

NEBRASKA

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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

cc: Brenda Hansen, Clay County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) 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.

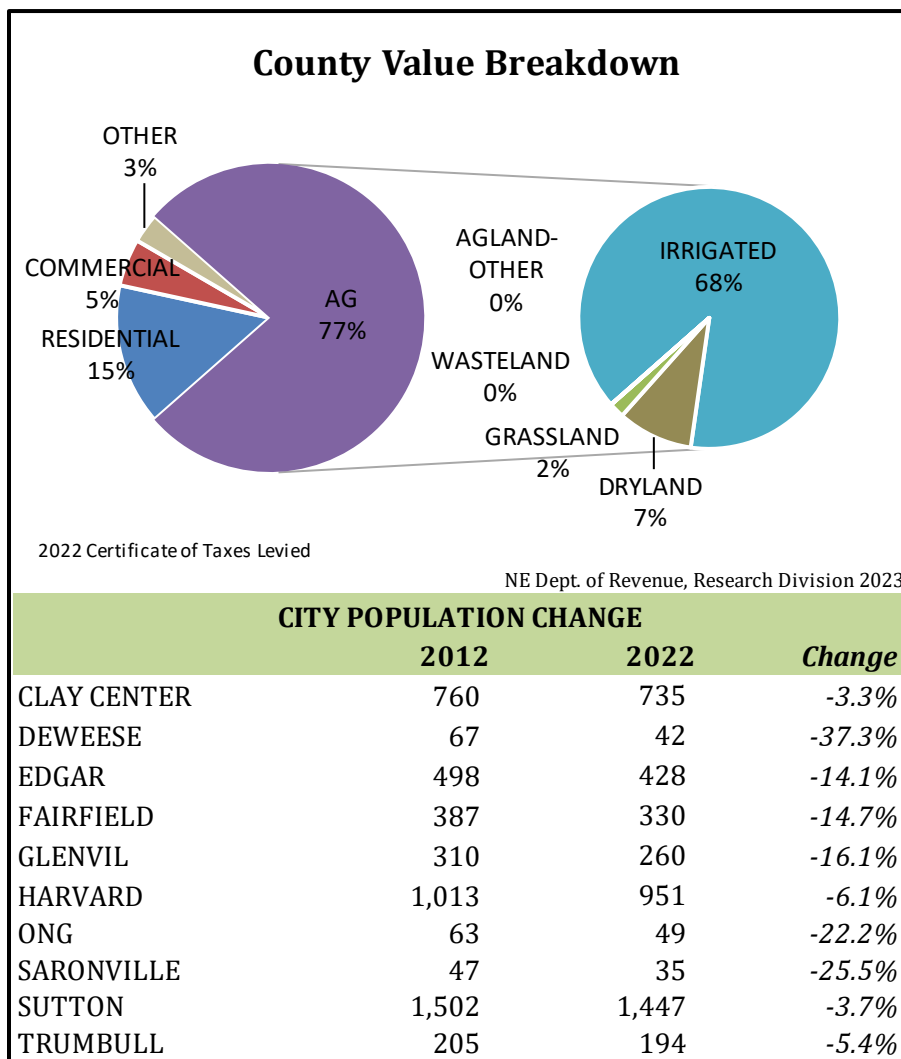
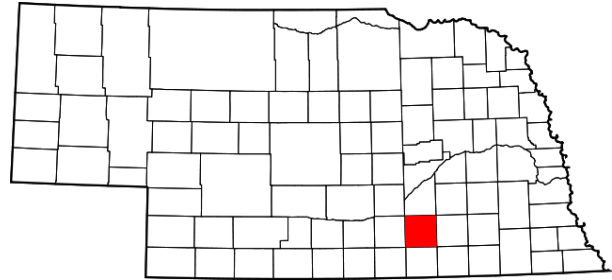
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 572 square miles, Clay County has 6,078 residents, per the Census Bureau Quick Facts for 2021, a slight population decline from the 2020 U.S. Census. Reports indicate that 80% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$97,157 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Clay County are located in and around Sutton, the largest town in the county. According to the latest information available from the U.S. Census Bureau, there are 182 employer establishments with total employment of 1,107, a slight change.

Agricultural land accounts for the majority of the countywide valuation base. Irrigated land makes up the majority land in the county. Clay County is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). In top livestock

inventory items, Clay County ranks first in sheep and lambs (USDA AgCensus).

2023 Residential Correlation for Clay County

Assessment Actions

For the 2023 assessment year, sales analysis was completed, most valuation groups were adjusted. Clay Center increased 30%, Edgar 2%, Fairfield 25%, Glenvil 22%, Harvard 20%, Harvard Courts decreased 8%. Trumbull increased 6% and Rural Residential 28%. Lot studies with new values were also implemented.

Sutton was revalued with new costing, depreciation and lot values. All rural homes were moved to the same costing table as rural residential.

Farm homesites were updated in addition to pick-up work and maintenance being done.

Assessment Practice Review

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

Review of the sales verification and qualification processes was conducted. The sales usability was typical when compared to the statewide average. This, along with review of the sales rosters and comments made, indication that all arm's-length transactions were made available for measurement.

Examination of the valuation groups for the residential class were also evaluated to ensure economic influences are identified. Currently Clay County has 14 valuation groups, mimicking the county assessor locations. Several groups are very small communities with few sales during a study period. The review suggests that some valuation groups could be combined due to similar economic characteristics. The county assessor intendeds to implement changes with each review and costing update in the future.

An appraiser is contracted to complete the inspection and reappraisal work. Depending on the valuation group, residential depreciation and costing tables are dated 2011 through 2021. Once a physical review is completed, the costing and depreciation tables are updated.

The county assessor has a valuation methodology on file and follows the six-year inspection and review requirements.

2023 Residential Correlation for Clay County

Description of Analysis

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

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

For the residential class, there were 160 qualified sales representing all valuation groups. Review of the overall statistical profile show two of the three measures of central tendency are within the acceptable range. The mean is high, as well as the COD and PRD. Removing the sales less than \$15,000 improves the COD and PRD. The PRD remains somewhat high, however a comparison of the statistical data from 2023 to the previous year (2022) shows a noticeable improvement in moving the measures of central tendency towards the recommended IAAO range.

When stratifying the data based on valuation groups, it is observed that only Valuation Groups 1, 3, 4, 6 and 12 exhibit adequate sales for measurement. Conversely, the remaining valuation groups are not deemed suitable for measurement due to their insufficient sales. However, while small these groups typically display ratios falling within acceptable ranges and have been valued at equitable levels.

Analysis of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicated a change in value of approximately 18% to the residential class excluding growth. This is in line with the residential sales sample that shows a 20% change in value to the residential class excluding growth.

Equalization and Quality of Assessment

When stratified by valuation groups, only the Valuation Groups 1, 3, 4, 6, and 12 have enough sales for independent measurement. Although the remaining valuation groups do not have

2023 Residential Correlation for Clay County

sufficient sales, they do generally have ratios within the acceptable range. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	38	92.19	93.17	89.87	16.70	103.67
3	15	97.56	99.21	94.74	19.39	104.72
4	12	94.35	136.39	93.58	67.71	145.75
5	3	91.52	116.93	109.07	35.10	107.21
6	22	95.24	109.09	92.23	35.77	118.28
7	2	99.13	99.13	99.40	14.38	99.73
10	2	124.57	124.57	79.93	46.62	155.85
12	52	99.90	101.59	98.93	06.93	102.69
13	8	94.08	104.14	88.40	31.14	117.81
14	6	92.91	95.92	86.19	29.81	111.29
<u> </u> ALL <u> </u>	160	97.57	103.46	93.92	22.08	110.16

Level of Value

Based on analysis of all available information, the level of value for the residential property in Clay County is 98%.

2023 Commercial Correlation for Clay County

Assessment Actions

For the 2023 assessment year, the county assessor completed a physical review. The City of Sutton received new costing. All pick-up work and permits were completed and recorded on the assessment roll.

Assessment Practice Review

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

Sales verification and qualifications were reviewed with the county assessor and indicated the usability rate is comparable to the statewide average. All non-qualified sales have documentation for disqualification. Based on the analysis it is determined that no apparent sales bias existed in the qualification process and that all arm's-length transactions were available for measurement purposes.

There are four valuation groups that make up the Clay County commercial ratio study. Valuation Group 1 is the county seat, Clay Center. There is some economic growth. Valuation group 2 contains the small villages throughout the county and consists of Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville, and Trumbull. Valuation Group 3 contains the Naval Ammunition Depot (NAD). This area, developed by the United State government in World War II are currently used for various bunkers, manufacturing, storage, and commercial businesses. Valuation Group 4 is Sutton which has the most economic growth in Clay County.

The county is up to date with the six-year inspection and review cycle. The commercial class is reviewed by a contracted appraiser. Costing, depreciation, and lot studies vary from 2011 through 2019 apart from the City of Sutton which was placed on 2022 costing and depreciation tables this year.

Description of Analysis

A review of the statistical profile for commercial property shows 19 qualified sales with all three measures of central tendency within the acceptable range. The COD is within the recommended IAAO range while the PRD is elevated at 108%. Removing the highest and lowest dollar sales greatly improves the PRD and brings it within the range of IAAO standards. Review of the four individual valuation groups indicates an insufficient sample size in each one. Each valuation group, regardless of sale sample, falls within the acceptable range with the three measures of central tendency. Valuation Group 2, with the most sales, is out of the range. The median is low, and COD is high. This indicates that even while the sample size is insufficient, the PRD is within range, suggesting that the assessed values are comparable, and the market conditions in this valuation group may be unique compared to other valuation groups.

2023 Commercial Correlation for Clay County

The 2023 County Abstract of Assessment, Form 45 (Abstract) Compared to the 2022 Certificate of Taxes Levied Report (CTL) reflects the county assessor reported assessment actions.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	93.78	99.82	82.19	23.99	121.45
2	9	90.73	95.88	95.50	19.34	100.40
3	1	95.25	95.25	95.25	00.00	100.00
12	3	100.02	108.68	115.20	14.13	94.34
____ALL____	19	95.25	99.11	91.47	19.04	108.35

Level of Value

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

2023 Agricultural Correlation for Clay County

Assessment Actions

For the 2023 assessment year, dry land overall increased 7%, grassland increased 5% and irrigated increased 4%. Pick up work was also 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.

Sales qualifications and verifications were reviewed. The usability rate is near the state average. Examination of the sales rosters showed that all non-qualified sales have documentation for disqualification. All arm's-length sales have been made available for measurement.

There is one market area in Clay County. This is due to no apparent differences in selling price or soil associations identified. Land use is updated whenever a change is reported or discovered. New well permits and registrations are monitored and reported by the NRD's, with letters of requests for land use changes due to these registrations and permits.

Agricultural improvements are priced according to the Marshall and Swift manual and reviewed by the county assessor's contract appraiser. Costing tables date 2018 and 2022 while depreciation tables are dated 2019 through 2022. Agricultural homes and outbuildings are valued using the same valuation process as rural residential improvements. The county assessor is up to date with the six-year inspection and review cycle. Land use is conducted once every two years using aerial imagery, certification from Farm Service Agency (FSA) maps and questionnaires.

Description of Analysis

The overall statistical sampling for agricultural sales show that all three measures of central tendency are within the acceptable range. The COD is also within the recommended IAAO range. Based on the 80% Majority Lane Use (MLU) only irrigated land had a sufficient sample of sales for measurement. Dryland had 3 sales for measurement while grassland had none. Neither of these classes had enough sales for significant statistical data. Compared to the neighboring counties, the values of dryland are centered within the array and have been equalized. Grassland values are towards the bottom of the array but are assessed within 10% of most surrounding county values are quite comparable to Adams and Nuckolls Counties.

The 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflects the overall effect of the county assessor's assessment actions.

Equalization and Quality of Assessment

Review of the statistical sample, comparable counties and assessment practices indicate that Clay County agricultural homes and outbuildings have been valued using the same valuation

2023 Agricultural Correlation for Clay County

processes as rural residential improvements and are believed to have achieved equalized values. The quality of assessment in the agricultural land class of property in Clay County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____ Irrigated _____						
County	57	71.41	74.08	71.03	16.19	104.29
1	57	71.41	74.08	71.03	16.19	104.29
_____ Dry _____						
County	3	66.55	73.89	71.60	11.96	103.20
1	3	66.55	73.89	71.60	11.96	103.20
_____ ALL _____						
	66	70.78	73.67	70.53	17.63	104.45

Level of Value

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

2023 Opinions of the Property Tax Administrator for Clay County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Clay County

Residential Real Property - Current

Number of Sales	160	Median	97.57
Total Sales Price	\$21,540,040	Mean	103.46
Total Adj. Sales Price	\$21,540,040	Wgt. Mean	93.92
Total Assessed Value	\$20,231,025	Average Assessed Value of the Base	\$84,520
Avg. Adj. Sales Price	\$134,625	Avg. Assessed Value	\$126,444

Confidence Interval - Current

95% Median C.I	93.56 to 100.04
95% Wgt. Mean C.I	90.88 to 96.97
95% Mean C.I	96.48 to 110.44
% of Value of the Class of all Real Property Value in the County	13.55
% of Records Sold in the Study Period	4.77
% of Value Sold in the Study Period	7.14

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	171	95	95.17
2021	165	95	94.90
2020	156	95	95.27
2019	164	97	96.71

2023 Commission Summary for Clay County

Commercial Real Property - Current

Number of Sales	19	Median	95.25
Total Sales Price	\$2,596,244	Mean	99.11
Total Adj. Sales Price	\$2,596,244	Wgt. Mean	91.47
Total Assessed Value	\$2,374,670	Average Assessed Value of the Base	\$164,553
Avg. Adj. Sales Price	\$136,644	Avg. Assessed Value	\$124,983

Confidence Interval - Current

95% Median C.I	84.04 to 120.35
95% Wgt. Mean C.I	77.95 to 104.98
95% Mean C.I	87.80 to 110.42
% of Value of the Class of all Real Property Value in the County	5.05
% of Records Sold in the Study Period	2.96
% of Value Sold in the Study Period	2.25

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	29	100	94.19
2021	26	100	99.67
2020	21	100	93.57
2019	32	99	99.12

**18 Clay
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 : 160
 Total Sales Price : 21,540,040
 Total Adj. Sales Price : 21,540,040
 Total Assessed Value : 20,231,025
 Avg. Adj. Sales Price : 134,625
 Avg. Assessed Value : 126,444

MEDIAN : 98
 WGT. MEAN : 94
 MEAN : 103
 COD : 22.08
 PRD : 110.16

COV : 43.54
 STD : 45.05
 Avg. Abs. Dev : 21.54
 MAX Sales Ratio : 517.07
 MIN Sales Ratio : 45.89

95% Median C.I. : 93.56 to 100.04
 95% Wgt. Mean C.I. : 90.88 to 96.97
 95% Mean C.I. : 96.48 to 110.44

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	27	104.40	131.47	102.60	38.97	128.14	61.44	517.07	98.86 to 119.80	100,674	103,289	
01-JAN-21 To 31-MAR-21	7	94.98	95.03	93.73	16.22	101.39	46.56	139.02	46.56 to 139.02	154,700	144,996	
01-APR-21 To 30-JUN-21	23	98.39	99.54	96.08	14.66	103.60	45.89	153.49	92.89 to 103.39	130,857	125,725	
01-JUL-21 To 30-SEP-21	26	99.97	112.97	101.71	22.89	111.07	66.32	188.59	94.92 to 117.62	122,343	124,435	
01-OCT-21 To 31-DEC-21	17	92.22	89.09	86.72	14.94	102.73	60.18	117.84	71.35 to 104.13	128,653	111,564	
01-JAN-22 To 31-MAR-22	15	91.90	96.91	91.71	17.93	105.67	67.97	176.90	80.35 to 106.80	142,241	130,444	
01-APR-22 To 30-JUN-22	22	96.31	96.94	95.34	16.00	101.68	53.69	139.51	83.11 to 109.78	132,928	126,729	
01-JUL-22 To 30-SEP-22	23	85.26	87.48	85.03	16.47	102.88	56.67	128.33	75.67 to 94.55	187,094	159,086	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	83	100.39	113.75	99.39	26.09	114.45	45.89	517.07	98.36 to 104.33	120,382	119,648	
01-OCT-21 To 30-SEP-22	77	92.11	92.37	89.19	16.34	103.57	53.69	176.90	84.88 to 95.20	149,978	133,770	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	73	98.05	101.46	95.54	18.17	106.20	45.89	188.59	94.24 to 100.39	129,598	123,816	
<u>ALL</u>	160	97.57	103.46	93.92	22.08	110.16	45.89	517.07	93.56 to 100.04	134,625	126,444	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	38	92.19	93.17	89.87	16.70	103.67	61.44	154.61	80.06 to 99.57	157,707	141,731	
3	15	97.56	99.21	94.74	19.39	104.72	56.67	179.55	86.24 to 106.80	99,853	94,597	
4	12	94.35	136.39	93.58	67.71	145.75	46.56	517.07	70.52 to 157.60	85,750	80,242	
5	3	91.52	116.93	109.07	35.10	107.21	81.46	177.81	N/A	102,717	112,028	
6	22	95.24	109.09	92.23	35.77	118.28	45.89	315.68	75.62 to 126.75	110,242	101,681	
7	2	99.13	99.13	99.40	14.38	99.73	84.88	113.37	N/A	25,500	25,348	
10	2	124.57	124.57	79.93	46.62	155.85	66.49	182.65	N/A	36,750	29,373	
12	52	99.90	101.59	98.93	06.93	102.69	89.98	153.49	95.13 to 101.84	151,015	149,401	
13	8	94.08	104.14	88.40	31.14	117.81	67.99	169.38	67.99 to 169.38	121,088	107,038	
14	6	92.91	95.92	86.19	29.81	111.29	66.66	139.02	66.66 to 139.02	223,487	192,620	
<u>ALL</u>	160	97.57	103.46	93.92	22.08	110.16	45.89	517.07	93.56 to 100.04	134,625	126,444	

**18 Clay
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 : 160
 Total Sales Price : 21,540,040
 Total Adj. Sales Price : 21,540,040
 Total Assessed Value : 20,231,025
 Avg. Adj. Sales Price : 134,625
 Avg. Assessed Value : 126,444

MEDIAN : 98
 WGT. MEAN : 94
 MEAN : 103
 COD : 22.08
 PRD : 110.16

COV : 43.54
 STD : 45.05
 Avg. Abs. Dev : 21.54
 MAX Sales Ratio : 517.07
 MIN Sales Ratio : 45.89

95% Median C.I. : 93.56 to 100.04
 95% Wgt. Mean C.I. : 90.88 to 96.97
 95% Mean C.I. : 96.48 to 110.44

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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	160	97.57	103.46	93.92	22.08	110.16	45.89	517.07	93.56 to 100.04	134,625	126,444
06											
07											
<u>ALL</u>	160	97.57	103.46	93.92	22.08	110.16	45.89	517.07	93.56 to 100.04	134,625	126,444

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	4	181.10	264.04	246.10	47.39	107.29	176.90	517.07	N/A	8,875	21,841
Less Than 30,000	10	173.14	199.59	177.74	43.19	112.29	84.88	517.07	98.80 to 315.68	17,855	31,735
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	160	97.57	103.46	93.92	22.08	110.16	45.89	517.07	93.56 to 100.04	134,625	126,444
Greater Than 14,999	156	96.57	99.35	93.67	18.44	106.06	45.89	315.68	93.39 to 99.75	137,850	129,126
Greater Than 29,999	150	95.17	97.06	93.22	16.76	104.12	45.89	188.59	92.98 to 99.63	142,410	132,758
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	181.10	264.04	246.10	47.39	107.29	176.90	517.07	N/A	8,875	21,841
15,000 TO 29,999	6	135.49	156.62	160.77	42.51	97.42	84.88	315.68	84.88 to 315.68	23,842	38,331
30,000 TO 59,999	20	105.57	110.19	108.53	16.10	101.53	53.69	188.59	100.04 to 114.08	48,578	52,723
60,000 TO 99,999	30	103.98	109.28	108.10	22.39	101.09	65.27	177.81	92.98 to 126.65	76,724	82,937
100,000 TO 149,999	36	92.55	90.23	89.95	15.33	100.31	45.89	139.02	88.37 to 98.86	125,878	113,221
150,000 TO 249,999	51	93.81	91.78	91.71	11.54	100.08	60.18	120.46	91.94 to 98.36	184,443	169,158
250,000 TO 499,999	13	92.63	88.25	88.39	11.96	99.84	66.66	106.43	70.58 to 100.60	319,231	282,162
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	160	97.57	103.46	93.92	22.08	110.16	45.89	517.07	93.56 to 100.04	134,625	126,444

18 Clay
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 : 19
Total Sales Price : 2,596,244
Total Adj. Sales Price : 2,596,244
Total Assessed Value : 2,374,670
Avg. Adj. Sales Price : 136,644
Avg. Assessed Value : 124,983

MEDIAN : 95
WGT. MEAN : 91
MEAN : 99
COD : 19.04
PRD : 108.35

COV : 23.68
STD : 23.47
Avg. Abs. Dev : 18.14
MAX Sales Ratio : 145.77
MIN Sales Ratio : 63.87

95% Median C.I. : 84.04 to 120.35
95% Wgt. Mean C.I. : 77.95 to 104.98
95% Mean C.I. : 87.80 to 110.42

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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	1	84.04	84.04	84.04	00.00	100.00	84.04	84.04	N/A	37,000	31,095
01-JAN-20 To 31-MAR-20	3	84.13	94.13	82.04	27.94	114.74	63.87	134.40	N/A	95,615	78,445
01-APR-20 To 30-JUN-20	3	90.73	91.89	82.83	08.17	110.94	81.36	103.58	N/A	410,833	340,275
01-JUL-20 To 30-SEP-20	2	117.52	117.52	130.42	14.20	90.11	100.83	134.20	N/A	132,500	172,810
01-OCT-20 To 31-DEC-20	1	70.49	70.49	70.49	00.00	100.00	70.49	70.49	N/A	42,500	29,960
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	3	91.82	95.45	93.69	20.91	101.88	68.47	126.06	N/A	80,333	75,265
01-JUL-21 To 30-SEP-21	2	98.15	98.15	97.11	02.95	101.07	95.25	101.05	N/A	85,500	83,033
01-OCT-21 To 31-DEC-21	2	103.54	103.54	89.68	16.24	115.45	86.72	120.35	N/A	74,000	66,360
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	1	100.02	100.02	100.02	00.00	100.00	100.02	100.02	N/A	140,000	140,025
01-JUL-22 To 30-SEP-22	1	145.77	145.77	145.77	00.00	100.00	145.77	145.77	N/A	32,400	47,230
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	9	90.73	97.46	89.65	19.54	108.71	63.87	134.40	81.36 to 134.20	202,372	181,431
01-OCT-20 To 30-SEP-21	6	93.54	92.19	92.81	16.31	99.33	68.47	126.06	68.47 to 126.06	75,750	70,303
01-OCT-21 To 30-SEP-22	4	110.19	113.22	99.87	18.01	113.37	86.72	145.77	N/A	80,100	79,994
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	9	90.73	95.95	89.32	21.21	107.42	63.87	134.40	70.49 to 134.20	202,983	181,304
01-JAN-21 To 31-DEC-21	7	95.25	98.53	93.68	15.07	105.18	68.47	126.06	68.47 to 126.06	80,000	74,940
<u>ALL</u>	19	95.25	99.11	91.47	19.04	108.35	63.87	145.77	84.04 to 120.35	136,644	124,983

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	93.78	99.82	82.19	23.99	121.45	63.87	145.77	63.87 to 145.77	247,957	203,792
2	9	90.73	95.88	95.50	19.34	100.40	68.47	134.40	70.49 to 126.06	57,500	54,913
3	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	116,000	110,485
12	3	100.02	108.68	115.20	14.13	94.34	91.82	134.20	N/A	158,333	182,405
<u>ALL</u>	19	95.25	99.11	91.47	19.04	108.35	63.87	145.77	84.04 to 120.35	136,644	124,983

18 Clay
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 : 19
Total Sales Price : 2,596,244
Total Adj. Sales Price : 2,596,244
Total Assessed Value : 2,374,670
Avg. Adj. Sales Price : 136,644
Avg. Assessed Value : 124,983

MEDIAN : 95
WGT. MEAN : 91
MEAN : 99
COD : 19.04
PRD : 108.35

COV : 23.68
STD : 23.47
Avg. Abs. Dev : 18.14
MAX Sales Ratio : 145.77
MIN Sales Ratio : 63.87

95% Median C.I. : 84.04 to 120.35
95% Wgt. Mean C.I. : 77.95 to 104.98
95% Mean C.I. : 87.80 to 110.42

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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	19	95.25	99.11	91.47	19.04	108.35	63.87	145.77	84.04 to 120.35	136,644	124,983
04											
<u>ALL</u>	19	95.25	99.11	91.47	19.04	108.35	63.87	145.77	84.04 to 120.35	136,644	124,983

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	120.35	120.35	120.35	00.00	100.00	120.35	120.35	N/A	13,000	15,645
Less Than 30,000	1	120.35	120.35	120.35	00.00	100.00	120.35	120.35	N/A	13,000	15,645
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	95.25	99.11	91.47	19.04	108.35	63.87	145.77	84.04 to 120.35	136,644	124,983
Greater Than 14,999	18	93.54	97.93	91.32	18.98	107.24	63.87	145.77	84.04 to 103.58	143,514	131,057
Greater Than 29,999	18	93.54	97.93	91.32	18.98	107.24	63.87	145.77	84.04 to 103.58	143,514	131,057
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	120.35	120.35	120.35	00.00	100.00	120.35	120.35	N/A	13,000	15,645
15,000 TO 29,999											
30,000 TO 59,999	7	100.83	103.90	103.46	19.26	100.43	70.49	145.77	70.49 to 145.77	41,629	43,068
60,000 TO 99,999	4	93.86	95.56	93.67	20.52	102.02	68.47	126.06	N/A	72,125	67,556
100,000 TO 149,999	4	93.54	93.45	93.57	04.47	99.87	86.72	100.02	N/A	122,750	114,851
150,000 TO 249,999	2	99.04	99.04	106.54	35.51	92.96	63.87	134.20	N/A	193,672	206,333
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	81.36	81.36	81.36	00.00	100.00	81.36	81.36	N/A	1,125,000	915,255
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	19	95.25	99.11	91.47	19.04	108.35	63.87	145.77	84.04 to 120.35	136,644	124,983

**18 Clay
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 : 19
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 Total Adj. Sales Price : 2,596,244
 Total Assessed Value : 2,374,670
 Avg. Adj. Sales Price : 136,644
 Avg. Assessed Value : 124,983

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 99
 COD : 19.04
 PRD : 108.35

COV : 23.68
 STD : 23.47
 Avg. Abs. Dev : 18.14
 MAX Sales Ratio : 145.77
 MIN Sales Ratio : 63.87

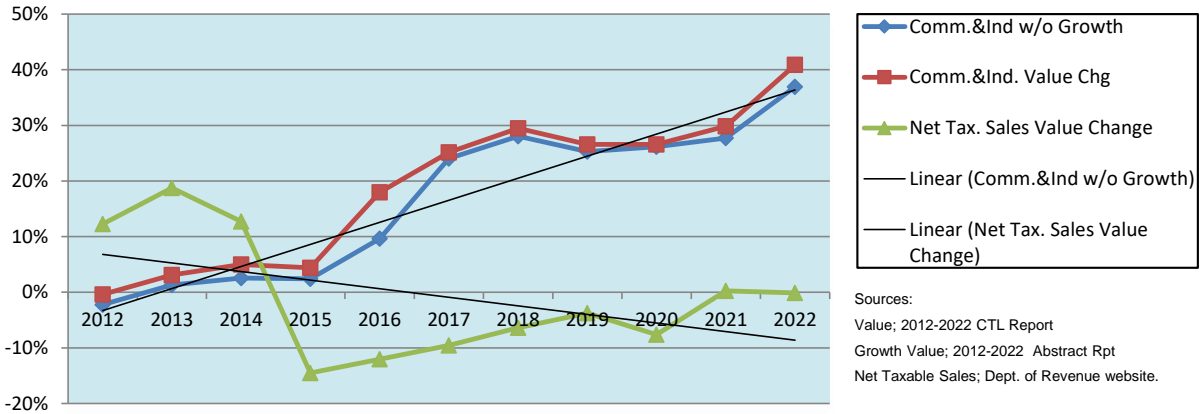
95% Median C.I. : 84.04 to 120.35
 95% Wgt. Mean C.I. : 77.95 to 104.98
 95% Mean C.I. : 87.80 to 110.42

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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
319	1	81.36	81.36	81.36	00.00	100.00	81.36	81.36	N/A	1,125,000	915,255
340	1	126.06	126.06	126.06	00.00	100.00	126.06	126.06	N/A	65,000	81,940
344	1	120.35	120.35	120.35	00.00	100.00	120.35	120.35	N/A	13,000	15,645
346	1	68.47	68.47	68.47	00.00	100.00	68.47	68.47	N/A	76,000	52,035
350	1	145.77	145.77	145.77	00.00	100.00	145.77	145.77	N/A	32,400	47,230
352	2	74.00	74.00	71.12	13.69	104.05	63.87	84.13	N/A	118,672	84,403
406	2	114.83	114.83	106.96	17.05	107.36	95.25	134.40	N/A	82,750	88,508
426	1	103.58	103.58	103.58	00.00	100.00	103.58	103.58	N/A	62,500	64,740
430	1	90.73	90.73	90.73	00.00	100.00	90.73	90.73	N/A	45,000	40,830
434	1	100.83	100.83	100.83	00.00	100.00	100.83	100.83	N/A	30,000	30,250
442	3	91.82	91.96	94.92	05.80	96.88	84.04	100.02	N/A	92,333	87,647
528	2	78.61	78.61	82.84	10.33	94.89	70.49	86.72	N/A	88,750	73,518
531	1	134.20	134.20	134.20	00.00	100.00	134.20	134.20	N/A	235,000	315,370
582	1	101.05	101.05	101.05	00.00	100.00	101.05	101.05	N/A	55,000	55,580
<u>ALL</u>	19	95.25	99.11	91.47	19.04	108.35	63.87	145.77	84.04 to 120.35	136,644	124,983

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 68,900,365	\$ 472,245	0.69%	\$ 68,428,120		\$ 26,904,996	
2012	\$ 68,630,835	\$ 1,260,455	1.84%	\$ 67,370,380	-2.22%	\$ 30,201,160	12.25%
2013	\$ 71,052,295	\$ 1,254,885	1.77%	\$ 69,797,410	1.70%	\$ 31,948,398	5.79%
2014	\$ 72,347,915	\$ 1,697,925	2.35%	\$ 70,649,990	-0.57%	\$ 30,330,711	-5.06%
2015	\$ 71,922,400	\$ 1,351,320	1.88%	\$ 70,571,080	-2.46%	\$ 23,002,080	-24.16%
2016	\$ 81,266,430	\$ 5,715,100	7.03%	\$ 75,551,330	5.05%	\$ 23,667,048	2.89%
2017	\$ 86,217,540	\$ 751,720	0.87%	\$ 85,465,820	5.17%	\$ 24,329,811	2.80%
2018	\$ 89,215,625	\$ 1,004,405	1.13%	\$ 88,211,220	2.31%	\$ 25,187,408	3.52%
2019	\$ 87,213,010	\$ 897,425	1.03%	\$ 86,315,585	-3.25%	\$ 25,897,797	2.82%
2020	\$ 87,201,500	\$ 272,100	0.31%	\$ 86,929,400	-0.33%	\$ 24,859,802	-4.01%
2021	\$ 89,473,905	\$ 1,479,280	1.65%	\$ 87,994,625	0.91%	\$ 26,969,527	8.49%
2022	\$ 97,058,235	\$ 2,715,305	2.80%	\$ 94,342,930	5.44%	\$ 26,875,435	-0.35%
Ann %chg	3.53%			Average	1.07%	-1.16%	0.45%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-2.22%	-0.39%	12.25%
2013	1.30%	3.12%	18.75%
2014	2.54%	5.00%	12.73%
2015	2.42%	4.39%	-14.51%
2016	9.65%	17.95%	-12.03%
2017	24.04%	25.13%	-9.57%
2018	28.03%	29.48%	-6.38%
2019	25.28%	26.58%	-3.74%
2020	26.17%	26.56%	-7.60%
2021	27.71%	29.86%	0.24%
2022	36.93%	40.87%	-0.11%

County Number	18
County Name	Clay

18 Clay
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 : 66
Total Sales Price : 58,988,927
Total Adj. Sales Price : 58,988,927
Total Assessed Value : 41,605,205
Avg. Adj. Sales Price : 893,772
Avg. Assessed Value : 630,382

MEDIAN : 71
WGT. MEAN : 71
MEAN : 74
COD : 17.63
PRD : 104.45

COV : 24.00
STD : 17.68
Avg. Abs. Dev : 12.48
MAX Sales Ratio : 142.88
MIN Sales Ratio : 41.72

95% Median C.I. : 66.55 to 74.26
95% Wgt. Mean C.I. : 61.25 to 79.82
95% Mean C.I. : 69.40 to 77.94

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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	7	80.01	84.44	81.66	10.15	103.40	70.65	104.93	70.65 to 104.93	773,938	632,018
01-JAN-20 To 31-MAR-20	6	78.98	81.85	80.01	18.81	102.30	64.77	115.15	64.77 to 115.15	642,568	514,091
01-APR-20 To 30-JUN-20	4	72.03	74.10	73.86	12.08	100.32	64.26	88.08	N/A	834,050	615,990
01-JUL-20 To 30-SEP-20	3	77.80	78.45	77.23	06.14	101.58	71.60	85.94	N/A	1,237,931	956,005
01-OCT-20 To 31-DEC-20	10	87.12	92.74	94.04	17.52	98.62	72.05	142.88	72.41 to 111.84	728,824	685,410
01-JAN-21 To 31-MAR-21	15	67.28	66.22	64.80	07.22	102.19	54.04	77.45	62.55 to 70.90	974,124	631,242
01-APR-21 To 30-JUN-21	6	66.98	68.01	67.64	12.11	100.55	58.03	78.76	58.03 to 78.76	838,595	567,236
01-JUL-21 To 30-SEP-21	3	69.91	66.42	64.28	05.52	103.33	58.88	70.46	N/A	1,043,000	670,403
01-OCT-21 To 31-DEC-21	6	57.59	59.58	57.28	10.26	104.02	47.71	72.25	47.71 to 72.25	842,761	482,759
01-JAN-22 To 31-MAR-22	2	60.11	60.11	59.92	02.20	100.32	58.79	61.43	N/A	657,390	393,935
01-APR-22 To 30-JUN-22	2	75.29	75.29	70.73	44.59	106.45	41.72	108.86	N/A	973,933	688,863
01-JUL-22 To 30-SEP-22	2	46.07	46.07	45.85	00.52	100.48	45.83	46.30	N/A	2,143,040	982,530
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	20	78.25	80.70	78.67	12.74	102.58	64.26	115.15	70.65 to 87.38	816,148	642,032
01-OCT-20 To 30-SEP-21	34	70.68	74.35	72.31	15.51	102.82	54.04	142.88	66.44 to 74.26	884,137	639,334
01-OCT-21 To 30-SEP-22	12	57.59	60.03	55.75	18.91	107.68	41.72	108.86	46.30 to 65.97	1,050,441	585,601
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	23	84.66	84.79	83.93	16.04	101.02	64.26	142.88	72.05 to 88.08	791,028	663,940
01-JAN-21 To 31-DEC-21	30	66.21	65.27	63.89	09.58	102.16	47.71	78.76	59.12 to 69.91	927,633	592,660
<u>ALL</u>	66	70.78	73.67	70.53	17.63	104.45	41.72	142.88	66.55 to 74.26	893,772	630,382

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	66	70.78	73.67	70.53	17.63	104.45	41.72	142.88	66.55 to 74.26	893,772	630,382
<u>ALL</u>	66	70.78	73.67	70.53	17.63	104.45	41.72	142.88	66.55 to 74.26	893,772	630,382

18 Clay
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 : 66
 Total Sales Price : 58,988,927
 Total Adj. Sales Price : 58,988,927
 Total Assessed Value : 41,605,205
 Avg. Adj. Sales Price : 893,772
 Avg. Assessed Value : 630,382

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 74
 COD : 17.63
 PRD : 104.45

COV : 24.00
 STD : 17.68
 Avg. Abs. Dev : 12.48
 MAX Sales Ratio : 142.88
 MIN Sales Ratio : 41.72

95% Median C.I. : 66.55 to 74.26
 95% Wgt. Mean C.I. : 61.25 to 79.82
 95% Mean C.I. : 69.40 to 77.94

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	25	72.41	73.73	67.86	14.43	108.65	41.72	111.84	67.78 to 78.53	974,938	661,612
1	25	72.41	73.73	67.86	14.43	108.65	41.72	111.84	67.78 to 78.53	974,938	661,612
Dry											
County	3	66.55	73.89	71.60	11.96	103.20	65.62	89.49	N/A	305,933	219,038
1	3	66.55	73.89	71.60	11.96	103.20	65.62	89.49	N/A	305,933	219,038
ALL	66	70.78	73.67	70.53	17.63	104.45	41.72	142.88	66.55 to 74.26	893,772	630,382

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	57	71.41	74.08	71.03	16.19	104.29	41.72	142.88	67.78 to 77.45	932,901	662,682
1	57	71.41	74.08	71.03	16.19	104.29	41.72	142.88	67.78 to 77.45	932,901	662,682
Dry											
County	3	66.55	73.89	71.60	11.96	103.20	65.62	89.49	N/A	305,933	219,038
1	3	66.55	73.89	71.60	11.96	103.20	65.62	89.49	N/A	305,933	219,038
ALL	66	70.78	73.67	70.53	17.63	104.45	41.72	142.88	66.55 to 74.26	893,772	630,382

Clay County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	6,160	6,160	6,065	6,065	n/a	5,875	5,740	5,740	6,078
Fillmore	1	6,800	6,600	6,500	6,400	6,200	5,900	5,700	5,650	6,442
Fillmore	2	6,500	6,300	6,200	6,100	n/a	5,400	5,400	5,350	6,195
Nuckolls	1	5,200	5,200	4,645	4,645	n/a	4,290	4,075	4,075	4,827
Adams	4	5,999	5,938	5,812	5,690	5,369	5,455	5,422	5,208	5,857
Hamilton	1	6,539	6,490	6,380	6,199	2,200	5,500	5,200	5,200	6,359
Webster	1	5,257	5,219	5,157	5,169	4,624	4,990	4,936	4,870	5,092
Thayer	1	6,500	6,350	6,200	6,075	5,850	5,675	5,500	5,500	6,118
Thayer	2	6,050	5,975	5,775	5,675	5,500	5,275	5,150	5,150	5,635
York	1	7,100	7,100	6,700	7,000	n/a	6,197	6,000	6,000	6,945
Hall	1	5,650	5,440	4,117	4,115	3,985	3,985	3,669	3,669	4,903

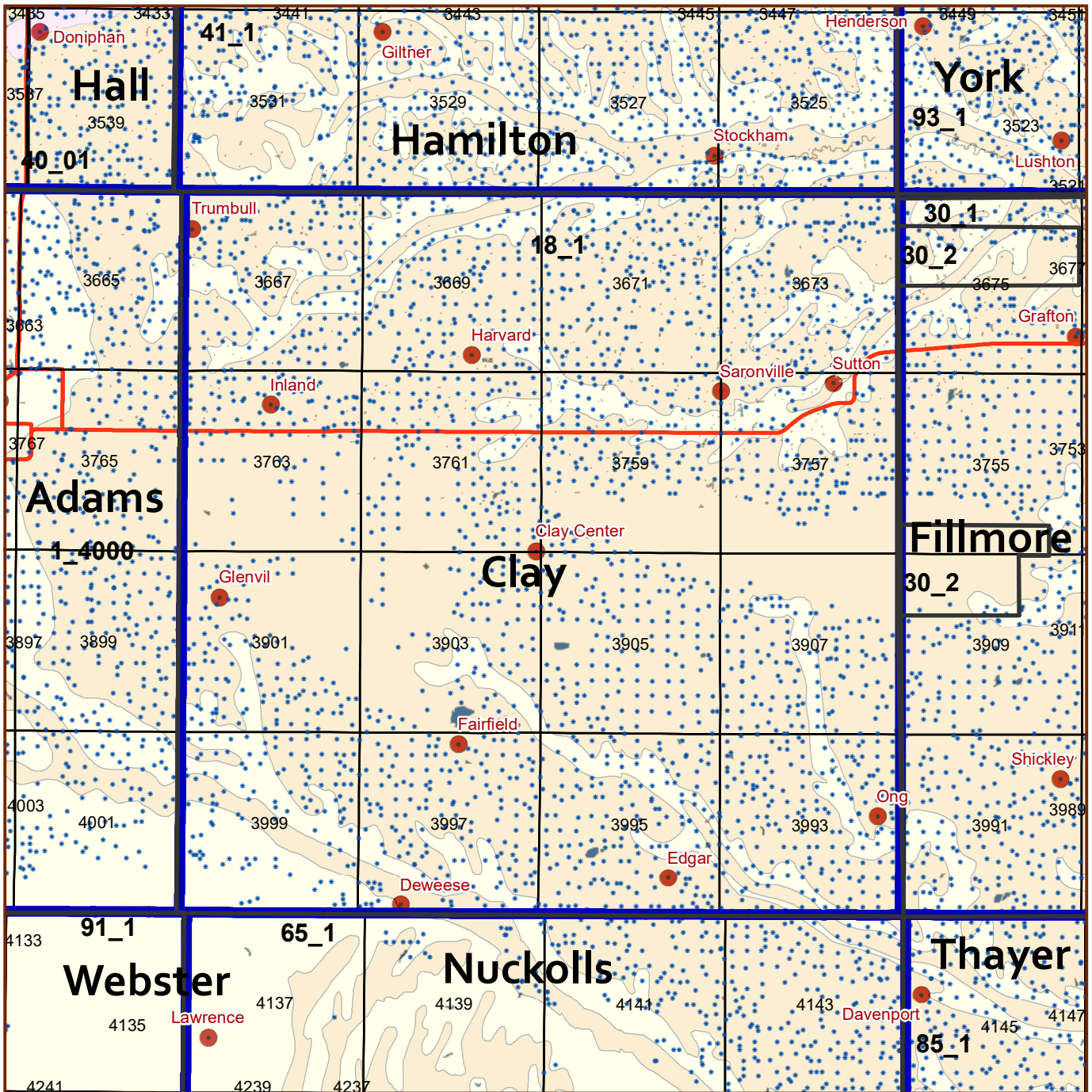
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	3,205	3,205	2,930	2,930	2,750	2,750	2,660	2,660	3,028
Fillmore	1	3,755	3,650	3,400	3,400	3,300	3,100	3,100	3,000	3,451
Fillmore	2	3,455	3,405	3,350	3,200	3,050	3,050	2,950	2,750	3,304
Nuckolls	1	2,325	2,325	2,260	2,045	2,045	2,045	1,990	1,990	2,195
Adams	4	3,369	3,185	2,995	2,793	2,795	2,795	2,606	2,609	3,081
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,150
Webster	1	2,600	2,600	2,599	2,285	2,285	n/a	1,630	1,630	2,308
Thayer	1	3,850	3,850	3,675	3,675	3,450	3,450	3,150	3,150	3,634
Thayer	2	3,725	3,725	3,475	3,475	3,300	n/a	2,925	2,925	3,423
York	1	5,199	5,393	4,850	4,849	4,742	n/a	4,748	4,748	5,069
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,446

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1,315	1,315	1,315	1,315	n/a	n/a	n/a	1,225	1,308
Fillmore	1	1,500	1,500	1,400	n/a	n/a	1,400	n/a	n/a	1,461
Fillmore	2	1,500	1,500	1,400	n/a	n/a	n/a	n/a	n/a	1,448
Nuckolls	1	1,285	1,285	1,285	1,285	n/a	1,285	1,285	1,285	1,285
Adams	4	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	1,329
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Webster	1	1,400	1,400	1,400	1,400	1,400	1,400	1,000	1,000	1,376
Thayer	1	1,425	1,425	1,425	n/a	1,425	1,425	n/a	1,425	1,425
Thayer	2	1,425	1,425	1,425	1,425	1,425	1,425	n/a	1,425	1,425
York	1	1,622	1,623	1,606	1,600	n/a	n/a	n/a	1,316	1,611
Hall	1	1,461	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,424

County	Mkt Area	CRP	TIMBER	WASTE
Clay	1	1,254	n/a	500
Fillmore	1	1,428	n/a	380
Fillmore	2	1,409	n/a	626
Nuckolls	1	1,285	120	120
Adams	4	n/a	n/a	206
Hamilton	1	n/a	n/a	900
Webster	1	1,537	500	371
Thayer	1	2,800	600	250
Thayer	2	2,665	600	250
York	1	800	n/a	601
Hall	1	n/a	n/a	500

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.

CLAY COUNTY



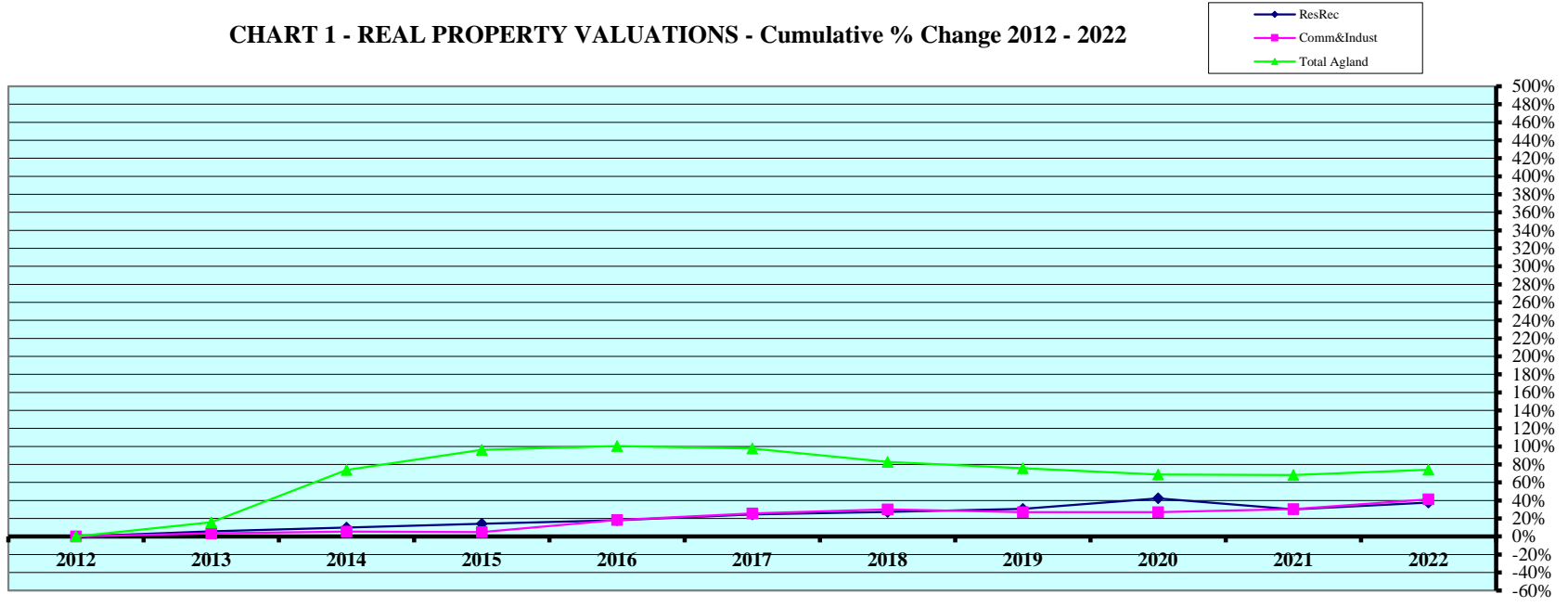
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 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	168,873,325	-	-	-	68,630,835	-	-	-	862,463,460	-	-	-
2013	178,398,365	9,525,040	5.64%	5.64%	71,052,295	2,421,460	3.53%	3.53%	999,496,850	137,033,390	15.89%	15.89%
2014	185,421,505	7,023,140	3.94%	9.80%	72,347,915	1,295,620	1.82%	5.42%	1,498,931,305	499,434,455	49.97%	73.80%
2015	192,821,550	7,400,045	3.99%	14.18%	71,922,400	-425,515	-0.59%	4.80%	1,693,093,650	194,162,345	12.95%	96.31%
2016	199,306,025	6,484,475	3.36%	18.02%	81,266,430	9,344,030	12.99%	18.41%	1,728,755,515	35,661,865	2.11%	100.44%
2017	210,416,245	11,110,220	5.57%	24.60%	86,217,540	4,951,110	6.09%	25.63%	1,704,326,015	-24,429,500	-1.41%	97.61%
2018	214,813,030	4,396,785	2.09%	27.20%	89,215,625	2,998,085	3.48%	29.99%	1,576,679,720	-127,646,295	-7.49%	82.81%
2019	220,672,640	5,859,610	2.73%	30.67%	87,213,010	-2,002,615	-2.24%	27.08%	1,516,793,105	-59,886,615	-3.80%	75.87%
2020	240,316,112	19,643,472	8.90%	42.31%	87,201,500	-11,510	-0.01%	27.06%	1,456,467,830	-60,325,275	-3.98%	68.87%
2021	219,741,750	-20,574,362	-8.56%	30.12%	89,473,905	2,272,405	2.61%	30.37%	1,449,768,525	-6,699,305	-0.46%	68.10%
2022	232,704,690	12,962,940	5.90%	37.80%	96,913,045	7,439,140	8.31%	41.21%	1,501,884,240	52,115,715	3.59%	74.14%

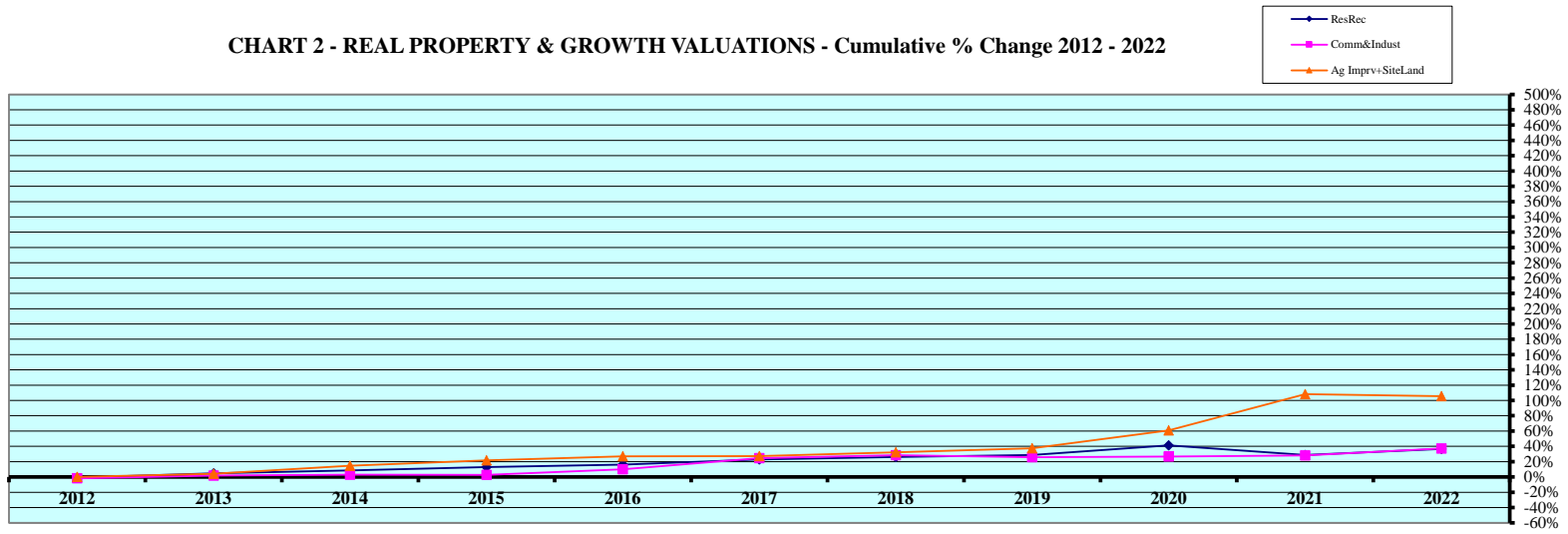
Rate Annual %chg: Residential & Recreational **3.26%** Commercial & Industrial **3.51%** Agricultural Land **5.70%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 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	168,873,325	1,425,755	0.84%	167,447,570	-	-0.84%	68,630,835	1,260,455	1.84%	67,370,380	-	-1.84%						
2013	178,398,365	1,484,760	0.83%	176,913,605	4.76%	4.76%	71,052,295	1,254,885	1.77%	69,797,410	1.70%	1.70%						
2014	185,421,505	2,294,315	1.24%	183,127,190	2.65%	8.44%	72,347,915	1,697,925	2.35%	70,649,990	-0.57%	2.94%						
2015	192,821,550	2,092,415	1.09%	190,729,135	2.86%	12.94%	71,922,400	1,351,320	1.88%	70,571,080	-2.46%	2.83%						
2016	199,306,025	3,165,180	1.59%	196,140,845	1.72%	16.15%	81,266,430	5,715,100	7.03%	75,551,330	5.05%	10.08%						
2017	210,416,245	3,105,885	1.48%	207,310,360	4.02%	22.76%	86,217,540	751,720	0.87%	85,465,820	5.17%	24.53%						
2018	214,813,030	2,119,225	0.99%	212,693,805	1.08%	25.95%	89,215,625	1,004,405	1.13%	88,211,220	2.31%	28.53%						
2019	220,672,640	3,421,390	1.55%	217,251,250	1.14%	28.65%	87,213,010	897,425	1.03%	86,315,585	-3.25%	25.77%						
2020	240,316,112	1,734,830	0.72%	238,581,282	8.12%	41.28%	87,201,500	272,100	0.31%	86,929,400	-0.33%	26.66%						
2021	219,741,750	2,289,111	1.04%	217,452,639	-9.51%	28.77%	89,473,905	1,479,280	1.65%	87,994,625	0.91%	28.21%						
2022	232,704,690	1,841,610	0.79%	230,863,080	5.06%	36.71%	96,913,045	2,715,305	2.80%	94,197,740	5.28%	37.25%						
Rate Ann%chg	3.26%			Resid & Recreat w/o growth			2.19%			3.51%			C & I w/o growth			1.38%		

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	26,203,710	30,050,075	56,253,785	2,899,585	5.15%	53,354,200	-	-		
2013	28,517,750	32,491,415	61,009,165	2,387,380	3.91%	58,621,785	4.21%	4.21%		
2014	30,755,265	38,615,065	69,370,330	4,943,670	7.13%	64,426,660	5.60%	14.53%		
2015	31,548,995	40,416,630	71,965,625	3,437,600	4.78%	68,528,025	-1.21%	21.82%		
2016	31,601,455	41,926,135	73,527,590	2,108,665	2.87%	71,418,925	-0.76%	26.96%		
2017	30,782,345	41,600,110	72,382,455	739,558	1.02%	71,642,897	-2.56%	27.36%		
2018	31,853,445	44,251,670	76,105,115	1,754,095	2.30%	74,351,020	2.72%	32.17%		
2019	32,670,000	46,880,745	79,550,745	2,166,713	2.72%	77,384,032	1.68%	37.56%		
2020	40,277,690	51,362,145	91,639,835	1,223,590	1.34%	90,416,245	13.66%	60.73%		
2021	57,666,155	61,610,055	119,276,210	2,130,441	1.79%	117,145,769	27.83%	108.25%		
2022	57,595,545	60,602,360	118,197,905	2,523,620	2.14%	115,674,285	-3.02%	105.63%		
Rate Ann%chg	8.19%		7.27%		7.71%		Ag Imprv+Site w/o growth		4.81%	

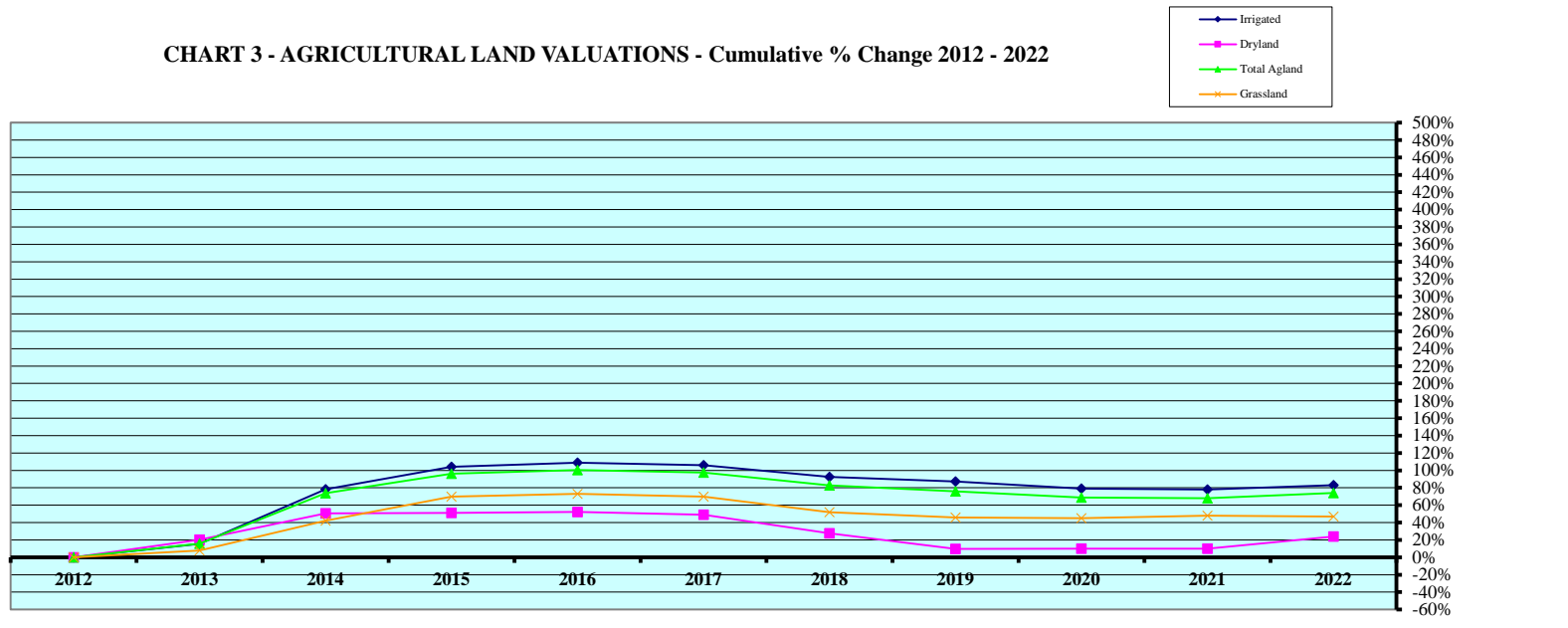
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 18
County CLAY

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	728,413,225	-	-	-	112,919,080	-	-	-	19,270,570	-	-	-
2013	841,041,835	112,628,610	15.46%	15.46%	135,645,580	22,726,500	20.13%	20.13%	20,777,275	1,506,705	7.82%	7.82%
2014	1,299,208,940	458,167,105	54.48%	78.36%	170,036,780	34,391,200	25.35%	50.58%	27,407,210	6,629,935	31.91%	42.22%
2015	1,487,557,385	188,348,445	14.50%	104.22%	170,506,500	469,720	0.28%	51.00%	32,729,215	5,322,005	19.42%	69.84%
2016	1,521,380,235	33,822,850	2.27%	108.86%	171,908,165	1,401,665	0.82%	52.24%	33,346,415	617,200	1.89%	73.04%
2017	1,501,179,235	-20,201,000	-1.33%	106.09%	168,312,395	-3,595,770	-2.09%	49.06%	32,714,265	-632,150	-1.90%	69.76%
2018	1,403,116,825	-98,062,410	-6.53%	92.63%	144,212,040	-24,100,355	-14.32%	27.71%	29,295,120	-3,419,145	-10.45%	52.02%
2019	1,364,336,395	-38,780,430	-2.76%	87.30%	123,850,960	-20,361,080	-14.12%	9.68%	28,126,495	-1,168,625	-3.99%	45.96%
2020	1,303,915,080	-60,421,315	-4.43%	79.01%	124,105,800	254,840	0.21%	9.91%	27,956,915	-169,580	-0.60%	45.08%
2021	1,296,675,845	-7,239,235	-0.56%	78.01%	124,112,420	6,620	0.01%	9.91%	28,492,500	535,585	1.92%	47.85%
2022	1,333,018,355	36,342,510	2.80%	83.00%	140,077,575	15,965,155	12.86%	24.05%	28,300,375	-192,125	-0.67%	46.86%

Rate Ann.%chg: Irrigated **6.23%** Dryland **2.18%** Grassland **3.92%**

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	0	-	-	-	1,860,585	-	-	-	862,463,460	-	-	-
2013	0	0	-	-	2,032,160	171,575	9.22%	9.22%	999,496,850	137,033,390	15.89%	15.89%
2014	0	0	-	-	2,278,375	246,215	12.12%	22.45%	1,498,931,305	499,434,455	49.97%	73.80%
2015	0	0	-	-	2,300,550	22,175	0.97%	23.65%	1,693,093,650	194,162,345	12.95%	96.31%
2016	0	0	-	-	2,120,700	-179,850	-7.82%	13.98%	1,728,755,515	35,661,865	2.11%	100.44%
2017	0	0	-	-	2,120,120	-580	-0.03%	13.95%	1,704,326,015	-24,429,500	-1.41%	97.61%
2018	0	0	-	-	55,735	-2,064,385	-97.37%	-97.00%	1,576,679,720	-127,646,295	-7.49%	82.81%
2019	0	0	-	-	479,255	423,520	759.88%	-74.24%	1,516,793,105	-59,886,615	-3.80%	75.87%
2020	10,765	10,765	-	-	479,270	15	0.00%	-74.24%	1,456,467,830	-60,325,275	-3.98%	68.87%
2021	10,765	0	0.00%	-	476,995	-2,275	-0.47%	-74.36%	1,449,768,525	-6,699,305	-0.46%	68.10%
2022	10,765	0	0.00%	-	477,170	175	0.04%	-74.35%	1,501,884,240	52,115,715	3.59%	74.14%

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

Rate Ann.%chg: Total Agric Land **5.70%**

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	728,440,770	214,992	3,388			112,921,130	58,930	1,916			19,278,730	24,778	778		
2013	840,640,555	218,193	3,853	13.71%	13.71%	135,411,545	56,912	2,379	24.17%	24.17%	20,782,390	23,606	880	13.15%	13.15%
2014	1,300,047,640	222,010	5,856	51.99%	72.83%	169,727,610	53,944	3,146	32.24%	64.20%	27,281,580	22,943	1,189	35.07%	52.83%
2015	1,488,956,660	225,574	6,601	12.72%	94.81%	169,864,995	50,901	3,337	6.06%	74.16%	32,699,155	22,591	1,447	21.73%	86.03%
2016	1,521,763,570	226,001	6,733	2.01%	98.73%	171,905,635	50,510	3,403	1.98%	77.61%	33,330,335	22,562	1,477	2.06%	89.86%
2017	1,501,446,970	228,102	6,582	-2.24%	94.27%	168,272,000	49,414	3,405	0.06%	77.72%	32,703,025	22,136	1,477	0.01%	89.87%
2018	1,403,619,840	228,287	6,148	-6.59%	81.47%	143,954,780	49,264	2,922	-14.19%	52.50%	29,346,490	22,037	1,332	-9.86%	71.16%
2019	1,364,427,045	227,528	5,997	-2.47%	76.99%	124,041,535	49,859	2,488	-14.86%	29.83%	28,183,180	22,210	1,269	-4.71%	63.09%
2020	1,303,914,900	227,585	5,729	-4.46%	69.10%	124,096,255	49,950	2,484	-0.14%	29.65%	28,154,085	22,249	1,265	-0.28%	62.63%
2021	1,296,986,970	227,733	5,695	-0.60%	68.09%	124,152,800	49,973	2,484	0.00%	29.65%	28,292,835	22,358	1,265	0.01%	62.64%
2022	1,333,105,175	228,084	5,845	2.63%	72.50%	140,078,130	49,302	2,841	14.36%	48.28%	28,301,940	22,747	1,244	-1.68%	59.91%

Rate Annual %chg Average Value/Acre: 5.60%

4.02%

4.81%

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	0	0				1,244,780	1,461	852			861,885,410	300,161	2,871		
2013	0	0				1,329,605	1,459	911	6.97%	6.97%	998,164,095	300,170	3,325	15.81%	15.81%
2014	0	0				1,730,110	1,465	1,181	29.61%	38.64%	1,498,786,940	300,362	4,990	50.06%	73.78%
2015	0	0				2,022,990	1,462	1,384	17.20%	62.49%	1,693,543,800	300,527	5,635	12.93%	96.25%
2016	0	0				2,063,170	1,462	1,411	1.99%	65.71%	1,729,062,710	300,535	5,753	2.09%	100.36%
2017	0	0				2,120,120	1,500	1,414	0.15%	65.96%	1,704,542,115	301,152	5,660	-1.62%	97.12%
2018	0	0				55,735	111	500	-64.63%	-41.30%	1,576,976,845	299,699	5,262	-7.04%	83.25%
2019	0	0				479,255	391	1,227	145.41%	44.06%	1,517,131,015	299,987	5,057	-3.89%	76.13%
2020	10,765	22	500			479,270	391	1,227	0.00%	44.06%	1,456,655,275	300,197	4,852	-4.05%	68.99%
2021	10,765	22	500	0.00%		476,995	386	1,236	0.70%	45.07%	1,449,920,365	300,472	4,825	-0.55%	68.05%
2022	10,765	22	500	0.00%		477,170	386	1,235	-0.05%	44.99%	1,501,973,180	300,541	4,998	3.57%	74.05%

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CLAY

Rate Annual %chg Average Value/Acre: 5.70%

(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
Agland 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
6,104	CLAY	88,871,070	31,623,043	100,196,095	232,429,965	72,956,765	23,956,280	274,725	1,501,884,240	57,595,545	60,602,360	0	2,170,390,088
cnty sectorvalue % of total value:		4.09%	1.46%	4.62%	10.71%	3.36%	1.10%	0.01%	69.20%	2.65%	2.79%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
760	CLAY CENTER	1,053,557	1,300,830	100,346	31,136,620	6,828,935	0	0	33,355	0	0	0	40,453,643
12.45%	%sector of county sector	1.19%	4.11%	0.10%	13.40%	9.36%			0.00%				1.86%
	%sector of municipality	2.60%	3.22%	0.25%	76.97%	16.88%			0.08%				100.00%
67	DEWEESE	475,564	143,680	6,030	2,125,420	843,465	0	0	6,425	0	118,100	0	3,718,684
1.10%	%sector of county sector	0.54%	0.45%	0.01%	0.91%	1.16%			0.00%		0.19%		0.17%
	%sector of municipality	12.79%	3.86%	0.16%	57.16%	22.68%			0.17%		3.18%		100.00%
498	EDGAR	758,494	1,341,684	2,274,089	15,082,100	3,535,565	0	0	376,005	38,230	460,245	0	23,866,412
8.16%	%sector of county sector	0.85%	4.24%	2.27%	6.49%	4.85%			0.03%	0.07%	0.76%		1.10%
	%sector of municipality	3.18%	5.62%	9.53%	63.19%	14.81%			1.58%	0.16%	1.93%		100.00%
387	FAIRFIELD	1,667,606	1,804,706	4,588,913	12,394,680	4,253,860	0	0	295,260	157,140	12,230	0	25,174,395
6.34%	%sector of county sector	1.88%	5.71%	4.58%	5.33%	5.83%			0.02%	0.27%	0.02%		1.16%
	%sector of municipality	6.62%	7.17%	18.23%	49.24%	16.90%			1.17%	0.62%	0.05%		100.00%
310	GLENVIL	8,581	813,740	3,500,151	9,453,180	357,840	0	0	18,365	0	0	0	14,151,857
5.08%	%sector of county sector	0.01%	2.57%	3.49%	4.07%	0.49%			0.00%				0.65%
	%sector of municipality	0.06%	5.75%	24.73%	66.80%	2.53%			0.13%				100.00%
1,013	HARVARD	868,471	1,460,920	1,127,309	20,423,330	3,169,830	0	0	130,660	62,675	18,590	0	27,261,785
16.60%	%sector of county sector	0.98%	4.62%	1.13%	8.79%	4.34%			0.01%	0.11%	0.03%		1.26%
	%sector of municipality	3.19%	5.36%	4.14%	74.92%	11.63%			0.48%	0.23%	0.07%		100.00%
63	ONG	154,877	122,644	5,147	1,225,725	716,610	0	0	130,110	0	8,910	0	2,364,023
1.03%	%sector of county sector	0.17%	0.39%	0.01%	0.53%	0.98%			0.01%		0.01%		0.11%
	%sector of municipality	6.55%	5.19%	0.22%	51.85%	30.31%			5.50%		0.38%		100.00%
47	SARONVILLE	95,358	156,215	317,402	1,508,820	3,584,240	0	0	103,835	0	0	0	5,765,870
0.77%	%sector of county sector	0.11%	0.49%	0.32%	0.65%	4.91%			0.01%				0.27%
	%sector of municipality	1.65%	2.71%	5.50%	26.17%	62.16%			1.80%				100.00%
1,502	SUTTON	9,518,449	2,824,204	1,837,124	73,182,725	24,181,325	0	0	298,125	66,805	17,870	0	111,926,627
24.61%	%sector of county sector	10.71%	8.93%	1.83%	31.49%	33.14%			0.02%	0.12%	0.03%		5.16%
	%sector of municipality	8.50%	2.52%	1.64%	65.38%	21.60%			0.27%	0.06%	0.02%		100.00%
205	TRUMBULL	237,416	428,411	699,254	8,390,755	3,571,170	0	0	554,330	0	102,245	0	13,983,581
3.36%	%sector of county sector	0.27%	1.35%	0.70%	3.61%	4.89%			0.04%		0.17%		0.64%
	%sector of municipality	1.70%	3.06%	5.00%	60.00%	25.54%			3.96%		0.73%		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												
4,853	Total Municipalities	14,838,374	10,397,035	14,455,766	174,923,362	51,042,843	0	0	1,946,470	324,850	738,190	0	268,666,887
79.50%	%all municip.sectors of cnty	16.70%	32.88%	14.43%	75.26%	69.96%			0.13%	0.56%	1.22%		12.38%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 7,484	Value : 2,090,309,270	Growth 9,324,945
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	430	2,873,635	0	0	349	244,250	779	3,117,885	
02. Res Improve Land	2,185	16,075,385	0	0	332	7,787,015	2,517	23,862,400	
03. Res Improvements	2,221	193,624,815	0	0	344	62,430,615	2,565	256,055,430	
04. Res Total	2,651	212,573,835	0	0	693	70,461,880	3,344	283,035,715	3,544,465
% of Res Total	79.28	75.10	0.00	0.00	20.72	24.90	44.68	13.54	38.01
05. Com UnImp Land	107	244,655	0	0	14	60,460	121	305,115	
06. Com Improve Land	371	1,220,180	0	0	57	3,298,845	428	4,519,025	
07. Com Improvements	372	55,535,850	0	0	61	20,462,480	433	75,998,330	
08. Com Total	479	57,000,685	0	0	75	23,821,785	554	80,822,470	2,054,370
% of Com Total	86.46	70.53	0.00	0.00	13.54	29.47	7.40	3.87	22.03
09. Ind UnImp Land	0	0	0	0	12	89,530	12	89,530	
10. Ind Improve Land	0	0	0	0	75	722,990	75	722,990	
11. Ind Improvements	0	0	0	0	76	24,008,040	76	24,008,040	
12. Ind Total	0	0	0	0	88	24,820,560	88	24,820,560	863,990
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.18	1.19	9.27
13. Rec UnImp Land	0	0	0	0	7	243,835	7	243,835	
14. Rec Improve Land	0	0	0	0	1	26,465	1	26,465	
15. Rec Improvements	0	0	0	0	1	4,545	1	4,545	
16. Rec Total	0	0	0	0	8	274,845	8	274,845	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.11	0.01	0.00
Res & Rec Total	2,651	212,573,835	0	0	701	70,736,725	3,352	283,310,560	3,544,465
% of Res & Rec Total	79.09	75.03	0.00	0.00	20.91	24.97	44.79	13.55	38.01
Com & Ind Total	479	57,000,685	0	0	163	48,642,345	642	105,643,030	2,918,360
% of Com & Ind Total	74.61	53.96	0.00	0.00	25.39	46.04	8.58	5.05	31.30
17. Taxable Total	3,130	269,574,520	0	0	864	119,379,070	3,994	388,953,590	6,462,825
% of Taxable Total	78.37	69.31	0.00	0.00	21.63	30.69	53.37	18.61	69.31

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	275	0	111	386

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	114	1,830,690	0	0	2,549	1,284,393,615	2,663	1,286,224,305
28. Ag-Improved Land	19	341,335	0	0	735	294,251,930	754	294,593,265
29. Ag Improvements	24	2,213,335	0	0	803	118,324,775	827	120,538,110

30. Ag Total					3,490	1,701,355,680
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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	4	4.00	72,000	0	0.00	0	
33. HomeSite Improvements	5	0.00	343,460	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	16	12.84	32,100	0	0.00	0	
37. FarmSite Improvements	24	0.00	1,869,875	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	5	1.34	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	10	10.00	180,000	10	10.00	180,000	
32. HomeSite Improv Land	398	415.72	7,482,960	402	419.72	7,554,960	
33. HomeSite Improvements	401	0.00	54,577,420	406	0.00	54,920,880	0
34. HomeSite Total				416	429.72	62,655,840	
35. FarmSite UnImp Land	26	29.74	74,365	26	29.74	74,365	
36. FarmSite Improv Land	707	1,815.21	4,537,995	723	1,828.05	4,570,095	
37. FarmSite Improvements	792	0.00	63,747,355	816	0.00	65,617,230	2,862,120
38. FarmSite Total				842	1,857.79	70,261,690	
39. Road & Ditches	3,076	8,137.92	0	3,081	8,139.26	0	
40. Other- Non Ag Use	29	1,593.46	2,305,200	29	1,593.46	2,305,200	
41. Total Section VI				1,258	12,020.23	135,222,730	2,862,120

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	26	1,476.72	4,913,480	26	1,476.72	4,913,480

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	63,663.03	27.90%	392,163,910	28.28%	6,159.99
46. 1A	44,055.51	19.31%	271,381,535	19.57%	6,159.99
47. 2A1	74,426.39	32.62%	451,395,080	32.55%	6,064.99
48. 2A	20,830.95	9.13%	126,339,225	9.11%	6,064.98
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	7,084.54	3.11%	41,621,865	3.00%	5,875.03
51. 4A1	10,726.73	4.70%	61,571,420	4.44%	5,740.00
52. 4A	7,356.64	3.22%	42,226,735	3.05%	5,739.95
53. Total	228,143.79	100.00%	1,386,699,770	100.00%	6,078.18
Dry					
54. 1D1	9,771.57	19.81%	31,317,815	20.98%	3,204.99
55. 1D	13,418.56	27.21%	43,006,270	28.80%	3,204.98
56. 2D1	13,100.46	26.57%	38,384,160	25.71%	2,929.99
57. 2D	6,746.33	13.68%	19,766,880	13.24%	2,930.02
58. 3D1	1,192.14	2.42%	3,278,815	2.20%	2,750.36
59. 3D	307.52	0.62%	845,815	0.57%	2,750.44
60. 4D1	2,950.98	5.98%	7,849,515	5.26%	2,659.97
61. 4D	1,826.94	3.70%	4,859,375	3.25%	2,659.84
62. Total	49,314.50	100.00%	149,308,645	100.00%	3,027.68
Grass					
63. 1G1	11,505.36	50.74%	15,116,000	51.00%	1,313.82
64. 1G	2,661.37	11.74%	3,496,025	11.80%	1,313.62
65. 2G1	6,766.37	29.84%	8,882,525	29.97%	1,312.75
66. 2G	95.25	0.42%	124,975	0.42%	1,312.07
67. 3G1	0.36	0.00%	460	0.00%	1,277.78
68. 3G	8.99	0.04%	11,685	0.04%	1,299.78
69. 4G1	0.13	0.00%	170	0.00%	1,307.69
70. 4G	1,637.64	7.22%	2,006,440	6.77%	1,225.20
71. Total	22,675.47	100.00%	29,638,280	100.00%	1,307.06
Irrigated Total					
Irrigated Total	228,143.79	75.91%	1,386,699,770	88.54%	6,078.18
Dry Total					
Dry Total	49,314.50	16.41%	149,308,645	9.53%	3,027.68
Grass Total					
Grass Total	22,675.47	7.54%	29,638,280	1.89%	1,307.06
72. Waste	21.53	0.01%	10,765	0.00%	500.00
73. Other	383.02	0.13%	475,490	0.03%	1,241.42
74. Exempt	7,693.21	2.56%	0	0.00%	0.00
75. Market Area Total	300,538.31	100.00%	1,566,132,950	100.00%	5,211.09

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	146.78	897,355	0.00	0	227,997.01	1,385,802,415	228,143.79	1,386,699,770
77. Dry Land	345.57	1,065,250	0.00	0	48,968.93	148,243,395	49,314.50	149,308,645
78. Grass	80.09	105,320	0.00	0	22,595.38	29,532,960	22,675.47	29,638,280
79. Waste	0.00	0	0.00	0	21.53	10,765	21.53	10,765
80. Other	0.00	0	0.00	0	383.02	475,490	383.02	475,490
81. Exempt	9.13	0	0.00	0	7,684.08	0	7,693.21	0
82. Total	572.44	2,067,925	0.00	0	299,965.87	1,564,065,025	300,538.31	1,566,132,950

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	228,143.79	75.91%	1,386,699,770	88.54%	6,078.18
Dry Land	49,314.50	16.41%	149,308,645	9.53%	3,027.68
Grass	22,675.47	7.54%	29,638,280	1.89%	1,307.06
Waste	21.53	0.01%	10,765	0.00%	500.00
Other	383.02	0.13%	475,490	0.03%	1,241.42
Exempt	7,693.21	2.56%	0	0.00%	0.00
Total	300,538.31	100.00%	1,566,132,950	100.00%	5,211.09

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Clay Center	46	753,725	339	3,895,220	340	37,823,855	386	42,472,800	331,365
83.2 Deweese	19	21,785	47	67,880	48	2,033,915	67	2,123,580	2,855
83.3 Edgar	68	371,315	264	1,563,575	265	14,983,015	333	16,917,905	253,935
83.4 Fairfield	34	195,505	198	1,309,795	198	14,118,530	232	15,623,830	54,675
83.5 Glenvil	16	111,325	135	1,119,830	135	11,196,755	151	12,427,910	145,675
83.6 Harvard	59	450,145	291	2,744,220	295	22,149,980	354	25,344,345	147,500
83.7 Harvard Courts	8	10,340	100	101,260	100	795,385	108	906,985	0
83.8 Ong	38	56,470	59	132,220	60	1,023,850	98	1,212,540	2,205
83.9 Rural	1	0	1	26,465	2	92,935	3	119,400	0
83.10 Rural Res	64	406,235	0	0	0	0	64	406,235	0
83.11 Rural Res 1	151	0	176	4,122,850	179	33,746,290	330	37,869,140	468,950
83.12 Rural Res 2	140	81,850	156	3,664,165	164	28,595,935	304	32,341,950	982,560
83.13 Saronville	16	9,165	32	41,490	32	1,454,990	48	1,505,645	0
83.14 Sutton	114	820,265	632	4,386,785	657	79,697,690	771	84,904,740	1,138,450
83.15 Trumbull	12	73,595	88	713,110	91	8,346,850	103	9,133,555	16,295
84 Residential Total	786	3,361,720	2,518	23,888,865	2,566	256,059,975	3,352	283,310,560	3,544,465

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clay Center	18	35,315	54	166,040	54	6,830,775	72	7,032,130	207,055
85.2	Deweese	5	8,590	14	33,770	14	801,105	19	843,465	0
85.3	Edgar	13	21,155	58	76,750	58	3,396,935	71	3,494,840	58,180
85.4	Fairfield	5	6,655	38	87,200	39	4,160,005	44	4,253,860	0
85.5	Glenvil	3	3,755	15	22,670	15	564,210	18	590,635	230,950
85.6	Harvard	17	18,850	39	62,585	39	2,492,645	56	2,574,080	32,820
85.7	Harvard Courts	0	0	1	2,425	1	2,200	1	4,625	0
85.8	Nad B-1	0	0	48	154,700	48	7,736,415	48	7,891,115	9,000
85.9	Nad B-2	3	13,230	21	74,055	22	4,221,940	25	4,309,225	769,835
85.10	Nad Glenvil	0	0	15	79,410	15	1,405,880	15	1,485,290	0
85.11	Nad Inland	0	0	17	3,461,445	17	16,907,285	17	20,368,730	0
85.12	Nad Lynn	0	0	1	89,370	1	1,411,060	1	1,500,430	0
85.13	Ong	10	7,245	12	15,425	12	693,940	22	716,610	0
85.14	Rural	19	121,270	30	162,855	34	12,787,940	53	13,072,065	292,140
85.15	Rural Res	4	15,490	0	0	0	0	4	15,490	0
85.16	Saronville	8	2,945	5	7,230	5	3,574,065	13	3,584,240	0
85.17	Sutton	24	134,620	121	685,615	121	29,508,450	145	30,328,685	1,318,380
85.18	Trumbull	4	5,525	14	60,470	14	3,511,520	18	3,577,515	0
86	Commercial Total	133	394,645	503	5,242,015	509	100,006,370	642	105,643,030	2,918,360

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,289.94	51.01%	14,846,445	51.27%	1,315.02
88. 1G	2,600.77	11.75%	3,419,960	11.81%	1,314.98
89. 2G1	6,521.70	29.47%	8,576,030	29.62%	1,315.00
90. 2G	89.84	0.41%	118,135	0.41%	1,314.95
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,629.58	7.36%	1,996,235	6.89%	1,225.00
95. Total	22,131.83	100.00%	28,956,805	100.00%	1,308.38
CRP					
96. 1C1	215.42	39.63%	269,555	39.55%	1,251.30
97. 1C	60.60	11.15%	76,065	11.16%	1,255.20
98. 2C1	244.67	45.01%	306,495	44.98%	1,252.69
99. 2C	5.41	1.00%	6,840	1.00%	1,264.33
100. 3C1	0.36	0.07%	460	0.07%	1,277.78
101. 3C	8.99	1.65%	11,685	1.71%	1,299.78
102. 4C1	0.13	0.02%	170	0.02%	1,307.69
103. 4C	8.06	1.48%	10,205	1.50%	1,266.13
104. Total	543.64	100.00%	681,475	100.00%	1,253.54
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,131.83	97.60%	28,956,805	97.70%	1,308.38
CRP Total	543.64	2.40%	681,475	2.30%	1,253.54
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,675.47	100.00%	29,638,280	100.00%	1,307.06

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

18 Clay

	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	232,429,965	283,035,715	50,605,750	21.77%	3,544,465	20.25%
02. Recreational	274,725	274,845	120	0.04%	0	0.04%
03. Ag-Homesite Land, Ag-Res Dwelling	57,595,545	62,655,840	5,060,295	8.79%	0	8.79%
04. Total Residential (sum lines 1-3)	290,300,235	345,966,400	55,666,165	19.18%	3,544,465	17.95%
05. Commercial	72,956,765	80,822,470	7,865,705	10.78%	2,054,370	7.97%
06. Industrial	23,956,280	24,820,560	864,280	3.61%	863,990	0.00%
07. Total Commercial (sum lines 5-6)	96,913,045	105,643,030	8,729,985	9.01%	2,918,360	6.00%
08. Ag-Farmsite Land, Outbuildings	58,297,160	70,261,690	11,964,530	20.52%	2,862,120	15.61%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,305,200	2,305,200	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	60,602,360	72,566,890	11,964,530	19.74%	2,862,120	15.02%
12. Irrigated	1,333,018,355	1,386,699,770	53,681,415	4.03%		
13. Dryland	140,077,575	149,308,645	9,231,070	6.59%		
14. Grassland	28,300,375	29,638,280	1,337,905	4.73%		
15. Wasteland	10,765	10,765	0	0.00%		
16. Other Agland	477,170	475,490	-1,680	-0.35%		
17. Total Agricultural Land	1,501,884,240	1,566,132,950	64,248,710	4.28%		
18. Total Value of all Real Property (Locally Assessed)	1,949,699,880	2,090,309,270	140,609,390	7.21%	9,324,945	6.73%

2023 Assessment Survey for Clay County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$445,501.00
7.	Adopted budget, or granted budget if different from above:
	\$445,501.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$217,410.00
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:
	\$35,313.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,550.00
12.	Amount of last year's assessor's budget not used:
	\$9,399.39

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS - County Solutions
2.	CAMA software:
	MIPS - County Solutions
3.	Personal Property software:
	MIPS - County Solutions
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes https://clay.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Aerial imagery from gWorks.
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No. The City of Sutton has their own zoning. The Village of Ong has no zoning.

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

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for residential, commercial and township reviews.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS - County Solutions

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be licensed and approved by State Appraisal Board.
4.	Have the existing contracts been approved by the PTA?
	Yes, along with approval by the County Board and County Attorney.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes.

2023 Residential Assessment Survey for Clay County

1.	Valuation data collection done by:																
	Assessor, Staff, Appraiser																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Clay Center (population 732 - 2014). County seat located in the center of the county. Clay Center has a somewhat of an active real estate market; some influence with the Meat Animal Research Center just west of town and consolidated school to the south. The newest subdivision on the north side of town has seen the construction of many new homes in the last couple of years. Clay Center no longer has a school but is consolidated with the South Central Unified District #5 in rural Clay County. A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese (population 65 – 2014). Located on the south central border of the county and sits along the south bank of the Little Blue River. Deweese is a weekend home for several who enjoy the recreational lifestyle and a weekend away from the city. Older buildings have been refurbished, new building constructed & several camping spots made for these weekend getaways. There has not been a new home erected in over a decade. Deweese is part of the South Central Unified District #5 in rural Clay County also.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 & Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. Glenvil is also a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Harvard (population 979 – 2014). Located in the north half of the county, just a few miles to the north of Highway 6. Residential properties include some new homes. There is a growing school, one of the three remaining in Clay County.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Harvard Courts A unique area located on the north edge of Harvard. The Courts served as a barracks for the Naval Ammunition Depot and the Harvard Army Airfield during World War II. Each property is the same, with some changing the original flat roof to pitched, and single car garages attached to a few. Some of the properties, which originally housed 2 families in each unit, have remodeled two units into one larger unit by removing interior walls. .</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Clay Center (population 732 - 2014). County seat located in the center of the county. Clay Center has a somewhat of an active real estate market; some influence with the Meat Animal Research Center just west of town and consolidated school to the south. The newest subdivision on the north side of town has seen the construction of many new homes in the last couple of years. Clay Center no longer has a school but is consolidated with the South Central Unified District #5 in rural Clay County. A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.	2	Deweese (population 65 – 2014). 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8	NAD B-1, B-2 Located along Highway 6 also. The former Naval Ammunition Depot (NAD) is one of Nebraska's former four major ammunition plants built between 1942 & 1943. Properties consist of bunkers that are now used for light industrial manufacturing or storage.
9	NAD Glenvil - Formerly federal land with majority use as ag and residential. NAD Lynn - Formerly federal land, majority is agricultural. NAD Inland - Former federal land with large commercial parcels, some agricultural.
10	Ong (population 61 – 2014). Located near the southeastern border. Residential properties are older with most inhabitable and/or in need of repair. There is not a school located in the community, but Ong is a member of the Shickley School District located in neighboring Fillmore County.
11	Saronville (population 45 – 2014). Located on the north half of the county, just off Hwy 6. Residential parcels are mostly well maintained. It is five miles from the city of Sutton and is part of Sutton's school district.
12	Sutton (population 1445 – 2014). The largest town in the county located in the northeast quarter of the county along Highway 6. Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.
13	Trumbull (population 199 – 2014). Located in the northwest corner of the county. It has become a bedroom community for Grand Island and Hastings. Quite a few new homes mixed with the old. School has consolidated with Doniphan.
14	Rural Residential. These parcels consist of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.
AG OB	Agricultural Outbuildings
AG DW	Agricultural Dwellings

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost Approach and Sales Comparison
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The appraisers contracted by the county develops depreciation studies based on sales comparison.
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, for each valuation group.
6.	Describe the methodology used to determine the residential lot values?
	Currently on square foot.
7.	How are rural residential site values developed?
	Values are the same for all rural sites. \$15,000 for the first acre home site, and \$2,300 per acre for either the building site on agricultural properties, or the remaining acres for the single family rural locations.
8.	Are there form 191 applications on file?

N/A

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

All lots are valued per square foot, considering the neighborhood where the lot is located. Once sold, vacant lots are valued as all other lots in the area. Overall, there are very few vacant lots in the county.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2011	2022	2017
2	2021	2018	2021	2021
3	2020	2018	2020	2020
4	2012	2011	2012	2018
5	2011	2011	2012	2017
6	2019	2018	2022	2019
7	2019	2018	2019	2019
8	2021	2018	2021	2021
9	2021	2018	2021	2021
10	2019	2018	2019	2019
11	2020	12/2018	2020	2020
12	2022	3/2022	2022	2022
13	2012	2011	2012	2018
14	2019-2022	2018-2022	2021-2022	2019-2022
AG OB	2019-2022	2018-2022	2021-2022	2019-2022
AG DW	2019-2022	2018-2022	2021-2022	2019-2022

2023 Commercial Assessment Survey for Clay County

1.	Valuation data collection done by:										
	Assessor, Staff, and Appraiser.										
2.	List the valuation group recognized in the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, variety store, attorney's office, flower & gift shop, health clinic, post office, 2 banks and convenience store. Clay Center is also home to a Farm Service Agency office & Crooked Creek Golf Course, with a new medical clinic that opened in the summer of 2019. There is some economic growth.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull. This valuation grouping includes all our small villages throughout the county. These villages consist of limited businesses, services and commercial activities with little to no economic growth.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Naval Ammunition Depot (NAD). This area was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions. Today, referred to as NAD B-1, B-2, NAD Glenvil and NAD Inland, the buildings and bunkers are used for various types of manufacturing, storage and commercial businesses. Scattered throughout the area you will find some agricultural and a few residential properties.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Sutton. Clay County residents tend to support all the businesses in Sutton, that continues to have a very active downtown business district along with a few manufacturing properties. Various medical clinics, pharmacy, attorneys, grocery store, insurance agencies, grain facilities, agricultural supply businesses, golf course, nursing home, car dealership and a motel are among the many commercial properties. Sutton has the most economic growth in Clay County.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, variety store, attorney's office, flower & gift shop, health clinic, post office, 2 banks and convenience store. Clay Center is also home to a Farm Service Agency office & Crooked Creek Golf Course, with a new medical clinic that opened in the summer of 2019. There is some economic growth.	2	Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull. This valuation grouping includes all our small villages throughout the county. These villages consist of limited businesses, services and commercial activities with little to no economic growth.	3	Naval Ammunition Depot (NAD). This area was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions. Today, referred to as NAD B-1, B-2, NAD Glenvil and NAD Inland, the buildings and bunkers are used for various types of manufacturing, storage and commercial businesses. Scattered throughout the area you will find some agricultural and a few residential properties.	12	Sutton. Clay County residents tend to support all the businesses in Sutton, that continues to have a very active downtown business district along with a few manufacturing properties. Various medical clinics, pharmacy, attorneys, grocery store, insurance agencies, grain facilities, agricultural supply businesses, golf course, nursing home, car dealership and a motel are among the many commercial properties. Sutton has the most economic growth in Clay County.
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	Cost Approach, Income Approach, and Sales Comparison.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	The contract appraiser utilizes sales of similar properties from the across the state and adjusting for local market.										
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?										
	The contract appraiser develops the depreciation studies										
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.										
	Yes										
6.	Describe the methodology used to determine the commercial lot values.										

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

7.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2011	2011	2017
2	2015-2021	2011 - 2019	2014-2021	2014-2021
3	2021	2019	2021	2021
12	2022	2022	2022	2022

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

2023 Agricultural Assessment Survey for Clay County

1.	Valuation data collection done by:							
	Assessor, Staff, and Appraiser.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>With no apparent differences in selling price or soil associations identified, Clay County has only one market area.</td> <td style="text-align: center;">2020-2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	With no apparent differences in selling price or soil associations identified, Clay County has only one market area.	2020-2021
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1	With no apparent differences in selling price or soil associations identified, Clay County has only one market area.	2020-2021						
	<p>It is the county's practice to update the land use on an ongoing basis. Clay County has always updated land use whenever a change is reported or discovered. New well permits and registrations are monitored as they are reported by the NRD's, with letters of requests for land use changes due to these registrations & permits. The county has updated the soil codes to reflect the latest State NRCS soil coding changes and we continue to conduct a countywide review of all ag land as new imagery is obtained on our gWorks system dividing it in half and reviewing the entire county in a two year period.</p>							
3.	Describe the process used to determine and monitor market areas.							
	Annually, sales are plotted, the available sales are verified and analyzed. Any changes in value statistics are noted and incorporated into the valuation process if necessary.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales verification from questionnaires received, reviewed sales, and checking real estate listings.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, the first acre, for farm homes and the rural residential home sites are valued at \$15,000 for the first acre and the outbuilding site acres are valued at \$2,300 per acre. The acre of the site is determined on a parcel by parcel basis using GIS data.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	<p>A separate land classification for feedlots was established in Clay County for 2019. There were no sales of feedlots in the area for a conclusive market analysis. The value was arrived at by taking the average price per acre for feedlots in the surrounding area and applying it to the feedlots in Clay County.</p> <p>For 2020 all Rural Residential parcels in the county were reviewed for primary land use. Questionnaires and requests for FSA certifications were sent to all rural residential landowners in the county. Many parcels were found to be agricultural use rather than rural residential.</p>							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Sale verification; information obtained from buyers and sellers is the methods used. The land is assessed at 100% of market value.							

7a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<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

Clay County

3 Year Plan of Assessment

June 15, 2022

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

Re: 2022 Plan of Assessment for Clay County

Plan of Assessment Requirements

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

Real Property Assessment Requirements

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

Acceptable assessment range required for real property are as follows:

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

Based on analysis of all available information, the Clay County level of value for 2022 is:

- 1) 95% for residential property
- 2) 100% for commercial property
- 3) 70% for agricultural property

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

Current Resources

Staff

Assessor – current certification and 149.25 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

Deputy – current certification and 122 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

Certified Clerk – current certification and 57.25 hours of the required 60 hours of continuing education from January 1, 2019 to December 31, 2022.

Administrative Assistant – Not certified.

Budget

Clay County’s fiscal year is July1 through June 30. The adopted budget for 2021-2022 was \$319,599.41.

Budget amounts for the Assessor’s Office include:

MIPS & GIS maintenance - \$40,200

gWorks Website Cost - \$4,775

Dues/registration/training - \$650

Travel expense/hotel for educational & training purposes - \$3,850

Appraiser Fees - \$92,500

Equipment

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

Education

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

Assessor's Duties and Responsibilities

Record Maintenance, Mapping & Ownership Changes

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

Mapping is kept current through the GIS system and cadastral maps in the office. In July of 2021, we switched to Standard Support with gWorks. gWorks updates our land use and parcel records. MIPS admin for the changes takes place by office staff.

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

Administrative Reports

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

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

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

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

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

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

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

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

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

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

Homestead Exemption Summary Certificate Form 4585 – Certified to the Tax Commissioner, for tax loss due to homestead exemptions for the current tax year, on or before November 30th, annually.

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

Permissive Exemptions

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

Personal Property

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

Homestead Exemptions

Clay County had 232 approved Homestead Exemption applicants in 2021. Applicants that are eligible file for the exemption between February 1st and June 30th yearly. Beginning February 2nd, 2021, all Homestead Exemption applications are being entered into the Nebraska Department of Revenue's database by the Clay County Assessor office staff. In 2021 the previous part-time office clerk was brought on as a full time employee to accommodate the time needed to complete this requirement of the Department of Revenue Property Assessment Division.

Centrally Assessed Properties

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

Protest Process

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

Tax List Corrections

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

Tax Rates and Districts

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

Tax Equalization and Review Commission (TERC)

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

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

Approaches to Value

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

Market Approach

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

Income Approach

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

Cost Approach

Clay County utilizes the Marshall & Swift costing tables for commercial and residential values. For 2022 the tables were updated to the most recent and will be used until a complete review rotation is finished, then updated again for the next.

Real Property Assessment Review Process

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

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

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

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

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

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

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

Assessment Plans for 2023 – Tax Year 2024

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

	Parcel Count
Clay Center	506
Glenvil Village	188
Harvard City	609
Trumbull Village	146
South Half Agland Review	1533
Total Parcels	2982

Assessment Plans for 2024 – Tax Year 2025

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

	Parcel Count
Fairfield City	312
Edgar City	479
Inland Village	40
Eldorado Village	27
School Creek Township	334
Eldorado Township	260
Harvard Township	304
Leicester Township	255
Sutton Township	279
Lewis Township	288
Lynn Township	171
Inland Township	84
North Half Agland Review	1695
Total Parcels	4528

Assessment Plans for 2025 – Tax Year 2026

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

	Parcel Count
Deweese	100
Saronville	79
Ong	140
Verona	32
Spring Ranch Village	37
Spring Ranch Township	240
Fairfield Township	302
Edgar Township	264
Logan Township	235
Sheridan Township	232
Marshall Township	228
Lonetree Township	148
Glenvil Township	177
Total Parcels	2214

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

Brenda Hansen



Clay County Assessor