,977	65,553	24,393	24,529,075	3,354,820	0	0	118,005	148,420	54,660	0	28,791,903
5.30%	%sector of county sector	0.60%	0.20%	0.04%	7.53%	4.18%			0.01%	0.16%	0.07%		1.49%
	%sector of municipality	1.73%	0.23%	0.08%	85.19%	11.65%			0.41%	0.52%	0.19%		100.00%
405	LEIGH	1,230,271	52,725	3,730	15,379,165	5,442,175	0	0	34,815	0	0	0	22,142,881
3.83%	%sector of county sector	1.48%	0.16%	0.01%	4.72%	6.78%			0.00%				1.14%
	%sector of municipality	5.56%	0.24%	0.02%	69.45%	24.58%			0.16%				100.00%
73	RICHLAND	53,314	126,623	926,669	1,502,080	1,393,985	0	0	531,960	0	0	0	4,534,631
0.69%	%sector of county sector	0.06%	0.39%	1.70%	0.46%	1.74%			0.05%				0.23%
	%sector of municipality	1.18%	2.79%	20.44%	33.12%	30.74%			11.73%				100.00%
95	ROGERS	2,770	216,109	1,597,013	1,098,230	406,120	0	0	117,485	0	0	0	3,437,727
0.90%	%sector of county sector	0.00%	0.67%	2.93%	0.34%	0.51%			0.01%				0.18%
	%sector of municipality	0.08%	6.29%	46.46%	31.95%	11.81%			3.42%				100.00%
6,213	SCHUYLER	9,014,196	2,856,423	5,102,344	175,374,980	38,390,834	9,240	5,180	727,490	0	0	0	231,480,687
58.71%	%sector of county sector	10.83%	8.79%	9.35%	53.85%	47.86%	0.03%	0.03%	0.06%				11.96%
	%sector of municipality	3.89%	1.23%	2.20%	75.76%	16.58%	0.00%	0.00%	0.31%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
8,005	Total Municipalities	12,685,001	3,372,017	7,674,460	237,553,225	55,045,885	9,240	5,180	1,643,660	148,420	54,660	0	318,191,748
75.65%	%all municip.sectors of cnty	15.24%	10.38%	14.07%	72.94%	68.63%	0.03%	0.03%	0.14%	0.16%	0.07%		16.44%

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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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,373	Value : 1,834,754,562	Growth 17,195,397	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	261	2,055,390	41	673,075	281	1,904,935	583	4,633,400	
02. Res Improve Land	2,503	24,736,080	100	5,422,105	310	14,137,855	2,913	44,296,040	
03. Res Improvements	2,664	224,510,945	133	24,665,475	352	58,270,875	3,149	307,447,295	
04. Res Total	2,925	251,302,415	174	30,760,655	633	74,313,665	3,732	356,376,735	6,056,413
% of Res Total	78.38	70.52	4.66	8.63	16.96	20.85	44.57	19.42	35.22
05. Com UnImp Land	70	697,502	5	286,260	3	134,050	78	1,117,812	
06. Com Improve Land	437	5,105,850	24	1,102,215	24	1,679,385	485	7,887,450	
07. Com Improvements	443	51,547,206	28	11,300,565	26	15,098,845	497	77,946,616	
08. Com Total	513	57,350,558	33	12,689,040	29	16,912,280	575	86,951,878	5,171,145
% of Com Total	89.22	65.96	5.74	14.59	5.04	19.45	6.87	4.74	30.07
09. Ind UnImp Land	1	9,240	0	0	0	0	1	9,240	
10. Ind Improve Land	0	0	3	1,035,630	0	0	3	1,035,630	
11. Ind Improvements	0	0	4	27,335,289	0	0	4	27,335,289	
12. Ind Total	1	9,240	4	28,370,919	0	0	5	28,380,159	0
% of Ind Total	20.00	0.03	80.00	99.97	0.00	0.00	0.06	1.55	0.00
13. Rec UnImp Land	1	5,180	7	113,140	81	6,741,780	89	6,860,100	
14. Rec Improve Land	0	0	32	1,116,945	57	5,732,825	89	6,849,770	
15. Rec Improvements	0	0	61	3,113,740	78	6,237,795	139	9,351,535	
16. Rec Total	1	5,180	68	4,343,825	159	18,712,400	228	23,061,405	823,650
% of Rec Total	0.44	0.02	29.82	18.84	69.74	81.14	2.72	1.26	4.79
Res & Rec Total	2,926	251,307,595	242	35,104,480	792	93,026,065	3,960	379,438,140	6,880,063
% of Res & Rec Total	73.89	66.23	6.11	9.25	20.00	24.52	47.29	20.68	40.01
Com & Ind Total	514	57,359,798	37	41,059,959	29	16,912,280	580	115,332,037	5,171,145
% of Com & Ind Total	88.62	49.73	6.38	35.60	5.00	14.66	6.93	6.29	30.07
17. Taxable Total	3,440	308,667,393	279	76,164,439	821	109,938,345	4,540	494,770,177	12,051,208
% of Taxable Total	75.77	62.39	6.15	15.39	18.08	22.22	54.22	26.97	70.08

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	2	139,715	4,132,685	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	2	139,715	4,132,685
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	139,715	4,132,685

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	302	2	221	525

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	35	1,778,290	7	917,770	2,899	887,970,855	2,941	890,666,915
28. Ag-Improved Land	1	117,595	3	1,283,200	847	288,922,090	851	290,322,885
29. Ag Improvements	1	161,630	3	527,320	888	158,305,635	892	158,994,585

30. Ag Total					3,833	1,339,984,385
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	30,000	3	3.00	90,000	
33. HomeSite Improvements	1	0.00	128,420	3	0.00	366,580	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	4.29	21,450	3	7.55	37,750	
37. FarmSite Improvements	1	0.00	33,210	3	0.00	160,740	
38. FarmSite Total							
39. Road & Ditches	2	1.18	0	2	2.61	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	45	42.23	1,211,150	45	42.23	1,211,150	
32. HomeSite Improv Land	563	578.02	17,346,350	567	582.02	17,466,350	
33. HomeSite Improvements	575	0.00	93,354,930	579	0.00	93,849,930	294,612
34. HomeSite Total				624	624.25	112,527,430	
35. FarmSite UnImp Land	79	141.08	705,385	79	141.08	705,385	
36. FarmSite Improv Land	773	3,124.98	15,624,900	777	3,136.82	15,684,100	
37. FarmSite Improvements	856	0.00	64,950,705	860	0.00	65,144,655	4,849,577
38. FarmSite Total				939	3,277.90	81,534,140	
39. Road & Ditches	3,123	5,266.57	0	3,127	5,270.36	0	
40. Other- Non Ag Use	44	949.67	1,875,540	44	949.67	1,875,540	
41. Total Section VI				1,563	10,122.18	195,937,110	5,144,189

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,238.05	5.39%	25,428,300	6.02%	6,000.00
46. 1A	11,470.94	14.60%	66,531,470	15.76%	5,800.00
47. 2A1	19,638.44	25.00%	109,975,285	26.04%	5,600.00
48. 2A	19,486.00	24.80%	104,377,595	24.72%	5,356.54
49. 3A1	575.70	0.73%	3,051,215	0.72%	5,300.01
50. 3A	9,322.36	11.87%	47,544,075	11.26%	5,100.00
51. 4A1	11,120.61	14.15%	53,379,005	12.64%	4,800.01
52. 4A	2,716.20	3.46%	11,972,795	2.84%	4,407.92
53. Total	78,568.30	100.00%	422,259,740	100.00%	5,374.43
Dry					
54. 1D1	3,787.34	2.91%	21,746,330	3.26%	5,741.85
55. 1D	44,276.31	34.05%	249,642,055	37.45%	5,638.28
56. 2D1	13,637.37	10.49%	73,606,870	11.04%	5,397.44
57. 2D	1,257.52	0.97%	6,662,165	1.00%	5,297.86
58. 3D1	1,763.31	1.36%	8,766,735	1.32%	4,971.75
59. 3D	47,095.86	36.22%	229,687,150	34.46%	4,877.01
60. 4D1	2,338.18	1.80%	10,526,390	1.58%	4,501.96
61. 4D	15,879.51	12.21%	65,896,660	9.89%	4,149.79
62. Total	130,035.40	100.00%	666,534,355	100.00%	5,125.79
Grass					
63. 1G1	11,269.80	43.82%	23,410,625	43.67%	2,077.29
64. 1G	8,333.31	32.40%	17,851,990	33.30%	2,142.24
65. 2G1	4,192.46	16.30%	8,269,300	15.42%	1,972.42
66. 2G	1,831.32	7.12%	3,830,625	7.15%	2,091.73
67. 3G1	15.68	0.06%	56,290	0.10%	3,589.92
68. 3G	67.75	0.26%	177,930	0.33%	2,626.27
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	9.53	0.04%	15,250	0.03%	1,600.21
71. Total	25,719.85	100.00%	53,612,010	100.00%	2,084.46
<hr/>					
Irrigated Total	78,568.30	32.54%	422,259,740	36.91%	5,374.43
Dry Total	130,035.40	53.85%	666,534,355	58.26%	5,125.79
Grass Total	25,719.85	10.65%	53,612,010	4.69%	2,084.46
72. Waste	6,585.70	2.73%	988,150	0.09%	150.04
73. Other	574.27	0.24%	653,020	0.06%	1,137.13
74. Exempt	2,954.56	1.22%	0	0.00%	0.00
75. Market Area Total	241,483.52	100.00%	1,144,047,275	100.00%	4,737.58

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	227.37	1,212,045	270.90	1,478,220	78,070.03	419,569,475	78,568.30	422,259,740
77. Dry Land	95.36	486,080	89.80	465,850	129,850.24	665,582,425	130,035.40	666,534,355
78. Grass	53.17	146,030	63.89	127,340	25,602.79	53,338,640	25,719.85	53,612,010
79. Waste	1.85	280	12.06	1,810	6,571.79	986,060	6,585.70	988,150
80. Other	0.00	0	0.00	0	574.27	653,020	574.27	653,020
81. Exempt	31.63	0	9.42	0	2,913.51	0	2,954.56	0
82. Total	377.75	1,844,435	436.65	2,073,220	240,669.12	1,140,129,620	241,483.52	1,144,047,275

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,568.30	32.54%	422,259,740	36.91%	5,374.43
Dry Land	130,035.40	53.85%	666,534,355	58.26%	5,125.79
Grass	25,719.85	10.65%	53,612,010	4.69%	2,084.46
Waste	6,585.70	2.73%	988,150	0.09%	150.04
Other	574.27	0.24%	653,020	0.06%	1,137.13
Exempt	2,954.56	1.22%	0	0.00%	0.00
Total	241,483.52	100.00%	1,144,047,275	100.00%	4,737.58

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 Clarkson	0	0	318	2,204,745	318	21,664,400	318	23,869,145	308,348
83.2 Clarkson Mh	0	0	10	64,715	11	417,955	11	482,670	38,322
83.3 Clarkson V	43	272,365	1	6,330	1	400	44	279,095	0
83.4 Howells	0	0	295	1,693,625	295	23,424,355	295	25,117,980	889,820
83.5 Howells Mh	0	0	2	11,750	2	54,515	2	66,265	0
83.6 Howells V	46	181,405	1	5,040	1	365	47	186,810	0
83.7 Leigh	0	0	214	1,463,565	214	16,503,720	214	17,967,285	773,318
83.8 Leigh V	35	190,235	1	1,600	1	330	36	192,165	0
83.9 Richland	0	0	46	135,025	46	1,879,965	46	2,014,990	2,602
83.10 Richland V	3	10,145	0	0	0	0	3	10,145	0
83.11 Rogers	0	0	34	115,335	35	1,427,130	35	1,542,465	61,707
83.12 Rogers Mh	0	0	3	5,920	3	43,500	3	49,420	1,620
83.13 Rogers V	6	19,960	0	0	0	0	6	19,960	0
83.14 Rural	270	1,938,000	360	19,511,310	385	62,409,435	655	83,858,745	2,243,557
83.15 Rural Mh	3	0	7	300,720	45	1,964,905	48	2,265,625	119,586
83.16 Rural V	89	6,678,505	0	0	0	0	89	6,678,505	0
83.17 Schuyler	1	7,260	1,578	19,044,130	1,578	157,430,100	1,579	176,481,490	1,860,939
83.18 Schuyler Mh	0	0	3	28,710	162	3,137,230	162	3,165,940	31,887
83.19 Schuyler Sub	8	104,920	120	6,397,990	128	25,382,515	136	31,885,425	522,447
83.20 Schuyler Sub Mh	0	0	7	140,000	61	820,500	61	960,500	25,910
83.21 Schuyler Sub V	40	711,505	0	0	0	0	40	711,505	0
83.22 Schuyler V	128	1,379,200	2	15,300	2	237,510	130	1,632,010	0
84 Residential Total	672	11,493,500	3,002	51,145,810	3,288	316,798,830	3,960	379,438,140	6,880,063

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	Clarkson	0	0	69	377,680	70	6,103,116	70	6,480,796	438,055
85.2	Clarkson V	13	44,410	0	0	0	0	13	44,410	0
85.3	Howells	0	0	55	148,785	55	3,314,210	55	3,462,995	111,825
85.4	Howells V	13	23,880	0	0	0	0	13	23,880	0
85.5	Leigh	0	0	54	219,930	55	5,375,125	55	5,595,055	138,580
85.6	Leigh V	8	28,295	0	0	0	0	8	28,295	0
85.7	Richland	0	0	9	46,875	9	829,670	9	876,545	0
85.8	Richland Mh	0	0	0	0	2	651,905	2	651,905	0
85.9	Richland V	7	18,225	0	0	0	0	7	18,225	0
85.10	Rogers	0	0	5	35,075	7	496,125	7	531,200	0
85.11	Rogers V	1	7,740	0	0	0	0	1	7,740	0
85.12	Rural	1	57,500	51	3,817,230	58	53,734,699	59	57,609,429	3,268,330
85.13	Rural Mh	0	0	0	0	1	9,580	1	9,580	0
85.14	Rural V	7	362,810	0	0	0	0	7	362,810	0
85.15	Schuyler	0	0	244	4,265,850	243	34,758,130	243	39,023,980	1,214,355
85.16	Schuyler V	29	584,192	1	11,655	1	9,345	30	605,192	0
86	Commercial Total	79	1,127,052	488	8,923,080	501	105,281,905	580	115,332,037	5,171,145

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	9,915.63	43.36%	19,699,230	44.35%	1,986.68
88. 1G	7,513.83	32.86%	14,929,490	33.61%	1,986.93
89. 2G1	3,838.46	16.79%	6,909,210	15.56%	1,800.00
90. 2G	1,560.14	6.82%	2,808,270	6.32%	1,800.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	30.62	0.13%	52,055	0.12%	1,700.03
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	9.53	0.04%	15,250	0.03%	1,600.21
95. Total	22,868.21	100.00%	44,413,505	100.00%	1,942.15
CRP					
96. 1C1	616.74	31.71%	2,531,510	32.67%	4,104.66
97. 1C	652.89	33.57%	2,655,955	34.28%	4,068.00
98. 2C1	351.37	18.07%	1,356,305	17.50%	3,860.05
99. 2C	271.18	13.94%	1,022,355	13.19%	3,770.02
100. 3C1	15.68	0.81%	56,290	0.73%	3,589.92
101. 3C	37.13	1.91%	125,875	1.62%	3,390.12
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,944.99	100.00%	7,748,290	100.00%	3,983.72
Timber					
105. 1T1	737.43	81.34%	1,179,885	81.36%	1,600.00
106. 1T	166.59	18.37%	266,545	18.38%	1,600.01
107. 2T1	2.63	0.29%	3,785	0.26%	1,439.16
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	906.65	100.00%	1,450,215	100.00%	1,599.53
<hr/>					
Grass Total	22,868.21	88.91%	44,413,505	82.84%	1,942.15
CRP Total	1,944.99	7.56%	7,748,290	14.45%	3,983.72
Timber Total	906.65	3.53%	1,450,215	2.71%	1,599.53
<hr/>					
114. Market Area Total	25,719.85	100.00%	53,612,010	100.00%	2,084.46

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

19 Colfax

	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	325,678,560	356,376,735	30,698,175	9.43%	6,056,413	7.57%
02. Recreational	17,309,020	23,061,405	5,752,385	33.23%	823,650	28.47%
03. Ag-Homesite Land, Ag-Res Dwelling	90,450,450	112,527,430	22,076,980	24.41%	294,612	24.08%
04. Total Residential (sum lines 1-3)	433,438,030	491,965,570	58,527,540	13.50%	7,174,675	11.85%
05. Commercial	80,211,790	86,951,878	6,740,088	8.40%	5,171,145	1.96%
06. Industrial	26,473,545	28,380,159	1,906,614	7.20%	0	7.20%
07. Total Commercial (sum lines 5-6)	106,685,335	115,332,037	8,646,702	8.10%	5,171,145	3.26%
08. Ag-Farmsite Land, Outbuildings	78,464,490	81,534,140	3,069,650	3.91%	4,849,577	-2.27%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,816,800	1,875,540	58,740	3.23%		
11. Total Non-Agland (sum lines 8-10)	80,281,290	83,409,680	3,128,390	3.90%	4,849,577	-2.14%
12. Irrigated	421,437,825	422,259,740	821,915	0.20%		
13. Dryland	667,030,060	666,534,355	-495,705	-0.07%		
14. Grassland	54,583,080	53,612,010	-971,070	-1.78%		
15. Wasteland	1,013,010	988,150	-24,860	-2.45%		
16. Other Agland	1,025,990	653,020	-372,970	-36.35%		
17. Total Agricultural Land	1,145,089,965	1,144,047,275	-1,042,690	-0.09%		
18. Total Value of all Real Property (Locally Assessed)	1,765,494,620	1,834,754,562	69,259,942	3.92%	17,195,397	2.95%

2022 Assessment Survey for Colfax County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	The Deputy is an appraiser
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$236,550
7.	Adopted budget, or granted budget if different from above:
	\$236,550 All of the cost of health care and benefits are paid from the county general budget, not the assessor's budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	There is no separate fund. If a project is identified, the Board would have to fund it.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$18,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200
12.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, the county continues to maintain the cadastral maps.
5.	If so, who maintains the Cadastral Maps?
	Assessor office staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	https://colfax.gworks.com/
8.	Who maintains the GIS software and maps?
	Assessor office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagleview-Pictometry
10.	When was the aerial imagery last updated?
	May 2020 with Pictometry

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	All except Leigh
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services in Schuyler Residential and Commercial for 2023
2.	GIS Services:
	gWorks
3.	Other services:
	Eagleview Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal Services for Schuyler Residential and Commercial to be completed by 2023
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	To be a licensed, or certified appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2022 Residential Assessment Survey for Colfax County

1.	Valuation data collection done by:																
	Assessor, Appraiser and Office Staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>All rural residential parcels; typically</td> </tr> <tr> <td style="text-align: center;">5</td> <td>All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwelling outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.	2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.	3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.	4	All rural residential parcels; typically	5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwelling outbuildings
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AG DW	Agricultural dwelling outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach is the primary method used to estimate market value, with Marshall and Swift costing used as the cost estimator. Depreciation is developed from the local market.																
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	Tables are developed by the county, and the rural residential developed by Tax Valuation Inc.																
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?																
	The county conducts an analysis of vacant lot sales as the primary method of establishing residential lot values.																
7.	How are rural residential site values developed?																
	A study was completed using vacant lot sales with additional value added with the septic, well and electrical amenities.																

8.	Are there form 191 applications on file?																																												
	No																																												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																												
	N/A																																												
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<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>																																									
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AG DW	2019	2019	2019	2018-19																																									
	<p>----In V-group #1, Clarkson was inspected in 2016 and Howells. Leigh was reviewed in 2019 and new pricing and depreciation. Rural residential and agricultural homes are in the middle of a 2-year inspection and review(2018-2019) with new values being applied in 2020. New cost and depreciation tables will be updated as well as a lot study.</p>																																												

2022 Commercial Assessment Survey for Colfax County

1.	Valuation data collection done by:			
	Assessor, Appraiser and Office Staff			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.		
	2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county hires specialized appraisers and searches for comparable sales in other counties.			
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 county develops depreciation tables.			
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; in some cases depreciation is developed for individual occupancy codes or groups.			
6.	Describe the methodology used to determine the commercial lot values.			
	Commercial lots are valued primarily using market information derived from vacant lot sales.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2016	2016	2016
	2	2016	2016	2016
	The rural commercial only was completed 2018-2019 and put on assessment for 2020.			

2022 Agricultural Assessment Survey for Colfax County

1.	Valuation data collection done by:							
	Assessor, Appraiser and Office Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017						
	Land use was verified by comparing the GIS base maps from 2014 to the most recent maps from 2016. If there were any questions that were not clearly shown on the maps, the land owner was called to verify the current land use.							
3.	Describe the process used to determine and monitor market areas.							
	The county plots and analyzes sales to annually monitor the potential for different markets.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county calls and fills out questionnaires with an interview, verifies land use, and physically reviews parcels. They also call landowners if there are any questions from the review. If questions remain, the county will drive to the property for on-site review if the parcel is accessible.							
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; both have a first acre valued at \$30,000; beginning in 2022. Secondary site acres are valued at \$5,000 for both ag and rural residential sites.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Since there are no feedlot sales, the county took an average of the dry land capability group values. This methodology was based on the fact that the land owner could put the land back into crop ground.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county relies on sales analysis and sales review to identify any potential influences. The county has used their own sales and also gathered and reviewed sales from nearby counties to analyze the market for WRP acres.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							

	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	No
	<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

COLFAX COUNTY ASSESSOR
VIOLA M. BENDER
411 E. 11TH STREET
SCHUYLER, NE. 68661

June 1, 2021

I, Viola M. Bender, duly elected assessor of Colfax County, present this plan of assessment, pursuant to section 77-1311, as amended by 2005 Neb. Laws LB 263, Section 9, to the Colfax County Board of Equalization on or before July 31 of each year and to the Department of Revenue Property Assessment Division on or before October 31 of each year.

Respectively Submitted

Viola M. Bender
Colfax County Assessor

GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract
Colfax County has a total parcel count of 8,851 parcels.

Residential-----	3,721
Industrial-----	5
Commercial-----	571
Agricultural-----	3,828
Rec land-----	202
Exempt-----	524

Colfax County also processes approximately 1,200 Personal Property filings and 300 Homestead Exemptions each year.

The Colfax County Assessor's Office consists of the Assessor, Deputy Assessor/Appraiser and two full time clerks.

Budget

2021 General Budget: 237,130

The general budget includes the salaries for the administrative personal, educational classes, office supplies, office equipment, data processing costs and GIS Workshop.

Procedures Manual

Colfax County has a written policy manual, which is updated each year.

Responsibilities

Record maintenance: Cadastral Maps

The office staff maintains the maps by keeping the ownership and descriptions current (Reg 10-004.03).

Property Record Cards: The office staff maintains the property record cards by keeping current the required legal, ownership, classification codes and changes made to the assessment information of the property (Reg. 10-004).

Report Generation

County Abstract of Assessment Report for Real Property must be completed and certified by the county assessor on or before March 19, to the Property Tax Administrator (Reg. 60-004.03), (Statute 77-1514).

Personal Property abstract: Pursuant to section 77-1514 the assessor on or before July 20th of each year must electronically certify the personal property abstract to the Property Tax Administrator.

Certification of Values: Pursuant to section 13-509 and 13-518 the county assessor must certify taxable valuations to political subdivisions on or before August 20 of each year.

School District Taxable Value Report: Pursuant to Section 79-1016 the assessor on or before Aug. 25, shall provide the current values, by property class, for the county, school districts and supplement TIF information if applicable, to the Property Tax Administrator.

Tax List Corrections: Tax list corrections are generated to correct clerical error (77-128) and any overvalued, undervalued, and omitted real property.

Generate Tax Roll: The assessor's office will on or before November 22 complete and deliver to the county treasurer the Tax List.

Certificate of Taxes Levied: On or before December 1 of each year the assessor will certify to the Property Tax Administrator, the total taxable valuation and the Certificate of Taxes Levied.

MIPS/County Solutions LLC of 725 S. 14th Street Lincoln, NE. 68508 maintain all of our administrative programs.

Homestead Exemptions

The assessor's office on or before June 30 of each year, accepts applications for Homestead Exemption (77-3510 thru 77-3528). The assessor's office staff also helps the applicant complete the necessary forms.

Filing for Personal Property

The assessor's office on or before February 1 of each year sends a letter to all persons with personal property, explaining the procedure for filing Personal Property, the penalties for late filing and requesting they bring in or mail their depreciation worksheets to the assessor's office. We then complete the Personal Property Schedule and return a copy to the taxpayer.

Real Property

Residential: In 2021 for the towns of Schuyler, Clarkson, Howells and Leigh we will continue to review current sales and address any problems areas. We are planning to review the towns of Richland and Rogers; we will implement new residential pricing and do a lot study to update lot values. All these changes will be implemented for 2022.

The plans for 2022 is to hire Stanard Appraisal Service, Inc. to do a revalue of the city of Schuyler residential properties, do a land study and also depreciation tables. These changes will be implemented for 2023.

In 2023 we plan on reviewing the villages of Clarkson and Howells updating the residential pricing. The changes will be implemented for 2024.

The 2021 level of value is Assessment Ratio: 96, COD 9.75 and the PRD: 101.15

Computerized

Colfax County has Implemented MIPS new PC Administrative system and CAMA 3.052

Commercial Property

In 2021 for the towns of Schuyler, Clarkson, Howells and Leigh we plan on continuing to review current sales and address any problem areas. These changes will be implemented for 2022.

For 2022 year we plan on hiring Stanard Appraisal Service, Inc. to do a revalue of the city of Schuyler commercial properties, do a land study and also depreciation tables. These changes will be implemented for 2023.

In 2023 we plan on reviewing the villages of Clarkson and Howells updating the commercial pricing. These changes will be implemented for 2024.

The 2021 level of value is Assessment Ratio:100 COD 24.92 and the PRD:134.45

Agricultural

We have one market area in the county. When we verify our agland sales we also check with the buyer or seller on the land use. We are continuing to update our GIS system. We are working with gWorks from Lincoln, NE. We will continue to update our land use in the county and have this completed and implemented for 2023. Our Eagleview Pictometry will help with process.

For 2021 the level of value was Assessment Ratio:72 COD: 14.50 and the PRD: 100.89

In the assessment years ahead, we plan on continuing reviewing our agland sales.

Pick-up Work

Pick-up work is usually started in August of each year and completed by February 1. We receive building permits monthly from the city clerks. The county in 1999 implemented zoning, which requires a zoning permit before any construction can be started, the zoning office will then submit a copy of this permit to the assessor's office, which helps us track new construction in the rural areas.

Sales Review

Real Estate Transfers (Form 521) are delivered to the assessor's office each month from the clerk's office. The assessor and the office staff complete the Real Estate Transfer Statements. The assessor or office staff does verification of sales information by contacting the buyer or seller by telephone or in person. If no response from buyer or seller we try to contact the abstractor or the realtor involved in the sales.

The assessor and/or appraiser complete drive by reviews checking for changes that are different than the current property record card. Things we look for are additional buildings, heating & cooling changes, also changes in square footage (additions to house).