

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

---

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Bill White, Colfax County Assessor

# Table of Contents

---

## **2023 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## 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.

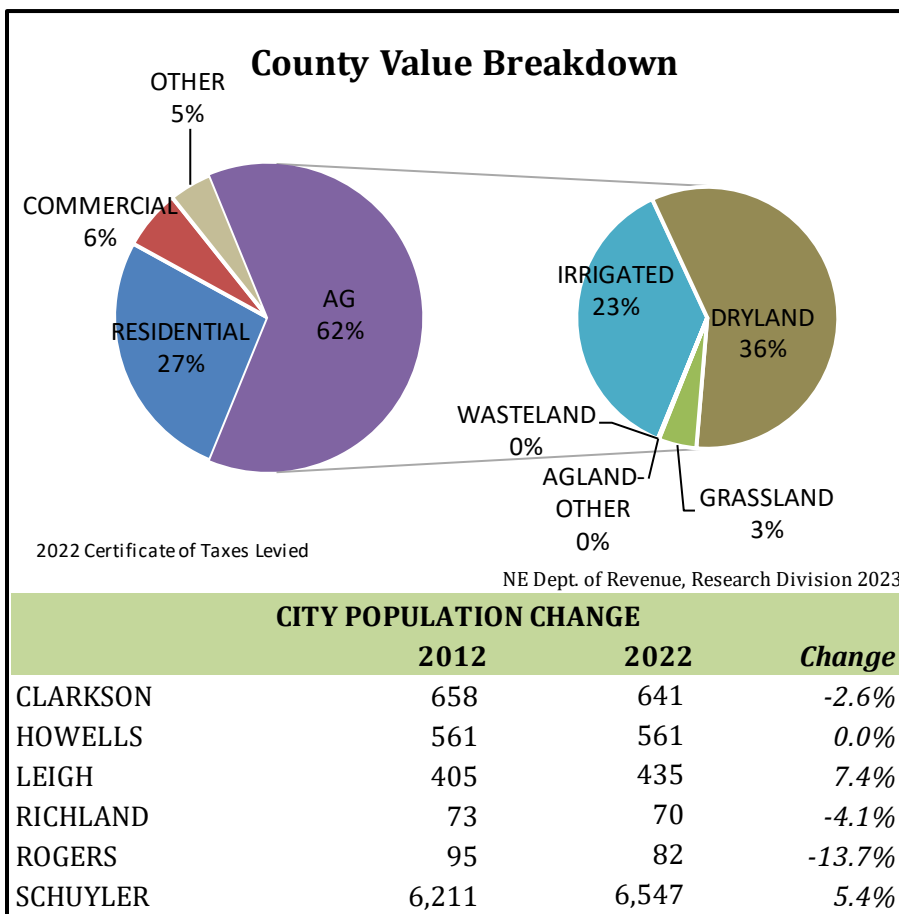
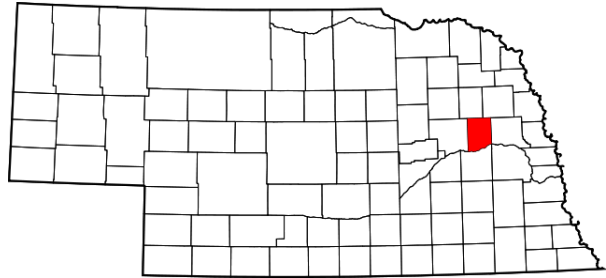
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 412 square miles, Colfax County has 10,498 residents, per the Census Bureau Quick Facts for 2021, that's a slight decrease in population since the 2020 U.S. Census. Reports indicate that 77% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$124,212 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Colfax County are located in and around Schuyler, the county seat. According to information available from the U.S. Census Bureau, there are 251 employer establishments with total employment of 3,955, double digit increase of 12% from 2019.

Agricultural land is the main component of the valuation base in the county. Dryland makes up a majority of the land in the county. Colfax County is included in both the Lower Elkhorn

and Lower Platte North Natural Resources Districts (NRD). In value of sales by commodity group, Colfax County ranks fifth in hogs and pigs (USDA AgCensus).

## 2023 Residential Correlation for Colfax County

---

### *Assessment Actions*

The City of Schuyler had a contracted reappraisal for the 2023 assessment year. The costing date of 2022 was applied to all homes in the county and depreciation was adjusted to the market. All pick-up work was completed.

### *Assessment Practice Review*

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

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

The lot values are studied when a reappraisal is completed. The Schuyler reappraisal for 2023 includes new lot values for the 2023 assessment year. The towns of Richland and Rodgers have been updated for 2022. The remainder of the lots were completed in 2019.

The county updated the costing for the villages of Richland and Rodgers for the 2022 assessment year. The decision was made to update the costing on all improvements for the 2023 assessment year. The six-year inspection and review cycle is current with the recent completion of the City of Schuyler along with the reappraisal.

There are five valuation groups in Colfax County. Three small towns are grouped as Valuation Group 1, and two very small villages located on Highway 30 grouped as Valuation Group 3. The county assessor identifies Schuyler, the county seat as Valuation Group 5. The recreational parcels, and rural residential are separate valuation groups.

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

## 2023 Residential Correlation for Colfax County

---

### *Description of Analysis*

The residential property class is analyzed using five valuation groups based on various assessor locations in the county.

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

The residential statistical profile includes 166 qualified sales, representing four of the valuation groups. All three measures of central tendency are within the acceptable ranges. Valuation Group 1 has a COD and PRD outside the recommended range. Further analysis of this group indicates no clear pattern of a regressive market but would indicate that the group needs a revaluation which is scheduled for the 2024 assessment year.

Review of the statistical sample and the 2023 County Abstract of Assessment Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales. The changes support the assessment actions for 2023.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	62	96.15	105.03	96.86	26.39	108.43
3	3	75.41	86.07	81.14	21.27	106.08
4	11	92.00	96.64	99.38	25.07	97.24
5	90	96.20	96.02	94.42	09.64	101.69
____ ALL ____	166	96.11	99.24	95.56	17.15	103.85

## 2023 Residential Correlation for Colfax County

---

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Colfax County is 96%.

# 2023 Commercial Correlation for Colfax County

---

## *Assessment Actions*

A commercial contracted reappraisal was completed for the village of Schuyler for the 2023 assessment year. The remainder of the commercial sales were analyzed, and the village of Clarkson received a 10% increase to the improvements. All pick-up work was added to the assessment roll.

## *Assessment Practice Review*

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

The Colfax County Assessor utilizes a sales questionnaire to aid in the verification of the sold parcels. The usability rate for the commercial class is lower than the statewide average. A review of the qualifications revealed many family transactions. Qualifying a lower number of sales than the state average did not affect the statistical level and indicated no apparent bias existed in the qualification process.

The lots are studied when a reappraisal is completed. The lot values in Richland and Rogers were reviewed in 2021, the rural properties were completed in 2020, and Valuation group 2 was last completed in 2016. The county assessor plans to have a reappraisal of Valuation Group 2 for the 2024 assessment year. reappraisal for Schuyler was completed for the 2023 assessment year.

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

## *Description of Analysis*

The commercial class of property is analyzed utilizing the two valuation groups defined in the following table.

<b>Valuation Group</b>	<b>Description</b>
1	Schuyler
2	All parcels outside of Schuyler (Clarkson, Howells, Leigh, Richland, Rodgers and Rural)

There are 21 qualified sales in the commercial statistical profile. The sales represented both valuation groups. The completion of a reappraisal in the city of Schuyler resulted in a very low COD and is the result of completing a reappraisal with a small sample of sales. However, the overall measures of central tendency and qualitative statistics are within the acceptable range.

## 2023 Commercial Correlation for Colfax County

---

The statistical sample and the 2023 County Abstract of Assessment, Form 45 Compared with the Certificate of Taxes Levied Report (CTL) indicated the sales file changed at a higher rate than the population. The reappraisal of the City of Schuyler significantly changed valuation within the abstract 35%, the sold parcels reflect the appraisal but there are too few sales to adequately gauge the change of the sold properties.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	98.10	98.96	98.21	04.40	100.76
2	14	92.47	96.78	91.90	26.07	105.31
____ALL____	21	95.35	97.50	95.93	18.79	101.64

### *Level of Value*

Based on analysis of all available information. The level of value of the commercial property in Colfax County is 95%.

## 2023 Agricultural Correlation for Colfax County

---

### *Assessment Actions*

An analysis of the preliminary statistics was completed, and adjustments were made to each land use group. Irrigated land increased 10%, the dryland increased 12%, grassland increased 5% and Conservation Reserve Program (CRP) land increased 10%. The dwellings were revalued using the 2022 costing.

The pick-up work was timely completed.

### *Assessment Practice Review*

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

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

The land use was last reviewed in 2017 and is in the process of being reviewed but will not be completed until 2024. A reappraisal of the rural residences and outbuildings was completed in 2018 and 2019. The costing tables used to establish the values were updated to 2022 for the current assessment. The inspection and review of the rural parcels was completed with the last reappraisal.

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

### *Description of Analysis*

There is one market area to analyze in Colfax County. There are 48 qualified sales. All measures of central tendency are within the acceptable range. The 80% Majority Land Use (MLU) statistics indicate that irrigated land and dryland are within the acceptable range. The MLU grassland subclass is lacking sufficient sales to determine a reliable level of assessment. The Colfax County 2023 Average Acre Value Comparison indicates that the grass values are similar to Stanton and Platte Counties and are approximately \$500 lower than Cuming, Dodge and Butler counties.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports the percentage change reflective of the assessment actions that were reported.

## 2023 Agricultural Correlation for Colfax County

---

### *Equalization and Quality of Assessment*

Agricultural dwellings and outbuildings have been valued using the same valuation process as the rural residential improvements. Agricultural improvements are equalized and assessed at the statutory level.

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	12	74.47	79.16	75.30	20.83	105.13
1	12	74.47	79.16	75.30	20.83	105.13
<u>    Dry    </u>						
County	20	70.45	71.29	68.69	15.02	103.79
1	20	70.45	71.29	68.69	15.02	103.79
<u>    Grass    </u>						
County	3	60.83	67.61	64.07	20.78	105.53
1	3	60.83	67.61	64.07	20.78	105.53
<u>    ALL    </u>						
	48	74.17	75.60	74.00	16.97	102.16

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Colfax County is 74%.



## 2023 Opinions of the Property Tax Administrator for Colfax County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	95	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	74	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 Colfax County

### Residential Real Property - Current

Number of Sales	166	Median	96.11
Total Sales Price	\$26,112,131	Mean	99.24
Total Adj. Sales Price	\$26,112,131	Wgt. Mean	95.56
Total Assessed Value	\$24,951,993	Average Assessed Value of the Base	\$116,081
Avg. Adj. Sales Price	\$157,302	Avg. Assessed Value	\$150,313

### Confidence Interval - Current

95% Median C.I	93.20 to 98.59
95% Wgt. Mean C.I	92.36 to 98.76
95% Mean C.I	95.03 to 103.45
% of Value of the Class of all Real Property Value in the County	22.19
% of Records Sold in the Study Period	4.16
% of Value Sold in the Study Period	5.38

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	153	94	94.38
2021	139	96	96.37
2020	158	96	96.41
2019	160	93	92.74

## 2023 Commission Summary for Colfax County

### Commercial Real Property - Current

Number of Sales	21	Median	95.35
Total Sales Price	\$2,040,750	Mean	97.50
Total Adj. Sales Price	\$2,040,750	Wgt. Mean	95.93
Total Assessed Value	\$1,957,785	Average Assessed Value of the Base	\$224,192
Avg. Adj. Sales Price	\$97,179	Avg. Assessed Value	\$93,228

### Confidence Interval - Current

95% Median C.I	83.80 to 109.91
95% Wgt. Mean C.I	89.81 to 102.06
95% Mean C.I	85.87 to 109.13
% of Value of the Class of all Real Property Value in the County	6.24
% of Records Sold in the Study Period	3.61
% of Value Sold in the Study Period	1.50

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	24	100	92.69
2021	19	100	95.08
2020	21	100	97.45
2019	18	100	99.64

**19 Colfax  
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 : 166  
 Total Sales Price : 26,112,131  
 Total Adj. Sales Price : 26,112,131  
 Total Assessed Value : 24,951,993  
 Avg. Adj. Sales Price : 157,302  
 Avg. Assessed Value : 150,313

MEDIAN : 96  
 WGT. MEAN : 96  
 MEAN : 99  
 COD : 17.15  
 PRD : 103.85

COV : 27.88  
 STD : 27.67  
 Avg. Abs. Dev : 16.48  
 MAX Sales Ratio : 211.17  
 MIN Sales Ratio : 47.85

95% Median C.I. : 93.20 to 98.59  
 95% Wgt. Mean C.I. : 92.36 to 98.76  
 95% Mean C.I. : 95.03 to 103.45

Printed:3/22/2023 1:06:22PM

<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	22	103.77	116.79	114.35	20.55	102.13	75.41	208.11	98.78 to 126.17	138,745	158,655	
01-JAN-21 To 31-MAR-21	15	99.91	97.77	97.23	08.20	100.56	64.51	120.53	93.20 to 102.63	135,500	131,741	
01-APR-21 To 30-JUN-21	24	103.52	117.85	105.30	23.31	111.92	81.10	211.17	96.20 to 121.35	129,700	136,574	
01-JUL-21 To 30-SEP-21	25	95.14	91.74	93.29	12.54	98.34	57.17	121.06	91.21 to 100.53	183,173	170,886	
01-OCT-21 To 31-DEC-21	24	92.20	94.80	89.78	16.54	105.59	47.85	183.49	87.37 to 96.89	157,229	141,160	
01-JAN-22 To 31-MAR-22	13	92.34	96.13	89.87	17.80	106.97	67.35	196.37	76.53 to 98.09	145,577	130,829	
01-APR-22 To 30-JUN-22	21	91.67	87.84	88.16	12.65	99.64	53.93	115.46	76.74 to 96.16	151,147	133,258	
01-JUL-22 To 30-SEP-22	22	91.63	88.49	90.07	12.89	98.25	55.67	127.24	81.14 to 96.79	204,318	184,022	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	86	99.99	106.49	101.87	17.62	104.54	57.17	211.17	98.59 to 103.00	148,570	151,354	
01-OCT-21 To 30-SEP-22	80	91.76	91.46	89.50	14.77	102.19	47.85	196.37	88.73 to 94.59	166,689	149,194	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	88	96.68	100.73	95.67	16.98	105.29	47.85	211.17	93.20 to 99.81	153,388	146,749	
<u>ALL</u>	166	96.11	99.24	95.56	17.15	103.85	47.85	211.17	93.20 to 98.59	157,302	150,313	

<b>VALUATION GROUP</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	62	96.15	105.03	96.86	26.39	108.43	53.93	211.17	88.73 to 101.15	121,581	117,767	
3	3	75.41	86.07	81.14	21.27	106.08	67.35	115.46	N/A	93,000	75,457	
4	11	92.00	96.64	99.38	25.07	97.24	57.17	151.38	63.58 to 127.24	275,773	274,065	
5	90	96.20	96.02	94.42	09.64	101.69	47.85	165.54	93.59 to 99.07	169,574	160,104	
<u>ALL</u>	166	96.11	99.24	95.56	17.15	103.85	47.85	211.17	93.20 to 98.59	157,302	150,313	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	165	96.16	99.55	95.67	16.94	104.06	51.07	211.17	93.29 to 98.59	157,892	151,050	
06	1	47.85	47.85	47.85	00.00	100.00	47.85	47.85	N/A	60,000	28,710	
07												
<u>ALL</u>	166	96.11	99.24	95.56	17.15	103.85	47.85	211.17	93.20 to 98.59	157,302	150,313	

**19 Colfax  
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 : 166  
 Total Sales Price : 26,112,131  
 Total Adj. Sales Price : 26,112,131  
 Total Assessed Value : 24,951,993  
 Avg. Adj. Sales Price : 157,302  
 Avg. Assessed Value : 150,313

MEDIAN : 96  
 WGT. MEAN : 96  
 MEAN : 99  
 COD : 17.15  
 PRD : 103.85

COV : 27.88  
 STD : 27.67  
 Avg. Abs. Dev : 16.48  
 MAX Sales Ratio : 211.17  
 MIN Sales Ratio : 47.85

95% Median C.I. : 93.20 to 98.59  
 95% Wgt. Mean C.I. : 92.36 to 98.76  
 95% Mean C.I. : 95.03 to 103.45

Printed:3/22/2023 1:06:22PM

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	189.93	187.85	185.76	07.02	101.13	165.54	205.98	N/A	21,375	39,706
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	166	96.11	99.24	95.56	17.15	103.85	47.85	211.17	93.20 to 98.59	157,302	150,313
Greater Than 14,999	166	96.11	99.24	95.56	17.15	103.85	47.85	211.17	93.20 to 98.59	157,302	150,313
Greater Than 29,999	162	95.72	97.05	95.26	15.27	101.88	47.85	211.17	93.14 to 96.96	160,658	153,044
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	189.93	187.85	185.76	07.02	101.13	165.54	205.98	N/A	21,375	39,706
30,000 TO 59,999	14	103.26	125.47	123.10	37.02	101.93	53.93	211.17	91.05 to 197.10	43,786	53,899
60,000 TO 99,999	31	96.47	94.04	94.16	15.47	99.87	47.85	145.68	85.98 to 100.16	79,468	74,828
100,000 TO 149,999	38	95.97	93.14	92.99	14.21	100.16	61.91	160.85	89.11 to 99.07	127,158	118,248
150,000 TO 249,999	54	95.44	94.76	94.48	09.43	100.30	51.07	121.35	93.11 to 99.48	192,574	181,949
250,000 TO 499,999	25	91.03	95.80	95.87	15.23	99.93	56.89	151.38	85.73 to 100.01	308,765	296,011
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	166	96.11	99.24	95.56	17.15	103.85	47.85	211.17	93.20 to 98.59	157,302	150,313

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	62	Median :	96	COV :	36.47	95% Median C.I. :	88.73 to 101.15
Total Sales Price :	7,538,000	Wgt. Mean :	97	STD :	38.30	95% Wgt. Mean C.I. :	91.02 to 102.71
Total Adj. Sales Price :	7,538,000	Mean :	105	Avg. Abs. Dev :	25.37	95% Mean C.I. :	95.50 to 114.56
Total Assessed Value :	7,301,583						
Avg. Adj. Sales Price :	121,581	COD :	26.39	MAX Sales Ratio :	211.17		
Avg. Assessed Value :	117,767	PRD :	108.43	MIN Sales Ratio :	53.93		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	7	145.68	145.21	138.00	23.48	105.22	98.78	208.11	98.78 to 208.11	81,429	112,375
01/01/2021 To 03/31/2021	3	93.20	85.93	84.01	12.71	102.29	64.51	100.07	N/A	107,333	90,167
04/01/2021 To 06/30/2021	10	132.31	140.00	123.90	25.24	112.99	81.10	211.17	107.91 to 205.98	95,700	118,575
07/01/2021 To 09/30/2021	8	96.19	90.17	95.05	14.88	94.87	61.91	108.46	61.91 to 108.46	145,188	138,004
10/01/2021 To 12/31/2021	11	89.23	98.13	90.38	17.98	108.57	73.62	183.49	78.96 to 109.69	131,727	119,058
01/01/2022 To 03/31/2022	6	84.03	102.67	87.76	33.12	116.99	70.78	196.37	70.78 to 196.37	159,833	140,275
04/01/2022 To 06/30/2022	8	75.77	79.20	80.15	16.50	98.81	53.93	101.15	53.93 to 101.15	92,563	74,193
07/01/2022 To 09/30/2022	9	86.89	87.44	87.73	10.53	99.67	64.78	105.08	76.76 to 96.79	153,222	134,427
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	28	108.17	121.27	111.17	29.04	109.09	61.91	211.17	98.78 to 143.27	107,518	119,532
10/01/2021 To 09/30/2022	34	87.81	91.65	87.35	18.39	104.92	53.93	196.37	78.14 to 95.67	133,162	116,314
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	32	97.75	108.08	99.50	25.75	108.62	61.91	211.17	88.73 to 108.46	121,547	120,935

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	62	96.15	105.03	96.86	26.39	108.43	53.93	211.17	88.73 to 101.15	121,581	117,767

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	62	Median :	96	COV :	36.47	95% Median C.I. :	88.73 to 101.15
Total Sales Price :	7,538,000	Wgt. Mean :	97	STD :	38.30	95% Wgt. Mean C.I. :	91.02 to 102.71
Total Adj. Sales Price :	7,538,000	Mean :	105	Avg. Abs. Dev :	25.37	95% Mean C.I. :	95.50 to 114.56
Total Assessed Value :	7,301,583						
Avg. Adj. Sales Price :	121,581	COD :	26.39	MAX Sales Ratio :	211.17		
Avg. Assessed Value :	117,767	PRD :	108.43	MIN Sales Ratio :	53.93		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	62	96.15	105.03	96.86	26.39	108.43	53.93	211.17	88.73 to 101.15	121,581	117,767
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	196.37	195.28	194.12	03.82	100.60	183.49	205.98	N/A	20,167	39,147
__Ranges Excl. Low \$__											
Greater Than 4,999	62	96.15	105.03	96.86	26.39	108.43	53.93	211.17	88.73 to 101.15	121,581	117,767
Greater Than 15,000	62	96.15	105.03	96.86	26.39	108.43	53.93	211.17	88.73 to 101.15	121,581	117,767
Greater Than 30,000	59	95.66	100.44	96.08	22.58	104.54	53.93	211.17	86.89 to 99.61	126,737	121,765
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	196.37	195.28	194.12	03.82	100.60	183.49	205.98	N/A	20,167	39,147
30,000 TO 59,999	11	98.61	126.11	123.18	41.16	102.38	53.93	211.17	86.89 to 208.11	41,545	51,176
60,000 TO 99,999	14	94.43	96.97	97.07	17.92	99.90	69.49	145.68	73.40 to 117.28	81,964	79,566
100,000 TO 149,999	14	77.69	89.16	88.64	26.04	100.59	61.91	160.85	64.78 to 100.07	123,071	109,089
150,000 TO 249,999	15	101.15	98.25	97.88	11.58	100.38	73.62	121.35	88.73 to 108.46	179,867	176,049
250,000 TO 499,999	5	90.82	91.78	92.24	11.51	99.50	76.76	105.08	N/A	290,400	267,861
500,000 TO 999,999											
1,000,000 +											



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

**19 Colfax  
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 : 21  
 Total Sales Price : 2,040,750  
 Total Adj. Sales Price : 2,040,750  
 Total Assessed Value : 1,957,785  
 Avg. Adj. Sales Price : 97,179  
 Avg. Assessed Value : 93,228

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 98  
 COD : 18.79  
 PRD : 101.64

COV : 26.22  
 STD : 25.56  
 Avg. Abs. Dev : 17.92  
 MAX Sales Ratio : 159.03  
 MIN Sales Ratio : 53.62

95% Median C.I. : 83.80 to 109.91  
 95% Wgt. Mean C.I. : 89.81 to 102.06  
 95% Mean C.I. : 85.87 to 109.13

Printed:3/22/2023 1:06:23PM

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	3	109.91	104.70	102.20	24.65	102.45	61.46	142.73	N/A	74,167	75,798	
01-JAN-20 To 31-MAR-20	1	98.10	98.10	98.10	00.00	100.00	98.10	98.10	N/A	90,000	88,290	
01-APR-20 To 30-JUN-20	2	109.38	109.38	105.03	12.83	104.14	95.35	123.40	N/A	69,500	72,998	
01-JUL-20 To 30-SEP-20	3	92.35	91.35	93.40	07.33	97.81	80.70	101.01	N/A	151,667	141,657	
01-OCT-20 To 31-DEC-20	2	82.89	82.89	76.49	35.31	108.37	53.62	112.16	N/A	64,000	48,953	
01-JAN-21 To 31-MAR-21	2	76.41	76.41	82.09	21.19	93.08	60.22	92.59	N/A	27,750	22,780	
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21	2	126.53	126.53	97.00	25.69	130.44	94.02	159.03	N/A	196,500	190,603	
01-OCT-21 To 31-DEC-21	2	98.50	98.50	98.40	03.07	100.10	95.48	101.51	N/A	196,000	192,865	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22	3	92.67	96.72	98.29	15.98	98.40	76.53	120.95	N/A	50,250	49,388	
01-JUL-22 To 30-SEP-22	1	83.80	83.80	83.80	00.00	100.00	83.80	83.80	N/A	15,000	12,570	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	9	98.10	100.56	97.81	16.67	102.81	61.46	142.73	80.70 to 123.40	100,722	98,517	
01-OCT-20 To 30-SEP-21	6	93.31	95.27	91.01	28.36	104.68	53.62	159.03	53.62 to 159.03	96,083	87,445	
01-OCT-21 To 30-SEP-22	6	94.08	95.16	97.98	11.50	97.12	76.53	120.95	76.53 to 120.95	92,958	91,078	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	8	96.73	94.59	93.25	14.56	101.44	53.62	123.40	53.62 to 123.40	101,500	94,645	
01-JAN-21 To 31-DEC-21	6	94.75	100.48	96.67	19.21	103.94	60.22	159.03	60.22 to 159.03	140,083	135,416	
<u>ALL</u>	21	95.35	97.50	95.93	18.79	101.64	53.62	159.03	83.80 to 109.91	97,179	93,228	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	7	98.10	98.96	98.21	04.40	100.76	92.67	109.91	92.67 to 109.91	186,321	182,991	
2	14	92.47	96.78	91.90	26.07	105.31	53.62	159.03	61.46 to 123.40	52,607	48,346	
<u>ALL</u>	21	95.35	97.50	95.93	18.79	101.64	53.62	159.03	83.80 to 109.91	97,179	93,228	

**19 Colfax  
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 : 21  
 Total Sales Price : 2,040,750  
 Total Adj. Sales Price : 2,040,750  
 Total Assessed Value : 1,957,785  
 Avg. Adj. Sales Price : 97,179  
 Avg. Assessed Value : 93,228

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 98  
 COD : 18.79  
 PRD : 101.64

COV : 26.22  
 STD : 25.56  
 Avg. Abs. Dev : 17.92  
 MAX Sales Ratio : 159.03  
 MIN Sales Ratio : 53.62

95% Median C.I. : 83.80 to 109.91  
 95% Wgt. Mean C.I. : 89.81 to 102.06  
 95% Mean C.I. : 85.87 to 109.13

Printed:3/22/2023 1:06:23PM

**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	21	95.35	97.50	95.93	18.79	101.64	53.62	159.03	83.80 to 109.91	97,179	93,228
04											
<u>ALL</u>	<u>21</u>	<u>95.35</u>	<u>97.50</u>	<u>95.93</u>	<u>18.79</u>	<u>101.64</u>	<u>53.62</u>	<u>159.03</u>	<u>83.80 to 109.91</u>	<u>97,179</u>	<u>93,228</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	80.17	94.90	96.23	33.08	98.62	60.22	159.03	N/A	16,500	15,879
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	95.35	97.50	95.93	18.79	101.64	53.62	159.03	83.80 to 109.91	97,179	93,228
Greater Than 14,999	21	95.35	97.50	95.93	18.79	101.64	53.62	159.03	83.80 to 109.91	97,179	93,228
Greater Than 29,999	17	95.48	98.12	95.92	15.22	102.29	53.62	142.73	92.35 to 112.16	116,162	111,428
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	80.17	94.90	96.23	33.08	98.62	60.22	159.03	N/A	16,500	15,879
30,000 TO 59,999	5	120.95	118.37	118.54	10.15	99.86	92.59	142.73	N/A	42,800	50,737
60,000 TO 99,999	6	92.51	82.26	84.31	14.18	97.57	53.62	98.10	53.62 to 98.10	85,625	72,190
100,000 TO 149,999	2	95.31	95.31	94.72	15.33	100.62	80.70	109.91	N/A	125,000	118,405
150,000 TO 249,999	3	101.01	99.33	99.37	01.99	99.96	95.48	101.51	N/A	207,333	206,018
250,000 TO 499,999	1	94.02	94.02	94.02	00.00	100.00	94.02	94.02	N/A	375,000	352,580
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>21</u>	<u>95.35</u>	<u>97.50</u>	<u>95.93</u>	<u>18.79</u>	<u>101.64</u>	<u>53.62</u>	<u>159.03</u>	<u>83.80 to 109.91</u>	<u>97,179</u>	<u>93,228</u>

**19 Colfax  
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 : 21  
 Total Sales Price : 2,040,750  
 Total Adj. Sales Price : 2,040,750  
 Total Assessed Value : 1,957,785  
 Avg. Adj. Sales Price : 97,179  
 Avg. Assessed Value : 93,228

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 98  
 COD : 18.79  
 PRD : 101.64

COV : 26.22  
 STD : 25.56  
 Avg. Abs. Dev : 17.92  
 MAX Sales Ratio : 159.03  
 MIN Sales Ratio : 53.62

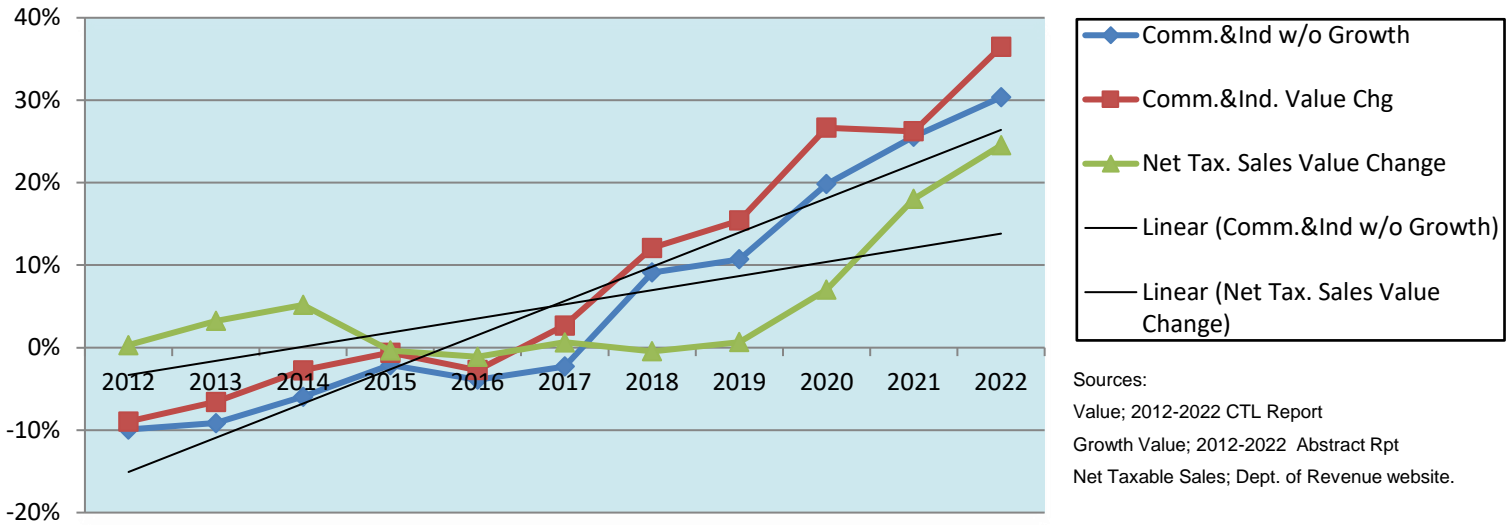
95% Median C.I. : 83.80 to 109.91  
 95% Wgt. Mean C.I. : 89.81 to 102.06  
 95% Mean C.I. : 85.87 to 109.13

Printed:3/22/2023 1:06:23PM

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	142.73	142.73	142.73	00.00	100.00	142.73	142.73	N/A	40,000	57,090
344	3	112.16	121.29	105.79	19.72	114.65	92.67	159.03	N/A	55,083	58,275
350	1	92.59	92.59	92.59	00.00	100.00	92.59	92.59	N/A	37,500	34,720
353	4	85.28	85.17	95.98	19.70	88.74	60.22	109.91	N/A	132,000	126,699
386	4	98.50	92.89	93.24	18.62	99.62	53.62	120.95	N/A	127,125	118,530
406	4	99.56	100.80	97.34	11.45	103.55	80.70	123.40	N/A	124,500	121,190
434	1	83.80	83.80	83.80	00.00	100.00	83.80	83.80	N/A	15,000	12,570
471	1	61.46	61.46	61.46	00.00	100.00	61.46	61.46	N/A	62,500	38,410
528	2	93.85	93.85	93.81	01.60	100.04	92.35	95.35	N/A	93,000	87,248
<u>ALL</u>	21	95.35	97.50	95.93	18.79	101.64	53.62	159.03	83.80 to 109.91	97,179	93,228

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 84,505,938	\$ 882,935	1.04%	\$ 83,623,003		\$ 50,410,657	
2012	\$ 76,943,074	\$ 822,829	1.07%	\$ 76,120,245	-9.92%	\$ 50,562,981	0.30%
2013	\$ 78,948,086	\$ 2,164,757	2.74%	\$ 76,783,329	-0.21%	\$ 52,049,971	2.94%
2014	\$ 82,190,826	\$ 2,717,935	3.31%	\$ 79,472,891	0.66%	\$ 53,027,477	1.88%
2015	\$ 83,997,891	\$ 1,278,925	1.52%	\$ 82,718,966	0.64%	\$ 50,232,650	-5.27%
2016	\$ 82,204,356	\$ 983,445	1.20%	\$ 81,220,911	-3.31%	\$ 49,852,267	-0.76%
2017	\$ 86,775,046	\$ 4,202,040	4.84%	\$ 82,573,006	0.45%	\$ 50,738,160	1.78%
2018	\$ 94,723,836	\$ 2,510,020	2.65%	\$ 92,213,816	6.27%	\$ 50,183,014	-1.09%
2019	\$ 97,531,026	\$ 3,972,285	4.07%	\$ 93,558,741	-1.23%	\$ 50,750,174	1.13%
2020	\$ 107,044,961	\$ 5,773,710	5.39%	\$ 101,271,251	3.83%	\$ 53,955,362	6.32%
2021	\$ 106,685,335	\$ 569,095	0.53%	\$ 106,116,240	-0.87%	\$ 59,508,796	10.29%
2022	\$ 115,332,037	\$ 5,171,145	4.48%	\$ 110,160,892	3.26%	\$ 62,780,100	5.50%
<b>Ann %chg</b>	<b>4.13%</b>			<b>Average</b>	<b>-0.04%</b>	2.19%	<b>2.09%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-9.92%	-8.95%	0.30%
2013	-9.14%	-6.58%	3.25%
2014	-5.96%	-2.74%	5.19%
2015	-2.11%	-0.60%	-0.35%
2016	-3.89%	-2.72%	-1.11%
2017	-2.29%	2.69%	0.65%
2018	9.12%	12.09%	-0.45%
2019	10.71%	15.41%	0.67%
2020	19.84%	26.67%	7.03%
2021	25.57%	26.25%	18.05%
2022	30.36%	36.48%	24.54%

County Number	19
County Name	Colfax

**19 Colfax**  
**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 : 48  
 Total Sales Price : 35,480,585  
 Total Adj. Sales Price : 35,480,585  
 Total Assessed Value : 26,257,185  
 Avg. Adj. Sales Price : 739,179  
 Avg. Assessed Value : 547,025

MEDIAN : 74  
 WGT. MEAN : 74  
 MEAN : 76  
 COD : 16.97  
 PRD : 102.16

COV : 20.63  
 STD : 15.60  
 Avg. Abs. Dev : 12.59  
 MAX Sales Ratio : 116.71  
 MIN Sales Ratio : 51.58

95% Median C.I. : 69.95 to 82.65  
 95% Wgt. Mean C.I. : 69.82 to 78.19  
 95% Mean C.I. : 71.19 to 80.01

Printed:3/22/2023 1:06:24PM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	5	63.06	66.62	66.32	07.79	100.45	61.11	77.34	N/A	869,400	576,558
01-JAN-20 To 31-MAR-20	6	86.86	85.26	84.75	16.36	100.60	52.04	116.71	52.04 to 116.71	353,595	299,672
01-APR-20 To 30-JUN-20	7	82.65	84.43	85.40	06.90	98.86	76.44	97.66	76.44 to 97.66	648,968	554,221
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	1	97.29	97.29	97.29	00.00	100.00	97.29	97.29	N/A	480,000	467,010
01-JAN-21 To 31-MAR-21	5	84.64	90.50	90.35	13.47	100.17	70.87	108.78	N/A	494,995	447,224
01-APR-21 To 30-JUN-21	5	77.72	80.53	81.15	13.37	99.24	64.62	99.44	N/A	743,465	603,343
01-JUL-21 To 30-SEP-21	1	60.83	60.83	60.83	00.00	100.00	60.83	60.83	N/A	396,615	241,265
01-OCT-21 To 31-DEC-21	10	63.35	63.23	62.99	12.68	100.38	51.58	77.97	53.87 to 70.40	784,775	494,348
01-JAN-22 To 31-MAR-22	6	70.86	72.84	74.10	08.45	98.30	59.80	82.82	59.80 to 82.82	1,342,962	995,178
01-APR-22 To 30-JUN-22	1	57.60	57.60	57.60	00.00	100.00	57.60	57.60	N/A	680,000	391,670
01-JUL-22 To 30-SEP-22	1	52.71	52.71	52.71	00.00	100.00	52.71	52.71	N/A	814,800	429,490
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	18	78.88	79.76	77.74	14.19	102.60	52.04	116.71	69.95 to 88.32	611,742	475,576
01-OCT-20 To 30-SEP-21	12	84.61	84.44	84.33	15.00	100.13	60.83	108.78	70.87 to 99.44	589,076	496,759
01-OCT-21 To 30-SEP-22	18	68.89	65.54	67.45	12.19	97.17	51.58	82.82	56.42 to 70.75	966,685	651,984
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	14	85.96	85.70	86.01	11.62	99.64	52.04	116.71	77.35 to 97.29	510,311	438,899
01-JAN-21 To 31-DEC-21	21	70.40	73.73	72.30	17.53	101.98	51.58	108.78	60.83 to 84.57	687,460	497,028
<u>ALL</u>	48	74.17	75.60	74.00	16.97	102.16	51.58	116.71	69.95 to 82.65	739,179	547,025

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	48	74.17	75.60	74.00	16.97	102.16	51.58	116.71	69.95 to 82.65	739,179	547,025
<u>ALL</u>	48	74.17	75.60	74.00	16.97	102.16	51.58	116.71	69.95 to 82.65	739,179	547,025

**19 Colfax**  
**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 : 48  
 Total Sales Price : 35,480,585  
 Total Adj. Sales Price : 35,480,585  
 Total Assessed Value : 26,257,185  
 Avg. Adj. Sales Price : 739,179  
 Avg. Assessed Value : 547,025

MEDIAN : 74  
 WGT. MEAN : 74  
 MEAN : 76  
 COD : 16.97  
 PRD : 102.16

COV : 20.63  
 STD : 15.60  
 Avg. Abs. Dev : 12.59  
 MAX Sales Ratio : 116.71  
 MIN Sales Ratio : 51.58

95% Median C.I. : 69.95 to 82.65  
 95% Wgt. Mean C.I. : 69.82 to 78.19  
 95% Mean C.I. : 71.19 to 80.01

Printed:3/22/2023 1:06:24PM

**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
<b>Irrigated</b>											
County	7	70.97	78.94	74.17	25.33	106.43	51.58	108.78	51.58 to 108.78	712,207	528,260
1	7	70.97	78.94	74.17	25.33	106.43	51.58	108.78	51.58 to 108.78	712,207	528,260
<b>Dry</b>											
County	12	70.81	71.30	70.28	08.47	101.45	55.51	89.00	68.09 to 77.34	672,665	472,765
1	12	70.81	71.30	70.28	08.47	101.45	55.51	89.00	68.09 to 77.34	672,665	472,765
<b>Grass</b>											
County	2	75.40	75.40	69.92	19.32	107.84	60.83	89.96	N/A	288,308	201,598
1	2	75.40	75.40	69.92	19.32	107.84	60.83	89.96	N/A	288,308	201,598
<b>ALL</b>	<b>48</b>	<b>74.17</b>	<b>75.60</b>	<b>74.00</b>	<b>16.97</b>	<b>102.16</b>	<b>51.58</b>	<b>116.71</b>	<b>69.95 to 82.65</b>	<b>739,179</b>	<b>547,025</b>

**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
<b>Irrigated</b>											
County	12	74.47	79.16	75.30	20.83	105.13	51.58	108.78	63.06 to 97.66	819,998	617,434
1	12	74.47	79.16	75.30	20.83	105.13	51.58	108.78	63.06 to 97.66	819,998	617,434
<b>Dry</b>											
County	20	70.45	71.29	68.69	15.02	103.79	52.71	116.71	59.80 to 77.34	671,557	461,322
1	20	70.45	71.29	68.69	15.02	103.79	52.71	116.71	59.80 to 77.34	671,557	461,322
<b>Grass</b>											
County	3	60.83	67.61	64.07	20.78	105.53	52.04	89.96	N/A	285,872	183,147
1	3	60.83	67.61	64.07	20.78	105.53	52.04	89.96	N/A	285,872	183,147
<b>ALL</b>	<b>48</b>	<b>74.17</b>	<b>75.60</b>	<b>74.00</b>	<b>16.97</b>	<b>102.16</b>	<b>51.58</b>	<b>116.71</b>	<b>69.95 to 82.65</b>	<b>739,179</b>	<b>547,025</b>

## Colfax County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	6,600	6,380	6,160	5,892	5,830	5,610	5,279	4,849	5,911
Cuming	2	7,683	n/a	7,239	7,670	5,219	n/a	6,850	5,785	7,291
Cuming	4	7,201	7,098	6,818	7,127	4,747	n/a	6,187	5,056	6,581
Dodge	1	6,193	6,005	5,821	5,621	2,140	5,180	5,449	4,820	5,766
Dodge	2	7,150	6,920	6,690	6,470	6,240	6,020	5,790	5,560	6,514
Butler	1	6,773	6,248	6,110	5,929	5,589	5,313	4,932	4,807	6,168
Platte	6	9,088	8,500	7,758	7,500	6,900	6,498	6,000	5,400	7,253
Stanton	1	5,600	5,017	5,552	4,830	4,190	4,960	4,366	4,310	4,897

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	6,427	6,316	6,046	5,937	5,564	5,461	5,042	4,649	5,741
Cuming	2	7,039	7,039	6,605	n/a	6,240	6,240	5,190	5,189	6,491
Cuming	4	6,640	6,635	6,244	6,156	3,576	5,719	4,769	4,509	6,149
Dodge	1	5,707	5,275	5,279	n/a	4,972	4,521	4,832	4,623	5,152
Dodge	2	7,160	6,930	6,700	6,470	6,225	5,945	5,775	5,545	6,537
Butler	1	6,500	5,900	5,649	5,550	5,300	4,800	3,750	3,625	5,198
Platte	6	7,467	7,000	6,376	6,324	5,875	5,299	4,375	3,325	5,996
Stanton	1	5,560	5,560	5,560	3,884	2,842	4,705	4,385	4,449	4,888

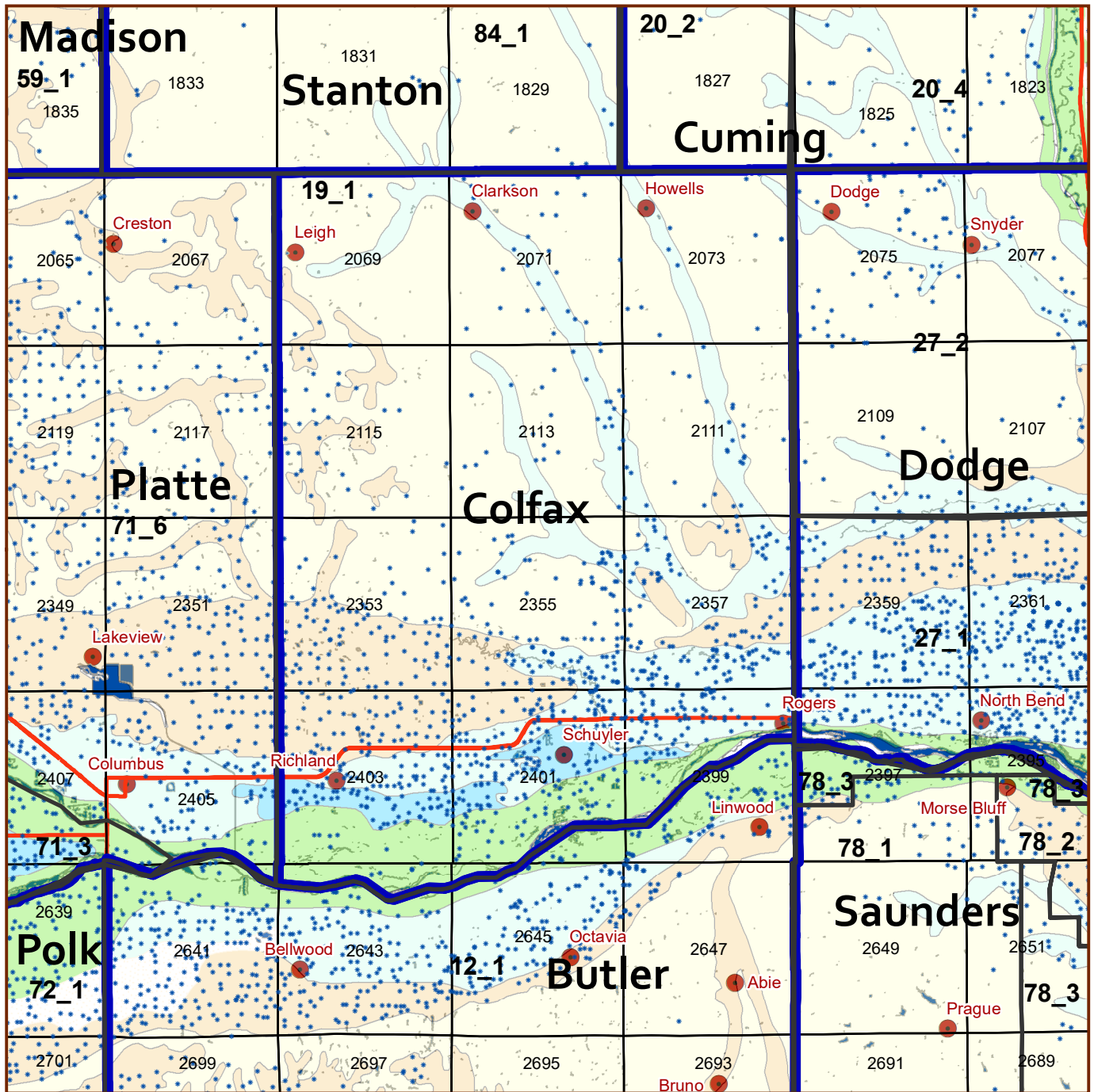
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	2,086	2,086	1,890	1,890	n/a	1,785	n/a	1,680	2,039
Cuming	2	2,987	2,873	2,432	2,661	n/a	n/a	n/a	n/a	2,808
Cuming	4	2,825	2,813	2,216	2,464	n/a	n/a	n/a	n/a	2,665
Dodge	1	2,547	2,555	2,450	2,450	n/a	n/a	n/a	2,225	2,524
Dodge	2	2,560	2,560	2,450	2,450	n/a	n/a	n/a	n/a	2,534
Butler	1	2,695	2,671	2,618	2,621	2,176	2,500	n/a	2,425	2,663
Platte	6	2,073	2,051	1,897	1,907	n/a	1,837	n/a	1,761	2,012
Stanton	1	2,098	2,218	1,737	2,170	1,500	n/a	n/a	1,755	1,947

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	4,385	1,680	150
Cuming	2	5,724	1,275	125
Cuming	4	4,691	1,241	276
Dodge	1	3,210	n/a	152
Dodge	2	3,210	n/a	198
Butler	1	3,183	1,725	749
Platte	6	2,057	1,780	100
Stanton	1	2,967	190	142

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.



# COLFAX COUNTY



**Legend**

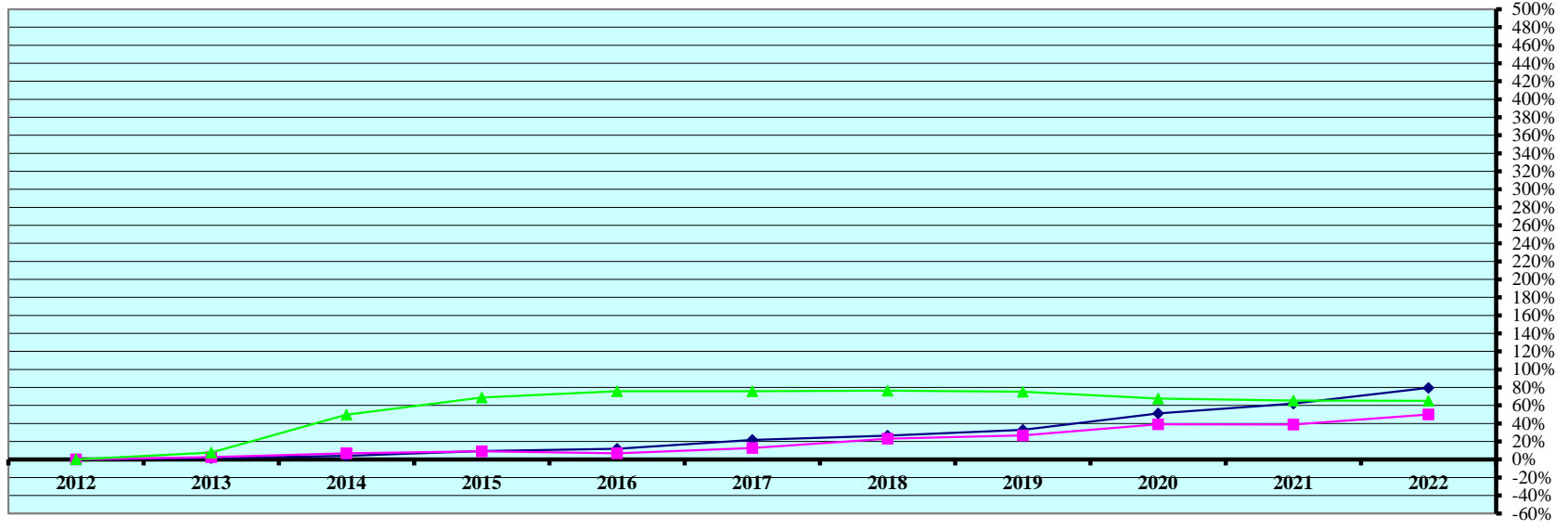
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils**

**CLASS**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	211,488,285	-	-	-	76,943,074	-	-	-	692,131,525	-	-	-
2013	214,584,180	3,095,895	1.46%	1.46%	78,948,086	2,005,012	2.61%	2.61%	745,551,015	53,419,490	7.72%	7.72%
2014	220,078,955	5,494,775	2.56%	4.06%	82,190,826	3,242,740	4.11%	6.82%	1,035,922,325	290,371,310	38.95%	49.67%
2015	231,499,350	11,420,395	5.19%	9.46%	83,997,891	1,807,065	2.20%	9.17%	1,168,169,450	132,247,125	12.77%	68.78%
2016	236,565,970	5,066,620	2.19%	11.86%	82,204,356	-1,793,535	-2.14%	6.84%	1,216,844,785	48,675,335	4.17%	75.81%
2017	257,314,195	20,748,225	8.77%	21.67%	86,775,046	4,570,690	5.56%	12.78%	1,216,628,840	-215,945	-0.02%	75.78%
2018	267,181,015	9,866,820	3.83%	26.33%	94,723,836	7,948,790	9.16%	23.11%	1,221,238,525	4,609,685	0.38%	76.45%
2019	280,885,535	13,704,520	5.13%	32.81%	97,531,026	2,807,190	2.96%	26.76%	1,213,292,885	-7,945,640	-0.65%	75.30%
2020	319,724,655	38,839,120	13.83%	51.18%	107,044,961	9,513,935	9.75%	39.12%	1,159,721,740	-53,571,145	-4.42%	67.56%
2021	342,987,580	23,262,925	7.28%	62.18%	106,685,335	-359,626	-0.34%	38.65%	1,145,089,965	-14,631,775	-1.26%	65.44%
2022	379,802,660	36,815,080	10.73%	79.59%	115,397,632	8,712,297	8.17%	49.98%	1,143,849,535	-1,240,430	-0.11%	65.26%

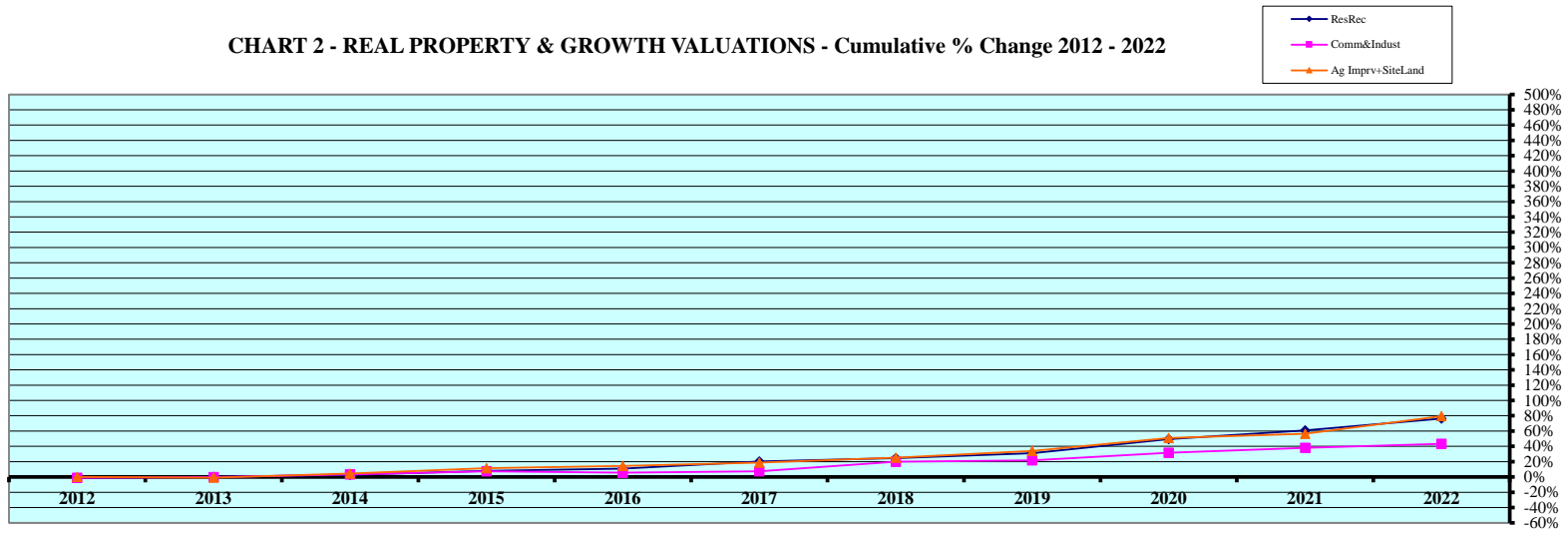
Rate Annual %chg: Residential & Recreational **6.03%** Commercial & Industrial **4.14%** Agricultural Land **5.15%**

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

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>							
	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	211,488,285	2,162,960	1.02%	209,325,325	-	-1.02%	76,943,074	822,829	1.07%	76,120,245	-	-1.07%		
2013	214,584,180	2,839,265	1.32%	211,744,915	0.12%	0.12%	78,948,086	2,164,757	2.74%	76,783,329	-0.21%	-0.21%		
2014	220,078,955	3,147,148	1.43%	216,931,807	1.09%	2.57%	82,190,826	2,717,935	3.31%	79,472,891	0.66%	3.29%		
2015	231,499,350	3,213,290	1.39%	228,286,060	3.73%	7.94%	83,997,891	1,278,925	1.52%	82,718,966	0.64%	7.51%		
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	10.87%	82,204,356	983,445	1.20%	81,220,911	-3.31%	5.56%		
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	20.23%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	7.32%		
2018	267,181,015	3,551,904	1.33%	263,629,111	2.45%	24.65%	94,723,836	2,510,020	2.65%	92,213,816	6.27%	19.85%		
2019	280,885,535	3,504,880	1.25%	277,380,655	3.82%	31.16%	97,531,026	3,972,285	4.07%	93,558,741	-1.23%	21.59%		
2020	319,724,655	3,414,695	1.07%	316,309,960	12.61%	49.56%	107,044,961	5,773,710	5.39%	101,271,251	3.83%	31.62%		
2021	342,987,580	3,107,693	0.91%	339,879,887	6.30%	60.71%	106,685,335	569,095	0.53%	106,116,240	-0.87%	37.92%		
2022	379,802,660	6,880,063	1.81%	372,922,597	8.73%	76.33%	115,397,632	5,171,145	4.48%	110,226,487	3.32%	43.26%		
Rate Ann%chg	6.03%			Resid & Recreat w/o growth			4.76%			C & I w/o growth			0.96%	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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	62,681,790	43,497,022	106,178,812	6,886,148	6.49%	99,292,664	-	-
2013	64,662,950	47,573,275	112,236,225	7,069,610	6.30%	105,166,615	-0.95%	-0.95%
2014	66,288,365	49,172,505	115,460,870	4,528,330	3.92%	110,932,540	-1.16%	4.48%
2015	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	2.49%	11.45%
2016	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	14.37%
2017	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	18.77%
2018	73,284,290	62,473,740	135,758,030	2,792,235	2.06%	132,965,795	1.73%	25.23%
2019	81,369,755	64,211,970	145,581,725	3,439,330	2.36%	142,142,395	4.70%	33.87%
2020	89,650,750	79,437,255	169,088,005	8,951,455	5.29%	160,136,550	10.00%	50.82%
2021	90,450,450	80,281,290	170,731,740	4,562,875	2.67%	166,168,865	-1.73%	56.50%
2022	112,376,985	83,312,440	195,689,425	5,144,189	2.63%	190,545,236	11.61%	79.46%
Rate Ann%chg	6.01%	6.71%	6.30%	Ag Imprv+Site w/o growth			2.63%	

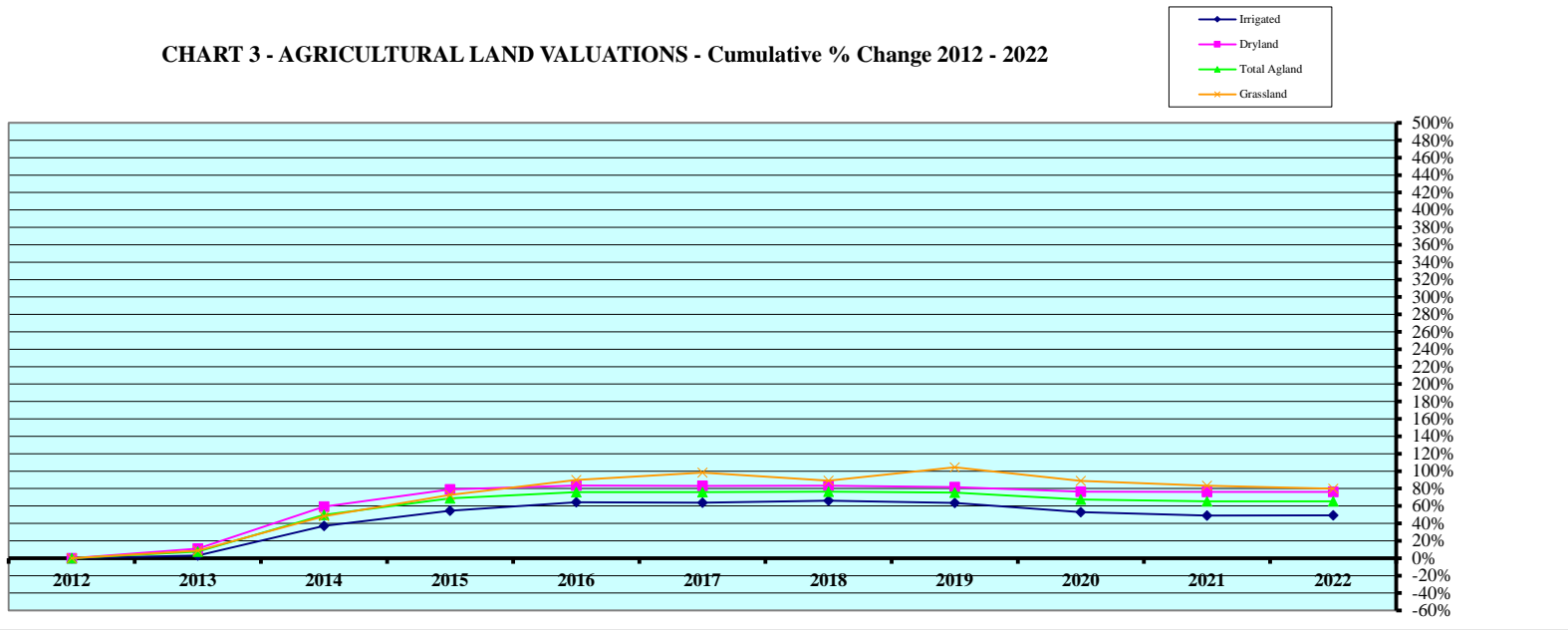
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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	282,855,385	-	-	-	378,478,565	-	-	-	29,793,280	-	-	-
2013	291,600,990	8,745,605	3.09%	3.09%	420,177,510	41,698,945	11.02%	11.02%	32,355,770	2,562,490	8.60%	8.60%
2014	387,823,345	96,222,355	33.00%	37.11%	602,453,970	182,276,460	43.38%	59.18%	44,150,605	11,794,835	36.45%	48.19%
2015	437,160,715	49,337,370	12.72%	54.55%	677,992,995	75,539,025	12.54%	79.14%	51,502,350	7,351,745	16.65%	72.87%
2016	464,499,835	27,339,120	6.25%	64.22%	694,324,590	16,331,595	2.41%	83.45%	56,540,445	5,038,095	9.78%	89.78%
2017	463,097,500	-1,402,335	-0.30%	63.72%	692,979,100	-1,345,490	-0.19%	83.10%	59,114,625	2,574,180	4.55%	98.42%
2018	469,816,725	6,719,225	1.45%	66.10%	693,923,185	944,085	0.14%	83.35%	56,312,820	-2,801,805	-4.74%	89.01%
2019	462,630,615	-7,186,110	-1.53%	63.56%	687,297,015	-6,626,170	-0.95%	81.59%	60,908,085	4,595,265	8.16%	104.44%
2020	432,945,730	-29,684,885	-6.42%	53.06%	667,799,475	-19,497,540	-2.84%	76.44%	56,226,155	-4,681,930	-7.69%	88.72%
2021	421,437,825	-11,507,905	-2.66%	48.99%	667,030,060	-769,415	-0.12%	76.24%	54,583,080	-1,643,075	-2.92%	83.21%
2022	422,213,525	775,700	0.18%	49.27%	666,377,805	-652,255	-0.10%	76.07%	53,617,850	-965,230	-1.77%	79.97%

Rate Ann.%chg: Irrigated **4.09%** Dryland **5.82%** Grassland **6.05%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	397,310	-	-	-	606,985	-	-	-	692,131,525	-	-	-
2013	783,140	385,830	97.11%	97.11%	633,605	26,620	4.39%	4.39%	745,551,015	53,419,490	7.72%	7.72%
2014	789,565	6,425	0.82%	98.73%	704,840	71,235	11.24%	16.12%	1,035,922,325	290,371,310	38.95%	49.67%
2015	820,095	30,530	3.87%	106.41%	693,295	-11,545	-1.64%	14.22%	1,168,169,450	132,247,125	12.77%	68.78%
2016	1,226,625	406,530	49.57%	208.73%	253,290	-440,005	-63.47%	-58.27%	1,216,844,785	48,675,335	4.17%	75.81%
2017	1,184,275	-42,350	-3.45%	198.07%	253,340	50	0.02%	-58.26%	1,216,628,840	-215,945	-0.02%	75.78%
2018	1,185,795	1,520	0.13%	198.46%	0	-253,340	-100.00%	-100.00%	1,221,238,525	4,609,685	0.38%	76.45%
2019	1,188,850	3,055	0.26%	199.22%	1,268,320	1,268,320	108.95%	108.95%	1,213,292,885	-7,945,640	-0.65%	75.30%
2020	1,045,140	-143,710	-12.09%	163.05%	1,705,240	436,920	34.45%	180.94%	1,159,721,740	-53,571,145	-4.42%	67.56%
2021	1,013,010	-32,130	-3.07%	154.97%	1,025,990	-679,250	-39.83%	69.03%	1,145,089,965	-14,631,775	-1.26%	65.44%
2022	987,335	-25,675	-2.53%	148.50%	653,020	-372,970	-36.35%	7.58%	1,143,849,535	-1,240,430	-0.11%	65.26%

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

Rate Ann.%chg: Total Agric Land **5.15%**

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	282,858,870	74,311	3,806			378,506,415	133,682	2,831			29,782,770	30,337	982		
2013	291,682,980	76,813	3,797	-0.24%	-0.24%	420,185,810	131,612	3,193	12.76%	12.76%	32,373,160	29,924	1,082	10.20%	10.20%
2014	387,520,560	77,033	5,031	32.48%	32.16%	602,760,570	131,422	4,586	43.66%	61.98%	44,186,220	29,883	1,479	36.67%	50.61%
2015	437,235,070	77,461	5,645	12.21%	48.29%	678,294,330	132,170	5,132	11.89%	81.25%	51,413,125	28,522	1,803	21.91%	83.61%
2016	464,320,630	77,637	5,981	5.95%	57.12%	695,181,350	132,008	5,266	2.62%	85.99%	56,480,485	28,513	1,981	9.89%	101.77%
2017	463,079,995	77,393	5,983	0.05%	57.20%	693,296,250	131,654	5,266	0.00%	85.99%	59,348,315	29,204	2,032	2.59%	107.00%
2018	469,722,125	78,542	5,981	-0.05%	57.12%	694,233,725	131,830	5,266	0.00%	85.99%	56,154,935	27,567	2,037	0.24%	107.50%
2019	467,444,400	78,462	5,958	-0.38%	56.52%	687,821,500	130,708	5,262	-0.07%	85.85%	61,721,430	28,748	2,147	5.40%	118.69%
2020	433,023,925	77,671	5,575	-6.42%	46.47%	668,500,160	130,424	5,126	-2.60%	81.03%	55,950,195	26,114	2,143	-0.21%	118.24%
2021	421,820,975	78,490	5,374	-3.60%	41.19%	666,621,795	130,042	5,126	0.01%	81.05%	54,523,150	26,207	2,080	-2.90%	111.92%
2022	422,259,740	78,568	5,374	0.00%	41.19%	666,534,355	130,035	5,126	-0.01%	81.03%	53,612,010	25,720	2,084	0.19%	112.33%

Rate Annual %chg Average Value/Acre: 3.51%

6.11%

7.82%

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	397,220	7,936	50			204,010	340	600			691,749,285	246,606	2,805		
2013	782,915	7,829	100	99.79%	99.79%	204,010	340	600	0.00%	0.00%	745,228,875	246,518	3,023	7.77%	7.77%
2014	786,575	7,866	100	0.00%	99.79%	204,010	340	600	0.00%	0.00%	1,035,457,935	246,544	4,200	38.93%	49.72%
2015	817,230	8,172	100	0.00%	99.78%	217,095	362	600	-0.01%	-0.01%	1,167,976,850	246,688	4,735	12.73%	68.79%
2016	1,225,990	8,171	150	50.05%	199.77%	253,290	362	700	16.67%	16.67%	1,217,461,745	246,692	4,935	4.24%	75.94%
2017	1,154,980	7,698	150	-0.01%	199.75%	253,340	362	700	0.00%	16.67%	1,217,132,880	246,311	4,941	0.13%	76.16%
2018	1,188,940	7,924	150	0.00%	199.75%	0	0				1,221,299,725	245,863	4,967	0.53%	77.09%
2019	1,180,795	7,870	150	0.00%	199.75%	0	0				1,218,168,125	245,788	4,956	-0.23%	76.69%
2020	1,037,300	6,914	150	0.00%	199.75%	1,695,730	1,412	1,201		100.13%	1,160,207,310	242,534	4,784	-3.48%	70.54%
2021	1,017,955	6,784	150	0.00%	199.76%	1,025,990	666	1,542	28.38%	156.93%	1,145,009,865	242,190	4,728	-1.17%	68.54%
2022	988,150	6,586	150	0.00%	199.76%	653,020	574	1,137	-26.24%	89.52%	1,144,047,275	241,484	4,738	0.21%	68.89%

19  
COLFAX

Rate Annual %chg Average Value/Acre: 5.38%

(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
10,582	COLFAX	107,738,467	28,580,300	55,876,125	356,748,805	87,017,473	28,380,159	23,053,855	1,143,849,535	112,376,985	83,312,440	0	2,026,934,144
cnty sectorvalue % of total value:		5.32%	1.41%	2.76%	17.60%	4.29%	1.40%	1.14%	56.43%	5.54%	4.11%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
658	CLARKSON	2,277,583	54,350	26,785	22,942,595	6,525,206	0	0	187,345	0	0	0	32,013,864
6.22%	%sector of county sector	2.11%	0.19%	0.05%	6.43%	7.50%			0.02%				1.58%
	%sector of municipality	7.11%	0.17%	0.08%	71.66%	20.38%			0.59%				100.00%
561	HOWELLS	575,825	65,272	32,168	25,402,855	3,496,455	0	0	200,030	158,420	48,610	0	29,979,635
5.30%	%sector of county sector	0.53%	0.23%	0.06%	7.12%	4.02%			0.02%	0.14%	0.06%		1.48%
	%sector of municipality	1.92%	0.22%	0.11%	84.73%	11.66%			0.67%	0.53%	0.16%		100.00%
405	LEIGH	1,064,705	59,674	8,366	18,175,705	5,620,400	0	0	0	0	0	0	24,928,850
3.83%	%sector of county sector	0.99%	0.21%	0.01%	5.09%	6.46%							1.23%
	%sector of municipality	4.27%	0.24%	0.03%	72.91%	22.55%							100.00%
73	RICHLAND	60,943	107,500	951,223	2,016,620	1,546,675	0	0	565,515	0	0	0	5,248,476
0.69%	%sector of county sector	0.06%	0.38%	1.70%	0.57%	1.78%			0.05%				0.26%
	%sector of municipality	1.16%	2.05%	18.12%	38.42%	29.47%			10.77%				100.00%
95	ROGERS	1,770	182,811	1,639,157	1,622,745	538,940	0	0	117,485	0	0	0	4,102,908
0.90%	%sector of county sector	0.00%	0.64%	2.93%	0.45%	0.62%			0.01%				0.20%
	%sector of municipality	0.04%	4.46%	39.95%	39.55%	13.14%			2.86%				100.00%
6,213	SCHUYLER	9,792,374	2,781,876	5,224,525	181,284,885	39,688,477	9,240	5,180	755,050	0	0	0	239,541,607
58.71%	%sector of county sector	9.09%	9.73%	9.35%	50.82%	45.61%	0.03%	0.02%	0.07%				11.82%
	%sector of municipality	4.09%	1.16%	2.18%	75.68%	16.57%	0.00%	0.00%	0.32%				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												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
8,006	Total Municipalities	13,773,200	3,251,483	7,882,225	251,445,410	57,416,155	9,240	5,180	1,825,425	158,420	48,610	0	335,815,346
75.65%	%all municip.sectors of cnty	12.78%	11.38%	14.11%	70.48%	65.98%	0.03%	0.02%	0.16%	0.14%	0.06%		16.57%

19 COLFAX

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 8,414</b>	<b>Value : 2,089,703,406</b>	<b>Growth 15,013,746</b>	<b>Sum Lines 17, 25, &amp; 41</b>
--	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	260	2,911,320	41	687,770	287	2,295,035	588	5,894,125	
<b>02. Res Improve Land</b>	2,517	35,055,235	102	5,397,055	316	14,306,805	2,935	54,759,095	
<b>03. Res Improvements</b>	2,681	271,790,115	136	29,552,700	356	75,064,970	3,173	376,407,785	
<b>04. Res Total</b>	2,941	309,756,670	177	35,637,525	643	91,666,810	3,761	437,061,005	7,765,744
<b>% of Res Total</b>	78.20	70.87	4.71	8.15	17.10	20.97	44.70	20.91	51.72
<b>05. Com UnImp Land</b>	73	1,019,525	5	286,260	3	134,050	81	1,439,835	
<b>06. Com Improve Land</b>	437	7,160,390	25	1,158,365	23	1,361,925	485	9,680,680	
<b>07. Com Improvements</b>	443	67,384,801	29	12,514,020	25	11,315,400	497	91,214,221	
<b>08. Com Total</b>	516	75,564,716	34	13,958,645	28	12,811,375	578	102,334,736	5,187,552
<b>% of Com Total</b>	89.27	73.84	5.88	13.64	4.84	12.52	6.87	4.90	34.55
<b>09. Ind UnImp Land</b>	1	13,860	0	0	0	0	1	13,860	
<b>10. Ind Improve Land</b>	0	0	3	1,035,630	0	0	3	1,035,630	
<b>11. Ind Improvements</b>	0	0	3	27,095,275	0	0	3	27,095,275	
<b>12. Ind Total</b>	1	13,860	3	28,130,905	0	0	4	28,144,765	0
<b>% of Ind Total</b>	25.00	0.05	75.00	99.95	0.00	0.00	0.05	1.35	0.00
<b>13. Rec UnImp Land</b>	1	5,180	7	113,140	81	6,800,350	89	6,918,670	
<b>14. Rec Improve Land</b>	0	0	32	1,116,945	59	5,858,000	91	6,974,945	
<b>15. Rec Improvements</b>	0	0	61	4,212,140	83	8,461,405	144	12,673,545	
<b>16. Rec Total</b>	1	5,180	68	5,442,225	164	21,119,755	233	26,567,160	435,630
<b>% of Rec Total</b>	0.43	0.02	29.18	20.48	70.39	79.50	2.77	1.27	2.90
<b>Res &amp; Rec Total</b>	2,942	309,761,850	245	41,079,750	807	112,786,565	3,994	463,628,165	8,201,374
<b>% of Res &amp; Rec Total</b>	73.66	66.81	6.13	8.86	20.21	24.33	47.47	22.19	54.63
<b>Com &amp; Ind Total</b>	517	75,578,576	37	42,089,550	28	12,811,375	582	130,479,501	5,187,552
<b>% of Com &amp; Ind Total</b>	88.83	57.92	6.36	32.26	4.81	9.82	6.92	6.24	34.55
<b>17. Taxable Total</b>	3,459	385,340,426	282	83,169,300	835	125,597,940	4,576	594,107,666	13,388,926
<b>% of Taxable Total</b>	75.59	64.86	6.16	14.00	18.25	21.14	54.39	28.43	89.18

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	139,715	5,539,720	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	139,715	5,539,720
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	139,715	5,539,720

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	295	2	223	520

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	38	2,003,550	8	1,421,140	2,900	985,533,530	2,946	988,958,220
28. Ag-Improved Land	1	55,085	2	1,156,040	847	315,887,860	850	317,098,985
29. Ag Improvements	1	229,890	2	128,030	889	189,180,615	892	189,538,535



30. Ag Total					3,838	1,495,595,740
--------------	--	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	30,000	
32. HomeSite Improv Land	1	1.00	30,000	1	1.00	30,000	
33. HomeSite Improvements	1	0.00	183,190	1	0.00	82,335	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	3.08	15,400	2	4.41	22,050	
37. FarmSite Improvements	1	0.00	46,700	2	0.00	45,695	
38. FarmSite Total							
39. Road & Ditches	6	1.71	0	2	4.72	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	45	42.23	1,211,150	46	43.23	1,241,150	
32. HomeSite Improv Land	561	574.02	17,226,350	563	576.02	17,286,350	
33. HomeSite Improvements	573	0.00	122,638,320	575	0.00	122,903,845	14,565
34. HomeSite Total				<b>621</b>	<b>619.25</b>	<b>141,431,345</b>	
35. FarmSite UnImp Land	77	144.78	723,885	77	144.78	723,885	
36. FarmSite Improv Land	775	3,119.18	15,595,900	778	3,126.67	15,633,350	
37. FarmSite Improvements	860	0.00	66,542,295	863	0.00	66,634,690	1,610,255
38. FarmSite Total				<b>940</b>	<b>3,271.45</b>	<b>82,991,925</b>	
39. Road & Ditches	3,124	5,261.04	0	3,132	5,267.47	0	
40. Other- Non Ag Use	43	942.54	1,827,150	43	942.54	1,827,150	
41. Total Section VI				<b>1,561</b>	<b>10,100.71</b>	<b>226,250,420</b>	<b>1,624,820</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,237.97	5.39%	27,970,620	6.02%	6,600.00
46. 1A	11,494.34	14.62%	73,333,890	15.77%	6,380.00
47. 2A1	19,638.36	24.97%	120,969,255	26.02%	6,159.85
48. 2A	19,495.35	24.79%	114,864,480	24.71%	5,891.89
49. 3A1	575.70	0.73%	3,356,340	0.72%	5,830.02
50. 3A	9,346.07	11.88%	52,431,565	11.28%	5,610.01
51. 4A1	11,135.21	14.16%	58,777,900	12.64%	5,278.56
52. 4A	2,719.63	3.46%	13,187,400	2.84%	4,848.97
53. Total	78,642.63	100.00%	464,891,450	100.00%	5,911.44
<b>Dry</b>					
54. 1D1	3,786.22	2.91%	24,334,970	3.26%	6,427.25
55. 1D	44,223.63	34.04%	279,327,635	37.45%	6,316.25
56. 2D1	13,633.68	10.49%	82,427,785	11.05%	6,045.89
57. 2D	1,259.58	0.97%	7,477,660	1.00%	5,936.63
58. 3D1	1,761.14	1.36%	9,798,940	1.31%	5,563.98
59. 3D	47,058.04	36.22%	256,997,200	34.45%	5,461.28
60. 4D1	2,338.19	1.80%	11,788,895	1.58%	5,041.89
61. 4D	15,863.39	12.21%	73,742,440	9.89%	4,648.59
62. Total	129,923.87	100.00%	745,895,525	100.00%	5,741.02
<b>Grass</b>					
63. 1G1	11,253.71	43.81%	24,676,145	43.58%	2,192.71
64. 1G	8,326.99	32.42%	18,864,885	33.32%	2,265.51
65. 2G1	4,181.88	16.28%	8,732,120	15.42%	2,088.08
66. 2G	1,831.33	7.13%	4,074,115	7.20%	2,224.68
67. 3G1	15.68	0.06%	61,935	0.11%	3,949.94
68. 3G	67.75	0.26%	193,115	0.34%	2,850.41
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	9.53	0.04%	16,015	0.03%	1,680.48
71. Total	25,686.87	100.00%	56,618,330	100.00%	2,204.17
<b>Irrigated Total</b>					
	78,642.63	32.58%	464,891,450	36.62%	5,911.44
<b>Dry Total</b>					
	129,923.87	53.83%	745,895,525	58.76%	5,741.02
<b>Grass Total</b>					
	25,686.87	10.64%	56,618,330	4.46%	2,204.17
72. Waste	6,519.47	2.70%	978,205	0.08%	150.04
73. Other	601.37	0.25%	961,810	0.08%	1,599.36
74. Exempt	2,966.91	1.23%	0	0.00%	0.00
75. Market Area Total	241,374.21	100.00%	1,269,345,320	100.00%	5,258.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	232.11	1,363,475	298.41	1,814,560	78,112.11	461,713,415	78,642.63	464,891,450
<b>77. Dry Land</b>	84.58	483,375	93.44	543,950	129,745.85	744,868,200	129,923.87	745,895,525
<b>78. Grass</b>	57.50	165,960	63.89	133,710	25,565.48	56,318,660	25,686.87	56,618,330
<b>79. Waste</b>	2.83	425	19.40	2,910	6,497.24	974,870	6,519.47	978,205
<b>80. Other</b>	0.00	0	0.00	0	601.37	961,810	601.37	961,810
<b>81. Exempt</b>	38.97	0	9.42	0	2,918.52	0	2,966.91	0
<b>82. Total</b>	<b>377.02</b>	<b>2,013,235</b>	<b>475.14</b>	<b>2,495,130</b>	<b>240,522.05</b>	<b>1,264,836,955</b>	<b>241,374.21</b>	<b>1,269,345,320</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	78,642.63	32.58%	464,891,450	36.62%	5,911.44
<b>Dry Land</b>	129,923.87	53.83%	745,895,525	58.76%	5,741.02
<b>Grass</b>	25,686.87	10.64%	56,618,330	4.46%	2,204.17
<b>Waste</b>	6,519.47	2.70%	978,205	0.08%	150.04
<b>Other</b>	601.37	0.25%	961,810	0.08%	1,599.36
<b>Exempt</b>	2,966.91	1.23%	0	0.00%	0.00
<b>Total</b>	<b>241,374.21</b>	<b>100.00%</b>	<b>1,269,345,320</b>	<b>100.00%</b>	<b>5,258.83</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Clarkson	1	21,940	318	2,193,990	318	25,095,110	319	27,311,040	218,169
83.2 Clarkson Mh	0	0	9	76,850	10	484,230	10	561,080	8,550
83.3 Clarkson V	41	251,065	0	0	0	0	41	251,065	0
83.4 Howells	0	0	299	1,740,450	299	37,034,105	299	38,774,555	1,001,304
83.5 Howells Mh	0	0	2	11,750	2	85,095	2	96,845	0
83.6 Howells V	44	192,815	1	5,040	1	1,135	45	198,990	0
83.7 Leigh	0	0	216	1,492,490	216	20,622,770	216	22,115,260	1,581,990
83.8 Leigh Mh	0	0	1	3,190	1	49,150	1	52,340	49,150
83.9 Leigh V	37	203,475	1	1,600	1	795	38	205,870	0
83.10 Richland	0	0	46	135,025	46	2,323,915	46	2,458,940	11,695
83.11 Richland V	3	10,145	0	0	0	0	3	10,145	0
83.12 Rogers	0	0	34	115,335	35	1,780,295	35	1,895,630	3,366
83.13 Rogers Mh	0	0	3	5,920	3	54,140	3	60,060	0
83.14 Rogers V	6	19,960	0	0	0	0	6	19,960	0
83.15 Rural	276	2,320,925	367	19,774,785	396	80,894,320	672	102,990,030	3,021,708
83.16 Rural Mh	3	0	7	300,720	42	2,282,665	45	2,583,385	1,805
83.17 Rural V	89	6,740,570	0	0	0	0	89	6,740,570	0
83.18 Schuyler	0	0	1,586	29,251,195	1,587	181,571,900	1,587	210,823,095	1,860,417
83.19 Schuyler Mh	0	0	3	43,645	165	4,441,960	165	4,485,605	26,210
83.20 Schuyler Sub	10	133,295	124	6,423,590	132	30,935,225	142	37,492,110	417,010
83.21 Schuyler Sub Mh	0	0	6	120,000	60	1,138,815	60	1,258,815	0
83.22 Schuyler Sub V	38	701,505	0	0	0	0	38	701,505	0
83.23 Schuyler V	129	2,217,100	3	38,465	3	285,705	132	2,541,270	0
84 Residential Total	677	12,812,795	3,026	61,734,040	3,317	389,081,330	3,994	463,628,165	8,201,374

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clarkson	0	0	69	377,680	70	7,181,736	70	7,559,416	145,985
85.2	Clarkson V	14	67,355	0	0	0	0	14	67,355	0
85.3	Howells	0	0	55	148,685	55	3,506,755	55	3,655,440	0
85.4	Howells V	13	23,980	0	0	0	0	13	23,980	0
85.5	Leigh	0	0	55	225,525	56	5,524,470	56	5,749,995	73,064
85.6	Leigh V	9	32,420	0	0	0	0	9	32,420	0
85.7	Richland	0	0	9	46,875	9	749,895	9	796,770	0
85.8	Richland Mh	0	0	0	0	2	651,905	2	651,905	0
85.9	Richland V	7	18,225	0	0	0	0	7	18,225	0
85.10	Rogers	0	0	5	35,075	7	431,005	7	466,080	0
85.11	Rogers V	1	7,740	0	0	0	0	1	7,740	0
85.12	Rural	1	57,500	50	3,499,770	56	50,701,255	57	54,258,525	1,766,830
85.13	Rural Mh	0	0	0	0	1	9,580	1	9,580	0
85.14	Rural V	7	362,810	0	0	0	0	7	362,810	0
85.15	Schuyler	0	0	243	6,309,070	242	49,299,485	242	55,608,555	2,978,233
85.16	Schuyler Sub	0	0	1	56,150	1	223,440	1	279,590	223,440
85.17	Schuyler V	30	883,665	1	17,480	1	29,970	31	931,115	0
86	Commercial Total	82	1,453,695	488	10,716,310	500	118,309,496	582	130,479,501	5,187,552

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	9,899.54	43.35%	20,651,435	44.35%	2,086.10
88. 1G	7,507.51	32.88%	15,662,125	33.63%	2,086.19
89. 2G1	3,827.88	16.76%	7,234,705	15.54%	1,890.00
90. 2G	1,560.15	6.83%	2,948,705	6.33%	1,890.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	30.62	0.13%	54,655	0.12%	1,784.94
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	9.53	0.04%	16,015	0.03%	1,680.48
95. Total	22,835.23	100.00%	46,567,640	100.00%	2,039.29
<b>CRP</b>					
96. 1C1	616.74	31.71%	2,785,825	32.67%	4,517.02
97. 1C	652.89	33.57%	2,922,880	34.27%	4,476.83
98. 2C1	351.37	18.07%	1,493,440	17.51%	4,250.33
99. 2C	271.18	13.94%	1,125,410	13.20%	4,150.05
100. 3C1	15.68	0.81%	61,935	0.73%	3,949.94
101. 3C	37.13	1.91%	138,460	1.62%	3,729.06
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,944.99	100.00%	8,527,950	100.00%	4,384.57
<b>Timber</b>					
105. 1T1	737.43	81.34%	1,238,885	81.36%	1,680.00
106. 1T	166.59	18.37%	279,880	18.38%	1,680.05
107. 2T1	2.63	0.29%	3,975	0.26%	1,511.41
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	906.65	100.00%	1,522,740	100.00%	1,679.52
<hr/>					
Grass Total	22,835.23	88.90%	46,567,640	82.25%	2,039.29
CRP Total	1,944.99	7.57%	8,527,950	15.06%	4,384.57
Timber Total	906.65	3.53%	1,522,740	2.69%	1,679.52
<hr/>					
114. Market Area Total	25,686.87	100.00%	56,618,330	100.00%	2,204.17

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

19 Colfax

	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	356,748,805	437,061,005	80,312,200	22.51%	7,765,744	20.34%
02. Recreational	23,053,855	26,567,160	3,513,305	15.24%	435,630	13.35%
03. Ag-Homesite Land, Ag-Res Dwelling	112,376,985	141,431,345	29,054,360	25.85%	14,565	25.84%
<b>04. Total Residential (sum lines 1-3)</b>	<b>492,179,645</b>	<b>605,059,510</b>	<b>112,879,865</b>	<b>22.93%</b>	<b>8,215,939</b>	<b>21.27%</b>
05. Commercial	87,017,473	102,334,736	15,317,263	17.60%	5,187,552	11.64%
06. Industrial	28,380,159	28,144,765	-235,394	-0.83%	0	-0.83%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>115,397,632</b>	<b>130,479,501</b>	<b>15,081,869</b>	<b>13.07%</b>	<b>5,187,552</b>	<b>8.57%</b>
08. Ag-Farmsite Land, Outbuildings	81,436,900	82,991,925	1,555,025	1.91%	1,610,255	-0.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,875,540	1,827,150	-48,390	-2.58%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>83,312,440</b>	<b>84,819,075</b>	<b>1,506,635</b>	<b>1.81%</b>	<b>1,610,255</b>	<b>-0.12%</b>
12. Irrigated	422,213,525	464,891,450	42,677,925	10.11%		
13. Dryland	666,377,805	745,895,525	79,517,720	11.93%		
14. Grassland	53,617,850	56,618,330	3,000,480	5.60%		
15. Wasteland	987,335	978,205	-9,130	-0.92%		
16. Other Agland	653,020	961,810	308,790	47.29%		
<b>17. Total Agricultural Land</b>	<b>1,143,849,535</b>	<b>1,269,345,320</b>	<b>125,495,785</b>	<b>10.97%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,834,739,252</b>	<b>2,089,703,406</b>	<b>254,964,154</b>	<b>13.90%</b>	<b>15,013,746</b>	<b>13.08%</b>



## 2023 Assessment Survey for Colfax County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	The Deputy is an appraiser
<b>3.</b>	<b>Other full-time employees:</b>
	Two
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$259,815
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$259,815 All of the cost of health care and benefits are paid from the county general budget, not the assessor's budget.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	0
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	There is no separate fund. If a project is identified, the Board would have to fund it.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$800, the general fund covers most of the computer system
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,700
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$27,000

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

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

#### **D. Contracted Services**

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

#### **E. Appraisal /Listing Services**

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

## 2023 Residential Assessment Survey for Colfax County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor, Appraiser and Office Staff																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>All rural residential parcels; typically</td> </tr> <tr> <td style="text-align: center;">5</td> <td>All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwelling outbuildings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.	2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.	3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.	4	All rural residential parcels; typically	5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.	AG DW	Agricultural dwelling outbuildings	AG OB	Agricultural outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.																
2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.																
3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.																
4	All rural residential parcels; typically																
5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.																
AG DW	Agricultural dwelling outbuildings																
AG OB	Agricultural outbuildings																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	The cost approach is the primary method used to estimate market value, with Marshall and Swift costing used as the cost estimator. Depreciation is developed from the local market.																
<b>4.</b>	<b>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?</b>																
	Tables are developed by the county, and the Schuyler residential developed by Stanard Appraisal.																
<b>5.</b>	<b>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.</b>																
	Yes																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	The county conducts an analysis of vacant lot sales as the primary method of establishing residential lot values.																
<b>7.</b>	<b>How are rural residential site values developed?</b>																
	A study was completed using vacant lot sales with additional value added with the septic, well and electrical amenities.																

8.	<b>Are there form 191 applications on file?</b>																																												
	No																																												
9.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																												
	N/A																																												
10.	<table border="1"> <thead> <tr> <th data-bbox="201 359 363 443"><u>Valuation Group</u></th> <th data-bbox="363 359 651 443"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 359 906 443"><u>Date of Costing</u></th> <th data-bbox="906 359 1175 443"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 359 1484 443"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="201 443 363 499">1</td> <td data-bbox="363 443 651 499">2016</td> <td data-bbox="651 443 906 499">2022</td> <td data-bbox="906 443 1175 499">2019</td> <td data-bbox="1175 443 1484 499">2016;2019</td> </tr> <tr> <td data-bbox="201 499 363 556">2</td> <td data-bbox="363 499 651 556">2019</td> <td data-bbox="651 499 906 556">2022</td> <td data-bbox="906 499 1175 556">2019</td> <td data-bbox="1175 499 1484 556">2018-19</td> </tr> <tr> <td data-bbox="201 556 363 613">3</td> <td data-bbox="363 556 651 613">2021</td> <td data-bbox="651 556 906 613">2022</td> <td data-bbox="906 556 1175 613">2021</td> <td data-bbox="1175 556 1484 613">2021</td> </tr> <tr> <td data-bbox="201 613 363 669">4</td> <td data-bbox="363 613 651 669">2019</td> <td data-bbox="651 613 906 669">2022</td> <td data-bbox="906 613 1175 669">2019</td> <td data-bbox="1175 613 1484 669">2018-19</td> </tr> <tr> <td data-bbox="201 669 363 726">5</td> <td data-bbox="363 669 651 726">2022</td> <td data-bbox="651 669 906 726">2022</td> <td data-bbox="906 669 1175 726">2022</td> <td data-bbox="1175 669 1484 726">2022</td> </tr> <tr> <td data-bbox="201 726 363 783">AG DW</td> <td data-bbox="363 726 651 783">2019</td> <td data-bbox="651 726 906 783">2022</td> <td data-bbox="906 726 1175 783">2019</td> <td data-bbox="1175 726 1484 783">2018-19</td> </tr> <tr> <td data-bbox="201 783 363 840">AG OB</td> <td data-bbox="363 783 651 840">2019</td> <td data-bbox="651 783 906 840">2022</td> <td data-bbox="906 783 1175 840">2019</td> <td data-bbox="1175 783 1484 840">2018-19</td> </tr> </tbody> </table>					<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	2016	2022	2019	2016;2019	2	2019	2022	2019	2018-19	3	2021	2022	2021	2021	4	2019	2022	2019	2018-19	5	2022	2022	2022	2022	AG DW	2019	2022	2019	2018-19	AG OB	2019	2022	2019	2018-19
<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	2016	2022	2019	2016;2019																																									
2	2019	2022	2019	2018-19																																									
3	2021	2022	2021	2021																																									
4	2019	2022	2019	2018-19																																									
5	2022	2022	2022	2022																																									
AG DW	2019	2022	2019	2018-19																																									
AG OB	2019	2022	2019	2018-19																																									
	<p>----In V-group #1, Clarkson was inspected in 2016 and Howells. Leigh was reviewed in 2019 and new pricing and depreciation. Rural residential and agricultural homes are in the middle of a 2-year inspection and review(2018-2019) with new values being applied in 2020. New cost and depreciation tables will be updated as well as a lot study.</p>																																												

## 2023 Commercial Assessment Survey for Colfax County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Assessor, Appraiser and Office Staff																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.	2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.																		
2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The county hires specialized appraisers and searches for comparable sales in other counties.																		
<b>4.</b>	<b>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?</b>																		
	The county develops depreciation tables.																		
<b>5.</b>	<b>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.</b>																		
	Yes; in some cases depreciation is developed for individual occupancy codes or groups.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Commercial lots are valued primarily using market information derived from vacant lot sales.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2022</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<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	2022	2022	2022	2022	2	2016	2016	2016	2016
<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	2022	2022	2022	2022															
2	2016	2016	2016	2016															
	The rural commercial only was completed 2018-2019 and put on assessment for 2020.																		

## 2023 Agricultural Assessment Survey for Colfax County

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

	N/A
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	No
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A



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

June 1, 2022

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

Respectively Submitted

Viola M. Bender  
Colfax County Assessor

## GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract  
Colfax County has a total parcel count of 8,898 parcels.

Residential-----	3,732
Industrial-----	5
Commercial-----	575
Agricultural-----	3,833
Rec land-----	228
Exempt-----	525

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

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

### **Budget**

2022 General Budget: 236,550

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

### **Procedures Manual**

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

### **Responsibilities**

Record maintenance: Cadastral Maps

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

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

### **Report Generation**

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

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

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

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

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

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

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

### **Homestead Exemptions**

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

### **Filing for Personal Property**

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

### **Real Property**

Residential: In 2022 Colfax County has hired Stanard Appraisal Services to do a revalue of the city of Schuyler residential properties, this will include a land study and also depreciation tables. We will also apply new Marshall & Swift pricing. These changes will be implemented for the 2023 tax year.

For the tax year 2023 we plan on doing a review of the towns of Clarkson, Howells and Leigh and updating our Marshall & Swift pricing. This will be implemented for the tax

year 2024.

In the tax year 2024 we plan on reviewing sales of the rural properties and address any problem area.

The 2022 level of value is Assessment Ratio: 94, COD 17.39 and the PRD: 102.49

### **Computerized**

Colfax County has Implemented MIPS new PC Administrative system and CAMA 3.134

### **Commercial Property**

In 2022 Colfax County has hired Stanard Appraisal to do a revalue of the city of Schuyler's Commercial properties , do a land study and depreciation tables. We will also apply new Marshall & Swift pricing; these changes will be implemented for the 2023 tax year.

For the tax year 2023 we plan on doing a review of the towns of Clarkson, Howells and Leigh Commercial Property and updating our Marshall & swift pricing. This will be implemented for the tax year 2024.

In the tax year 2024 we plan on reviewing commercial sales in the rural area and addressing any problem areas.

The 2022 level of value is Assessment Ratio:100 COD 24.04 and the PRD:126.03

### **Agricultural**

We have one market area in the county. When we verify our agland sales we also check with the buyer or seller on the land use. We are continuing to update our GIS system. We are working with gWorks from Lincoln, NE. We will have new aerial flights in 2023 from our Eagleview Pictometry vendor this will help use with updating our land use. This will be implemented for the 2024 tax year.

For 2022 the level of value was Assessment Ratio:72 COD: 14.21 and the PRD: 102.99

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

### **Pick-up Work**

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

### **Sales Review**

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

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