

NEBRASKA

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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CEDAR COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Cedar 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 Cedar 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: Becky Dresden, Cedar County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually 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 to be considered 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 teammates 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 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 the recognition by IAAO 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.

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.

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 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, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

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.

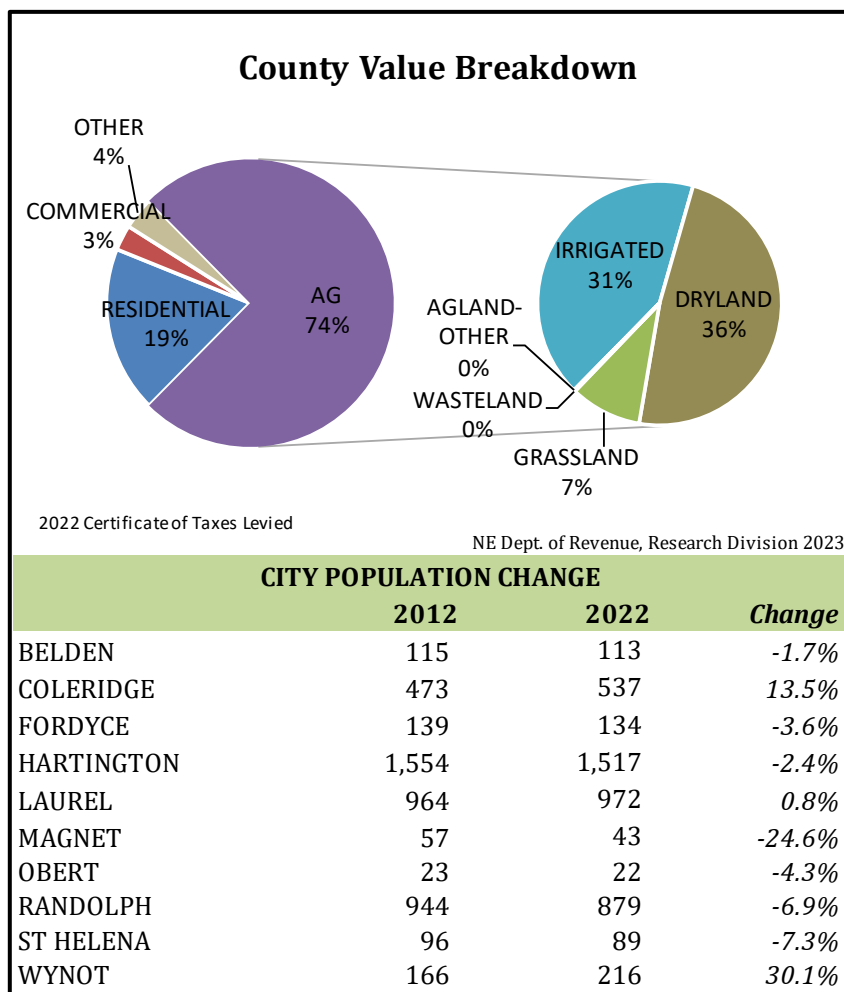
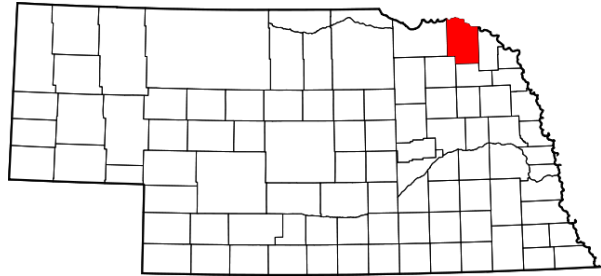
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality 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 740 square miles, Cedar County has 8,330 residents, per the Census Bureau Quick Facts for 2021, a slight population decline from the 2020 U.S. Census. Reports indicate that 82% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$120,162 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cedar County are evenly disbursed among Hartington, Randolph, and Laurel. According to the latest information available from the U.S. Census Bureau, there are 288 employer establishments with increased total employment of 1,869.

Cedar County's valuation base relies heavily on agricultural land. A mix of dry and irrigated land makes up a majority of the land in the county. Cedar County is included in both the Lewis and Clark and Lower Elkhorn Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska,

Cedar County ranks third in corn for silage and fourth in oats for grain (USDA AgCensus).

2023 Residential Correlation for Cedar County

Assessment Actions

For the residential class Laurel was physically inspected.

Costing was updated for Laurel and Randolph. In St. Helena, houses were increased 5% and in Coleridge one and a half story houses increased 10%.

In Valuation Group 30, Bud Becker subdivision and Bow Valley lots were increased.

The pick-up work and general maintenance were completed.

Assessment Practice Review

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

A review of residential sales qualifications shows that Cedar County is qualifying sales at a rate close to the state average qualification rate. After reviewing the disqualified sales, it has been determined that there is documentation showing that all available arm's-length sales have been used.

There are eight valuation groups which generally mirror the county assessor locations with the exception of the small towns which are grouped together. Lot value studies in the residential class range from 2019 to 2022 and the land-to-building ratio support that values have been equitably assessed.

Costing tables in Valuations Groups 5 and 10 are dated 2021, in all other valuation groups costing tables are dated 2015. Depreciation tables are dated 2015 in all valuation groups. The county assessor has been encouraged to update both the costing and depreciation tables.

The review of the six-year inspection and review cycle indicates that all parcels have been reviewed from 2017 to 2022.

The county assessor has a written valuation methodology on file with a very descriptive, organized and easy to follow lists of assessment actions.

2023 Residential Correlation for Cedar County

Description of Analysis

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

Valuation Group	Description
1	Hartington
5	Laurel
10	Randolph
15	Coleridge
20	Belden, Fordyce, Magnet, Obert, St. Helena and Wynot
30	Rural
40	East River Recreational
50	West River Recreational

The statistical sample for the residential class consists of 189 sales representing all eight valuation groups. Two of the three measures of central tendency are within the acceptable range with the weighted mean being a little low. The COD is within the acceptable range and the PRD is only slightly elevated. All valuation groups with sufficient sales have medians within the acceptable range.

Property Type 6 is below the acceptable range, with a small sample of only seven sales; review of these sales indicates that they are from Valuation Groups 40 and 50, which are both below the acceptable range; however, the two valuation groups are not uniformly below range and have very few sales each. These valuation groups should be revalued for the next assessment year; however, an adjustment based on the collection sample of seven sales would not improve assessment uniformity.

Comparison of the statistics and the 2023 County Abstract of Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicate the sales file changed at a higher rate than the population. Review of the sales and conversation with the county assessor revealed that through sales review a number of sold properties were prioritized for inspection and physical changes were picked up. This type of selective reappraisal can create a bias in the assessment of sold parcels and can skew the ratio study statistics. Review of the sales with changes and their impact on the ratio study suggests that neither the qualitative measure nor the measures of central tendency are significantly affected by the sales review; suggesting that the residential statistics are still a reliable indicator of the level of value for the class. The county assessor is strongly encouraged to ensure that future reviews are conducted on sold and unsold parcels similarly, the Property Assessment Division will work the county assessor to provide training going forward.

2023 Residential Correlation for Cedar County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of the assessment of the residential property in Cedar County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	54	92.71	90.87	91.20	12.73	99.64
5	39	92.88	95.51	89.72	20.66	106.45
10	29	94.04	92.72	91.57	12.96	101.26
15	14	92.64	88.89	89.85	15.98	98.93
20	20	93.12	99.89	91.89	15.27	108.71
30	26	93.65	95.93	90.15	18.18	106.41
40	3	52.47	52.51	53.57	06.54	98.02
50	4	83.09	85.79	85.41	07.57	100.44
____ALL____	189	92.85	92.90	89.52	16.19	103.78

Level of Value

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

2023 Commercial Correlation for Cedar County

Assessment Actions

For the commercial class apartments were reviewed and revalued. Lots were reviewed but no change to value was determined to be necessary. The pick-up work and general maintenance were completed.

Assessment Practice Review

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

The sales usability rate for commercial in the county is below the state average usability rate. A review of the roster of non-qualified sales reveals a reasonable explanation for the disqualification of sales.

There are six valuation groups in the commercial class. Each of the four larger towns has its own valuation group, Valuation Group 20 has six small towns combined into it, and the rural commercial parcels are in the remaining valuation group.

The county assessor is current on the required six-year inspection and review cycle. Inspections are dated 2017-2021. Lot value studies have been completed ranging from 2017 to 2021. Costing tables and depreciation tables are dated 2015. In 2022, it was reported that a commercial reappraisal was completed for Hartington and Coleridge; however, there was little improvement in the qualitative measures. Discussion with the new county assessor indicated that due to time constraints only new lot values were implemented in 2022. The county assessor has been encouraged to update the cost tables for the next assessment year.

Description of Analysis

For the commercial class, there are six valuation groups assigned in the county.

Valuation Group	Description
1	Hartington
5	Laurel
10	Randolph
15	Coleridge
20	Belden, Fordyce, Magnet, Obert, St. Helena and Wynot
30	Rural

For the commercial class there are 25 qualified sales in the statistical sample representing all of the valuation groups. The three measures of central tendency are within the acceptable range.

2023 Commercial Correlation for Cedar County

The PRD is within the IAAO recommended range, but the COD is extremely high. Examination of the sale price substrata shows dispersion at all price levels and displays medians that vary greatly both above and below the acceptable range as the sample is re-stratified. As indicated the cost tables used within the county are old, all appraisal tables need to be updated and reviewed for the next assessment year. Based on the dispersion in the sample, the median is not relied upon to determine the level of value of the class.

None of the valuation groups have a sufficient sample of sales but have widely varying medians which further demonstrates the amount of dispersion found within the commercial class.

A review of the sold parcels compared to the change in the 2023 County Abstract of Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the commercial class of property.

Equalization and Quality of Assessment

Although the COD is very high, the communities in Cedar County are rural and the sample is small. Review of the assessment practice supports that the county assessor has attempted to assess commercial property equitably. While it is recommended that the appraisal tables be reviewed before the next assessment year, sample dispersion in a rural jurisdiction is not a single determination of assessment equity.

Based on the review of all available information, the quality of the assessment of the commercial property in Cedar County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	97.55	96.79	98.21	25.89	98.55
5	7	98.29	104.03	129.50	26.30	80.33
10	6	80.56	83.13	79.81	40.90	104.16
15	2	154.77	154.77	101.00	37.14	153.24
20	6	59.70	87.06	61.36	71.62	141.88
30	1	80.26	80.26	80.26	00.00	100.00
____ALL____	25	97.29	97.18	96.39	37.16	100.82

Level of Value

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

2023 Agricultural Correlation for Cedar County

Assessment Actions

For the agricultural class irrigated land increased an average of 6%, dryland increased an average of 11% and grassland increased an average of 4%. Land use was reviewed and updated if use had changed. Pick-up work and general maintenance were completed.

Assessment Practice Review

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

The sales usability rate for Cedar County is below the state average usability rate for agricultural sales. A review of the non-qualified sales shows a considerable number of family sales, all arm's-length sales available were used.

There are currently two market areas identified. Market Area 1 is the northern part of the county with smaller fields, the Missouri River borders on the north. Market Area 2 is the southern part of the county with larger fields and more irrigation potential. The county assessor looks for changes through aerial imagery every year and does a physical review and takes pictures every two years.

Cost and depreciation tables are dated 2015. The county assessor has been encouraged to update these tables for the next assessment year. Farm home sites and farm sites as well as dwellings and outbuildings are valued similarly to rural residential home sites and dwellings and outbuildings.

Description of Analysis

The statistical sample for the agricultural class consists of 42 sales. All three measures of central tendency and the qualitative statistics are within the acceptable range. Both market areas are also within the acceptable range. When looking at the 80% Majority Land Use (MLU), the dryland subclass has a sufficient number of sales with a median in the acceptable range in both market areas, irrigate land and grassland both have unreliable small samples. However, reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties indicates that the agricultural land values in Cedar County are comparable with surrounding counties.

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be

2023 Agricultural Correlation for Cedar County

acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Cedar County complies with generally accepted mass appraisal techniques

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	5	69.77	70.09	69.96	05.32	100.19
1	2	70.31	70.31	68.09	09.12	103.26
2	3	69.77	69.95	71.02	02.72	98.49
<u> Dry </u>						
County	19	71.52	71.98	71.10	11.59	101.24
1	9	69.53	69.79	65.92	11.88	105.87
2	10	73.14	73.94	74.22	10.87	99.62
<u> Grass </u>						
County	2	64.97	64.97	67.09	26.18	96.84
1	2	64.97	64.97	67.09	26.18	96.84
<u> ALL </u>						
	42	72.64	71.74	71.27	11.19	100.66

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cedar County is 73%.

2023 Opinions of the Property Tax Administrator for Cedar County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Cedar County

Residential Real Property - Current

Number of Sales	189	Median	92.85
Total Sales Price	\$24,383,699	Mean	92.90
Total Adj. Sales Price	\$24,383,699	Wgt. Mean	89.52
Total Assessed Value	\$21,828,565	Average Assessed Value of the Base	\$87,901
Avg. Adj. Sales Price	\$129,014	Avg. Assessed Value	\$115,495

Confidence Interval - Current

95% Median C.I	89.77 to 94.35
95% Wgt. Mean C.I	86.94 to 92.11
95% Mean C.I	89.56 to 96.24
% of Value of the Class of all Real Property Value in the County	13.78
% of Records Sold in the Study Period	4.57
% of Value Sold in the Study Period	6.00

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	205	92	91.96
2021	203	93	92.62
2020	193	94	93.64
2019	168	94	93.56

2023 Commission Summary for Cedar County

Commercial Real Property - Current

Number of Sales	25	Median	97.29
Total Sales Price	\$2,777,500	Mean	97.18
Total Adj. Sales Price	\$2,777,500	Wgt. Mean	96.39
Total Assessed Value	\$2,677,335	Average Assessed Value of the Base	\$115,662
Avg. Adj. Sales Price	\$111,100	Avg. Assessed Value	\$107,093

Confidence Interval - Current

95% Median C.I	58.78 to 103.25
95% Wgt. Mean C.I	74.81 to 117.98
95% Mean C.I	77.84 to 116.52
% of Value of the Class of all Real Property Value in the County	2.79
% of Records Sold in the Study Period	3.93
% of Value Sold in the Study Period	3.64

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	25	100	92.50
2021	15	0	75.00
2020	25	100	94.17
2019	23	100	96.86

**14 Cedar
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 189
 Total Sales Price : 24,383,699
 Total Adj. Sales Price : 24,383,699
 Total Assessed Value : 21,828,565
 Avg. Adj. Sales Price : 129,014
 Avg. Assessed Value : 115,495

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 93
 COD : 16.19
 PRD : 103.78

COV : 25.22
 STD : 23.43
 Avg. Abs. Dev : 15.03
 MAX Sales Ratio : 233.36
 MIN Sales Ratio : 47.02

95% Median C.I. : 89.77 to 94.35
 95% Wgt. Mean C.I. : 86.94 to 92.11
 95% Mean C.I. : 89.56 to 96.24

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	19	104.81	112.46	105.26	22.13	106.84	72.06	230.93	88.53 to 120.36	92,929	97,812
01-JAN-21 To 31-MAR-21	20	97.34	98.75	97.46	08.34	101.32	73.62	121.52	95.02 to 105.74	132,163	128,807
01-APR-21 To 30-JUN-21	32	95.12	93.00	90.88	16.13	102.33	54.66	132.93	81.62 to 104.52	150,011	136,326
01-JUL-21 To 30-SEP-21	35	89.70	91.70	84.07	23.48	109.08	47.39	233.36	76.50 to 95.71	116,414	97,871
01-OCT-21 To 31-DEC-21	20	94.25	92.31	92.70	14.33	99.58	52.47	123.72	83.16 to 101.84	101,745	94,318
01-JAN-22 To 31-MAR-22	16	88.74	85.45	85.12	08.18	100.39	60.54	94.91	81.90 to 92.92	131,803	112,185
01-APR-22 To 30-JUN-22	26	87.93	86.96	86.22	11.16	100.86	65.62	124.59	79.49 to 93.13	132,338	114,101
01-JUL-22 To 30-SEP-22	21	92.88	85.07	84.15	13.25	101.09	47.02	107.72	77.96 to 94.93	167,400	140,864
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	106	95.32	97.14	92.01	18.66	105.58	47.39	233.36	91.30 to 97.68	125,318	115,306
01-OCT-21 To 30-SEP-22	83	90.22	87.48	86.54	12.31	101.09	47.02	124.59	86.70 to 92.88	133,734	115,736
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	107	95.02	93.52	90.39	16.67	103.46	47.39	233.36	89.77 to 97.34	126,664	114,490
<u>ALL</u>	189	92.85	92.90	89.52	16.19	103.78	47.02	233.36	89.77 to 94.35	129,014	115,495

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	54	92.71	90.87	91.20	12.73	99.64	60.54	132.93	87.61 to 95.36	130,992	119,464
5	39	92.88	95.51	89.72	20.66	106.45	49.80	155.82	83.25 to 106.26	91,806	82,372
10	29	94.04	92.72	91.57	12.96	101.26	58.33	123.72	85.42 to 101.84	123,152	112,765
15	14	92.64	88.89	89.85	15.98	98.93	47.02	137.93	73.56 to 99.47	103,386	92,888
20	20	93.12	99.89	91.89	15.27	108.71	71.62	233.36	89.12 to 97.34	103,055	94,697
30	26	93.65	95.93	90.15	18.18	106.41	59.45	230.93	83.47 to 98.11	187,973	169,465
40	3	52.47	52.51	53.57	06.54	98.02	47.39	57.67	N/A	220,833	118,290
50	4	83.09	85.79	85.41	07.57	100.44	77.45	99.52	N/A	275,000	234,869
<u>ALL</u>	189	92.85	92.90	89.52	16.19	103.78	47.02	233.36	89.77 to 94.35	129,014	115,495

**14 Cedar
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 189
 Total Sales Price : 24,383,699
 Total Adj. Sales Price : 24,383,699
 Total Assessed Value : 21,828,565
 Avg. Adj. Sales Price : 129,014
 Avg. Assessed Value : 115,495

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 93
 COD : 16.19
 PRD : 103.78

COV : 25.22
 STD : 23.43
 Avg. Abs. Dev : 15.03
 MAX Sales Ratio : 233.36
 MIN Sales Ratio : 47.02

95% Median C.I. : 89.77 to 94.35
 95% Wgt. Mean C.I. : 86.94 to 92.11
 95% Mean C.I. : 89.56 to 96.24

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	182	92.89	93.72	90.77	15.84	103.25	47.02	233.36	90.76 to 94.91	124,292	112,825
06	7	77.45	71.52	73.44	19.95	97.39	47.39	99.52	47.39 to 99.52	251,786	184,906
07											
<u>ALL</u>	189	92.85	92.90	89.52	16.19	103.78	47.02	233.36	89.77 to 94.35	129,014	115,495

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	163.11	163.11	134.62	43.08	121.16	92.85	233.36	N/A	9,250	12,453
Less Than 30,000	8	116.91	125.51	114.35	33.31	109.76	62.58	233.36	62.58 to 233.36	19,813	22,656
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	189	92.85	92.90	89.52	16.19	103.78	47.02	233.36	89.77 to 94.35	129,014	115,495
Greater Than 14,999	187	92.85	92.15	89.49	15.55	102.97	47.02	230.93	89.70 to 94.35	130,295	116,597
Greater Than 29,999	181	92.82	91.46	89.36	14.88	102.35	47.02	230.93	89.15 to 94.04	133,841	119,598
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	163.11	163.11	134.62	43.08	121.16	92.85	233.36	N/A	9,250	12,453
15,000 TO 29,999	6	116.91	112.98	111.67	24.38	101.17	62.58	155.82	62.58 to 155.82	23,333	26,057
30,000 TO 59,999	23	100.71	101.70	101.88	23.03	99.82	54.66	230.93	83.25 to 111.26	44,209	45,041
60,000 TO 99,999	49	92.92	93.01	93.13	17.29	99.87	47.02	139.15	88.33 to 99.47	79,409	73,950
100,000 TO 149,999	45	92.27	90.10	89.69	10.83	100.46	52.47	121.52	87.54 to 94.02	126,666	113,602
150,000 TO 249,999	51	91.66	87.83	87.99	11.90	99.82	47.39	118.74	83.19 to 93.73	181,608	159,791
250,000 TO 499,999	12	93.95	87.93	88.02	10.63	99.90	57.67	108.06	81.55 to 96.10	317,117	279,142
500,000 TO 999,999	1	68.49	68.49	68.49	00.00	100.00	68.49	68.49	N/A	550,000	376,670
1,000,000 +											
<u>ALL</u>	189	92.85	92.90	89.52	16.19	103.78	47.02	233.36	89.77 to 94.35	129,014	115,495

14 Cedar
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 25
Total Sales Price : 2,777,500
Total Adj. Sales Price : 2,777,500
Total Assessed Value : 2,677,335
Avg. Adj. Sales Price : 111,100
Avg. Assessed Value : 107,093

MEDIAN : 97
WGT. MEAN : 96
MEAN : 97
COD : 37.16
PRD : 100.82

COV : 48.21
STD : 46.85
Avg. Abs. Dev : 36.15
MAX Sales Ratio : 212.25
MIN Sales Ratio : 35.65

95% Median C.I. : 58.78 to 103.25
95% Wgt. Mean C.I. : 74.81 to 117.98
95% Mean C.I. : 77.84 to 116.52

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	3	92.50	121.04	77.61	55.45	155.96	58.38	212.25	N/A	22,500	17,462
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	142.72	142.72	142.72	00.00	100.00	142.72	142.72	N/A	9,000	12,845
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	4	103.75	95.94	121.73	38.59	78.81	38.60	137.68	N/A	108,375	131,920
01-JAN-21 To 31-MAR-21	6	118.53	124.42	127.93	31.84	97.26	58.52	188.15	58.52 to 188.15	91,250	116,733
01-APR-21 To 30-JUN-21	3	58.78	69.32	81.24	25.74	85.33	51.89	97.29	N/A	65,000	52,805
01-JUL-21 To 30-SEP-21	2	100.15	100.15	98.53	02.60	101.64	97.55	102.75	N/A	151,000	148,783
01-OCT-21 To 31-DEC-21	3	53.56	56.49	78.20	27.76	72.24	35.65	80.26	N/A	355,333	277,872
01-JAN-22 To 31-MAR-22	1	67.51	67.51	67.51	00.00	100.00	67.51	67.51	N/A	40,000	27,005
01-APR-22 To 30-JUN-22	1	102.74	102.74	102.74	00.00	100.00	102.74	102.74	N/A	25,000	25,685
01-JUL-22 To 30-SEP-22	1	45.38	45.38	45.38	00.00	100.00	45.38	45.38	N/A	92,000	41,745
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	4	117.61	126.46	85.27	43.38	148.31	58.38	212.25	N/A	19,125	16,308
01-OCT-20 To 30-SEP-21	15	98.29	102.57	113.94	33.14	90.02	38.60	188.15	58.78 to 134.29	98,533	112,270
01-OCT-21 To 30-SEP-22	6	60.54	64.18	75.88	31.91	84.58	35.65	102.74	35.65 to 102.74	203,833	154,675
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	5	134.29	105.30	122.15	25.11	86.21	38.60	142.72	N/A	88,500	108,105
01-JAN-21 To 31-DEC-21	14	97.42	94.59	94.29	33.17	100.32	35.65	188.15	53.56 to 133.80	150,750	142,142
<u>ALL</u>	25	97.29	97.18	96.39	37.16	100.82	35.65	212.25	58.78 to 103.25	111,100	107,093

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	3	97.55	96.79	98.21	25.89	98.55	58.52	134.29	N/A	163,667	160,740
5	7	98.29	104.03	129.50	26.30	80.33	58.78	164.53	58.78 to 164.53	108,929	141,066
10	6	80.56	83.13	79.81	40.90	104.16	38.60	142.72	38.60 to 142.72	31,083	24,808
15	2	154.77	154.77	101.00	37.14	153.24	97.29	212.25	N/A	62,000	62,618
20	6	59.70	87.06	61.36	71.62	141.88	35.65	188.15	35.65 to 188.15	35,583	21,834
30	1	80.26	80.26	80.26	00.00	100.00	80.26	80.26	N/A	1,000,000	802,565
<u>ALL</u>	25	97.29	97.18	96.39	37.16	100.82	35.65	212.25	58.78 to 103.25	111,100	107,093

14 Cedar
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 25
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 Avg. Assessed Value : 107,093

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 97
 COD : 37.16
 PRD : 100.82

COV : 48.21
 STD : 46.85
 Avg. Abs. Dev : 36.15
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 MIN Sales Ratio : 35.65

95% Median C.I. : 58.78 to 103.25
 95% Wgt. Mean C.I. : 74.81 to 117.98
 95% Mean C.I. : 77.84 to 116.52

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	25	97.29	97.18	96.39	37.16	100.82	35.65	212.25	58.78 to 103.25	111,100	107,093
04											
<u>ALL</u>	25	97.29	97.18	96.39	37.16	100.82	35.65	212.25	58.78 to 103.25	111,100	107,093

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	1	212.25	212.25	212.25	00.00	100.00	212.25	212.25	N/A	4,000	8,490
Less Than 15,000	5	142.72	143.10	133.48	31.95	107.21	38.60	212.25	N/A	9,100	12,147
Less Than 30,000	8	118.27	118.30	99.10	43.06	119.37	35.65	212.25	35.65 to 212.25	14,313	14,184
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	94.90	92.39	96.23	34.64	96.01	35.65	188.15	58.52 to 103.25	115,563	111,202
Greater Than 14,999	20	86.38	85.70	95.78	31.71	89.48	35.65	164.53	58.52 to 102.74	136,600	130,830
Greater Than 29,999	17	80.26	87.24	96.28	34.33	90.61	45.38	164.53	58.38 to 103.25	156,647	150,815
<u>Incremental Ranges</u>											
0 TO 4,999	1	212.25	212.25	212.25	00.00	100.00	212.25	212.25	N/A	4,000	8,490
5,000 TO 14,999	4	138.26	125.82	125.89	28.66	99.94	38.60	188.15	N/A	10,375	13,061
15,000 TO 29,999	3	92.50	76.96	76.43	24.17	100.69	35.65	102.74	N/A	23,000	17,580
30,000 TO 59,999	7	58.78	70.87	73.74	26.66	96.11	51.89	103.25	51.89 to 103.25	43,929	32,394
60,000 TO 99,999	3	73.20	72.29	69.95	24.10	103.35	45.38	98.29	N/A	82,333	57,588
100,000 TO 149,999	3	97.29	96.70	98.35	25.96	98.32	58.52	134.29	N/A	122,000	119,988
150,000 TO 249,999	2	117.62	117.62	115.95	17.06	101.44	97.55	137.68	N/A	226,250	262,340
250,000 TO 499,999	1	164.53	164.53	164.53	00.00	100.00	164.53	164.53	N/A	290,000	477,130
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	80.26	80.26	80.26	00.00	100.00	80.26	80.26	N/A	1,000,000	802,565
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	25	97.29	97.18	96.39	37.16	100.82	35.65	212.25	58.78 to 103.25	111,100	107,093

14 Cedar
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 25
 Total Sales Price : 2,777,500
 Total Adj. Sales Price : 2,777,500
 Total Assessed Value : 2,677,335
 Avg. Adj. Sales Price : 111,100
 Avg. Assessed Value : 107,093

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 97
 COD : 37.16
 PRD : 100.82

COV : 48.21
 STD : 46.85
 Avg. Abs. Dev : 36.15
 MAX Sales Ratio : 212.25
 MIN Sales Ratio : 35.65

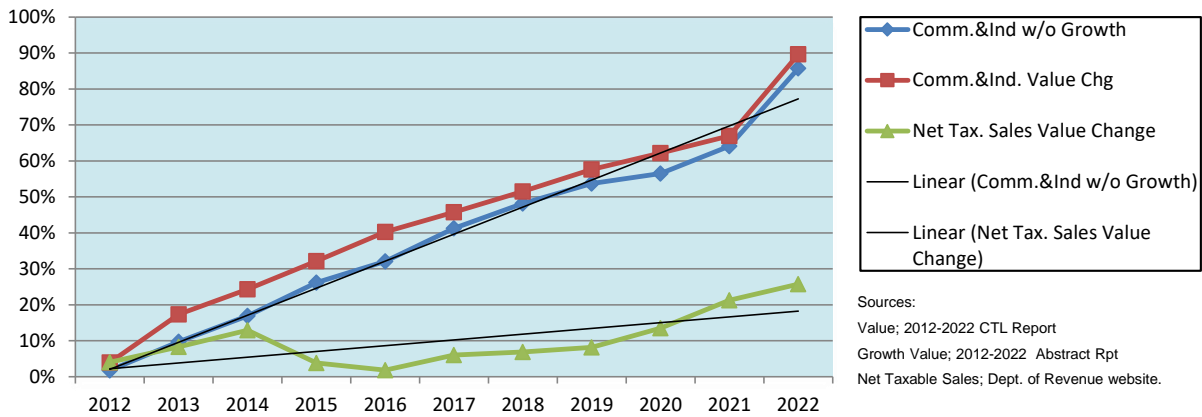
95% Median C.I. : 58.78 to 103.25
 95% Wgt. Mean C.I. : 74.81 to 117.98
 95% Mean C.I. : 77.84 to 116.52

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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
123	1	137.68	137.68	137.68	00.00	100.00	137.68	137.68	N/A	207,500	285,680
300	3	97.29	91.70	84.86	05.92	108.06	80.26	97.55	N/A	455,000	386,103
326	1	45.38	45.38	45.38	00.00	100.00	45.38	45.38	N/A	92,000	41,745
342	1	102.75	102.75	102.75	00.00	100.00	102.75	102.75	N/A	57,000	58,565
344	4	138.26	136.82	74.99	29.41	182.45	58.52	212.25	N/A	35,125	26,340
350	1	134.29	134.29	134.29	00.00	100.00	134.29	134.29	N/A	131,000	175,920
353	6	65.99	85.07	71.66	55.01	118.71	35.65	188.15	35.65 to 188.15	36,500	26,158
386	1	58.38	58.38	58.38	00.00	100.00	58.38	58.38	N/A	43,500	25,395
406	2	65.55	65.55	74.53	41.11	87.95	38.60	92.50	N/A	15,000	11,180
442	1	53.56	53.56	53.56	00.00	100.00	53.56	53.56	N/A	42,000	22,495
446	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	70,000	68,800
531	1	164.53	164.53	164.53	00.00	100.00	164.53	164.53	N/A	290,000	477,130
534	1	103.25	103.25	103.25	00.00	100.00	103.25	103.25	N/A	50,000	51,625
556	1	67.51	67.51	67.51	00.00	100.00	67.51	67.51	N/A	40,000	27,005
<u>ALL</u>	25	97.29	97.18	96.39	37.16	100.82	35.65	212.25	58.78 to 103.25	111,100	107,093

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	\$ 38,207,125	\$ 1,418,235	3.71%	\$ 36,788,890		\$ 64,698,227	
2012	\$ 39,714,605	\$ 822,995	2.07%	\$ 38,891,610	1.79%	\$ 67,299,061	4.02%
2013	\$ 44,837,235	\$ 2,916,680	6.51%	\$ 41,920,555	5.55%	\$ 70,068,236	4.11%
2014	\$ 47,510,775	\$ 2,843,960	5.99%	\$ 44,666,815	-0.38%	\$ 73,062,052	4.27%
2015	\$ 50,489,034	\$ 2,283,060	4.52%	\$ 48,205,974	1.46%	\$ 67,165,068	-8.07%
2016	\$ 53,599,570	\$ 3,133,035	5.85%	\$ 50,466,535	-0.04%	\$ 65,883,749	-1.91%
2017	\$ 55,675,135	\$ 1,691,495	3.04%	\$ 53,983,640	0.72%	\$ 68,607,307	4.13%
2018	\$ 57,885,512	\$ 1,264,845	2.19%	\$ 56,620,667	1.70%	\$ 69,164,246	0.81%
2019	\$ 60,240,967	\$ 1,494,565	2.48%	\$ 58,746,402	1.49%	\$ 69,993,223	1.20%
2020	\$ 61,963,825	\$ 2,176,885	3.51%	\$ 59,786,940	-0.75%	\$ 73,442,068	4.93%
2021	\$ 63,804,700	\$ 1,094,980	1.72%	\$ 62,709,720	1.20%	\$ 78,472,357	6.85%
2022	\$ 72,456,577	\$ 1,494,245	2.06%	\$ 70,962,332	11.22%	\$ 81,356,258	3.68%
Ann %chg	6.20%			Average	2.18%	1.92%	2.18%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	1.79%	3.95%	4.02%
2013	9.72%	17.35%	8.30%
2014	16.91%	24.35%	12.93%
2015	26.17%	32.15%	3.81%
2016	32.09%	40.29%	1.83%
2017	41.29%	45.72%	6.04%
2018	48.19%	51.50%	6.90%
2019	53.76%	57.67%	8.18%
2020	56.48%	62.18%	13.51%
2021	64.13%	67.00%	21.29%
2022	85.73%	89.64%	25.75%

County Number	14
County Name	Cedar

14 Cedar
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 42
Total Sales Price : 46,364,330
Total Adj. Sales Price : 46,364,330
Total Assessed Value : 33,042,490
Avg. Adj. Sales Price : 1,103,913
Avg. Assessed Value : 786,726

MEDIAN : 73
WGT. MEAN : 71
MEAN : 72
COD : 11.19
PRD : 100.66

COV : 15.25
STD : 10.94
Avg. Abs. Dev : 08.13
MAX Sales Ratio : 92.54
MIN Sales Ratio : 47.34

95% Median C.I. : 68.76 to 74.94
95% Wgt. Mean C.I. : 67.48 to 75.05
95% Mean C.I. : 68.43 to 75.05

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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-19 To 31-DEC-19	5	86.83	87.29	87.03	03.74	100.30	80.39	92.54	N/A	896,874	780,533
01-JAN-20 To 31-MAR-20	4	78.67	77.02	75.64	10.17	101.82	63.90	86.84	N/A	1,924,806	1,455,949
01-APR-20 To 30-JUN-20	9	71.55	71.65	71.53	03.42	100.17	67.90	75.92	68.44 to 74.94	976,593	698,586
01-JUL-20 To 30-SEP-20	1	70.72	70.72	70.72	00.00	100.00	70.72	70.72	N/A	476,517	336,985
01-OCT-20 To 31-DEC-20	7	73.72	73.88	73.19	07.98	100.94	63.99	86.70	63.99 to 86.70	1,351,098	988,859
01-JAN-21 To 31-MAR-21	4	73.13	74.24	72.25	05.63	102.75	68.72	81.97	N/A	742,375	536,388
01-APR-21 To 30-JUN-21	2	74.50	74.50	74.12	01.22	100.51	73.59	75.40	N/A	1,003,500	743,793
01-JUL-21 To 30-SEP-21	3	56.51	53.76	55.75	05.22	96.43	47.96	56.82	N/A	660,940	368,478
01-OCT-21 To 31-DEC-21	3	68.76	64.27	60.99	14.24	105.38	47.34	76.72	N/A	1,353,667	825,610
01-JAN-22 To 31-MAR-22	1	54.76	54.76	54.76	00.00	100.00	54.76	54.76	N/A	1,447,500	792,585
01-APR-22 To 30-JUN-22	3	65.64	60.32	58.93	09.67	102.36	48.14	67.18	N/A	996,458	587,260
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	19	74.46	76.85	76.23	09.12	100.81	63.90	92.54	69.77 to 86.29	1,128,918	860,564
01-OCT-20 To 30-SEP-21	16	73.24	70.27	71.03	10.16	98.93	47.96	86.70	63.99 to 76.17	1,026,063	728,786
01-OCT-21 To 30-SEP-22	7	65.64	61.22	59.21	13.59	103.39	47.34	76.72	47.34 to 76.72	1,213,982	718,742
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	21	72.89	73.37	73.31	06.74	100.08	63.90	86.84	69.53 to 75.92	1,258,227	922,384
01-JAN-21 To 31-DEC-21	12	70.14	66.67	65.47	12.82	101.83	47.34	81.97	56.51 to 75.40	918,360	601,283
<u>ALL</u>	42	72.64	71.74	71.27	11.19	100.66	47.34	92.54	68.76 to 74.94	1,103,913	786,726

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	71.55	71.09	69.86	12.10	101.76	47.96	90.40	65.64 to 76.72	886,079	619,037
2	18	73.52	72.61	72.46	10.02	100.21	47.34	92.54	67.90 to 75.92	1,394,357	1,010,311
<u>ALL</u>	42	72.64	71.74	71.27	11.19	100.66	47.34	92.54	68.76 to 74.94	1,103,913	786,726

14 Cedar
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 42
 Total Sales Price : 46,364,330
 Total Adj. Sales Price : 46,364,330
 Total Assessed Value : 33,042,490
 Avg. Adj. Sales Price : 1,103,913
 Avg. Assessed Value : 786,726

MEDIAN : 73
 WGT. MEAN : 71
 MEAN : 72
 COD : 11.19
 PRD : 100.66

COV : 15.25
 STD : 10.94
 Avg. Abs. Dev : 08.13
 MAX Sales Ratio : 92.54
 MIN Sales Ratio : 47.34

95% Median C.I. : 68.76 to 74.94
 95% Wgt. Mean C.I. : 67.48 to 75.05
 95% Mean C.I. : 68.43 to 75.05

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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	16	73.14	74.69	74.03	09.86	100.89	54.76	92.54	68.76 to 80.39	939,521	695,545
1	7	70.72	74.78	72.47	07.82	103.19	68.72	90.40	68.72 to 90.40	663,267	480,668
2	9	74.73	74.62	74.73	10.80	99.85	54.76	92.54	64.25 to 86.84	1,154,385	862,671
____ALL____	42	72.64	71.74	71.27	11.19	100.66	47.34	92.54	68.76 to 74.94	1,103,913	786,726

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	5	69.77	70.09	69.96	05.32	100.19	63.90	76.72	N/A	1,888,625	1,321,264
1	2	70.31	70.31	68.09	09.12	103.26	63.90	76.72	N/A	1,708,500	1,163,310
2	3	69.77	69.95	71.02	02.72	98.49	67.18	72.89	N/A	2,008,708	1,426,567
____Dry____											
County	19	71.52	71.98	71.10	11.59	101.24	48.14	92.54	67.90 to 79.43	946,302	672,853
1	9	69.53	69.79	65.92	11.88	105.87	48.14	90.40	56.51 to 80.39	750,298	494,609
2	10	73.14	73.94	74.22	10.87	99.62	54.76	92.54	64.25 to 86.84	1,122,706	833,273
____Grass____											
County	2	64.97	64.97	67.09	26.18	96.84	47.96	81.97	N/A	240,000	161,010
1	2	64.97	64.97	67.09	26.18	96.84	47.96	81.97	N/A	240,000	161,010
____ALL____	42	72.64	71.74	71.27	11.19	100.66	47.34	92.54	68.76 to 74.94	1,103,913	786,726

Cedar County 2023 Average Acre Value Comparison

#N/A	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cedar	1	5,785	5,785	5,725	5,725	5,135	5,135	4,675	4,675	5,236
Dixon	2	6,080	5,970	5,670	5,485	5,100	4,730	4,635	4,445	5,165
Pierce	1	5,992	5,782	5,405	5,325	5,231	4,965	4,029	3,824	5,102
Knox	1	5,575	5,575	5,379	5,373	5,245	5,245	4,992	4,987	5,220
Knox	3	5,457	5,515	5,424	5,425	5,148	4,911	4,221	4,058	4,790
Cedar	2	6,600	6,600	6,490	6,490	6,275	6,275	5,625	5,625	6,003
Dixon	2	6,080	5,970	5,670	5,485	5,100	4,730	4,635	4,445	5,165
Wayne	1	7,000	7,000	6,840	6,610	6,200	6,000	5,670	5,400	6,125
Pierce	1	5,992	5,782	5,405	5,325	5,231	4,965	4,029	3,824	5,102
Dixon	1	6,780	6,540	6,210	6,010	6,000	5,400	5,075	4,870	5,858

#N/A	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cedar	1	4,984	4,985	4,945	4,945	4,934	4,935	4,055	4,055	4,628
Dixon	2	4,895	4,485	4,485	4,475	4,165	4,040	3,685	3,685	4,082
Pierce	1	4,900	4,750	4,475	4,265	3,705	3,590	2,500	2,185	3,983
Knox	1	5,140	5,140	4,940	4,725	4,605	4,315	4,075	4,035	4,615
Knox	3	4,585	4,480	4,285	4,235	4,080	3,865	3,470	2,900	3,917
Cedar	2	5,675	5,675	5,479	5,480	5,450	5,449	4,500	4,499	5,313
Dixon	2	4,895	4,485	4,485	4,475	4,165	4,040	3,685	3,685	4,082
Wayne	1	7,000	7,000	6,840	6,610	6,200	5,900	5,300	5,000	6,263
Pierce	1	4,900	4,750	4,475	4,265	3,705	3,590	2,500	2,185	3,983
Dixon	1	6,660	6,420	6,010	5,920	5,890	5,600	5,040	4,620	5,713

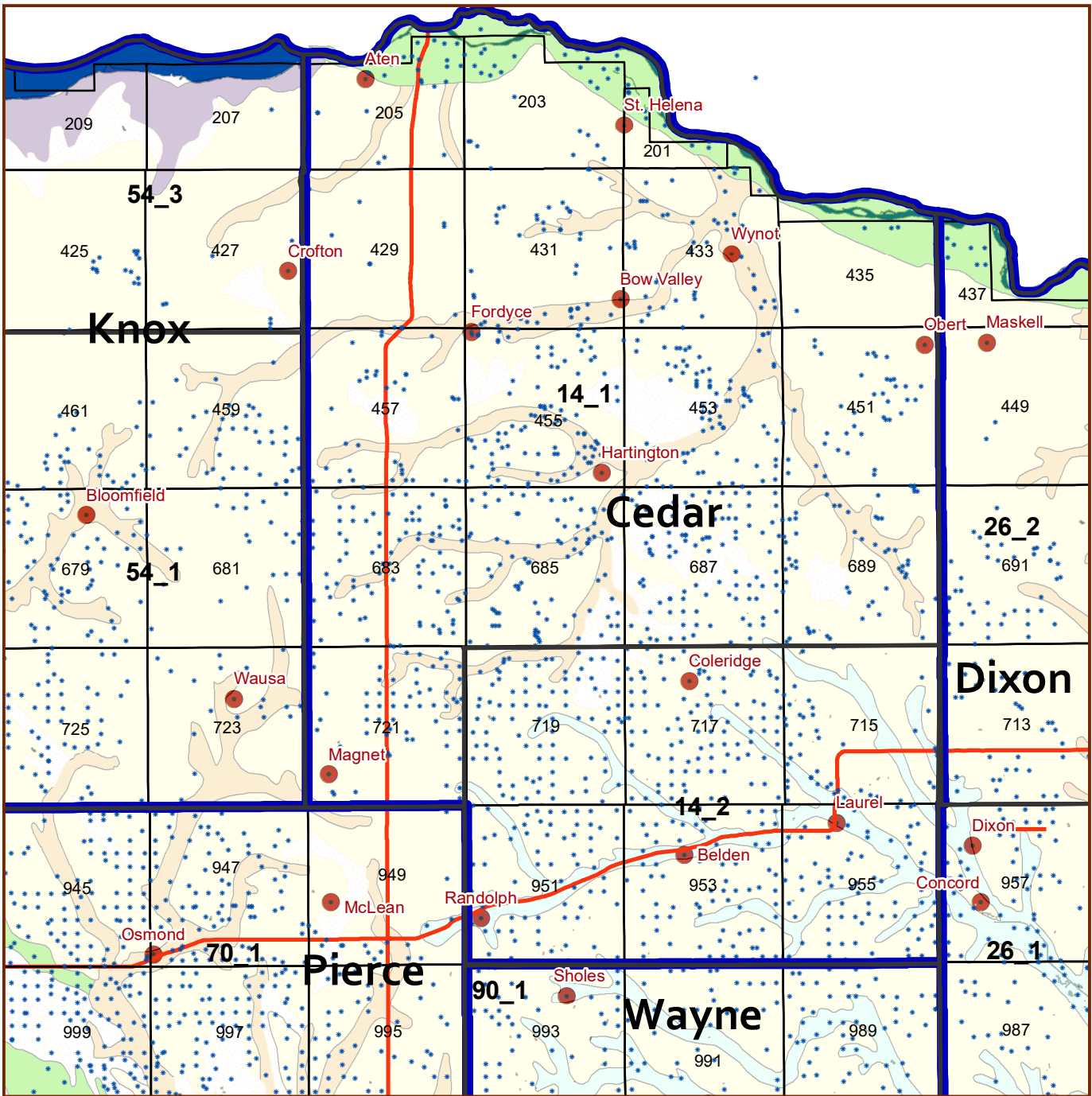
#N/A	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cedar	1	2,641	2,640	2,406	2,408	2,185	2,187	1,950	1,950	2,450
Dixon	2	2,185	2,070	1,955	1,840	1,725	1,725	1,655	1,525	1,983
Pierce	1	2,280	2,165	1,980	1,705	1,625	1,440	1,260	1,200	2,012
Knox	1	1,696	1,698	1,696	1,698	1,680	1,680	n/a	1,680	1,696
Knox	3	1,530	1,533	1,533	1,531	1,520	1,522	1,520	1,520	1,529
Cedar	2	2,639	2,640	2,405	2,405	2,185	2,185	1,950	n/a	2,535
Dixon	2	2,185	2,070	1,955	1,840	1,725	1,725	1,655	1,525	1,983
Wayne	1	2,615	2,495	2,315	2,180	1,965	n/a	n/a	n/a	2,475
Pierce	1	2,280	2,165	1,980	1,705	1,625	1,440	1,260	1,200	2,012
Dixon	1	2,795	2,645	2,335	n/a	2,120	1,980	n/a	n/a	2,562

County	Mkt Area	CRP	TIMBER	WASTE
Cedar	1	1,947	1,067	601
Dixon	2	4,010	1,097	121
Pierce	1	3,558	979	150
Knox	1	1,695	600	250
Knox	3	1,529	600	250
Cedar	2	1,950	1,111	600
Dixon	2	4,010	1,097	121
Wayne	1	4,161	n/a	100
Pierce	1	3,558	979	150
Dixon	1	5,779	1,506	93

Source: 2023 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.

CEDAR COUNTY



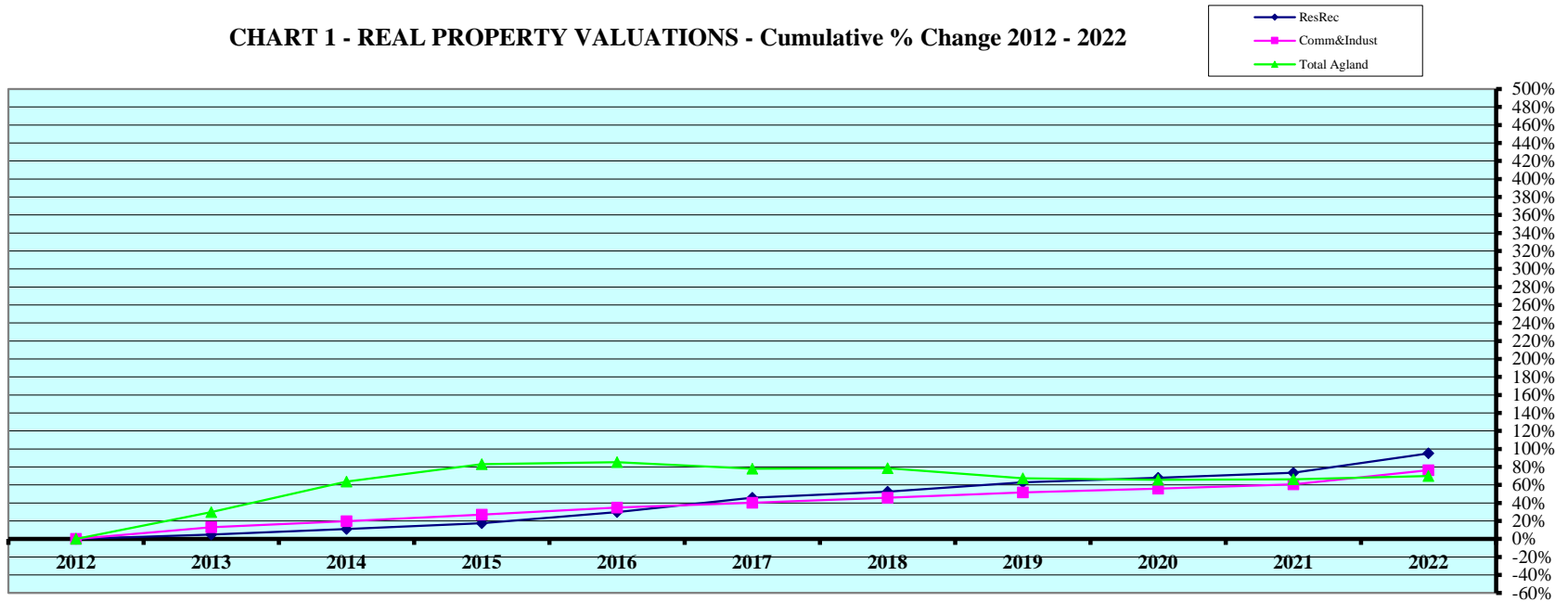
Legend

- Market Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	175,694,022	-	-	-	39,714,605	-	-	-	1,081,930,795	-	-	-
2013	184,050,042	8,356,020	4.76%	4.76%	44,837,235	5,122,630	12.90%	12.90%	1,403,290,245	321,359,450	29.70%	29.70%
2014	195,141,652	11,091,610	6.03%	11.07%	47,510,775	2,673,540	5.96%	19.63%	1,771,407,515	368,117,270	26.23%	63.73%
2015	206,461,817	11,320,165	5.80%	17.51%	50,489,034	2,978,259	6.27%	27.13%	1,981,697,655	210,290,140	11.87%	83.16%
2016	228,234,525	21,772,708	10.55%	29.90%	53,599,570	3,110,536	6.16%	34.96%	2,004,602,175	22,904,520	1.16%	85.28%
2017	256,053,865	27,819,340	12.19%	45.74%	55,675,135	2,075,565	3.87%	40.19%	1,927,096,380	-77,505,795	-3.87%	78.12%
2018	267,754,340	11,700,475	4.57%	52.40%	57,885,512	2,210,377	3.97%	45.75%	1,931,796,345	4,699,965	0.24%	78.55%
2019	286,442,785	18,688,445	6.98%	63.04%	60,240,967	2,355,455	4.07%	51.68%	1,812,433,175	-119,363,170	-6.18%	67.52%
2020	295,182,505	8,739,720	3.05%	68.01%	61,963,825	1,722,858	2.86%	56.02%	1,792,205,840	-20,227,335	-1.12%	65.65%
2021	304,835,360	9,652,855	3.27%	73.50%	63,804,700	1,840,875	2.97%	60.66%	1,798,136,705	5,930,865	0.33%	66.20%
2022	342,705,105	37,869,745	12.42%	95.06%	70,048,835	6,244,135	9.79%	76.38%	1,838,298,945	40,162,240	2.23%	69.91%

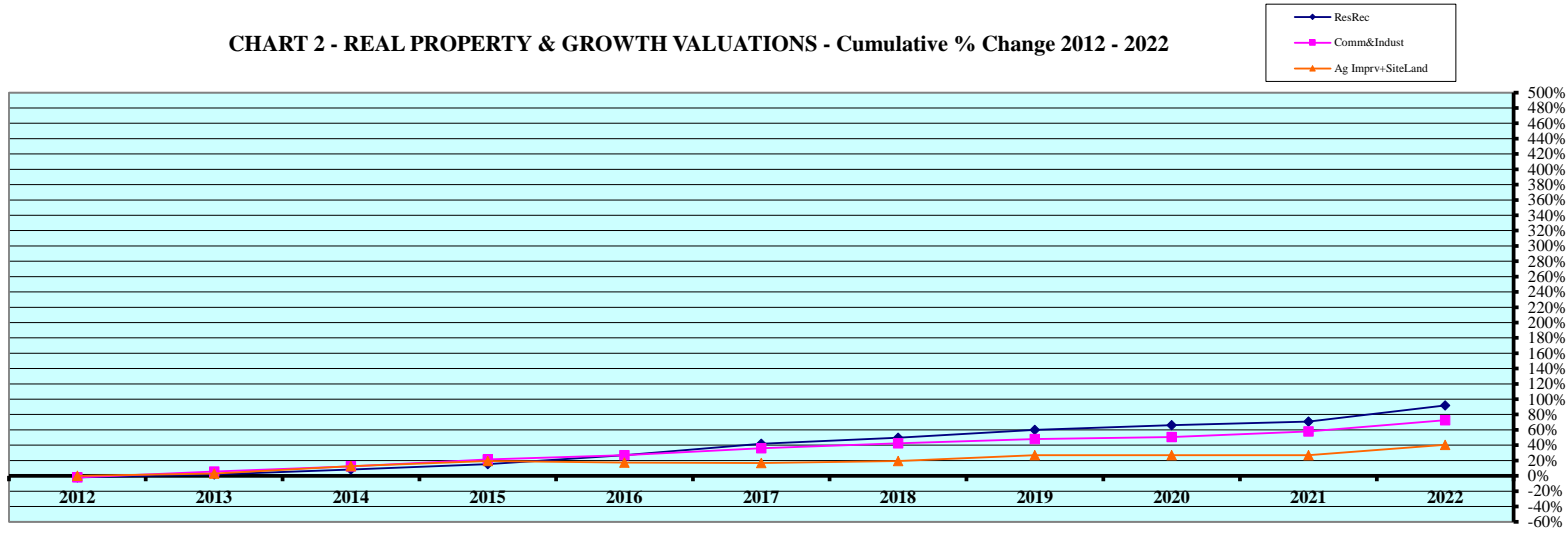
Rate Annual %chg: Residential & Recreational **6.91%** Commercial & Industrial **5.84%** Agricultural Land **5.44%**

Cnty# **14**
County **CEDAR**

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 2012 - 2022



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	
2012	175,694,022	3,543,492	2.02%	172,150,530	-	-2.02%	39,714,605	822,995	2.07%	38,891,610	-	-2.07%	
2013	184,050,042	5,036,395	2.74%	179,013,647	1.89%	1.89%	44,837,235	2,916,680	6.51%	41,920,555	5.55%	5.55%	
2014	195,141,652	4,761,655	2.44%	190,379,997	3.44%	8.36%	47,510,775	2,843,960	5.99%	44,666,815	-0.38%	12.47%	
2015	206,461,817	3,869,275	1.87%	202,592,542	3.82%	15.31%	50,489,034	2,283,060	4.52%	48,205,974	1.46%	21.38%	
2016	228,234,525	5,144,325	2.25%	223,090,200	8.05%	26.98%	53,599,570	3,133,035	5.85%	50,466,535	-0.04%	27.07%	
2017	256,053,865	6,696,969	2.62%	249,356,896	9.25%	41.93%	55,675,135	1,691,495	3.04%	53,983,640	0.72%	35.93%	
2018	267,754,340	4,868,910	1.82%	262,885,430	2.67%	49.63%	57,885,512	1,264,845	2.19%	56,620,667	1.70%	42.57%	
2019	286,442,785	5,401,750	1.89%	281,041,035	4.96%	59.96%	60,240,967	1,494,565	2.48%	58,746,402	1.49%	47.92%	
2020	295,182,505	3,380,325	1.15%	291,802,180	1.87%	66.09%	61,963,825	2,176,885	3.51%	59,786,940	-0.75%	50.54%	
2021	304,835,360	4,669,658	1.53%	300,165,702	1.69%	70.85%	63,804,700	1,094,980	1.72%	62,709,720	1.20%	57.90%	
2022	342,705,105	5,597,315	1.63%	337,107,792	10.59%	91.87%	70,048,835	1,494,245	2.13%	68,554,590	7.44%	72.62%	
Rate Ann%chg	6.91%			Resid & Recreat w/o growth			5.84%			C & I w/o growth			1.84%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	90,156,108	54,117,086	144,273,194	6,732,707	4.67%	137,540,487	-	-
2013	94,324,585	60,255,355	154,579,940	5,984,611	3.87%	148,595,329	3.00%	3.00%
2014	106,676,430	62,292,355	168,968,785	6,280,400	3.72%	162,688,385	5.25%	12.76%
2015	114,893,440	64,607,765	179,501,205	7,513,575	4.19%	171,987,630	1.79%	19.21%
2016	110,898,775	68,902,165	179,800,940	10,465,550	5.82%	169,335,390	-5.66%	17.37%
2017	101,181,870	72,567,470	173,749,340	5,319,215	3.06%	168,430,125	-6.32%	16.74%
2018	100,152,750	75,038,440	175,191,190	3,112,080	1.78%	172,079,110	-0.96%	19.27%
2019	107,606,170	77,632,485	185,238,655	2,241,430	1.21%	182,997,225	4.46%	26.84%
2020	107,224,680	78,445,735	185,670,415	2,387,400	1.29%	183,283,015	-1.06%	27.04%
2021	106,582,015	83,111,290	189,693,305	6,455,340	3.40%	183,237,965	-1.31%	27.01%
2022	117,776,775	89,736,975	207,513,750	4,776,620	2.30%	202,737,130	6.88%	40.52%
Rate Ann%chg	2.71%	5.19%	3.70%	Ag Imprv+Site w/o growth			0.60%	

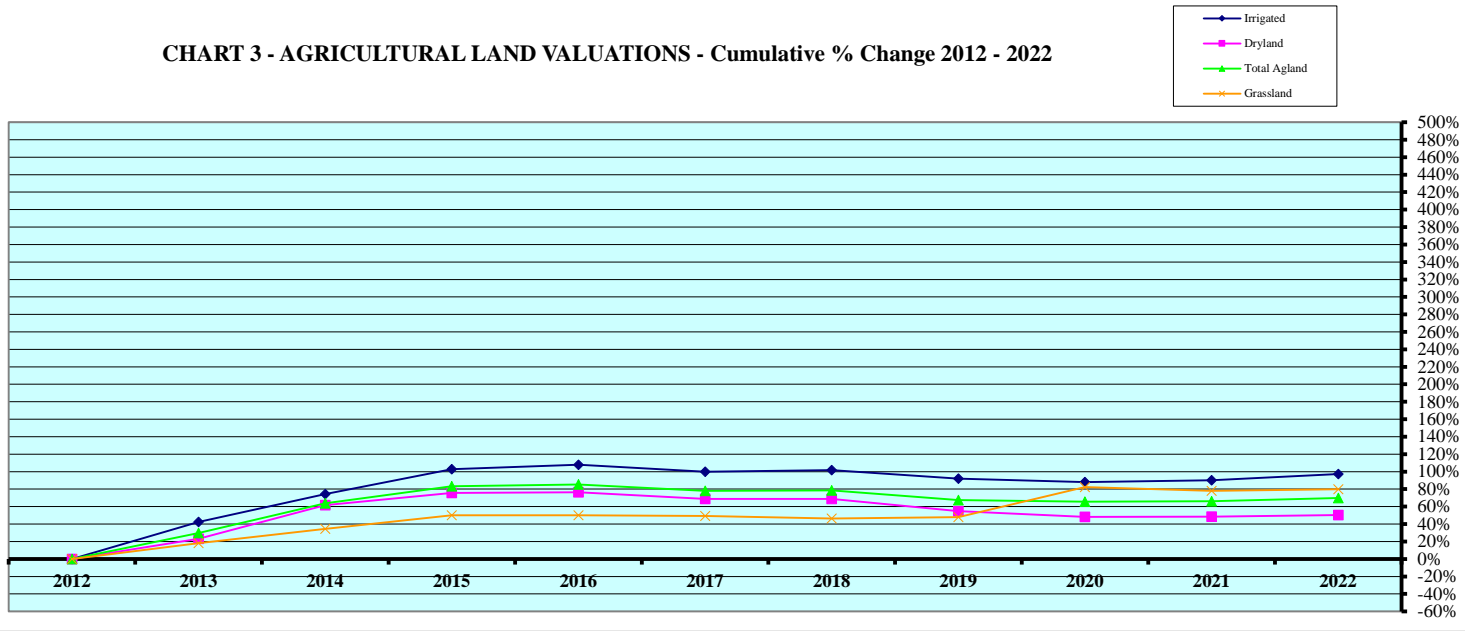
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2012 - 2022 CTL
Growth Value; 2012 - 2022 Abstract of Asmnt Rpt.
Prepared as of 12/29/2022

Cnty# 14
County CEDAR

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	392,113,480	-	-	-	589,868,165	-	-	-	96,945,790	-	-	-
2013	558,597,745	166,484,265	42.46%	42.46%	726,398,710	136,530,545	23.15%	23.15%	114,626,820	17,681,030	18.24%	18.24%
2014	683,495,955	124,898,210	22.36%	74.31%	952,916,785	226,518,075	31.18%	61.55%	130,447,120	15,820,300	13.80%	34.56%
2015	795,072,815	111,576,860	16.32%	102.77%	1,036,493,415	83,576,630	8.77%	75.72%	145,509,140	15,062,020	11.55%	50.09%
2016	815,347,340	20,274,525	2.55%	107.94%	1,040,511,275	4,017,860	0.39%	76.40%	145,446,555	-62,585	-0.04%	50.03%
2017	783,887,670	-31,459,670	-3.86%	99.91%	995,177,490	-45,333,785	-4.36%	68.71%	144,786,920	-659,635	-0.45%	49.35%
2018	791,022,075	7,134,405	0.91%	101.73%	995,580,415	402,925	0.04%	68.78%	141,936,455	-2,850,465	-1.97%	46.41%
2019	752,655,675	-38,366,400	-4.85%	91.95%	912,981,315	-82,599,100	-8.30%	54.78%	143,430,370	1,493,915	1.05%	47.95%
2020	737,233,900	-15,421,775	-2.05%	88.02%	874,343,660	-38,637,655	-4.23%	48.23%	176,768,320	33,337,950	23.24%	82.34%
2021	745,175,770	7,941,870	1.08%	90.04%	876,482,940	2,139,280	0.24%	48.59%	172,541,850	-4,226,470	-2.39%	77.98%
2022	773,022,560	27,846,790	3.74%	97.14%	887,119,855	10,636,915	1.21%	50.39%	174,331,960	1,790,110	1.04%	79.82%

Rate Ann.%chg: Irrigated **7.02%** Dryland **4.17%** Grassland **6.04%**

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
2012	2,744,530	-	-	-	258,830	-	-	-	1,081,930,795	-	-	-
2013	3,335,560	591,030	21.53%	21.53%	331,410	72,580	28.04%	28.04%	1,403,290,245	321,359,450	29.70%	29.70%
2014	3,970,255	634,695	19.03%	44.66%	577,400	245,990	74.23%	123.08%	1,771,407,515	368,117,270	26.23%	63.73%
2015	4,045,865	75,610	1.90%	47.42%	576,420	-980	-0.17%	122.70%	1,981,697,655	210,290,140	11.87%	83.16%
2016	2,164,565	-1,881,300	-46.50%	-21.13%	1,132,440	556,020	96.46%	337.52%	2,004,602,175	22,904,520	1.16%	85.28%
2017	2,146,455	-18,110	-0.84%	-21.79%	1,097,845	-34,595	-3.05%	324.16%	1,927,096,380	-77,505,795	-3.87%	78.12%
2018	2,150,605	4,150	0.19%	-21.64%	1,106,795	8,950	0.82%	327.61%	1,931,796,345	4,699,965	0.24%	78.55%
2019	2,261,635	111,030	5.16%	-17.59%	1,104,180	-2,615	-0.24%	326.60%	1,812,433,175	-119,363,170	-6.18%	67.52%
2020	2,697,890	436,255	19.29%	-1.70%	1,162,070	57,890	5.24%	348.97%	1,792,205,840	-20,227,335	-1.12%	65.65%
2021	2,643,865	-54,025	-2.00%	-3.67%	1,292,280	130,210	11.21%	399.28%	1,798,136,705	5,930,865	0.33%	66.20%
2022	2,540,765	-103,100	-3.90%	-7.42%	1,283,805	-8,475	-0.66%	396.00%	1,838,298,945	40,162,240	2.23%	69.91%

Cnty# **14**
County **CEDAR**

Rate Ann.%chg: Total Agric Land **5.44%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	386,849,705	113,626	3,405			591,666,620	224,419	2,636			97,983,395	95,661	1,024		
2013	544,700,235	118,997	4,577	34.45%	34.45%	735,066,825	221,125	3,324	26.09%	26.09%	115,358,540	93,648	1,232	20.26%	20.26%
2014	634,053,395	125,069	5,070	10.75%	48.90%	989,577,200	221,214	4,473	34.57%	69.68%	132,948,405	87,011	1,528	24.04%	49.17%
2015	772,231,570	135,609	5,695	12.33%	67.26%	1,053,289,420	207,344	5,080	13.56%	92.68%	146,680,980	90,642	1,618	5.91%	57.99%
2016	811,493,370	140,542	5,774	1.40%	69.60%	1,044,352,835	203,613	5,129	0.97%	94.55%	145,387,675	89,932	1,617	-0.10%	57.83%
2017	779,935,720	141,348	5,518	-4.44%	62.07%	998,048,880	202,225	4,935	-3.78%	87.20%	144,816,875	89,507	1,618	0.08%	57.96%
2018	789,832,860	143,187	5,516	-0.03%	62.02%	997,297,765	202,121	4,934	-0.02%	87.15%	141,675,565	87,743	1,615	-0.20%	57.64%
2019	751,643,310	143,483	5,239	-5.03%	53.87%	913,868,185	201,725	4,530	-8.19%	71.83%	143,745,355	87,791	1,637	1.41%	59.86%
2020	736,708,525	144,060	5,114	-2.38%	50.20%	873,170,405	202,402	4,314	-4.77%	63.63%	178,074,080	86,011	2,070	26.44%	102.13%
2021	742,631,005	145,263	5,112	-0.03%	50.16%	877,268,855	203,410	4,313	-0.03%	63.59%	173,455,410	83,988	2,065	-0.25%	101.63%
2022	769,591,125	146,342	5,259	2.87%	54.46%	889,023,005	203,558	4,367	1.27%	65.66%	174,932,605	82,934	2,109	2.13%	105.93%

Rate Annual %chg Average Value/Acre: 4.44%

5.18%

7.49%

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
2012	2,718,425	6,422	423			0	0				1,079,218,145	440,128	2,452		
2013	3,317,395	6,413	517	22.20%	22.20%	0	0				1,398,442,995	440,183	3,177	29.56%	29.56%
2014	3,959,860	6,459	613	18.52%	44.83%	0	105	0			1,760,538,860	439,858	4,003	25.99%	63.23%
2015	4,025,010	6,502	619	0.96%	46.23%	0	0				1,976,226,980	440,097	4,490	12.19%	83.13%
2016	2,162,500	3,597	601	-2.88%	42.02%	1,130,700	1,581	715			2,004,527,080	439,265	4,563	1.62%	86.10%
2017	2,146,380	3,571	601	-0.01%	42.01%	1,090,095	1,525	715	0.00%		1,926,037,950	438,176	4,396	-3.68%	79.26%
2018	2,151,050	3,578	601	0.00%	42.01%	1,105,255	1,546	715	0.00%		1,932,062,495	438,176	4,409	0.31%	79.82%
2019	2,153,190	3,582	601	0.00%	42.01%	1,105,405	1,546	715	0.00%		1,812,515,445	438,127	4,137	-6.18%	68.71%
2020	2,586,135	4,303	601	-0.03%	41.96%	1,150,685	1,609	715	0.00%		1,791,689,830	438,386	4,087	-1.21%	66.68%
2021	2,647,580	4,406	601	-0.01%	41.95%	1,280,805	1,791	715	0.00%		1,797,283,655	438,858	4,095	0.20%	67.02%
2022	2,544,140	4,234	601	0.01%	41.96%	1,294,155	1,810	715	0.00%		1,837,385,030	438,878	4,187	2.23%	70.74%

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Rate Annual %chg Average Value/Acre: 5.50%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 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
8,380	CEDAR	104,928,613	53,410,469	13,885,976	319,022,205	65,772,605	4,276,230	23,682,900	1,838,298,945	117,776,775	89,736,975	0	2,630,791,693
cnty sectorvalue % of total value:		3.99%	2.03%	0.53%	12.13%	2.50%	0.16%	0.90%	69.88%	4.48%	3.41%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
115	BELDEN	22,393	161,922	323,725	3,727,520	965,115	0	0	0	0	0	0	5,200,675
1.37%	%sector of county sector	0.02%	0.30%	2.33%	1.17%	1.47%							0.20%
	%sector of municipality	0.43%	3.11%	6.22%	71.67%	18.56%							100.00%
473	COLERIDGE	344,881	187,927	18,171	13,528,380	2,083,870	0	0	187,870	0	0	0	16,351,099
5.64%	%sector of county sector	0.33%	0.35%	0.13%	4.24%	3.17%			0.01%				0.62%
	%sector of municipality	2.11%	1.15%	0.11%	82.74%	12.74%			1.15%				100.00%
139	FORDYCE	95,383	13,488	2,185	4,925,690	2,359,020	0	0	0	0	0	0	7,395,766
1.66%	%sector of county sector	0.09%	0.03%	0.02%	1.54%	3.59%							0.28%
	%sector of municipality	1.29%	0.18%	0.03%	66.60%	31.90%							100.00%
1,554	HARTINGTON	3,579,960	2,463,813	619,437	80,155,005	17,602,655	0	0	45,885	0	0	0	104,466,755
18.54%	%sector of county sector	3.41%	4.61%	4.46%	25.13%	26.76%			0.00%				3.97%
	%sector of municipality	3.43%	2.36%	0.59%	76.73%	16.85%			0.04%				100.00%
964	LAUREL	3,604,324	620,794	762,732	33,885,335	11,804,115	0	0	0	0	0	0	50,677,300
11.50%	%sector of county sector	3.44%	1.16%	5.49%	10.62%	17.95%							1.93%
	%sector of municipality	7.11%	1.22%	1.51%	66.86%	23.29%							100.00%
57	MAGNET	78,929	8,767	1,420	1,234,560	523,455	0	0	0	0	0	0	1,847,131
0.68%	%sector of county sector	0.08%	0.02%	0.01%	0.39%	0.80%							0.07%
	%sector of municipality	4.27%	0.47%	0.08%	66.84%	28.34%							100.00%
23	OBERT	203,447	0	0	517,600	225,650	0	0	0	0	0	0	946,697
0.27%	%sector of county sector	0.19%			0.16%	0.34%							0.04%
	%sector of municipality	21.49%			54.67%	23.84%							100.00%
946	RANDOLPH	2,117,769	787,947	647,365	33,201,925	6,249,610	0	0	0	0	0	0	43,004,616
11.29%	%sector of county sector	2.02%	1.48%	4.66%	10.41%	9.50%							1.63%
	%sector of municipality	4.92%	1.83%	1.51%	77.21%	14.53%							100.00%
96	ST HELENA	19,120	16,186	2,622	3,313,870	209,010	0	0	0	0	0	0	3,560,808
1.15%	%sector of county sector	0.02%	0.03%	0.02%	1.04%	0.32%							0.14%
	%sector of municipality	0.54%	0.45%	0.07%	93.07%	5.87%							100.00%
166	WYNOT	158,229	31,985	5,182	8,524,480	1,315,035	0	0	0	0	0	0	10,034,911
1.98%	%sector of county sector	0.15%	0.06%	0.04%	2.67%	2.00%							0.38%
	%sector of municipality	1.58%	0.32%	0.05%	84.95%	13.10%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
4,534	Total Municipalities	10,224,436	4,292,829	2,382,839	183,014,373	43,337,538	0	0	233,755	0	0	0	243,485,768
54.10%	%all municip.sectors of cnty	9.74%	8.04%	17.16%	57.37%	65.89%			0.01%				9.26%

Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

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Total Real Property Sum Lines 17, 25, & 30	Records : 9,197	Value : 2,638,382,615	Growth 12,035,660	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	413	4,152,960	0	0	647	9,098,160	1,060	13,251,120	
02. Res Improve Land	1,995	19,650,790	0	0	687	13,065,280	2,682	32,716,070	
03. Res Improvements	2,009	174,852,100	0	0	716	118,555,950	2,725	293,408,050	
04. Res Total	2,422	198,655,850	0	0	1,363	140,719,390	3,785	339,375,240	4,564,965
% of Res Total	63.99	58.54	0.00	0.00	36.01	41.46	41.15	12.86	37.93
05. Com UnImp Land	85	1,304,860	0	0	20	427,830	105	1,732,690	
06. Com Improve Land	424	5,355,610	0	0	84	3,028,440	508	8,384,050	
07. Com Improvements	425	37,891,405	0	0	100	21,276,730	525	59,168,135	
08. Com Total	510	44,551,875	0	0	120	24,733,000	630	69,284,875	2,298,815
% of Com Total	80.95	64.30	0.00	0.00	19.05	35.70	6.85	2.63	19.10
09. Ind UnImp Land	0	0	0	0	2	47,795	2	47,795	
10. Ind Improve Land	0	0	0	0	4	185,710	4	185,710	
11. Ind Improvements	0	0	0	0	4	4,042,725	4	4,042,725	
12. Ind Total	0	0	0	0	6	4,276,230	6	4,276,230	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.16	0.00
13. Rec UnImp Land	0	0	0	0	88	2,157,070	88	2,157,070	
14. Rec Improve Land	0	0	0	0	175	4,076,700	175	4,076,700	
15. Rec Improvements	0	0	0	0	264	18,037,200	264	18,037,200	
16. Rec Total	0	0	0	0	352	24,270,970	352	24,270,970	574,050
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.83	0.92	4.77
Res & Rec Total	2,422	198,655,850	0	0	1,715	164,990,360	4,137	363,646,210	5,139,015
% of Res & Rec Total	58.54	54.63	0.00	0.00	41.46	45.37	44.98	13.78	42.70
Com & Ind Total	510	44,551,875	0	0	126	29,009,230	636	73,561,105	2,298,815
% of Com & Ind Total	80.19	60.56	0.00	0.00	19.81	39.44	6.92	2.79	19.10
17. Taxable Total	2,932	243,207,725	0	0	1,841	193,999,590	4,773	437,207,315	7,437,830
% of Taxable Total	61.43	55.63	0.00	0.00	38.57	44.37	51.90	16.57	61.80

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	10,740	233,010	0	0	0
19. Commercial	8	570,685	12,363,285	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	1	10,740	233,010
19. Commercial	0	0	0	8	570,685	12,363,285
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	581,425	12,596,295

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	249	0	121	370

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	252,100	0	0	3,087	1,409,238,645	3,091	1,409,490,745
28. Ag-Improved Land	0	0	0	0	1,219	612,926,215	1,219	612,926,215
29. Ag Improvements	0	0	0	0	1,333	178,758,340	1,333	178,758,340

30. Ag Total				4,424	2,201,175,300
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.27	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	20.87	417,360	23	20.87	417,360	
32. HomeSite Improv Land	790	803.51	16,070,140	790	803.51	16,070,140	
33. HomeSite Improvements	815	0.00	102,213,040	815	0.00	102,213,040	0
34. HomeSite Total				838	824.38	118,700,540	
35. FarmSite UnImp Land	390	1,061.35	2,122,640	390	1,061.35	2,122,640	
36. FarmSite Improv Land	1,051	6,503.19	13,006,245	1,051	6,503.19	13,006,245	
37. FarmSite Improvements	1,171	0.00	76,545,300	1,171	0.00	76,545,300	4,597,830
38. FarmSite Total				1,561	7,564.54	91,674,185	
39. Road & Ditches	3,646	8,710.27	0	3,647	8,710.54	0	
40. Other- Non Ag Use	66	1,293.03	1,731,205	66	1,293.03	1,731,205	
41. Total Section VI				2,399	18,392.49	212,105,930	4,597,830

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	4	379.61	390,860	4	379.61	390,860

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,623.43	5.09%	26,746,285	5.63%	5,784.94
46. 1A	3,424.24	3.77%	19,809,240	4.17%	5,785.00
47. 2A1	11,279.75	12.43%	64,576,510	13.59%	5,724.99
48. 2A	27,912.68	30.75%	159,799,740	33.62%	5,724.99
49. 3A1	1,353.54	1.49%	6,950,395	1.46%	5,134.98
50. 3A	446.79	0.49%	2,294,220	0.48%	5,134.90
51. 4A1	27,642.71	30.45%	129,229,425	27.19%	4,674.99
52. 4A	14,091.80	15.52%	65,879,170	13.86%	4,675.00
53. Total	90,774.94	100.00%	475,284,985	100.00%	5,235.86
Dry					
54. 1D1	4,361.56	3.20%	21,740,055	3.45%	4,984.47
55. 1D	31,476.90	23.11%	156,905,870	24.89%	4,984.79
56. 2D1	16,008.85	11.75%	79,163,345	12.56%	4,944.97
57. 2D	11,634.52	8.54%	57,532,250	9.13%	4,944.96
58. 3D1	4,310.64	3.17%	21,267,330	3.37%	4,933.68
59. 3D	18,523.02	13.60%	91,410,620	14.50%	4,934.97
60. 4D1	20,335.27	14.93%	82,458,535	13.08%	4,054.95
61. 4D	29,543.66	21.69%	119,795,960	19.01%	4,054.88
62. Total	136,194.42	100.00%	630,273,965	100.00%	4,627.75
Grass					
63. 1G1	10,003.39	12.84%	25,174,435	14.65%	2,516.59
64. 1G	15,323.34	19.67%	37,212,320	21.65%	2,428.47
65. 2G1	18,199.23	23.37%	35,524,380	20.67%	1,951.97
66. 2G	22,458.27	28.84%	49,366,830	28.73%	2,198.16
67. 3G1	10,188.91	13.08%	21,154,375	12.31%	2,076.22
68. 3G	1,230.37	1.58%	2,635,505	1.53%	2,142.04
69. 4G1	463.26	0.59%	747,950	0.44%	1,614.54
70. 4G	16.02	0.02%	31,240	0.02%	1,950.06
71. Total	77,882.79	100.00%	171,847,035	100.00%	2,206.48
Irrigated Total					
Irrigated Total	90,774.94	29.28%	475,284,985	37.11%	5,235.86
Dry Total					
Dry Total	136,194.42	43.93%	630,273,965	49.21%	4,627.75
Grass Total					
Grass Total	77,882.79	25.12%	171,847,035	13.42%	2,206.48
72. Waste	3,717.09	1.20%	2,234,190	0.17%	601.06
73. Other	1,437.46	0.46%	1,027,755	0.08%	714.98
74. Exempt	3,434.03	1.11%	0	0.00%	0.00
75. Market Area Total	310,006.70	100.00%	1,280,667,930	100.00%	4,131.10

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	22.81	0.04%	150,545	0.04%	6,599.96
46. 1A	1,338.42	2.36%	8,833,550	2.60%	6,599.98
47. 2A1	6,261.58	11.05%	40,637,430	11.94%	6,489.96
48. 2A	16,358.19	28.86%	106,164,240	31.20%	6,489.97
49. 3A1	420.22	0.74%	2,636,855	0.77%	6,274.94
50. 3A	417.38	0.74%	2,619,040	0.77%	6,274.95
51. 4A1	27,023.82	47.67%	152,009,365	44.67%	5,625.01
52. 4A	4,848.12	8.55%	27,270,985	8.01%	5,625.06
53. Total	56,690.54	100.00%	340,322,010	100.00%	6,003.15
Dry					
54. 1D1	43.61	0.06%	247,490	0.07%	5,675.07
55. 1D	19,421.38	28.83%	110,207,935	30.79%	5,674.57
56. 2D1	10,733.51	15.93%	58,806,140	16.43%	5,478.74
57. 2D	2,758.40	4.09%	15,115,740	4.22%	5,479.89
58. 3D1	1,343.33	1.99%	7,321,280	2.05%	5,450.10
59. 3D	18,354.03	27.24%	100,017,410	27.94%	5,449.34
60. 4D1	10,356.75	15.37%	46,605,235	13.02%	4,499.99
61. 4D	4,364.80	6.48%	19,639,200	5.49%	4,499.45
62. Total	67,375.81	100.00%	357,960,430	100.00%	5,312.89
Grass					
63. 1G1	952.88	24.64%	2,478,545	26.02%	2,601.11
64. 1G	1,350.65	34.93%	3,434,030	36.06%	2,542.50
65. 2G1	642.89	16.62%	1,505,815	15.81%	2,342.26
66. 2G	770.86	19.93%	1,797,800	18.88%	2,332.20
67. 3G1	114.01	2.95%	249,115	2.62%	2,185.03
68. 3G	10.01	0.26%	21,875	0.23%	2,185.31
69. 4G1	25.93	0.67%	36,640	0.38%	1,413.04
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	3,867.23	100.00%	9,523,820	100.00%	2,462.70
Irrigated Total					
	56,690.54	44.00%	340,322,010	48.04%	6,003.15
Dry Total					
	67,375.81	52.29%	357,960,430	50.53%	5,312.89
Grass Total					
	3,867.23	3.00%	9,523,820	1.34%	2,462.70
72. Waste	512.78	0.40%	307,670	0.04%	600.00
73. Other	402.05	0.31%	287,510	0.04%	715.11
74. Exempt	94.53	0.07%	0	0.00%	0.00
75. Market Area Total	128,848.41	100.00%	708,401,440	100.00%	5,497.94

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	12.11	79,215	0.00	0	147,453.37	815,527,780	147,465.48	815,606,995
77. Dry Land	27.79	153,270	0.00	0	203,542.44	988,081,125	203,570.23	988,234,395
78. Grass	8.21	19,045	0.00	0	81,741.81	181,351,810	81,750.02	181,370,855
79. Waste	0.95	570	0.00	0	4,228.92	2,541,290	4,229.87	2,541,860
80. Other	0.00	0	0.00	0	1,839.51	1,315,265	1,839.51	1,315,265
81. Exempt	37.53	0	0.00	0	3,491.03	0	3,528.56	0
82. Total	49.06	252,100	0.00	0	438,806.05	1,988,817,270	438,855.11	1,989,069,370

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	147,465.48	33.60%	815,606,995	41.00%	5,530.83
Dry Land	203,570.23	46.39%	988,234,395	49.68%	4,854.51
Grass	81,750.02	18.63%	181,370,855	9.12%	2,218.60
Waste	4,229.87	0.96%	2,541,860	0.13%	600.93
Other	1,839.51	0.42%	1,315,265	0.07%	715.01
Exempt	3,528.56	0.80%	0	0.00%	0.00
Total	438,855.11	100.00%	1,989,069,370	100.00%	4,532.41

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 Belden	21	130,285	65	494,845	65	3,225,225	86	3,850,355	40,225
83.2 Coleridge	37	403,680	235	1,516,220	235	12,918,110	272	14,838,010	48,060
83.3 Fordyce	16	86,350	65	495,405	66	4,514,620	82	5,096,375	35,775
83.4 Hartington	71	979,915	631	10,167,885	635	70,001,305	706	81,149,105	171,125
83.5 Laurel	55	462,830	414	2,794,400	416	37,009,275	471	40,266,505	492,730
83.6 Magnet	27	325,480	38	260,955	41	665,730	68	1,252,165	0
83.7 Obert	15	104,810	19	126,835	19	434,360	34	666,005	0
83.8 Randolph	69	998,475	395	2,810,920	398	35,365,425	467	39,174,820	181,100
83.9 Rec Brooky Bottom	69	2,300,790	111	3,170,190	137	9,057,675	206	14,528,655	491,260
83.10 Rec West River	23	260,585	79	1,164,230	79	8,980,365	102	10,405,180	115,820
83.11 Rural	641	8,643,855	672	12,807,560	764	118,555,110	1,405	140,006,525	3,468,290
83.12 St Helena	73	508,120	35	319,910	36	2,784,585	109	3,612,615	0
83.13 Wynot	31	203,015	98	663,415	98	7,933,465	129	8,799,895	94,630
84 Residential Total	1,148	15,408,190	2,857	36,792,770	2,989	311,445,250	4,137	363,646,210	5,139,015

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Belden	3	19,400	10	134,855	12	810,860	15	965,115	0
85.2	Coleridge	11	94,385	42	362,800	42	1,690,660	53	2,147,845	0
85.3	Fordyce	5	35,915	19	186,755	19	2,204,580	24	2,427,250	68,230
85.4	Hartington	32	591,110	130	1,942,430	130	15,674,145	162	18,207,685	99,465
85.5	Laurel	15	365,220	94	1,431,095	93	10,218,590	108	12,014,905	184,605
85.6	Magnet	2	44,230	11	117,740	11	365,195	13	527,165	0
85.7	Obert	3	24,725	3	44,595	3	147,340	6	216,660	0
85.8	Randolph	8	81,765	83	830,840	83	5,608,600	91	6,521,205	260,000
85.9	Rec West River	1	5,945	1	25,265	1	35,660	2	66,870	0
85.10	Rural	21	469,680	87	3,188,885	103	25,283,795	124	28,942,360	1,686,515
85.11	St Helena	1	11,840	5	57,585	5	139,585	6	209,010	0
85.12	Wynot	5	36,270	27	246,915	27	1,031,850	32	1,315,035	0
86	Commercial Total	107	1,780,485	512	8,569,760	529	63,210,860	636	73,561,105	2,298,815

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	9,039.90	14.35%	23,871,235	15.47%	2,640.65
88. 1G	12,901.22	20.48%	34,060,450	22.07%	2,640.10
89. 2G1	11,760.07	18.67%	28,289,775	18.33%	2,405.58
90. 2G	18,722.21	29.72%	45,079,925	29.21%	2,407.83
91. 3G1	9,060.74	14.38%	19,799,890	12.83%	2,185.24
92. 3G	1,162.91	1.85%	2,543,560	1.65%	2,187.24
93. 4G1	325.70	0.52%	635,155	0.41%	1,950.12
94. 4G	15.04	0.02%	29,330	0.02%	1,950.13
95. Total	62,987.79	100.00%	154,309,320	100.00%	2,449.83
CRP					
96. 1C1	201.77	10.83%	393,450	10.85%	1,949.99
97. 1C	344.13	18.48%	670,110	18.48%	1,947.26
98. 2C1	591.65	31.77%	1,153,545	31.81%	1,949.71
99. 2C	445.24	23.91%	864,460	23.84%	1,941.56
100. 3C1	252.04	13.53%	491,475	13.55%	1,949.99
101. 3C	26.43	1.42%	51,535	1.42%	1,949.87
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.98	0.05%	1,910	0.05%	1,948.98
104. Total	1,862.24	100.00%	3,626,485	100.00%	1,947.38
Timber					
105. 1T1	761.72	5.84%	909,750	6.54%	1,194.34
106. 1T	2,077.99	15.94%	2,481,760	17.84%	1,194.31
107. 2T1	5,847.51	44.87%	6,081,060	43.71%	1,039.94
108. 2T	3,290.82	25.25%	3,422,445	24.60%	1,040.00
109. 3T1	876.13	6.72%	863,010	6.20%	985.03
110. 3T	41.03	0.31%	40,410	0.29%	984.89
111. 4T1	137.56	1.06%	112,795	0.81%	819.97
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	13,032.76	100.00%	13,911,230	100.00%	1,067.40
<hr/>					
Grass Total	62,987.79	80.88%	154,309,320	89.79%	2,449.83
CRP Total	1,862.24	2.39%	3,626,485	2.11%	1,947.38
Timber Total	13,032.76	16.73%	13,911,230	8.10%	1,067.40
<hr/>					
114. Market Area Total	77,882.79	100.00%	171,847,035	100.00%	2,206.48

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	924.78	25.35%	2,440,420	26.39%	2,638.92
88. 1G	1,245.36	34.14%	3,287,600	35.55%	2,639.88
89. 2G1	612.27	16.79%	1,472,455	15.92%	2,404.91
90. 2G	727.53	19.95%	1,749,710	18.92%	2,405.00
91. 3G1	114.01	3.13%	249,115	2.69%	2,185.03
92. 3G	10.01	0.27%	21,875	0.24%	2,185.31
93. 4G1	13.61	0.37%	26,540	0.29%	1,950.04
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,647.57	100.00%	9,247,715	100.00%	2,535.31
CRP					
96. 1C1	6.01	15.69%	11,720	15.69%	1,950.08
97. 1C	27.31	71.31%	53,260	71.31%	1,950.20
98. 2C1	1.66	4.33%	3,235	4.33%	1,948.80
99. 2C	3.32	8.67%	6,475	8.67%	1,950.30
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	38.30	100.00%	74,690	100.00%	1,950.13
Timber					
105. 1T1	22.09	12.18%	26,405	13.11%	1,195.34
106. 1T	77.98	43.00%	93,170	46.26%	1,194.79
107. 2T1	28.96	15.97%	30,125	14.96%	1,040.23
108. 2T	40.01	22.06%	41,615	20.66%	1,040.11
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	12.32	6.79%	10,100	5.01%	819.81
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	181.36	100.00%	201,415	100.00%	1,110.58
<hr/>					
Grass Total	3,647.57	94.32%	9,247,715	97.10%	2,535.31
CRP Total	38.30	0.99%	74,690	0.78%	1,950.13
Timber Total	181.36	4.69%	201,415	2.11%	1,110.58
<hr/>					
114. Market Area Total	3,867.23	100.00%	9,523,820	100.00%	2,462.70

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

14 Cedar

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	319,022,205	339,375,240	20,353,035	6.38%	4,564,965	4.95%
02. Recreational	23,682,900	24,270,970	588,070	2.48%	574,050	0.06%
03. Ag-Homesite Land, Ag-Res Dwelling	117,776,775	118,700,540	923,765	0.78%	0	0.78%
04. Total Residential (sum lines 1-3)	460,481,880	482,346,750	21,864,870	4.75%	5,139,015	3.63%
05. Commercial	65,772,605	69,284,875	3,512,270	5.34%	2,298,815	1.84%
06. Industrial	4,276,230	4,276,230	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	70,048,835	73,561,105	3,512,270	5.01%	2,298,815	1.73%
08. Ag-Farmsite Land, Outbuildings	88,072,885	91,674,185	3,601,300	4.09%	4,597,830	-1.13%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,664,090	1,731,205	67,115	4.03%		
11. Total Non-Agland (sum lines 8-10)	89,736,975	93,405,390	3,668,415	4.09%	4,597,830	-1.04%
12. Irrigated	773,022,560	815,606,995	42,584,435	5.51%		
13. Dryland	887,119,855	988,234,395	101,114,540	11.40%		
14. Grassland	174,331,960	181,370,855	7,038,895	4.04%		
15. Wasteland	2,540,765	2,541,860	1,095	0.04%		
16. Other Agland	1,283,805	1,315,265	31,460	2.45%		
17. Total Agricultural Land	1,838,298,945	1,989,069,370	150,770,425	8.20%		
18. Total Value of all Real Property (Locally Assessed)	2,458,566,635	2,638,382,615	179,815,980	7.31%	12,035,660	6.82%

2023 Assessment Survey for Cedar 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:
	2 part time clerical
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$315,000
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$16,000
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:
	In with the overall budget
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,600 education/\$2,000 travel/hotel
12.	Amount of last year's assessor's budget not used:
	\$17,462

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?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. cedar.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?
	Obliques are used to review rural properties with onsite reviews completed as necessary
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, cities and towns do their own. County does all other zoning.

3.	What municipalities in the county are zoned?
	Belden, Bow Valley, Coleridge, Fordyce, Hartington, Laurel, Magnet, Obert, Randolph, St. Helena and Wynot
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None this year
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

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

2023 Residential Assessment Survey for Cedar County

1.	Valuation data collection done by:																						
	Assessor and staff.																						
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																						
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5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																						
	Yes																						
6.	Describe the methodology used to determine the residential lot values?																						
	Recent sales in the valuation group are studied when the review/reappraisal is done for each valuation grouping during the six year inspection cycle.																						

7.	How are rural residential site values developed?
	Monitor recent sales within like valuation groups.
8.	Are there form 191 applications on file?
	No
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2015	2022	2021
	5	2015	2021	2022	2022
	10	2015	2021	2022	2017
	15	2015	2015	2022	2021
	20	2015	2015	2019	2019
	30	2015	2015	2019	2019
	40	2015	2015	2019	2019
	50	2015	2015	2019	2019
	AG OB	2015	2015	2019	2019/2020
	AG DW	2015	2015	2019	2019/2020

2023 Commercial Assessment Survey for Cedar County

1.	Valuation data collection done by:														
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2.	List the valuation group recognized in the County and describe the unique characteristics of each:														
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.														
	Cost, income and comparable sales.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	Comparable sales review. Will reach out to other entities that have similar properties.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	The physical depreciation is from the CAMA tables and economic depreciation is based on the local market.														
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.														
	No, effective age and comparable sales and reconciliation for each property.														
6.	Describe the methodology used to determine the commercial lot values.														
	All lots are valued with the square foot cost per lot and then adjustments are made for different lot materials and size variations.														

7.	<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	2015	2015	2021	2021
	5	2015	2015	2017	2017
	10	2015	2015	2017	2017
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	20	2015	2015	2019	2019
	30	2015	2015	2019	2019

2023 Agricultural Assessment Survey for Cedar County

1.	Valuation data collection done by:	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%;"><u>Market Area</u></th> <th style="width: 60%;"><u>Description of unique characteristics</u></th> <th style="width: 25%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The northern portion of the county consisting of smaller fields and hilly parcels, Missouri River flows along the edge</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The southern portion of the county with more irrigation potential and larger crop fields.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The northern portion of the county consisting of smaller fields and hilly parcels, Missouri River flows along the edge	Annually	2	The southern portion of the county with more irrigation potential and larger crop fields.	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The northern portion of the county consisting of smaller fields and hilly parcels, Missouri River flows along the edge	Annually									
2	The southern portion of the county with more irrigation potential and larger crop fields.	Annually									
3.	Describe the process used to determine and monitor market areas.	Market areas are drawn based on the topography and geographic characteristics of the two areas in the county.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	Determined by land use. Site visits are done for any questioned changes.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	Yes, farm home sites and rural residential sites are considered the same and valued the same. Market analysis is done to determine market value.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?	Nothing identified as intensive use. Feedlots have value of \$2,000/acre									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	Assessor uses sales of similar properties enrolled in the program and analyzes sales from surrounding counties.									
7a.	Are any other agricultural subclasses used? If yes, please explain.	N/A									
<u>If your county has special value applications, please answer the following</u>											
8a.	How many parcels have a special valuation application on file?	N/A									
8b.	What process was used to determine if non-agricultural influences exist in the county?	N/A									

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

**2022: 3 YEAR PLAN OF ASSESSMENT
FOR
CEDAR COUNTY
By Becky Dresden Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. 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 Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Cedar County: Per the 2022 County Abstract, Cedar County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3724	40.72%	12.67%
Comm/Ind	640	7.00%	2.77%
Recreational	352	4.00%	.09%
Agricultural	4422	48.30%	83.41%

Game & Parks 4 .00045% .0001%

Agricultural land - taxable acres 438,878.48

Other pertinent facts: 75.00% of Cedar County value comes from agricultural parcels. 33% of the agricultural acres are in irrigated farming, 46% is dry land and 20% is in grasslands and wastelands. The county consists of 3 smaller cities and 8 villages. The commercial properties are typical for small city and villages. They consist of the banks, grocery stores, mini marts, bars. The smaller villages have fewer operating commercial properties.

New Property: For assessment year 2023, an estimated 132 building permits and/or information statements were filed for new property construction/additions in the county.

For more information see 2022 Reports & Opinion, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

1 Assessor, 4 full time clerks and one part time employee responsible for the measuring and listing of the “pickup work” for the year.

The total budget for Cedar County for 2022/2023 is \$315,000. Included in the total is \$13,500 dedicated to the GIS Workshop. MIPS/CAMA is part of the county general budget. There is no specific amount designated for appraisal work due to the fact that all appraisal work is done in house. \$2,000 is for continuing education.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor needs continuing education classes to fulfill the requirement. The assessor attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps (These maps are no longer updated because we now use the GIS mapping system).

All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Cedar County are in reasonable shape. County Assessment Office is on-line at this time. GIS WORKSHOP information is on line as well.

D. Software for CAMA, Assessment Administration, GIS

The provider for our CAMA and assessment administration is provided by MIPS. Currently, Cedar County is working with GIS Workshop and has everything updated and maintained with their system.

E. Web based – cedar.gworks.com

Property record cards are available online. The ag land information is also on line through GIS Workshop.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all property.

Step 1-Building permits are gathered from the zoning administrator for the rural properties and all cities and villages forward permits to the county assessor. They are separated into separate categories (rural, towns, etc), and put into a three ring binder, a plan of action is developed based on the number and location of each permit.

Step 2-A complete review of the readily accessible areas of the improvement is conducted. Measurements and photos are taken; and physical characteristics are noted at the time of inspection.

Step 3-Inspection data is entered into the CAMA system, using Marshall and Swift cost tables; and market data; a value is generated for each property inspected.

Step 4-The value generated for each property is compared to similar properties in the area, for equalization purposes.

Step 5-When all permit information is noted on the file, the new value generated will be applied for the current assessment year.

B. Data Collection.

All arm's length transactions are analyzed and sorted into valuation groupings. The current preliminary statistical information will be reviewed. A market and depreciation study will reveal where the greatest area of concern will be for the next assessment cycle. Currently, based on the information, the cities of Hartington and Coleridge were studied as per the 6 year review cycle and a new depreciation study developed to achieve uniform and proportionate valuation.

C. Review assessment sales ratio studies before assessment actions.

As part of market analysis and data collection, all market areas are reviewed on a yearly basis.

1) Approaches to Value;

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process for residential and commercial. All arm's length sales are gathered, and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach. Commercial properties are valued in a manner similar to residential properties. The income

approach is used as a check when comparing agricultural properties. Limited or no data is available for the residential or commercial class of properties to utilize the income approach.

Market Approach; sales comparisons, see above.

2) Cost Approach; cost manual used & date of manual and latest depreciation study, Costing manuals and software, dated 2015 for residential and 2009 for commercial are being used for the 2023 assessment year.

3) Income Approach; income and expense data collection/analysis from the market, See above

4) Land valuation studies, establish market areas, special value for agricultural land

All arm's length sales are gathered and analyzed to determine if the current market areas are reflective of what the sales information has provided.

Special value generation: Currently Cedar County does not have any special value.

Level of Value, Quality, and Uniformity for assessment year 2022:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	92	21.35	105.66
Commercial	100	38.89	101.37
Agricultural Land	70	8.65	100.57

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2022 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2023:

Residential: 1. Continue using the costing 2015 software. We will work on the towns according to the 6 year review cycle. Laurel is the town to review this year. Taking photos of all parcels and updating costing and review to determine level and quality of assessment.

2. Develop assessment ratios for all valuation groupings.

Commercial:

1. Develop a sales review notebook with all current sales pictures to utilize in developing models and depreciation spread sheet for all commercial property.
2. Adjusting the values on the improvements based on square footage values from a sales spreadsheet for sales of similar properties in the Northeast District.

Agricultural Land: GIS Workshop was implemented in 2009. We will again be utilizing it to inventory the land classification groupings. Market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine level and quality of assessment with adjustments if necessary.

Assessment Actions Planned for Assessment Year 2024:

Residential: For the 6 year review Residential properties to look at this year will be Randolph. We will use the same process as the prior six year cycles with new photos and an updated costing and review to determine level and quality of assessment. Hartington, Coleridge ,and Laurel should be done.

Commercial: Analysis will be completed based on the preliminary statistics; the review will be according to the 6 year cycle and will follow the residential review of each town, completing the residential and commercial for each town in the same year.

Agricultural Land: GIS Workshop was started in 2009 and will again be utilizing it to inventory the land classification groupings. Market analysis will be completed to determine if the current market area boundaries are sufficient.

Assessment Actions Planned for Assessment Year 2025:

Residential: The intent will be to follow the same schedule of the total update and review process per 6 year review cycle. Small towns will be reviewed with photos of all parcels and review to determine level and quality of assessment,.

Commercial: Analysis will be done at the same time on each town as the residential schedule.

Agricultural Land: GIS mapping was started in 2009 and will again be utilized to inventory the land classification groupings. Market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine if adjustments are needed for level and quality of assessment.

Conclusion:

The new and revised three year plan for 2023 has been submitted to the Cedar County Board of Equalization and will be submitted to the Property Tax Administrator on or before October 31, 2022.

Respectfully submitted:

Assessor signature: Betsy Dresden Date: 7-26-22