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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Kristi Korell, Red Willow County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this 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.

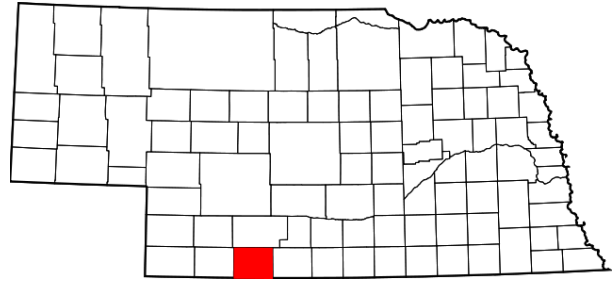
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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.

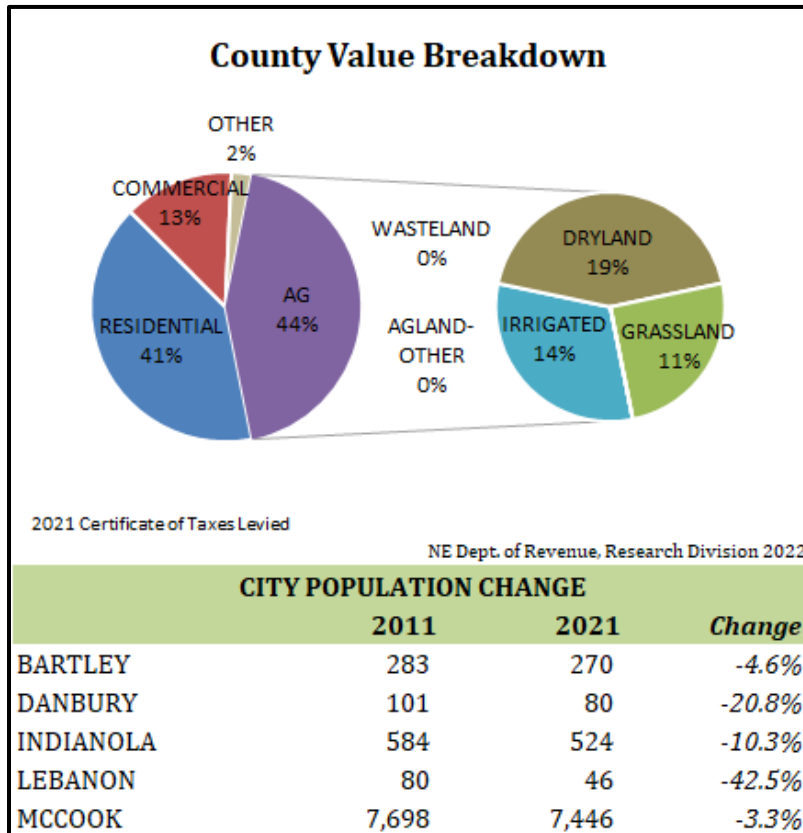
**Further information may be found in Exhibit 94*

County Overview

With a total area of 717 square miles, Red Willow County has 10,702 residents, per the Census Bureau Quick Facts for 2020, a 3% decline from the 2010 U.S. Census. Reports indicate that 73% of county residents are homeowners and 85% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$102,647 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Red Willow County are located in and around McCook, the county seat. According to the latest information available from the U.S. Census Bureau, there are 404 employer establishments with total employment of 3,498, for a slight decrease in employment from the year prior 2019.



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

2022 Residential Correlation for Red Willow County

Assessment Actions

A two-year rural and suburban physical review project was completed this year. The houses and outbuildings were revalued with updated costing and depreciation tables. All but one of the McCook neighborhoods were increased in value this year by approximately 15%; the unchanged neighborhood's value increased last year. A reappraisal was completed for the village of Bartley using new costing and depreciation tables.

Assessment Practice Review

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

Review of qualified and non-qualified sales revealed that the usability rate has been consistently above the state average. It appears that qualification determinations are made without bias and every available sale is included for measurement.

There are five valuation groups for the residential class of property in Red Willow County, which accurately represent the economic differences throughout the county. Depreciation tables are dated from 2015 to 2021. Costing has been updated for all but one valuation group. The small villages of Lebanon and Danbury have 2008 costing; all other valuation groups use 2018 to 2019 costing. Lot values for all valuation groups except for Lebanon and Danbury have been updated since 2018. All residential properties have been physically inspected within the last six years. A written valuation methodology has been provided to the Property Assessment Division (Division).

Description of Analysis

The Red Willow County Assessor has identified the following residential valuation groups:

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

All three measures of central tendency are within range for the residential class. The COD is within the acceptable range and the PRD is slightly high. Analysis of sales price strata and trimmed sales does not demonstrate a pattern of regressivity; the hypothetical removal of one outlier with the highest sales ratio results in the PRD moving into range.

2022 Residential Correlation for Red Willow County

Analysis of each valuation group shows that the median is within range for all valuation groups. The majority of sales occur in the county seat, McCook, and all three measures of central tendency are within range for Valuation Group 1.

Comparison of the sales in the sample to the population using the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales and the changes are reflective of the stated assessment actions.

Equalization and Quality of Assessment

Based on the statistical sample and the review of assessment practices, the quality of assessment of the residential class of real property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	383	92.07	95.79	92.46	21.36	103.60
2	20	98.71	97.14	92.10	21.49	105.47
3	10	95.12	94.31	94.20	05.29	100.12
4	5	100.10	125.04	97.25	42.41	128.58
6	28	97.17	94.97	93.68	12.47	101.38
____ALL____	446	94.07	96.09	92.64	20.52	103.72

Level of Value

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

2022 Commercial Correlation for Red Willow County

Assessment Actions

For this assessment year, a contract appraiser completed pick-up work for the commercial class of property. The appraisal company has also started review work to complete a reappraisal of commercial property for 2023.

Assessment Practice Review

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

Sales qualification for commercial properties in Red Willow County reveal a slightly lower than typical usability. Examination of non-qualified sales revealed that supporting documentation was provided by the county assessor and there appears to be no bias in the qualification process.

Commercial properties are grouped into two valuation groups, one for the county seat and the other for the rest of the county. All commercial properties have been physically reviewed within the last six years and contract appraisers are in the process of doing a reappraisal for the 2023 assessment year. Depreciation tables and lot values were updated in 2016 and the costing manual is from 2015.

Description of Analysis

The Red Willow County Assessor identifies commercial properties in two valuation groups, which is representative of the local economy.

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

Analysis of the commercial sales in the three-year study period reveals that two of the measures of central tendency are within range, the median and the mean. The COD is within the acceptable range and the PRD is slightly high. Trimmed analysis and sales price strata reveal that the PRD is affected by outliers and there is no clear regressivity in assessment practices.

The majority of sales occur in McCook, which has a median and mean within range. While the median is within range, there are too few sales in Valuation Group 2 for statistical analysis. Properties with Occupancy Code 406, warehouse storage, have a median within range. No other occupancy code has enough sales for analysis.

A comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 compared with the 2021 Certificate of Taxes Levied Report (CTL) indicate that the population and sample both changed minimally, which reflects the reported assessment actions of pick-up work.

2022 Commercial Correlation for Red Willow County

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the commercial class. Although Valuation Group 2 has an insufficient number of sales for measurement, the entire county is subject to the same appraisal techniques. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	39	92.82	93.07	88.70	17.65	104.93
2	3	98.27	95.05	97.36	03.84	97.63
____ALL____	42	93.03	93.21	89.24	16.78	104.45

Level of Value

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

2022 Agricultural Correlation for Red Willow County

Assessment Actions

The Red Willow County Assessor conducted market analysis and increased grassland values 10% this year. Additionally, physical inspections were completed for the agricultural properties.

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.

Agricultural land in Red Willow County is identified in a single market area. Land use was reviewed using aerial imagery in 2020 and 2021. The county assessor qualifies a lower than typical percentage of agricultural sales, which is explained by the large number of adjoining landowner purchases, particularly since November 2019.

Agricultural homes are valued the same as rural residential properties, all of which were physically reviewed in the last two years. The 2021 depreciation tables have been implemented as well as 2019 costing. Land values for farm home sites and farm sites were set in 2018.

Description of Analysis

The median, weighted mean and mean are all within range for the agricultural class. The COD is within the acceptable range.

The large percentage of mixed-use land results in a small number of sales for analysis by 80% Majority Land Use (MLU). Additional analysis of 50-70% MLU brings a few additional sales with no clear pattern of sales ratios. Regionally, the agricultural market has started to increase this past year and the county assessor should continue to monitor the agricultural market for future valuation determinations.

The Average Acre Value Comparison chart demonstrates that the assessed values for irrigated land, dryland and grassland in Red Willow County are in line with regional values.

The statistical sample and the 2022 County Abstract of Assessment for Real Property, Form 45, Compared with the 2021 Certificate of Taxes Levied Report (CTL) both reflect increased grassland values for the county.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential across the county. Agricultural homes and rural residential homes are valued with the same depreciation and costing. Agricultural homes in Red Willow County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjoining counties, the values set in Red Willow County demonstrate similar comparability. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

2022 Agricultural Correlation for Red Willow County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	1	60.69	60.69	60.69	00.00	100.00
1	1	60.69	60.69	60.69	00.00	100.00
<u> Dry </u>						
County	6	70.39	73.00	70.14	17.45	104.08
1	6	70.39	73.00	70.14	17.45	104.08
<u> Grass </u>						
County	2	57.89	57.89	59.47	04.56	97.34
1	2	57.89	57.89	59.47	04.56	97.34
<u> ALL </u>						
	21	69.05	69.85	69.22	19.74	100.91

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Red Willow County is 69%.

2022 Opinions of the Property Tax Administrator for Red Willow County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 Red Willow County

Residential Real Property - Current

Number of Sales	446	Median	94.07
Total Sales Price	\$57,084,252	Mean	96.09
Total Adj. Sales Price	\$57,084,252	Wgt. Mean	92.64
Total Assessed Value	\$52,880,412	Average Assessed Value of the Base	\$92,921
Avg. Adj. Sales Price	\$127,992	Avg. Assessed Value	\$118,566

Confidence Interval - Current

95% Median C.I	90.98 to 97.73
95% Wgt. Mean C.I	90.83 to 94.44
95% Mean C.I	93.25 to 98.93
% of Value of the Class of all Real Property Value in the County	38.35
% of Records Sold in the Study Period	8.63
% of Value Sold in the Study Period	11.01

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	393	93	93.48
2020	402	93	93.05
2019	368	94	94.14
2018	372	94	94.01

2022 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	42	Median	93.03
Total Sales Price	\$10,692,592	Mean	93.21
Total Adj. Sales Price	\$10,692,592	Wgt. Mean	89.24
Total Assessed Value	\$9,541,597	Average Assessed Value of the Base	\$212,649
Avg. Adj. Sales Price	\$254,586	Avg. Assessed Value	\$227,181

Confidence Interval - Current

95% Median C.I	87.79 to 99.10
95% Wgt. Mean C.I	82.56 to 95.91
95% Mean C.I	86.72 to 99.70
% of Value of the Class of all Real Property Value in the County	12.55
% of Records Sold in the Study Period	5.68
% of Value Sold in the Study Period	6.07

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	25	94	94.34
2020	24	96	95.54
2019	37	97	97.01
2018	41	99	99.34

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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 : 446
 Total Sales Price : 57,084,252
 Total Adj. Sales Price : 57,084,252
 Total Assessed Value : 52,880,412
 Avg. Adj. Sales Price : 127,992
 Avg. Assessed Value : 118,566

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 96
 COD : 20.52
 PRD : 103.72

COV : 31.89
 STD : 30.64
 Avg. Abs. Dev : 19.30
 MAX Sales Ratio : 399.72
 MIN Sales Ratio : 33.27

95% Median C.I. : 90.98 to 97.73
 95% Wgt. Mean C.I. : 90.83 to 94.44
 95% Mean C.I. : 93.25 to 98.93

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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	45	101.59	100.67	101.11	13.65	99.56	39.06	137.29	98.25 to 107.09	120,496	121,833
01-JAN-20 To 31-MAR-20	39	99.18	103.34	96.50	17.51	107.09	56.55	193.78	94.90 to 103.50	137,321	132,514
01-APR-20 To 30-JUN-20	41	99.73	93.76	95.64	16.40	98.03	33.27	174.53	87.83 to 103.71	139,922	133,822
01-JUL-20 To 30-SEP-20	72	99.17	105.64	99.44	20.88	106.23	64.86	399.72	91.79 to 103.72	119,371	118,698
01-OCT-20 To 31-DEC-20	55	95.05	97.03	94.61	19.82	102.56	38.94	236.90	84.49 to 102.70	126,607	119,785
01-JAN-21 To 31-MAR-21	56	86.75	93.77	88.61	27.54	105.82	35.94	243.74	77.55 to 101.45	110,576	97,985
01-APR-21 To 30-JUN-21	66	86.27	87.77	86.59	17.80	101.36	41.34	166.53	79.32 to 92.44	151,729	131,383
01-JUL-21 To 30-SEP-21	72	82.53	89.81	84.61	21.40	106.15	51.92	175.35	80.09 to 89.83	122,294	103,476
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	197	99.62	101.58	98.30	17.68	103.34	33.27	399.72	97.87 to 101.81	127,459	125,297
01-OCT-20 To 30-SEP-21	249	86.75	91.75	88.18	21.97	104.05	35.94	243.74	82.44 to 91.09	128,413	113,241
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	207	99.09	100.57	96.77	18.95	103.93	33.27	399.72	94.90 to 100.74	128,746	124,585
<u>ALL</u>	446	94.07	96.09	92.64	20.52	103.72	33.27	399.72	90.98 to 97.73	127,992	118,566

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	383	92.07	95.79	92.46	21.36	103.60	35.94	399.72	89.28 to 97.73	125,115	115,677
2	20	98.71	97.14	92.10	21.49	105.47	33.27	163.05	80.70 to 109.67	64,025	58,969
3	10	95.12	94.31	94.20	05.29	100.12	75.79	105.91	91.39 to 99.92	85,450	80,495
4	5	100.10	125.04	97.25	42.41	128.58	72.31	193.78	N/A	30,610	29,768
6	28	97.17	94.97	93.68	12.47	101.38	67.45	132.74	89.60 to 102.20	245,618	230,099
<u>ALL</u>	446	94.07	96.09	92.64	20.52	103.72	33.27	399.72	90.98 to 97.73	127,992	118,566

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	446	94.07	96.09	92.64	20.52	103.72	33.27	399.72	90.98 to 97.73	127,992	118,566
06											
07											
<u>ALL</u>	446	94.07	96.09	92.64	20.52	103.72	33.27	399.72	90.98 to 97.73	127,992	118,566

73 Red Willow

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 : 446
 Total Sales Price : 57,084,252
 Total Adj. Sales Price : 57,084,252
 Total Assessed Value : 52,880,412
 Avg. Adj. Sales Price : 127,992
 Avg. Assessed Value : 118,566

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 96
 COD : 20.52
 PRD : 103.72

COV : 31.89
 STD : 30.64
 Avg. Abs. Dev : 19.30
 MAX Sales Ratio : 399.72
 MIN Sales Ratio : 33.27

95% Median C.I. : 90.98 to 97.73
 95% Wgt. Mean C.I. : 90.83 to 94.44
 95% Mean C.I. : 93.25 to 98.93

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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	10	126.15	138.76	125.86	35.01	110.25	33.27	243.74	102.46 to 193.78	9,800	12,334
Less Than 30,000	26	126.94	140.07	140.39	35.62	99.77	33.27	284.59	105.50 to 174.52	17,394	24,419
Ranges Excl. Low \$											
Greater Than 4,999	446	94.07	96.09	92.64	20.52	103.72	33.27	399.72	90.98 to 97.73	127,992	118,566
Greater Than 14,999	436	92.81	95.11	92.58	19.85	102.73	35.94	399.72	89.98 to 97.05	130,702	121,002
Greater Than 29,999	420	91.99	93.37	92.25	18.42	101.21	35.94	399.72	89.60 to 96.06	134,838	124,394
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	10	126.15	138.76	125.86	35.01	110.25	33.27	243.74	102.46 to 193.78	9,800	12,334
15,000 TO 29,999	16	128.23	140.90	144.40	35.78	97.58	49.58	284.59	97.57 to 175.35	22,141	31,972
30,000 TO 59,999	60	98.46	104.56	101.31	27.52	103.21	38.94	399.72	86.75 to 105.39	45,741	46,340
60,000 TO 99,999	107	90.40	90.94	91.16	19.09	99.76	35.94	157.36	84.12 to 95.71	77,966	71,073
100,000 TO 149,999	100	89.10	90.78	90.50	18.69	100.31	41.34	148.31	81.14 to 99.00	124,948	113,077
150,000 TO 249,999	116	94.68	92.15	92.31	13.84	99.83	56.05	134.68	87.35 to 99.85	187,010	172,637
250,000 TO 499,999	36	96.93	93.64	93.63	10.46	100.01	67.89	132.74	88.48 to 99.73	301,314	282,120
500,000 TO 999,999	1	72.62	72.62	72.62	00.00	100.00	72.62	72.62	N/A	510,000	370,376
1,000,000 +											
ALL	446	94.07	96.09	92.64	20.52	103.72	33.27	399.72	90.98 to 97.73	127,992	118,566

73 Red Willow

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 : 42
 Total Sales Price : 10,692,592
 Total Adj. Sales Price : 10,692,592
 Total Assessed Value : 9,541,597
 Avg. Adj. Sales Price : 254,586
 Avg. Assessed Value : 227,181

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 93
 COD : 16.78
 PRD : 104.45

COV : 23.02
 STD : 21.46
 Avg. Abs. Dev : 15.61
 MAX Sales Ratio : 158.78
 MIN Sales Ratio : 54.67

95% Median C.I. : 87.79 to 99.10
 95% Wgt. Mean C.I. : 82.56 to 95.91
 95% Mean C.I. : 86.72 to 99.70

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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	2	97.46	97.46	95.92	04.01	101.61	93.55	101.36	N/A	139,990	134,278
01-JAN-19 To 31-MAR-19	2	101.70	101.70	95.43	10.14	106.57	91.39	112.00	N/A	261,875	249,900
01-APR-19 To 30-JUN-19	2	103.30	103.30	104.14	02.46	99.19	100.76	105.84	N/A	118,201	123,100
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	2	96.41	96.41	98.71	03.72	97.67	92.82	100.00	N/A	125,000	123,384
01-JAN-20 To 31-MAR-20	4	89.30	85.28	88.09	08.25	96.81	67.46	95.04	N/A	118,125	104,062
01-APR-20 To 30-JUN-20	4	102.79	104.19	103.94	09.87	100.24	86.19	125.00	N/A	239,000	248,422
01-JUL-20 To 30-SEP-20	4	92.66	98.27	88.28	17.73	111.32	77.78	130.00	N/A	284,750	251,375
01-OCT-20 To 31-DEC-20	8	98.92	108.60	99.35	16.99	109.31	87.79	158.78	87.79 to 158.78	391,183	388,632
01-JAN-21 To 31-MAR-21	2	79.70	79.70	78.71	03.17	101.26	77.17	82.22	N/A	368,000	289,669
01-APR-21 To 30-JUN-21	6	86.58	85.43	86.59	23.76	98.66	54.67	128.64	54.67 to 128.64	139,183	120,515
01-JUL-21 To 30-SEP-21	6	67.45	70.91	68.09	15.85	104.14	56.81	98.27	56.81 to 98.27	355,733	242,226
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	6	101.06	100.82	97.54	05.52	103.36	91.39	112.00	91.39 to 112.00	173,355	169,093
01-OCT-19 To 30-SEP-20	14	93.93	95.98	94.49	12.65	101.58	67.46	130.00	85.91 to 103.68	201,250	190,157
01-OCT-20 To 30-SEP-21	22	88.90	89.38	85.81	21.90	104.16	54.67	158.78	72.50 to 98.73	310,680	266,584
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	6	100.38	100.47	98.28	05.71	102.23	91.39	112.00	91.39 to 112.00	168,359	165,461
01-JAN-20 To 31-DEC-20	20	96.89	100.99	96.97	15.53	104.15	67.46	158.78	88.35 to 103.68	284,848	276,225
<u>ALL</u>	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	39	92.82	93.07	88.70	17.65	104.93	54.67	158.78	85.91 to 100.00	257,159	228,096
2	3	98.27	95.05	97.36	03.84	97.63	87.79	99.10	N/A	221,133	215,288
<u>ALL</u>	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181

**73 Red Willow
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 : 42
 Total Sales Price : 10,692,592
 Total Adj. Sales Price : 10,692,592
 Total Assessed Value : 9,541,597
 Avg. Adj. Sales Price : 254,586
 Avg. Assessed Value : 227,181

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 93
 COD : 16.78
 PRD : 104.45

COV : 23.02
 STD : 21.46
 Avg. Abs. Dev : 15.61
 MAX Sales Ratio : 158.78
 MIN Sales Ratio : 54.67

95% Median C.I. : 87.79 to 99.10
 95% Wgt. Mean C.I. : 82.56 to 95.91
 95% Mean C.I. : 86.72 to 99.70

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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	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181
04											
<u>ALL</u>	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	60.00	60.00	60.00	00.00	100.00	60.00	60.00	N/A	25,000	15,000
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181
Greater Than 14,999	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181
Greater Than 29,999	41	93.24	94.02	89.30	16.28	105.29	54.67	158.78	87.79 to 99.40	260,185	232,356
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	60.00	60.00	60.00	00.00	100.00	60.00	60.00	N/A	25,000	15,000
30,000 TO 59,999	3	92.82	104.27	105.19	14.36	99.13	90.00	130.00	N/A	46,667	49,089
60,000 TO 99,999	6	91.96	87.67	89.18	12.78	98.31	67.46	101.36	67.46 to 101.36	73,917	65,918
100,000 TO 149,999	7	112.00	107.93	107.78	13.31	100.14	86.19	128.64	86.19 to 128.64	116,637	125,710
150,000 TO 249,999	12	96.33	98.58	97.98	16.89	100.61	54.67	158.78	82.22 to 105.84	193,248	189,337
250,000 TO 499,999	8	81.85	81.33	81.60	15.17	99.67	61.46	99.40	61.46 to 99.40	352,456	287,591
500,000 TO 999,999	4	87.95	84.10	81.74	19.45	102.89	56.81	103.68	N/A	594,750	486,141
1,000,000 TO 1,999,999	1	90.66	90.66	90.66	00.00	100.00	90.66	90.66	N/A	1,750,000	1,586,509
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181

73 Red Willow

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 : 42
 Total Sales Price : 10,692,592
 Total Adj. Sales Price : 10,692,592
 Total Assessed Value : 9,541,597
 Avg. Adj. Sales Price : 254,586
 Avg. Assessed Value : 227,181

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 93
 COD : 16.78
 PRD : 104.45

COV : 23.02
 STD : 21.46
 Avg. Abs. Dev : 15.61
 MAX Sales Ratio : 158.78
 MIN Sales Ratio : 54.67

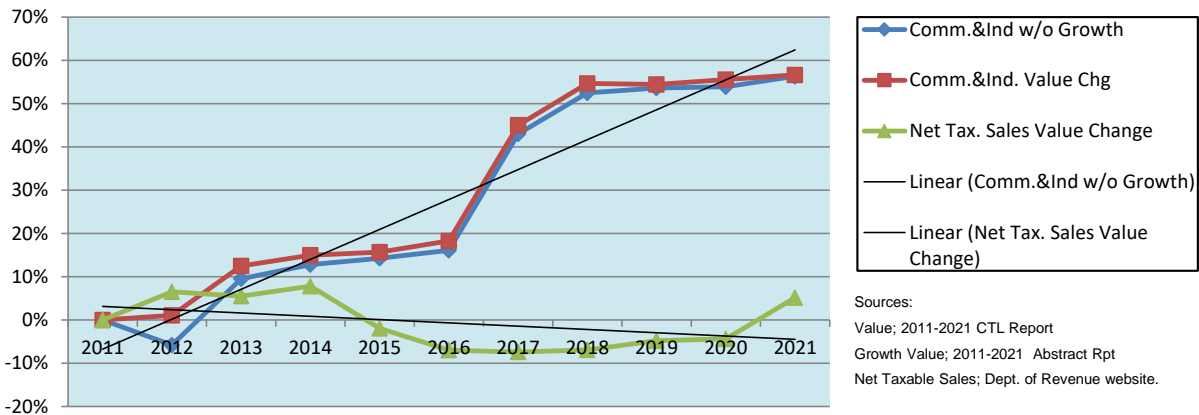
95% Median C.I. : 87.79 to 99.10
 95% Wgt. Mean C.I. : 82.56 to 95.91
 95% Mean C.I. : 86.72 to 99.70

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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
300	1	128.64	128.64	128.64	00.00	100.00	128.64	128.64	N/A	110,000	141,500
304	1	93.24	93.24	93.24	00.00	100.00	93.24	93.24	N/A	240,000	223,785
319	1	90.66	90.66	90.66	00.00	100.00	90.66	90.66	N/A	1,750,000	1,586,509
326	3	92.82	93.79	94.07	04.65	99.70	87.79	100.76	N/A	66,301	62,369
344	2	91.51	91.51	83.92	15.67	109.04	77.17	105.84	N/A	334,250	280,519
352	7	85.91	85.86	83.77	07.83	102.49	74.00	101.36	74.00 to 101.36	263,607	220,834
353	1	112.00	112.00	112.00	00.00	100.00	112.00	112.00	N/A	102,500	114,800
381	1	99.10	99.10	99.10	00.00	100.00	99.10	99.10	N/A	219,000	217,023
384	1	67.46	67.46	67.46	00.00	100.00	67.46	67.46	N/A	64,500	43,512
386	1	130.00	130.00	130.00	00.00	100.00	130.00	130.00	N/A	50,000	65,000
406	14	95.59	91.25	86.65	19.50	105.31	54.67	125.00	60.00 to 120.32	245,111	212,378
426	1	86.19	86.19	86.19	00.00	100.00	86.19	86.19	N/A	113,000	97,396
444	1	62.39	62.39	62.39	00.00	100.00	62.39	62.39	N/A	340,000	212,115
470	2	85.39	85.39	94.67	15.10	90.20	72.50	98.27	N/A	214,700	203,250
483	1	158.78	158.78	158.78	00.00	100.00	158.78	158.78	N/A	165,000	261,979
528	3	93.55	90.96	92.00	06.94	98.87	79.92	99.40	N/A	253,327	233,068
851	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	205,000	205,000
<u>ALL</u>	42	93.03	93.21	89.24	16.78	104.45	54.67	158.78	87.79 to 99.10	254,586	227,181

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	\$ 99,102,027	\$ 298,771	0.30%	\$ 98,803,256		\$ 159,853,308	
2012	\$ 100,154,552	\$ 6,784,018	6.77%	\$ 93,370,534	-5.78%	\$ 170,283,813	6.53%
2013	\$ 111,470,754	\$ 2,918,361	2.62%	\$ 108,552,393	8.38%	\$ 168,662,334	-0.95%
2014	\$ 113,939,586	\$ 2,160,165	1.90%	\$ 111,779,421	0.28%	\$ 172,340,573	2.18%
2015	\$ 114,639,412	\$ 1,416,737	1.24%	\$ 113,222,675	-0.63%	\$ 156,764,965	-9.04%
2016	\$ 117,217,623	\$ 2,186,347	1.87%	\$ 115,031,276	0.34%	\$ 148,726,094	-5.13%
2017	\$ 143,737,151	\$ 2,007,684	1.40%	\$ 141,729,467	20.91%	\$ 148,009,778	-0.48%
2018	\$ 153,296,500	\$ 2,192,433	1.43%	\$ 151,104,067	5.13%	\$ 148,814,017	0.54%
2019	\$ 153,042,337	\$ 793,749	0.52%	\$ 152,248,588	-0.68%	\$ 152,158,950	2.25%
2020	\$ 154,150,825	\$ 1,630,328	1.06%	\$ 152,520,497	-0.34%	\$ 152,844,632	0.45%
2021	\$ 155,244,081	\$ 321,746	0.21%	\$ 154,922,335	0.50%	\$ 168,099,766	9.98%
Ann %chg	4.59%			Average	2.81%	0.50%	0.63%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-5.78%	1.06%	6.53%
2013	9.54%	12.48%	5.51%
2014	12.79%	14.97%	7.81%
2015	14.25%	15.68%	-1.93%
2016	16.07%	18.28%	-6.96%
2017	43.01%	45.04%	-7.41%
2018	52.47%	54.69%	-6.91%
2019	53.63%	54.43%	-4.81%
2020	53.90%	55.55%	-4.38%
2021	56.33%	56.65%	5.16%

County Number	73
County Name	Red Willow

73 Red Willow
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 : 21
Total Sales Price : 9,770,736
Total Adj. Sales Price : 9,770,736
Total Assessed Value : 6,763,057
Avg. Adj. Sales Price : 465,273
Avg. Assessed Value : 322,050

MEDIAN : 69
WGT. MEAN : 69
MEAN : 70
COD : 19.74
PRD : 100.91

COV : 25.10
STD : 17.53
Avg. Abs. Dev : 13.63
MAX Sales Ratio : 103.91
MIN Sales Ratio : 29.37

95% Median C.I. : 57.64 to 80.95
95% Wgt. Mean C.I. : 62.79 to 75.65
95% Mean C.I. : 61.87 to 77.83

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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											
01-JAN-19 To 31-MAR-19	3	80.95	78.17	75.78	13.24	103.15	60.69	92.86	N/A	446,667	338,490
01-APR-19 To 30-JUN-19	3	61.81	74.43	76.81	25.00	96.90	57.56	103.91	N/A	205,479	157,832
01-JUL-19 To 30-SEP-19	5	69.79	76.03	76.04	16.61	99.99	57.17	99.59	N/A	372,700	283,401
01-OCT-19 To 31-DEC-19	1	79.28	79.28	79.28	00.00	100.00	79.28	79.28	N/A	585,000	463,794
01-JAN-20 To 31-MAR-20	1	54.73	54.73	54.73	00.00	100.00	54.73	54.73	N/A	180,000	98,514
01-APR-20 To 30-JUN-20	1	70.98	70.98	70.98	00.00	100.00	70.98	70.98	N/A	360,000	255,514
01-JUL-20 To 30-SEP-20	1	86.48	86.48	86.48	00.00	100.00	86.48	86.48	N/A	460,000	397,785
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	61.09	61.09	61.09	00.00	100.00	61.09	61.09	N/A	1,290,000	788,107
01-APR-21 To 30-JUN-21	3	57.64	62.17	64.27	10.62	96.73	55.25	73.61	N/A	550,267	353,642
01-JUL-21 To 30-SEP-21	2	44.95	44.95	55.61	34.66	80.83	29.37	60.53	N/A	712,500	396,224
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	11	69.79	76.18	76.07	20.28	100.14	57.17	103.91	57.56 to 99.59	347,267	264,179
01-OCT-19 To 30-SEP-20	4	75.13	72.87	76.69	13.32	95.02	54.73	86.48	N/A	396,250	303,902
01-OCT-20 To 30-SEP-21	6	59.09	56.25	60.50	14.94	92.98	29.37	73.61	29.37 to 73.61	727,633	440,247
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	12	74.54	76.44	76.50	18.46	99.92	57.17	103.91	60.69 to 92.86	367,078	280,814
01-JAN-20 To 31-DEC-20	3	70.98	70.73	75.18	14.91	94.08	54.73	86.48	N/A	333,333	250,604
<u>ALL</u>	21	69.05	69.85	69.22	19.74	100.91	29.37	103.91	57.64 to 80.95	465,273	322,050

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	69.05	69.85	69.22	19.74	100.91	29.37	103.91	57.64 to 80.95	465,273	322,050
<u>ALL</u>	21	69.05	69.85	69.22	19.74	100.91	29.37	103.91	57.64 to 80.95	465,273	322,050

73 Red Willow
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 : 21
 Total Sales Price : 9,770,736
 Total Adj. Sales Price : 9,770,736
 Total Assessed Value : 6,763,057
 Avg. Adj. Sales Price : 465,273
 Avg. Assessed Value : 322,050

MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 70
 COD : 19.74
 PRD : 100.91

COV : 25.10
 STD : 17.53
 Avg. Abs. Dev : 13.63
 MAX Sales Ratio : 103.91
 MIN Sales Ratio : 29.37

95% Median C.I. : 57.64 to 80.95
 95% Wgt. Mean C.I. : 62.79 to 75.65
 95% Mean C.I. : 61.87 to 77.83

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Dry____											
County	3	57.64	72.09	67.65	28.44	106.56	54.73	103.91	N/A	345,413	233,655
1	3	57.64	72.09	67.65	28.44	106.56	54.73	103.91	N/A	345,413	233,655
____Grass____											
County	1	60.53	60.53	60.53	00.00	100.00	60.53	60.53	N/A	1,200,000	726,362
1	1	60.53	60.53	60.53	00.00	100.00	60.53	60.53	N/A	1,200,000	726,362
____ALL____	21	69.05	69.85	69.22	19.74	100.91	29.37	103.91	57.64 to 80.95	465,273	322,050

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	1	60.69	60.69	60.69	00.00	100.00	60.69	60.69	N/A	630,000	382,362
1	1	60.69	60.69	60.69	00.00	100.00	60.69	60.69	N/A	630,000	382,362
____Dry____											
County	6	70.39	73.00	70.14	17.45	104.08	54.73	103.91	54.73 to 103.91	313,123	219,628
1	6	70.39	73.00	70.14	17.45	104.08	54.73	103.91	54.73 to 103.91	313,123	219,628
____Grass____											
County	2	57.89	57.89	59.47	04.56	97.34	55.25	60.53	N/A	750,000	446,052
1	2	57.89	57.89	59.47	04.56	97.34	55.25	60.53	N/A	750,000	446,052
____ALL____	21	69.05	69.85	69.22	19.74	100.91	29.37	103.91	57.64 to 80.95	465,273	322,050

Red Willow County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	2,975	2,975	2,809	2,746	2,645	1,571	2,252	2,227	2,898
Frontier	1	3,025	3,021	2,948	2,973	2,925	2,925	2,870	2,822	2,995
Furnas	1	3,880	3,880	3,145	2,953	n/a	2,170	2,080	2,080	3,489
Hitchcock	1	2,480	2,480	2,355	2,355	2,275	2,275	2,195	2,195	2,448
Hayes	1	2,930	2,930	2,825	2,825	2,720	2,720	2,625	2,625	2,832

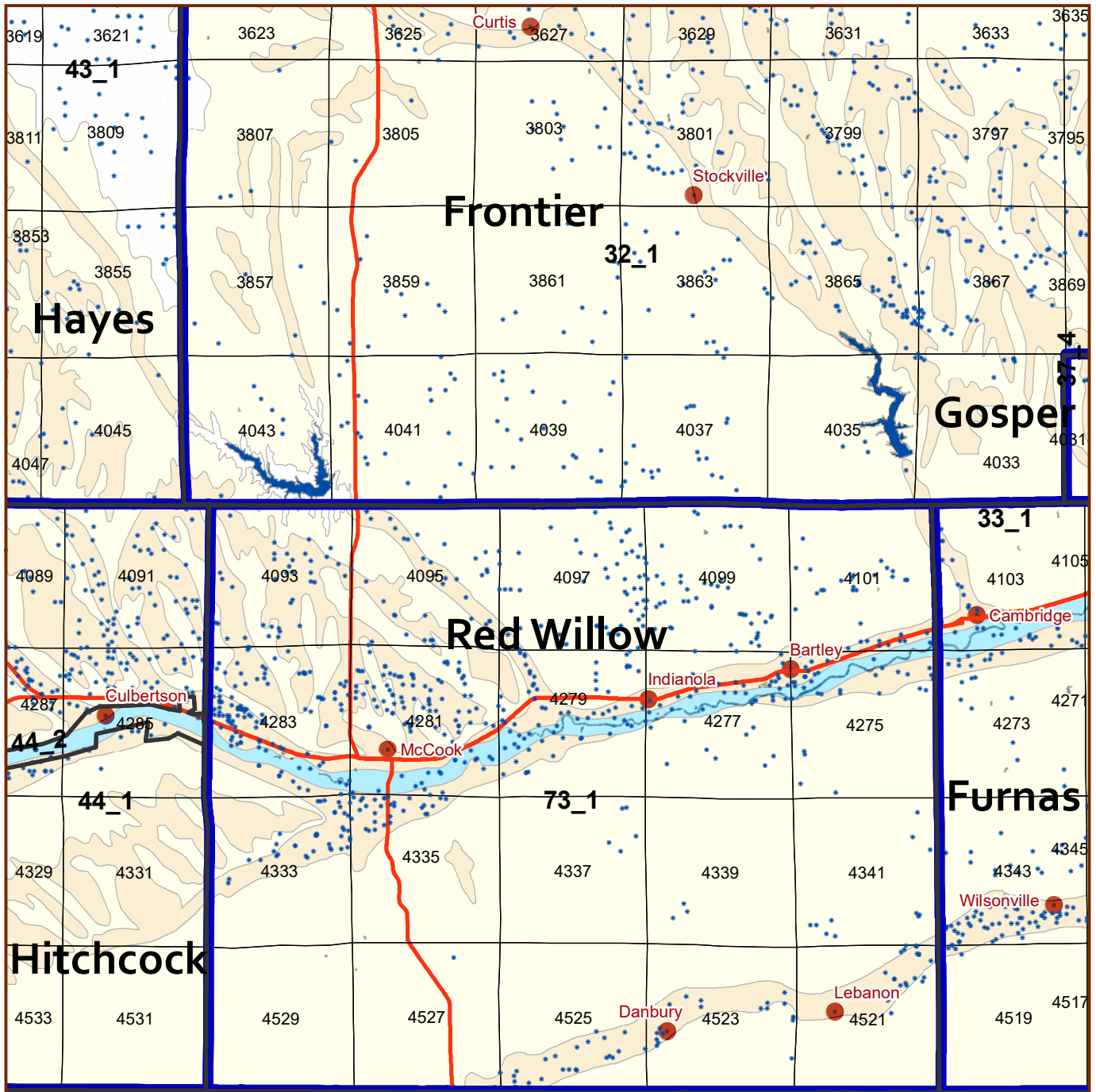
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,270	1,270	1,225	1,225	1,135	1,135	1,060	1,060	1,242
Frontier	1	1,235	1,235	1,185	1,185	1,135	n/a	1,085	1,085	1,212
Furnas	1	1,705	1,705	1,170	1,170	1,170	n/a	1,065	1,065	1,495
Hitchcock	1	1,130	1,130	1,055	1,055	985	985	875	875	1,098
Hayes	1	n/a	895	805	805	780	780	735	735	863

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	1,005	870	661	649	645	653	656	748	696
Frontier	1	605	605	605	n/a	605	605	605	605	605
Furnas	1	799	800	800	800	800	n/a	800	n/a	800
Hitchcock	1	585	585	585	585	n/a	585	585	585	585
Hayes	1	515	515	n/a	515	515	515	515	515	515

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1,223	0	25
Frontier	1	1,105	n/a	n/a
Furnas	1	800	n/a	75
Hitchcock	1	1,176	n/a	n/a
Hayes	1	683	n/a	25

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.

RED WILLOW COUNTY



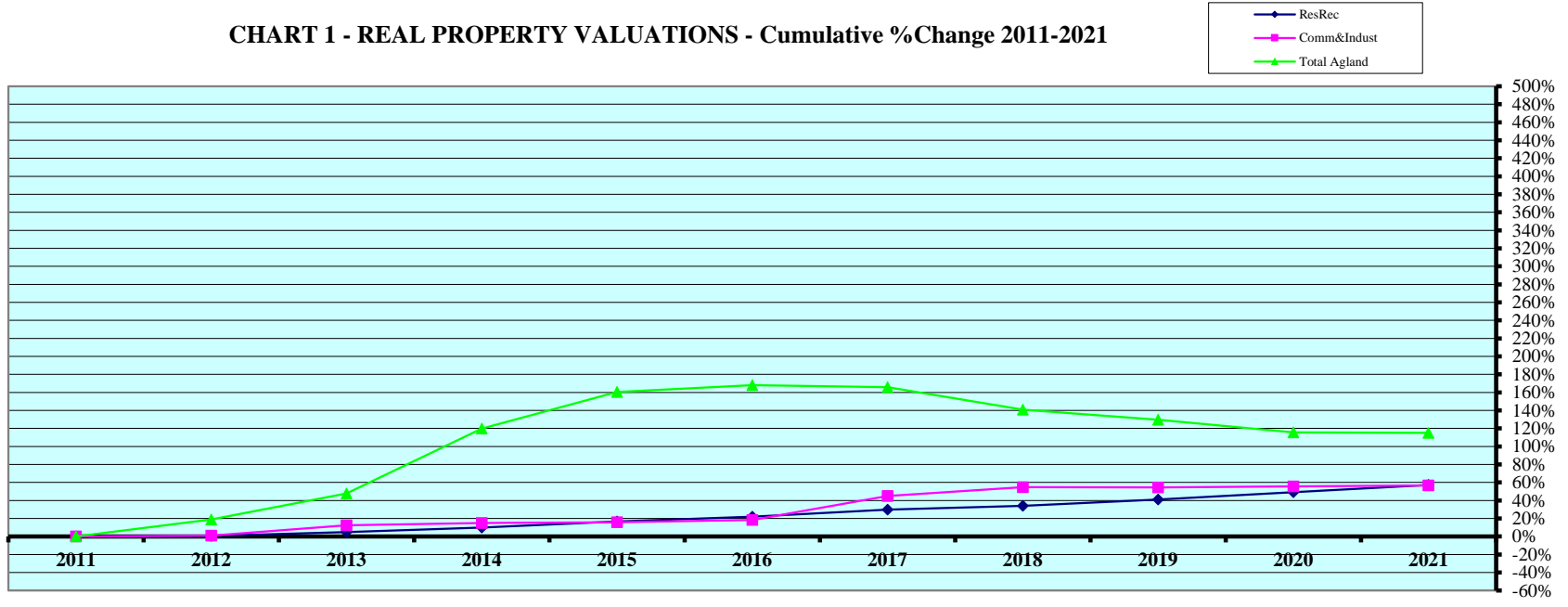
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	273,841,393	-	-	-	99,102,027	-	-	-	238,865,796	-	-	-
2012	275,569,912	1,728,519	0.63%	0.63%	100,154,552	1,052,525	1.06%	1.06%	284,255,608	45,389,812	19.00%	19.00%
2013	287,235,047	11,665,135	4.23%	4.89%	111,470,754	11,316,202	11.30%	12.48%	352,982,469	68,726,861	24.18%	47.77%
2014	301,022,409	13,787,362	4.80%	9.93%	113,939,586	2,468,832	2.21%	14.97%	524,779,268	171,796,799	48.67%	119.70%
2015	319,107,327	18,084,918	6.01%	16.53%	114,639,412	699,826	0.61%	15.68%	622,011,497	97,232,229	18.53%	160.40%
2016	334,058,979	14,951,652	4.69%	21.99%	117,217,623	2,578,211	2.25%	18.28%	640,281,707	18,270,210	2.94%	168.05%
2017	355,774,313	21,715,334	6.50%	29.92%	143,737,151	26,519,528	22.62%	45.04%	634,878,192	-5,403,515	-0.84%	165.79%
2018	367,199,567	11,425,254	3.21%	34.09%	153,296,500	9,559,349	6.65%	54.69%	575,067,853	-59,810,339	-9.42%	140.75%
2019	386,254,099	19,054,532	5.19%	41.05%	153,042,337	-254,163	-0.17%	54.43%	548,650,387	-26,417,466	-4.59%	129.69%
2020	408,246,913	21,992,814	5.69%	49.08%	154,150,825	1,108,488	0.72%	55.55%	514,879,449	-33,770,938	-6.16%	115.55%
2021	430,560,424	22,313,511	5.47%	57.23%	155,244,081	1,093,256	0.71%	56.65%	513,847,009	-1,032,440	-0.20%	115.12%

Rate Annual %chg: Residential & Recreational **4.63%**

Commercial & Industrial **4.59%**

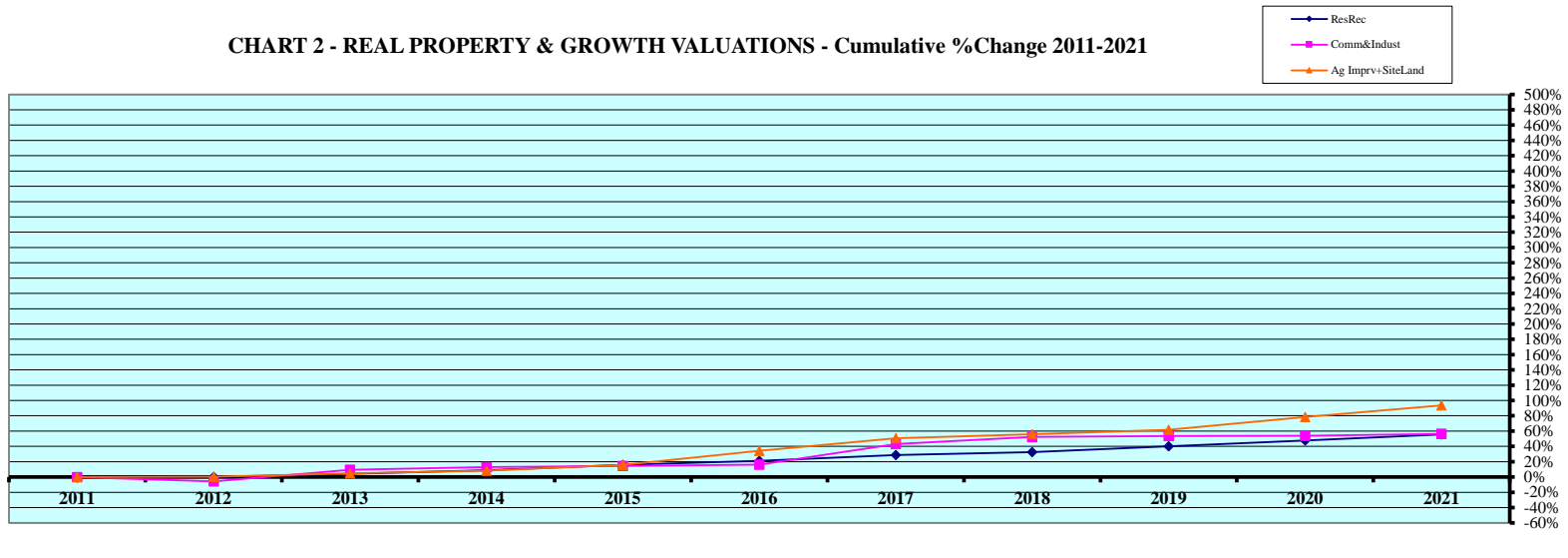
Agricultural Land **7.96%**

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

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2011	273,841,393	1,972,622	0.72%	271,868,771	-	-0.72%	99,102,027	298,771	0.30%	98,803,256	-	-0.30%						
2012	275,569,912	1,740,159	0.63%	273,829,753	0.00%	0.00%	100,154,552	6,784,018	6.77%	93,370,534	-5.78%	-5.78%						
2013	287,235,047	1,657,294	0.58%	285,577,753	3.63%	4.29%	111,470,754	2,918,361	2.62%	108,552,393	8.38%	9.54%						
2014	301,022,409	2,815,850	0.94%	298,206,559	3.82%	8.90%	113,939,586	2,160,165	1.90%	111,779,421	0.28%	12.79%						
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	15.88%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	14.25%						
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	20.97%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	16.07%						
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	28.71%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	43.01%						
2018	367,199,567	4,242,757	1.16%	362,956,810	2.02%	32.54%	153,296,500	2,192,433	1.43%	151,104,067	5.13%	52.47%						
2019	386,254,099	2,603,204	0.67%	383,650,895	4.48%	40.10%	153,042,337	793,749	0.52%	152,248,588	-0.68%	53.63%						
2020	408,246,913	3,393,936	0.83%	404,852,977	4.82%	47.84%	154,150,825	1,630,328	1.06%	152,520,497	-0.34%	53.90%						
2021	430,560,424	4,404,974	1.02%	426,155,450	4.39%	55.62%	155,244,081	321,746	0.21%	154,922,335	0.50%	56.33%						
Rate Ann%chg	4.63%			Resid & Recreat w/o growth			3.79%			4.59%			C & I w/o growth			2.81%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	24,400,521	10,428,582	34,829,103	306,256	0.88%	34,522,847	-	-		
2012	24,787,485	11,921,443	36,708,928	1,771,621	4.83%	34,937,307	0.31%	0.31%		
2013	25,194,128	12,333,142	37,527,270	1,087,199	2.90%	36,440,071	-0.73%	4.63%		
2014	25,815,671	13,144,474	38,960,145	1,252,852	3.22%	37,707,293	0.48%	8.26%		
2015	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	3.44%	15.71%		
2016	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	34.14%		
2017	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	50.72%		
2018	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	55.74%		
2019	39,215,862	18,468,003	57,683,865	1,385,245	2.40%	56,298,620	1.33%	61.64%		
2020	43,488,005	20,642,606	64,130,611	2,016,525	3.14%	62,114,086	7.68%	78.34%		
2021	46,275,296	22,741,281	69,016,577	1,587,216	2.30%	67,429,361	5.14%	93.60%		
Rate Ann%chg	6.61%		8.11%		7.08%		Ag Imprv+Site w/o growth		3.85%	

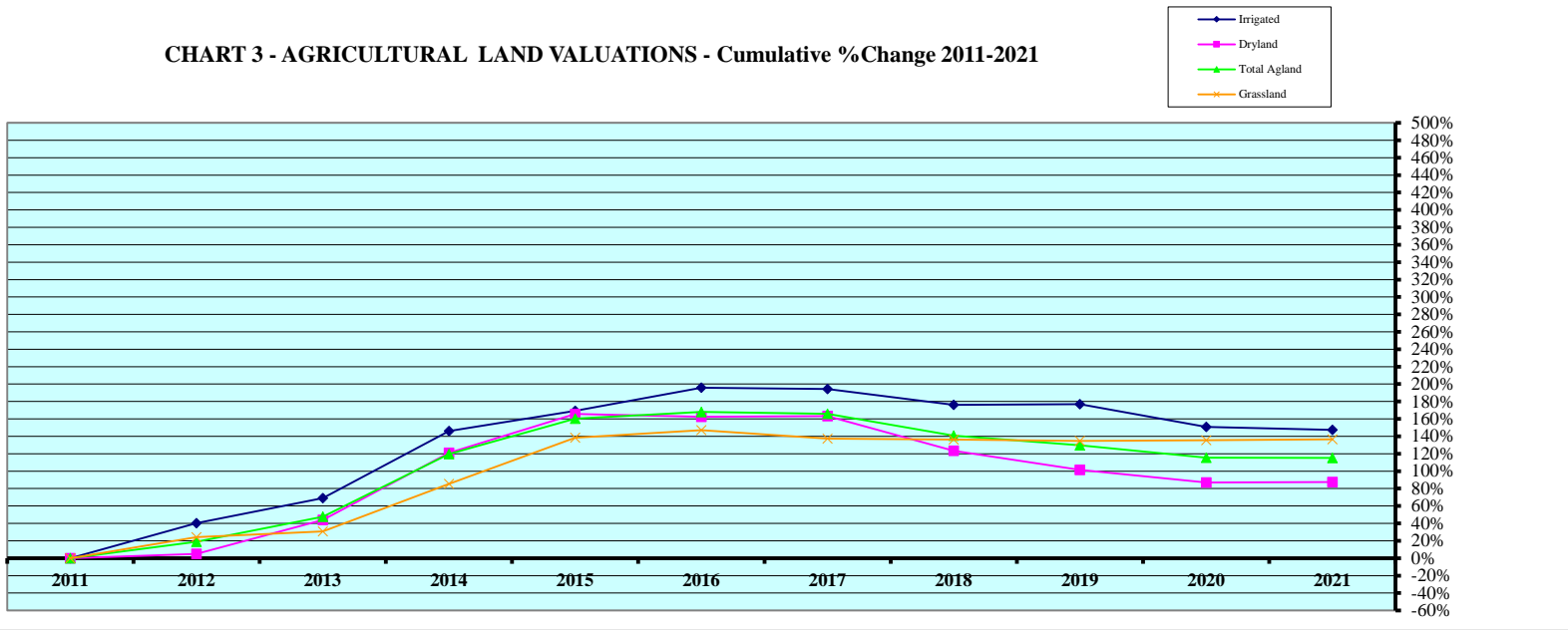
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 73
County RED WILLOW

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 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	65,280,925	-	-	-	118,898,284	-	-	-	54,664,579	-	-	-
2012	91,552,303	26,271,378	40.24%	40.24%	124,774,535	5,876,251	4.94%	4.94%	67,906,894	13,242,315	24.22%	24.22%
2013	110,394,588	18,842,285	20.58%	69.11%	171,061,809	46,287,274	37.10%	43.87%	71,504,469	3,597,575	5.30%	30.81%
2014	160,581,344	50,186,756	45.46%	145.99%	262,795,487	91,733,678	53.63%	121.03%	101,380,791	29,876,322	41.78%	85.46%
2015	175,779,317	15,197,973	9.46%	169.27%	315,916,260	53,120,773	20.21%	165.70%	130,294,445	28,913,654	28.52%	138.35%
2016	193,102,607	17,323,290	9.86%	195.80%	312,101,293	-3,814,967	-1.21%	162.49%	135,056,590	4,762,145	3.65%	147.06%
2017	192,213,081	-889,526	-0.46%	194.44%	312,905,687	804,394	0.26%	163.17%	129,738,232	-5,318,358	-3.94%	137.34%
2018	180,286,195	-11,926,886	-6.21%	176.17%	265,632,431	-47,273,256	-15.11%	123.41%	129,128,036	-610,196	-0.47%	136.22%
2019	180,706,577	420,382	0.23%	176.81%	239,562,910	-26,069,521	-9.81%	101.49%	128,359,504	-768,532	-0.60%	134.81%
2020	163,752,141	-16,954,436	-9.38%	150.84%	222,402,963	-17,159,947	-7.16%	87.05%	128,702,960	343,456	0.27%	135.44%
2021	161,513,377	-2,238,764	-1.37%	147.41%	222,992,165	589,202	0.26%	87.55%	129,320,179	617,219	0.48%	136.57%

Rate Ann.%chg: Irrigated **9.48%** Dryland **6.49%** Grassland **8.99%**

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	22,008	-	-	-	0	-	-	-	238,865,796	-	-	-
2012	21,876	-132	-0.60%	-0.60%	0	0	-	-	284,255,608	45,389,812	19.00%	19.00%
2013	21,603	-273	-1.25%	-1.84%	0	0	-	-	352,982,469	68,726,861	24.18%	47.77%
2014	21,646	43	0.20%	-1.64%	0	0	-	-	524,779,268	171,796,799	48.67%	119.70%
2015	21,475	-171	-0.79%	-2.42%	0	0	-	-	622,011,497	97,232,229	18.53%	160.40%
2016	21,217	-258	-1.20%	-3.59%	0	0	-	-	640,281,707	18,270,210	2.94%	168.05%
2017	21,192	-25	-0.12%	-3.71%	0	0	-	-	634,878,192	-5,403,515	-0.84%	165.79%
2018	21,191	-1	0.00%	-3.71%	0	0	-	-	575,067,853	-59,810,339	-9.42%	140.75%
2019	21,396	205	0.97%	-2.78%	0	0	-	-	548,650,387	-26,417,466	-4.59%	129.69%
2020	21,385	-11	-0.05%	-2.83%	0	0	-	-	514,879,449	-33,770,938	-6.16%	115.55%
2021	21,288	-97	-0.45%	-3.27%	0	0	-	-	513,847,009	-1,032,440	-0.20%	115.12%

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

Rate Ann.%chg: Total Agric Land **7.96%**

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	60,472,923	63,128	958			110,386,533	178,004	620			81,700,995	133,333	613		
2012	65,365,517	62,422	1,047	9.31%	9.31%	118,842,671	178,598	665	7.30%	7.30%	89,688,965	135,300	663	8.18%	9.46%
2013	92,373,180	62,036	1,489	42.20%	55.44%	124,383,738	180,114	691	3.78%	11.36%	89,574,800	130,628	686	3.44%	13.24%
2014	110,755,285	61,855	1,791	20.25%	86.92%	171,012,239	180,743	946	37.01%	52.57%	97,239,960	127,646	762	11.09%	25.80%
2015	161,078,114	61,793	2,607	45.58%	172.12%	262,447,381	181,014	1,450	53.24%	133.80%	128,539,130	127,483	1,008	32.36%	66.50%
2016	175,861,661	61,343	2,867	9.98%	199.27%	315,814,867	181,514	1,740	20.00%	180.57%	149,636,865	127,257	1,176	16.62%	94.17%
2017	192,765,404	60,650	3,178	10.86%	231.79%	312,293,257	179,327	1,741	0.09%	180.82%	164,929,515	127,713	1,291	9.83%	113.25%
2018	192,394,248	60,562	3,177	-0.05%	231.63%	312,825,956	179,655	1,741	-0.01%	180.79%	174,353,050	127,360	1,369	6.01%	126.06%
2019	180,646,193	60,722	2,975	-6.35%	210.56%	265,441,055	179,359	1,480	-15.01%	138.65%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	180,708,173	60,751	2,975	-0.01%	210.52%	239,656,069	179,406	1,336	-9.74%	115.41%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	163,752,141	56,488	2,899	-2.54%	202.62%	222,402,965	179,146	1,241	-7.06%	100.19%	128,702,962	199,894	644	-50.06%	5.07%

Rate Annual %chg Average Value/Acre: **11.71%**

7.19%

0.50%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	22,144	884	25			0	0				219,689,498	437,236	502		
2012	22,008	878	25	0.02%	0.02%	0	0				238,894,665	437,129	547	8.77%	8.77%
2013	21,881	873	25	0.00%	0.02%	0	0				284,685,163	437,034	651	19.19%	29.65%
2014	21,730	867	25	0.00%	0.02%	12,170	12	1,000			284,685,163	436,752	809	24.19%	61.00%
2015	21,687	866	25	0.00%	0.02%	0	0				524,958,375	436,834	1,202	48.55%	139.17%
2016	21,633	863	25	0.00%	0.02%	0	0				622,012,644	436,777	1,424	18.50%	183.43%
2017	21,219	847	25	0.00%	0.02%	0	0				640,140,561	436,531	1,466	2.97%	191.85%
2018	21,192	846	25	0.00%	0.02%	0	0				635,046,951	436,513	1,455	-0.79%	189.54%
2019	21,192	846	25	0.00%	0.02%	0	0				575,227,870	436,462	1,318	-9.41%	162.30%
2020	21,181	845	25	0.00%	0.01%	0	0				548,697,179	436,467	1,257	-4.61%	150.20%
2021	21,385	854	25	0.00%	0.02%	0	0				514,879,453	436,382	1,180	-6.15%	134.83%

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RED WILLOW

Rate Annual %chg Average Value/Acre: **8.91%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 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
10,702	RED WILLOW	63,109,171	19,285,014	31,120,530	430,560,424	155,244,081	0	0	513,847,009	47,776,716	24,041,873	4,478,870	1,289,463,688
cnty sectorvalue % of total value:		4.89%	1.50%	2.41%	33.39%	12.04%			39.85%	3.71%	1.86%	0.35%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	BARTLEY	1,238,602	534,546	1,135,611	8,413,778	3,379,655	0	0	184,691	3,640	0	0	14,890,523
2.64%	%sector of county sector	1.96%	2.77%	3.65%	1.95%	2.18%			0.04%	0.01%			1.15%
	%sector of municipality	8.32%	3.59%	7.63%	56.50%	22.70%			1.24%	0.02%			100.00%
101	DANBURY	18,226	144,351	39,598	1,621,588	1,202,836	0	0	17,666	0	0	0	3,044,265
0.94%	%sector of county sector	0.03%	0.75%	0.13%	0.38%	0.77%			0.00%				0.24%
	%sector of municipality	0.60%	4.74%	1.30%	53.27%	39.51%			0.58%				100.00%
584	INDIANOLA	728,572	1,398,701	1,690,311	19,274,068	3,171,667	0	0	532,085	0	691	0	26,796,095
5.46%	%sector of county sector	1.15%	7.25%	5.43%	4.48%	2.04%			0.10%		0.00%		2.08%
	%sector of municipality	2.72%	5.22%	6.31%	71.93%	11.84%			1.99%		0.00%		100.00%
80	LEBANON	40,167	60,933	20,926	867,993	35,463	0	0	0	0	0	0	1,025,482
0.75%	%sector of county sector	0.06%	0.32%	0.07%	0.20%	0.02%							0.08%
	%sector of municipality	3.92%	5.94%	2.04%	84.64%	3.46%							100.00%
7,698	MCCOOK	19,412,809	7,997,516	7,800,636	292,709,263	128,983,770	0	0	3,621	0	0	0	456,907,615
71.93%	%sector of county sector	30.76%	41.47%	25.07%	67.98%	83.08%			0.00%				35.43%
	%sector of municipality	4.25%	1.75%	1.71%	64.06%	28.23%			0.00%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
8,746	Total Municipalities	21,438,376	10,136,047	10,687,082	322,886,690	136,773,391	0	0	738,063	3,640	691	0	502,663,980
81.72%	%all municip.sectors of cnty	33.97%	52.56%	34.34%	74.99%	88.10%			0.14%	0.01%	0.00%		38.98%

73 RED WILLOW

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 : 8,638

Value : 1,251,954,543

Growth 6,846,373

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	415	2,201,646	246	3,456,004	301	3,500,710	962	9,158,360	
02. Res Improve Land	3,480	25,176,964	282	6,977,458	293	6,063,700	4,055	38,218,122	
03. Res Improvements	3,576	334,436,734	311	53,730,228	318	44,577,896	4,205	432,744,858	
04. Res Total	3,991	361,815,344	557	64,163,690	619	54,142,306	5,167	480,121,340	3,015,795
% of Res Total	77.24	75.36	10.78	13.36	11.98	11.28	59.82	38.35	44.05
05. Com UnImp Land	114	1,468,849	14	166,928	1	28,000	129	1,663,777	
06. Com Improve Land	541	14,342,120	32	796,322	18	1,264,768	591	16,403,210	
07. Com Improvements	543	122,322,755	35	7,539,925	32	9,217,974	610	139,080,654	
08. Com Total	657	138,133,724	49	8,503,175	33	10,510,742	739	157,147,641	1,888,043
% of Com Total	88.90	87.90	6.63	5.41	4.47	6.69	8.56	12.55	27.58
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,991	361,815,344	557	64,163,690	619	54,142,306	5,167	480,121,340	3,015,795
% of Res & Rec Total	77.24	75.36	10.78	13.36	11.98	11.28	59.82	38.35	44.05
Com & Ind Total	657	138,133,724	49	8,503,175	33	10,510,742	739	157,147,641	1,888,043
% of Com & Ind Total	88.90	87.90	6.63	5.41	4.47	6.69	8.56	12.55	27.58
17. Taxable Total	4,648	499,949,068	606	72,666,865	652	64,653,048	5,906	637,268,981	4,903,838
% of Taxable Total	78.70	78.45	10.26	11.40	11.04	10.15	68.37	50.90	71.63

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	6	111,383	1,976,800	0	0	0
19. Commercial	24	1,132,403	27,888,769	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	6	111,383	1,976,800
19. Commercial	0	0	0	24	1,132,403	27,888,769
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				30	1,243,786	29,865,569

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	56	8,726,410	56	8,726,410	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	56	8,726,410	56	8,726,410	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	471	128	205	804

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	36	616,530	375	59,714,202	1,674	342,413,002	2,085	402,743,734
28. Ag-Improved Land	2	136,521	145	30,466,219	419	105,605,833	566	136,208,573
29. Ag Improvements	2	10,239	146	16,403,316	443	50,593,290	591	67,006,845

30. Ag Total				2,676	605,959,152
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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	6	6.00	120,000	
32. HomeSite Improv Land	0	0.00	0	80	79.99	1,849,750	
33. HomeSite Improvements	0	0.00	0	81	0.00	11,981,146	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	8,220	28	176.85	244,616	
36. FarmSite Improv Land	0	0.00	0	111	475.56	1,279,016	
37. FarmSite Improvements	2	0.00	10,239	127	0.00	4,422,170	
38. FarmSite Total							
39. Road & Ditches	8	5.90	0	333	994.22	0	
40. Other- Non Ag Use	0	0.00	0	2	2.99	13,990	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	29	28.28	551,000	35	34.28	671,000	
32. HomeSite Improv Land	277	280.99	5,710,810	357	360.98	7,560,560	
33. HomeSite Improvements	284	0.00	35,283,249	365	0.00	47,264,395	1,799,716
34. HomeSite Total				400	395.26	55,495,955	
35. FarmSite UnImp Land	76	532.24	594,116	105	713.20	846,952	
36. FarmSite Improv Land	333	1,277.26	2,818,509	444	1,752.82	4,097,525	
37. FarmSite Improvements	396	0.00	15,310,041	525	0.00	19,742,450	142,819
38. FarmSite Total				630	2,466.02	24,686,927	
39. Road & Ditches	1,673	5,861.01	0	2,014	6,861.13	0	
40. Other- Non Ag Use	6	37.31	73,310	8	40.30	87,300	
41. Total Section VI				1,030	9,762.71	80,270,182	1,942,535

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	21,746.16	38.68%	64,694,195	39.70%	2,974.97
46. 1A	24,163.93	42.98%	71,881,620	44.11%	2,974.75
47. 2A1	3,572.13	6.35%	10,034,269	6.16%	2,809.04
48. 2A	2,439.47	4.34%	6,699,262	4.11%	2,746.20
49. 3A1	62.78	0.11%	166,054	0.10%	2,645.01
50. 3A	8.10	0.01%	12,725	0.01%	1,570.99
51. 4A1	1,835.01	3.26%	4,132,120	2.54%	2,251.82
52. 4A	2,398.17	4.27%	5,340,075	3.28%	2,226.73
53. Total	56,225.75	100.00%	162,960,320	100.00%	2,898.32
Dry					
54. 1D1	450.16	0.25%	571,704	0.26%	1,270.00
55. 1D	132,145.65	73.67%	167,825,149	75.36%	1,270.00
56. 2D1	4,689.98	2.61%	5,745,261	2.58%	1,225.01
57. 2D	23,744.33	13.24%	29,086,960	13.06%	1,225.01
58. 3D1	268.64	0.15%	304,907	0.14%	1,135.00
59. 3D	46.95	0.03%	53,288	0.02%	1,134.99
60. 4D1	11,017.37	6.14%	11,678,393	5.24%	1,060.00
61. 4D	7,004.68	3.91%	7,424,968	3.33%	1,060.00
62. Total	179,367.76	100.00%	222,690,630	100.00%	1,241.53
Grass					
63. 1G1	15,026.29	7.51%	13,957,411	9.97%	928.87
64. 1G	19,812.87	9.90%	17,266,657	12.33%	871.49
65. 2G1	37,969.84	18.98%	25,566,268	18.26%	673.33
66. 2G	95,187.34	47.57%	61,998,874	44.28%	651.34
67. 3G1	366.62	0.18%	236,471	0.17%	645.00
68. 3G	5,086.57	2.54%	3,345,696	2.39%	657.75
69. 4G1	25,496.73	12.74%	16,812,353	12.01%	659.39
70. 4G	1,157.40	0.58%	833,663	0.60%	720.29
71. Total	200,103.66	100.00%	140,017,393	100.00%	699.72
Irrigated Total					
	56,225.75	12.88%	162,960,320	31.00%	2,898.32
Dry Total					
	179,367.76	41.09%	222,690,630	42.36%	1,241.53
Grass Total					
	200,103.66	45.84%	140,017,393	26.64%	699.72
72. Waste	823.21	0.19%	20,627	0.00%	25.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	436,520.38	100.00%	525,688,970	100.00%	1,204.27

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	122.11	361,742	16,290.23	47,158,130	39,813.41	115,440,448	56,225.75	162,960,320
77. Dry Land	154.58	191,751	17,061.24	21,096,843	162,151.94	201,402,036	179,367.76	222,690,630
78. Grass	157.62	191,338	22,224.53	18,413,938	177,721.51	121,412,117	200,103.66	140,017,393
79. Waste	0.00	0	165.02	4,138	658.19	16,489	823.21	20,627
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	434.31	744,831	55,741.02	86,673,049	380,345.05	438,271,090	436,520.38	525,688,970

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,225.75	12.88%	162,960,320	31.00%	2,898.32
Dry Land	179,367.76	41.09%	222,690,630	42.36%	1,241.53
Grass	200,103.66	45.84%	140,017,393	26.64%	699.72
Waste	823.21	0.19%	20,627	0.00%	25.06
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	436,520.38	100.00%	525,688,970	100.00%	1,204.27

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bartley (3)	50	179,817	171	740,821	175	10,710,406	225	11,631,044	103,524
83.2 Danbury (5)	36	62,687	62	33,141	65	1,490,321	101	1,586,149	0
83.3 Indianola (2)	55	150,648	285	1,075,114	298	18,221,576	353	19,447,338	149,534
83.4 Lebanon (4)	46	13,869	46	16,774	49	837,350	95	867,993	0
83.5 Mccook (1)	228	1,794,625	2,916	23,311,114	2,989	303,177,081	3,217	328,282,820	1,220,025
83.6 Rural (7)	276	3,052,341	240	4,839,207	264	34,298,797	540	42,190,345	195,053
83.7 Suburban (6)	271	3,904,373	335	8,201,951	365	64,009,327	636	76,115,651	1,347,659
84 Residential Total	962	9,158,360	4,055	38,218,122	4,205	432,744,858	5,167	480,121,340	3,015,795

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bartley (3)	5	16,902	22	389,684	23	3,045,779	28	3,452,365	72,101
85.2	Danbury (5)	8	6,914	14	22,016	14	1,173,906	22	1,202,836	0
85.3	Indianola (2)	20	56,117	38	174,720	40	3,460,979	60	3,691,816	504,759
85.4	Lebanon (4)	3	244	7	916	7	34,303	10	35,463	0
85.5	Mccook (1)	79	1,418,728	460	13,754,784	459	114,607,788	538	129,781,300	668,183
85.6	Rural (7)	2	28,300	16	1,175,666	30	6,579,069	32	7,783,035	494,091
85.7	Suburban (6)	12	136,572	34	885,424	37	10,178,830	49	11,200,826	148,909
86	Commercial Total	129	1,663,777	591	16,403,210	610	139,080,654	739	157,147,641	1,888,043

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,204.55	5.95%	11,263,252	8.60%	1,005.24
88. 1G	18,667.26	9.91%	16,239,169	12.40%	869.93
89. 2G1	36,415.49	19.34%	24,067,470	18.38%	660.91
90. 2G	91,895.17	48.81%	59,600,834	45.51%	648.57
91. 3G1	259.49	0.14%	167,372	0.13%	645.00
92. 3G	3,820.15	2.03%	2,493,015	1.90%	652.60
93. 4G1	25,175.66	13.37%	16,512,764	12.61%	655.90
94. 4G	843.73	0.45%	631,352	0.48%	748.29
95. Total	188,281.50	100.00%	130,975,228	100.00%	695.64
CRP					
96. 1C1	366.59	14.94%	465,573	15.52%	1,270.01
97. 1C	461.70	18.82%	586,366	19.55%	1,270.02
98. 2C1	855.55	34.87%	1,048,067	34.94%	1,225.02
99. 2C	473.41	19.30%	579,935	19.34%	1,225.02
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	73.14	2.98%	83,013	2.77%	1,134.99
102. 4C1	222.88	9.09%	236,255	7.88%	1,060.01
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,453.27	100.00%	2,999,209	100.00%	1,222.54
Timber					
105. 1T1	3,455.15	36.88%	2,228,586	36.88%	645.00
106. 1T	683.91	7.30%	441,122	7.30%	645.00
107. 2T1	698.80	7.46%	450,731	7.46%	645.01
108. 2T	2,818.76	30.09%	1,818,105	30.09%	645.00
109. 3T1	107.13	1.14%	69,099	1.14%	645.00
110. 3T	1,193.28	12.74%	769,668	12.74%	645.00
111. 4T1	98.19	1.05%	63,334	1.05%	645.01
112. 4T	313.67	3.35%	202,311	3.35%	644.98
113. Total	9,368.89	100.00%	6,042,956	100.00%	645.00
Grass Total					
	188,281.50	94.09%	130,975,228	93.54%	695.64
CRP Total					
	2,453.27	1.23%	2,999,209	2.14%	1,222.54
Timber Total					
	9,368.89	4.68%	6,042,956	4.32%	645.00
114. Market Area Total	200,103.66	100.00%	140,017,393	100.00%	699.72

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

73 Red Willow

	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	430,560,424	480,121,340	49,560,916	11.51%	3,015,795	10.81%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	47,776,716	55,495,955	7,719,239	16.16%	1,799,716	12.39%
04. Total Residential (sum lines 1-3)	478,337,140	535,617,295	57,280,155	11.97%	4,815,511	10.97%
05. Commercial	155,244,081	157,147,641	1,903,560	1.23%	1,888,043	0.01%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	155,244,081	157,147,641	1,903,560	1.23%	1,888,043	0.01%
08. Ag-Farmsite Land, Outbuildings	24,000,253	24,686,927	686,674	2.86%	142,819	2.27%
09. Minerals	4,478,870	8,726,410	4,247,540	94.84	0	94.84%
10. Non Ag Use Land	41,620	87,300	45,680	109.75%		
11. Total Non-Agland (sum lines 8-10)	28,520,743	33,500,637	4,979,894	17.46%	142,819	16.96%
12. Irrigated	161,513,377	162,960,320	1,446,943	0.90%		
13. Dryland	222,992,165	222,690,630	-301,535	-0.14%		
14. Grassland	129,320,179	140,017,393	10,697,214	8.27%		
15. Wasteland	21,288	20,627	-661	-3.11%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	513,847,009	525,688,970	11,841,961	2.30%		
18. Total Value of all Real Property (Locally Assessed)	1,175,948,973	1,251,954,543	76,005,570	6.46%	6,846,373	5.88%

2022 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$321,788
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$72,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$32,000 computer and GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$11,101

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	McCook is zoned.
4.	When was zoning implemented?
	October 2001

D. Contracted Services

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

E. Appraisal /Listing Services

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

2022 Residential Assessment Survey for Red Willow County

1.	Valuation data collection done by:																
	The county assessor and staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.	2	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.	3	Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.	4	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.	6	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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6	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.																
AG OB	Agricultural outbuildings																
AG DW	Agricultural dwellings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach and the sales comparison approach are both used to estimate the market value of residential property.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	Yes, depreciation tables are established using local market information.																
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																
	Yes, for each neighborhood in McCook. The rest are by valuation group.																
6.	Describe the methodology used to determine the residential lot values?																
	Sales studies of vacant lots are conducted and values are established by the square foot.																
7.	How are rural residential site values developed?																

Costs to improve the sites with sewer, water and electricity were studied along with vacant land sales.

8. Are there form 191 applications on file?

No

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

N/A, Currently there are no applications on file.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018-2020	2018	2019-2020	2017-2021
	2	2019	2018	2019	2019
	3	2021	2019	2021	2019
	4	2015	2008	2010	2019
	6	2021	2019	2018	2020-2021
	AG OB	2021	2019		2020-2021
	AG DW	2021	2019	2018	2020-2021

2022 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:			
	The county assessor and staff, and by the contracted appraisal service			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.		
	2	Bartley, Danbury, Indianola, and Lebanon - all small villages in the county. Each have few basic services and amenities with little commercial activity.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	Yes, the depreciation tables are developed using local market information varying by occupancy codes.			
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2016	2015	2016
	2	2016	2015	2016
	<u>Date of Last Inspection</u>			
	2021-2022			
	2021-2022			
	All commercial properties will be inspected by Central Plains Valuation in 2021-2022. Pickup work for 2022 has been completed by Central Plains Valuation; the remaining properties will be physically reviewed in 2022. New values and new costing will be implemented for 2023 assessment year.			

2022 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:							
	The county assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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;">01</td> <td>There are no discernible differences throughout the county to warrant establishing market areas.</td> <td style="text-align: center;">2020-2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no discernible differences throughout the county to warrant establishing market areas.	2020-2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences throughout the county to warrant establishing market areas.	2020-2021						
3.	Describe the process used to determine and monitor market areas.							
	<p>Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.</p> <p>Mailed out new GIS maps and letters to the farmers asking for new FSA maps or updated land use for townships 1 and 2.</p>							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Farm home sites and rural residential home sites are valued the same.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	A contract appraiser was hired to help establish values for the feed lots.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	CREP, CRP, and EQUIP							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

	N/A
	<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

2021 PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2022, 2023 AND 2024
DATE: JUNE 11, 2021

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

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	5,176	59.90%	36.61%
Commercial	747	08.65%	13.28%
Agricultural	2,661	30.80%	49.73%
Mineral Interest	56	00.65%	00.38%

Agricultural Land – taxable acres:

Irrigated	55,603.65	12.74%
Dry	179,744.71	41.19%
Grass	200,209.99	45.88%
Waste	849.59	00.19%

For more information see 2021 Reports & Opinions, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

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

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

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

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

The Assessor's Clerk is in charge of preparing and mailing out personal property returns and also the reminder notices that are sent out later. She is currently training under the deputy assessor to work real estate transfers including changing ownership on the record cards and computer records. She helps with processing the homestead exemptions and entered exemptions in the new Centurion file online. She is doing data entry for rural and suburban homes and outbuildings.

The newest Assessor's Clerk has worked in the office over a year. She assists the assessor's assistant with data collection and reappraisal work. The clerk reviews the realtor site and prints out information on properties that are listed for sale. The clerk assists with personal property and homestead exemptions. She has also been doing data entry for rural and suburban homes and outbuildings.

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

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

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

The 2021 budget for the Red Willow County Assessor's office is \$321,788.00.

B. Cadastral Maps

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

C. Property Record Cards

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

D. Software for CAMA, Assessment Administration, GIS

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

Current Assessment Procedures for Real Property

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

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

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

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

Commercial Property: We have contracted with Central Plains Valuation to conduct our 2021 physical inspections. They have begun the physical inspections on commercial property and will take measurements, when necessary, make notes about the quality and condition, take new photographs and visit with owners when possible. They will collect income and expense information and rental rates to use in their analysis to arrive at market value.

The assessor and staff will do the data entry in our MIPS CAMA system that will be reviewed by Central Plains Valuation when calculating the final value. The commercial appraiser, assessor assistant and/or a staff member will collect the measurements and information for our pickup work, our office will do the the data entry and the appraisal company will set the final values. We plan to have a contract with Central Plains Valuation to appraise our commercial property for pickup work and review.

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

Level of Value for assessment year 2021

<u>Property Class</u>	<u>Median</u>
Residential	93.00
Commercial	94.00
Agricultural	71.00

For more information regarding statistical measures see 2021 Reports & Opinions.

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

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. For 2021 we have entered the homestead exemptions into the Centurion file online. We mail the applications to the Nebraska Department of Revenue by August 1st of each year.

Personal property returns are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year and any new businesses or farmers we are aware of. The middle of April we send out a reminder postcard to anyone that has not yet filed. Penalties on personal property are applied to late filings as the law requires.

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

Assessment Actions Planned for Assessment Year 2022

Residential (and/or subclasses):

We will finish the physical inspections for rural and suburban residential property and outbuildings. We will do a reappraisal for Bartley residential property. We will review the statistics and identify any other problem areas that we need to address for 2021.

Neighborhood 1505 is the last neighborhood in McCook that is still on TerraScan pricing and we plan to get it switched to MIPS this year. All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections.

Commercial (and/or subclasses):

Central Plains Valuation will be conducting the physical inspections on commercial property. After our office does the data entry, CPV will set the final values. We plan to have them help us with our pickup work this year also. Our office will continue to review the current sales of each occupancy as well as gathering rent and expense information.

Agricultural Land (and/or subclasses):

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

Assessment Actions Planned for Assessment Year 2023

Residential (and/or subclasses):

We will be working on a reappraisal for Danbury and Lebanon. We plan to use new costing and develop new depreciation tables. The statistics will be studied on all areas to determine if any other reviews or updates are needed. We will start physical inspections in the city of McCook.

Commercial (and/or subclasses):

An outside appraisal company will assist us with commercial pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller. The assessor will update the agland spreadsheet with sales for the past year.

Assessment Actions planned for Assessment Year 2024

Residential (and/or subclasses):

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

Commercial (and/or subclasses):

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

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually. The assessor will update the agland spreadsheet with sales for the past year.

Other duties performed by the assessor's office:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law:
 - a. Real Property Abstract
 - b. Assessed Value Update (AVU)
 - c. School District Taxable Value Report
 - d. Certification of Value to Political Subdivisions
 - e. Homestead Exemption Average Assessed Value
 - f. 3-Year Plan of Assessment
 - g. Homestead Exemption Summary Certificate
 - h. Personal Property Tax Loss Summary
 - i. Certificate of Taxes Levied Report (CTL)
 - j. Report of all Exempt Property and Taxable Government Owned Property
3. Personal Property: The assessor's office oversees the annual filing of 1160 schedules; prepare notices for incomplete filings or failure to file and penalties are applied, as required.
4. Permissive Exemptions: The assessor's office oversees the annual filing of applications for new or continued exempt use, reviews the use and makes recommendations to the county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose and send notices of intent to tax.

6. Homestead Exemptions: The assessor's office manages 439 annual filings of exemption applications, reviews the applications to approve or disapprove, sends reminder notices and provides taxpayer assistance.
7. Centrally Assessed Property: The assessor reviews the valuations that have been certified by PTA for railroads and public service entities, creates a parcel for each record and verifies the value.
8. Tax Increment Financing: The assessor verifies the base and excess value for parcels that are in community redevelopment projects. They also process any new TIF projects and notice to divide paperwork.
9. Tax Districts and Tax Rates: The assessor's office oversees the school district and other tax entity boundary changes and reviews the tax rates prior to being certified.
10. Tax Lists: The assessor's office prepares and certifies the tax lists to the county treasurer.
11. Tax List Corrections: The assessor prepares tax list corrections when necessary, to file with the county treasurer.
12. County Board of Equalization: The assessor prepares information for protests and attends the hearings of the county board of equalization.
13. TERC Appeals: The assessor prepares information for TERC hearings and attends the hearings with TERC to defend the county's valuation.
14. TERC Statewide Equalization: The assessor attends statewide equalization hearings before TERC and provides explanations of the county's actions.
15. Education: The assessor and deputy assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Respectfully submitted,

Kristi Korell
Red Willow County Assessor

Date