

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

---

**PIERCE 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 Pierce 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 Pierce 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: Jean Lubke, Pierce 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.

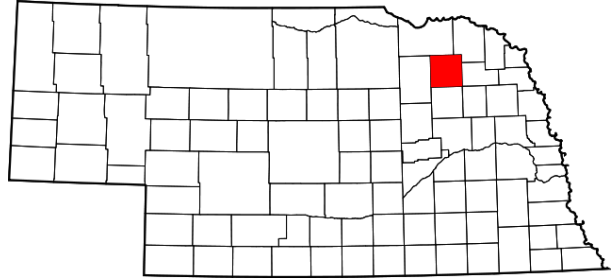
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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*

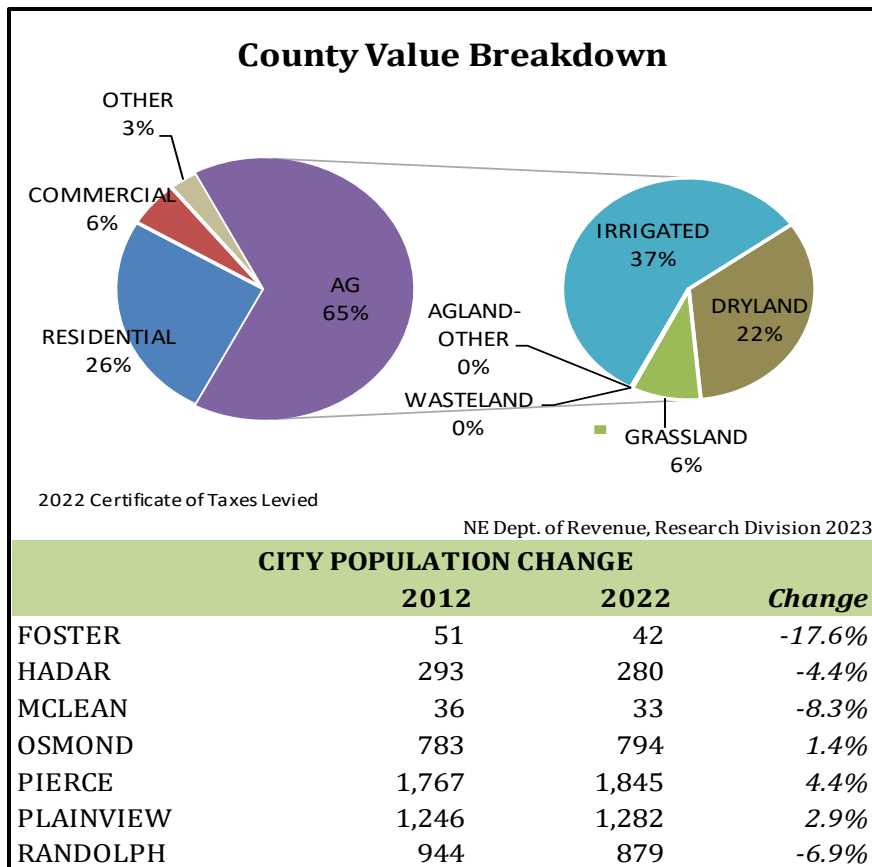


## County Overview

With a total area of 573 square miles, Pierce County has 7,313 residents, per the Census Bureau Quick Facts for 2021, a slight population decline from the 2020 U.S. Census. Reports indicate that 77% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$154,098 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Pierce County are located in and around Pierce, the county seat. According to the latest information available from the U.S. Census Bureau, there were 235 employer establishments with total employment of 1,537, for a slight increase in employment, since 2019.



Agricultural land makes up the majority of the county’s overall valuation base. Pierce County is included in the Lower Elkhorn Natural Resources District (NRD).

The ethanol plant located in Plainview also contributes to the local agricultural economy.

## 2023 Residential Correlation for Pierce County

---

### *Assessment Actions*

The County Assessor analyzed the sales and made adjustments to various year built and styles of homes.

In Valuation Group 1, one story homes were adjusted 8% to 30%, based on year built. One and a half to two story home adjustments ranged 20% to 30%, based on year built.

In Valuation Group 10 adjustments ranged from 15% to 35% depending on age and style.

Valuation Group 40 one story adjustments ranged for 6% to 10%, based on year built and one and a half story 23%. The same percentage increase in Valuation Group 40 has been applied to all rural dwellings. The home site value was increased to \$20,000 and the remaining site acres increased to \$2,200 in Neighborhood 6 of the rural subclass.

The lot values were adjusted in Valuation Group 1 and 10. The pickup work was also completed.

### *Assessment Practice Review*

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

The sales qualification and verification processes were reviewed. The usability rate for the residential class is typical when compared to the statewide average. This, along with review of the sales, support that all arm's-length transactions have been made available for measurement purposes.

There are five valuation groups in the residential class. Valuation Group 1 consists of a small town along Highway 13 and Pierce which is grouped together due to the proximity to Norfolk. Valuation Groups 5 and 10 are small towns on the Highway 20 corridor. Valuation Group 20 contains the small villages and Valuation Group 40 are rural acreages. Review of the valuation groups was conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The six-year inspection and review cycle is current for the residential class. The appraisal tables are reviewed to ensure they are current. Costing and depreciation tables utilized from the Computer-Assisted Mass Appraisal (CAMA) system are both dated 2020. The county assessor has a written valuation methodology on file.

# 2023 Residential Correlation for Pierce County

---

## *Description of Analysis*

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

Valuation Group	Description
1	Hadar & Pierce
5	Plainview
10	Osmond
20	Foster, Mclean, West Randolph
40	Acreages

The residential class of property has 188 qualified sales representing all valuation groups. Review of the overall statistical sample indicates that all three measures of central tendency are within the acceptable range and correlate closely. The COD and PRD are both within the range recommended by IAAO. Further analysis of the individual valuation groups indicates that all valuation groups with a sufficient sample of sales have medians within the acceptable range.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

## *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	78	94.80	95.92	94.08	15.66	101.96
5	56	97.33	97.29	94.61	14.73	102.83
10	26	94.56	98.53	95.05	20.67	103.66
20	1	61.17	61.17	61.17	00.00	100.00
40	27	96.31	97.48	94.53	13.95	103.12
____ALL____	188	95.79	96.73	94.34	16.00	102.53

## *Level of Value*

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

# 2023 Commercial Correlation for Pierce County

---

## *Assessment Actions*

A commercial reappraisal was implemented for all commercial parcels for the 2023 assessment year. The 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 sales verification and qualification processes were reviewed. The usability rate for the commercial class is near the statewide average. This, along with review of the sales, support that all arm's-length transactions have been made available for measurement purposes.

There are four valuation groups in the commercial class. Valuation Group 1, which includes a small village and the county seat located along Highway 13. These towns have similar proximity to the larger town of Norfolk making their commercial markets similar. Valuation Group 5 includes small towns located along Highway 20 that have similar active commercial markets. Valuation Group 20 is a small village of Foster located on Highway 13. Valuation Group 40 is the rural area.

The six-year inspection and review cycle is current for the commercial class. The appraisal tables were reviewed to ensure they are current. Costing and depreciation tables were updated with the current reappraisal utilizing the Computer-Assisted Mass Appraisal (CAMA) system, both are dated 2022.

## *Description of Analysis*

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

<b>Valuation Group</b>	<b>Description</b>
1	Hadar & Pierce
5	Osmond & Plainview
20	Foster
40	Acreages

Review of the overall sample shows 17 qualified sales representing three of the valuation groups. Two of the three measures of central tendency are within the acceptable range, the weighted mean is slightly below the acceptable range. The qualitative statistics are within the acceptable range.

## 2023 Commercial Correlation for Pierce County

---

The Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates that values for the class raised at higher level than sales; however, a complete reappraisal was put on and with only 17 sales, there is not sufficient representation of all occupancy codes. All indications support that the values were uniformly applied to the commercial class and accurately reflect the assessment actions reported by the county assessor.

### *Equalization and Quality of Assessment*

Review of the statistics along with all other information available, and the completion of a reappraisal of the commercial class suggest that the assessments within the county are valued within the acceptable range and therefore considered equalized. The quality of assessment of the commercial class of property in Pierce County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	93.04	92.78	93.28	02.10	99.46
5	7	95.90	99.22	93.86	10.64	105.71
40	5	97.67	79.40	83.70	19.36	94.86
____ALL____	17	93.94	91.50	88.78	11.49	103.06

### *Level of Value*

Based on analysis of all available information, the level of value of the commercial property in Pierce County is 94%.

## 2023 Agricultural Correlation for Pierce County

---

### *Assessment Actions*

For the agricultural class, the county assessor conducted a market analysis, and all three land use were increased. Irrigated increased 10%, dryland increased 14% and grassland increased 20%. Rural dwellings were increased based on age and style of dwelling. The increases ranged from 6% to 23%. The home site values were increased to \$20,000 and the remaining site acres increased to \$2,200.

### *Assessment Practice Review*

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

The sales verification and qualification processes were reviewed. The usability rate for the agricultural class is near the statewide average. This, along with review of the sales, support that all arm's-length transactions have been made available for measurement purposes.

There is one market area currently identified. The county assessor reviews the market to determine if additional market areas are needed. Aerial imagery was last updated in August 2020. The required six-year inspection and review cycle is current for the agricultural class.

Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of agricultural homes was last done in 2019 and rural residential in 2018. Costing and depreciation tables utilized from their Computer-Assisted Mass Appraisal (CAMA) system are dated 2022. Intensive use in the county has been identified and assigned value.

### *Description of Analysis*

There is one agricultural market identified for the agricultural analysis. The overall measures of central tendency indicate two of the three measures are within the acceptable range. The weighted mean is low and is influenced by sales in the newest study period year, which reflects a significant uptick in the market value of agricultural land.

Review of each class by 80% Majority Land Use (MLU) reveals the statistics for sales of irrigated and dryland are within the acceptable range. There are few sales in the grassland, but the statistics are also within the acceptable range.

The Average Acre Comparison chart displays that the values assigned by the county assessor are comparable to the adjoining counties suggesting that values are equalized.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and reflect the assessment actions reported by the county assessor.

## 2023 Agricultural Correlation for Pierce County

---

Battle Creek Public School District lies partially in Pierce County and has a school bond subject to a reduced valuation under LB2. There are no qualified sales in this school district for Pierce County, review of the county assessor’s valuation supports that assessed values were reduced as required.

### *Equalization and Quality of Assessment*

Review of the agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties valuations, and assessment practices indicate that the Pierce County Assessor has achieved value equalization. The quality of assessment in the agricultural land class of property in Pierce 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	32	73.74	73.80	62.45	25.64	118.17
1	32	73.74	73.80	62.45	25.64	118.17
<u>    Dry    </u>						
County	31	72.40	67.63	61.39	22.90	110.16
1	31	72.40	67.63	61.39	22.90	110.16
<u>    Grass    </u>						
County	5	72.49	78.85	82.79	18.61	95.24
1	5	72.49	78.85	82.79	18.61	95.24
<u>    ALL    </u>	<u>77</u>	72.95	71.77	63.55	23.24	112.93

### *Level of Value*

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

### *Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)*

A review of the agricultural land value in Pierce County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Pierce County is 50%.

## 2023 Opinions of the Property Tax Administrator for Pierce 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>	94	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



*Ruth A. Sorensen*

\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

---

## 2023 Commission Summary for Pierce County

---

### Residential Real Property - Current

Number of Sales	188	Median	95.79
Total Sales Price	\$31,918,614	Mean	96.73
Total Adj. Sales Price	\$31,918,614	Wgt. Mean	94.34
Total Assessed Value	\$30,111,595	Average Assessed Value of the Base	\$148,325
Avg. Adj. Sales Price	\$169,780	Avg. Assessed Value	\$160,168

### Confidence Interval - Current

95% Median C.I	93.37 to 97.78
95% Wgt. Mean C.I	91.36 to 97.32
95% Mean C.I	93.83 to 99.63
% of Value of the Class of all Real Property Value in the County	20.63
% of Records Sold in the Study Period	6.36
% of Value Sold in the Study Period	6.87

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	156	95	95.24
2021	146	96	95.69
2020	200	96	96.00
2019	181	95	95.03

## 2023 Commission Summary for Pierce County

---

### Commercial Real Property - Current

Number of Sales	17	Median	93.94
Total Sales Price	\$2,922,150	Mean	91.50
Total Adj. Sales Price	\$2,922,150	Wgt. Mean	88.78
Total Assessed Value	\$2,594,335	Average Assessed Value of the Base	\$295,744
Avg. Adj. Sales Price	\$171,891	Avg. Assessed Value	\$152,608

### Confidence Interval - Current

95% Median C.I	87.53 to 97.67
95% Wgt. Mean C.I	74.61 to 102.95
95% Mean C.I	80.53 to 102.47
% of Value of the Class of all Real Property Value in the County	5.93
% of Records Sold in the Study Period	3.99
% of Value Sold in the Study Period	2.06

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	20	100	85.35
2021	17	100	100.05
2020	20	100	97.81
2019	23	100	103.95

**70 Pierce  
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 : 188  
 Total Sales Price : 31,918,614  
 Total Adj. Sales Price : 31,918,614  
 Total Assessed Value : 30,111,595  
 Avg. Adj. Sales Price : 169,780  
 Avg. Assessed Value : 160,168

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 97  
 COD : 16.00  
 PRD : 102.53

COV : 20.97  
 STD : 20.28  
 Avg. Abs. Dev : 15.33  
 MAX Sales Ratio : 175.83  
 MIN Sales Ratio : 40.96

95% Median C.I. : 93.37 to 97.78  
 95% Wgt. Mean C.I. : 91.36 to 97.32  
 95% Mean C.I. : 93.83 to 99.63

Printed:3/20/2023 4:45:37PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	28	103.61	104.17	102.91	14.87	101.22	69.92	146.39	96.08 to 115.53	151,498	155,906
01-JAN-21 To 31-MAR-21	19	105.11	105.59	106.06	11.28	99.56	82.35	137.71	92.33 to 112.51	172,079	182,515
01-APR-21 To 30-JUN-21	29	100.59	105.25	104.04	12.71	101.16	62.94	175.83	95.91 to 110.29	174,324	181,361
01-JUL-21 To 30-SEP-21	21	93.32	96.48	93.56	13.68	103.12	69.56	122.57	87.80 to 110.56	196,157	183,522
01-OCT-21 To 31-DEC-21	16	89.49	92.80	89.92	13.29	103.20	65.45	127.26	81.35 to 107.33	121,294	109,064
01-JAN-22 To 31-MAR-22	18	93.51	97.68	93.66	17.41	104.29	66.99	152.10	83.48 to 109.83	150,319	140,784
01-APR-22 To 30-JUN-22	36	89.05	90.33	86.34	16.90	104.62	59.19	148.08	80.01 to 96.45	178,991	154,538
01-JUL-22 To 30-SEP-22	21	78.82	80.42	80.21	19.92	100.26	40.96	117.36	68.97 to 95.31	197,255	158,215
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	97	101.09	103.11	101.56	13.63	101.53	62.94	175.83	97.01 to 105.85	172,022	174,707
01-OCT-21 To 30-SEP-22	91	89.46	89.93	86.43	16.96	104.05	40.96	152.10	83.40 to 94.16	167,390	144,670
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	85	98.82	100.82	99.59	13.51	101.24	62.94	175.83	94.09 to 105.08	169,234	168,544
<u>ALL</u>	188	95.79	96.73	94.34	16.00	102.53	40.96	175.83	93.37 to 97.78	169,780	160,168

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	78	94.80	95.92	94.08	15.66	101.96	40.96	137.71	90.45 to 98.82	179,665	169,031
5	56	97.33	97.29	94.61	14.73	102.83	52.56	152.10	93.37 to 101.09	97,587	92,331
10	26	94.56	98.53	95.05	20.67	103.66	59.19	175.83	79.93 to 107.30	129,987	123,550
20	1	61.17	61.17	61.17	00.00	100.00	61.17	61.17	N/A	60,000	36,700
40	27	96.31	97.48	94.53	13.95	103.12	72.49	148.08	83.48 to 108.04	333,341	315,099
<u>ALL</u>	188	95.79	96.73	94.34	16.00	102.53	40.96	175.83	93.37 to 97.78	169,780	160,168

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	188	95.79	96.73	94.34	16.00	102.53	40.96	175.83	93.37 to 97.78	169,780	160,168
06											
07											
<u>ALL</u>	188	95.79	96.73	94.34	16.00	102.53	40.96	175.83	93.37 to 97.78	169,780	160,168

**70 Pierce  
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 : 188  
 Total Sales Price : 31,918,614  
 Total Adj. Sales Price : 31,918,614  
 Total Assessed Value : 30,111,595  
 Avg. Adj. Sales Price : 169,780  
 Avg. Assessed Value : 160,168

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 97  
 COD : 16.00  
 PRD : 102.53

COV : 20.97  
 STD : 20.28  
 Avg. Abs. Dev : 15.33  
 MAX Sales Ratio : 175.83  
 MIN Sales Ratio : 40.96

95% Median C.I. : 93.37 to 97.78  
 95% Wgt. Mean C.I. : 91.36 to 97.32  
 95% Mean C.I. : 93.83 to 99.63

Printed:3/20/2023 4:45:37PM

**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	3	120.76	132.20	127.56	20.93	103.64	100.00	175.83	N/A	24,620	31,405
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	188	95.79	96.73	94.34	16.00	102.53	40.96	175.83	93.37 to 97.78	169,780	160,168
Greater Than 14,999	188	95.79	96.73	94.34	16.00	102.53	40.96	175.83	93.37 to 97.78	169,780	160,168
Greater Than 29,999	185	95.55	96.15	94.26	15.68	102.01	40.96	152.10	92.83 to 97.67	172,134	162,256
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	120.76	132.20	127.56	20.93	103.64	100.00	175.83	N/A	24,620	31,405
30,000 TO 59,999	18	101.59	100.29	100.80	13.42	99.49	60.85	127.26	93.32 to 111.89	50,003	50,405
60,000 TO 99,999	29	101.00	101.87	102.11	17.67	99.76	59.87	152.10	90.45 to 110.29	77,243	78,875
100,000 TO 149,999	45	97.60	98.10	97.97	14.47	100.13	52.56	137.71	88.24 to 103.56	127,537	124,951
150,000 TO 249,999	58	91.38	91.27	91.15	15.80	100.13	59.19	146.39	86.91 to 95.31	182,209	166,091
250,000 TO 499,999	32	94.82	96.37	95.76	13.59	100.64	40.96	122.36	90.03 to 109.12	326,325	312,490
500,000 TO 999,999	3	73.89	79.08	80.15	07.38	98.67	73.50	89.85	N/A	651,667	522,315
1,000,000 +											
<b>ALL</b>	<b>188</b>	<b>95.79</b>	<b>96.73</b>	<b>94.34</b>	<b>16.00</b>	<b>102.53</b>	<b>40.96</b>	<b>175.83</b>	<b>93.37 to 97.78</b>	<b>169,780</b>	<b>160,168</b>

**70 Pierce  
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 : 17  
 Total Sales Price : 2,922,150  
 Total Adj. Sales Price : 2,922,150  
 Total Assessed Value : 2,594,335  
 Avg. Adj. Sales Price : 171,891  
 Avg. Assessed Value : 152,608

MEDIAN : 94  
 WGT. MEAN : 89  
 MEAN : 92  
 COD : 11.49  
 PRD : 103.06

COV : 23.32  
 STD : 21.34  
 Avg. Abs. Dev : 10.79  
 MAX Sales Ratio : 141.24  
 MIN Sales Ratio : 27.28

95% Median C.I. : 87.53 to 97.67  
 95% Wgt. Mean C.I. : 74.61 to 102.95  
 95% Mean C.I. : 80.53 to 102.47

Printed:3/20/2023 4:45:38PM

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	1	93.03	93.03	93.03	00.00	100.00	93.03	93.03	N/A	262,500	244,210	
01-JAN-20 To 31-MAR-20	1	97.62	97.62	97.62	00.00	100.00	97.62	97.62	N/A	23,500	22,940	
01-APR-20 To 30-JUN-20	1	141.24	141.24	141.24	00.00	100.00	141.24	141.24	N/A	23,000	32,485	
01-JUL-20 To 30-SEP-20	1	75.13	75.13	75.13	00.00	100.00	75.13	75.13	N/A	75,000	56,345	
01-OCT-20 To 31-DEC-20	1	97.00	97.00	97.00	00.00	100.00	97.00	97.00	N/A	95,000	92,150	
01-JAN-21 To 31-MAR-21	2	88.70	88.70	96.05	10.55	92.35	79.34	98.05	N/A	537,500	516,280	
01-APR-21 To 30-JUN-21	3	93.94	94.39	94.62	00.92	99.76	93.32	95.90	N/A	249,033	235,640	
01-JUL-21 To 30-SEP-21	1	87.53	87.53	87.53	00.00	100.00	87.53	87.53	N/A	48,250	42,235	
01-OCT-21 To 31-DEC-21	1	97.67	97.67	97.67	00.00	100.00	97.67	97.67	N/A	75,000	73,250	
01-JAN-22 To 31-MAR-22	2	58.82	58.82	40.13	53.62	146.57	27.28	90.35	N/A	166,400	66,780	
01-APR-22 To 30-JUN-22	2	94.59	94.59	94.12	01.64	100.50	93.04	96.14	N/A	57,500	54,118	
01-JUL-22 To 30-SEP-22	1	98.89	98.89	98.89	00.00	100.00	98.89	98.89	N/A	50,000	49,445	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	4	95.33	101.76	92.70	18.55	109.77	75.13	141.24	N/A	96,000	88,995	
01-OCT-20 To 30-SEP-21	7	93.94	92.15	95.35	04.67	96.64	79.34	98.05	79.34 to 98.05	280,764	267,695	
01-OCT-21 To 30-SEP-22	6	94.59	83.90	63.63	14.45	131.86	27.28	98.89	27.28 to 98.89	95,467	60,748	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	4	97.31	102.75	94.19	17.14	109.09	75.13	141.24	N/A	54,125	50,980	
01-JAN-21 To 31-DEC-21	7	93.94	92.25	95.35	04.78	96.75	79.34	98.05	79.34 to 98.05	277,907	264,995	
<u>ALL</u>	17	93.94	91.50	88.78	11.49	103.06	27.28	141.24	87.53 to 97.67	171,891	152,608	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	5	93.04	92.78	93.28	02.10	99.46	87.53	97.00	N/A	121,570	113,398	
5	7	95.90	99.22	93.86	10.64	105.71	79.34	141.24	79.34 to 141.24	127,043	119,241	
40	5	97.67	79.40	83.70	19.36	94.86	27.28	98.89	N/A	285,000	238,532	
<u>ALL</u>	17	93.94	91.50	88.78	11.49	103.06	27.28	141.24	87.53 to 97.67	171,891	152,608	

**70 Pierce  
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 : 17  
 Total Sales Price : 2,922,150  
 Total Adj. Sales Price : 2,922,150  
 Total Assessed Value : 2,594,335  
 Avg. Adj. Sales Price : 171,891  
 Avg. Assessed Value : 152,608

MEDIAN : 94  
 WGT. MEAN : 89  
 MEAN : 92  
 COD : 11.49  
 PRD : 103.06

COV : 23.32  
 STD : 21.34  
 Avg. Abs. Dev : 10.79  
 MAX Sales Ratio : 141.24  
 MIN Sales Ratio : 27.28

95% Median C.I. : 87.53 to 97.67  
 95% Wgt. Mean C.I. : 74.61 to 102.95  
 95% Mean C.I. : 80.53 to 102.47

Printed:3/20/2023 4:45:38PM

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	93.94	93.94	93.94	00.00	100.00	93.94	93.94	N/A	320,000	300,610
03	16	94.61	91.35	88.15	12.12	103.63	27.28	141.24	87.53 to 97.67	162,634	143,358
04											
<u>ALL</u>	<u>17</u>	93.94	91.50	88.78	11.49	103.06	27.28	141.24	87.53 to 97.67	171,891	152,608

**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	2	119.43	119.43	119.19	18.26	100.20	97.62	141.24	N/A	23,250	27,713
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	93.94	91.50	88.78	11.49	103.06	27.28	141.24	87.53 to 97.67	171,891	152,608
Greater Than 14,999	17	93.94	91.50	88.78	11.49	103.06	27.28	141.24	87.53 to 97.67	171,891	152,608
Greater Than 29,999	15	93.32	87.77	88.29	09.42	99.41	27.28	98.89	87.53 to 97.00	191,710	169,261
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	119.43	119.43	119.19	18.26	100.20	97.62	141.24	N/A	23,250	27,713
30,000 TO 59,999	3	96.14	94.19	94.13	03.94	100.06	87.53	98.89	N/A	46,083	43,378
60,000 TO 99,999	5	93.04	90.64	90.97	06.28	99.64	75.13	97.67	N/A	77,560	70,556
100,000 TO 149,999	2	86.33	86.33	86.68	08.10	99.60	79.34	93.32	N/A	121,050	104,930
150,000 TO 249,999											
250,000 TO 499,999	4	93.49	77.54	78.85	18.59	98.34	27.28	95.90	N/A	286,875	226,205
500,000 TO 999,999	1	98.05	98.05	98.05	00.00	100.00	98.05	98.05	N/A	960,000	941,315
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>17</u>	93.94	91.50	88.78	11.49	103.06	27.28	141.24	87.53 to 97.67	171,891	152,608

**70 Pierce  
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 : 17  
 Total Sales Price : 2,922,150  
 Total Adj. Sales Price : 2,922,150  
 Total Assessed Value : 2,594,335  
 Avg. Adj. Sales Price : 171,891  
 Avg. Assessed Value : 152,608

MEDIAN : 94  
 WGT. MEAN : 89  
 MEAN : 92  
 COD : 11.49  
 PRD : 103.06

COV : 23.32  
 STD : 21.34  
 Avg. Abs. Dev : 10.79  
 MAX Sales Ratio : 141.24  
 MIN Sales Ratio : 27.28

95% Median C.I. : 87.53 to 97.67  
 95% Wgt. Mean C.I. : 74.61 to 102.95  
 95% Mean C.I. : 80.53 to 102.47

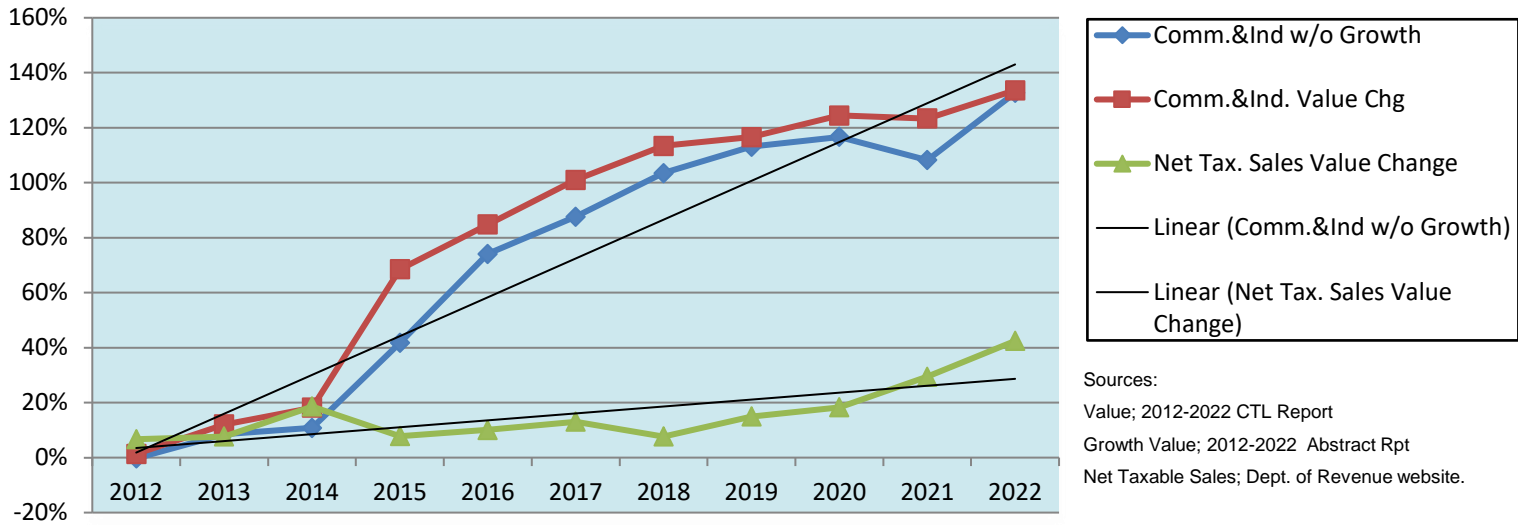
Printed:3/20/2023 4:45:38PM

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	97.67	97.67	97.67	00.00	100.00	97.67	97.67	N/A	75,000	73,250
344	2	119.65	119.65	99.06	18.05	120.79	98.05	141.24	N/A	491,500	486,900
350	1	79.34	79.34	79.34	00.00	100.00	79.34	79.34	N/A	115,000	91,245
352	3	93.94	94.29	94.34	01.02	99.95	93.03	95.90	N/A	294,167	277,505
353	2	93.68	93.68	94.23	03.55	99.42	90.35	97.00	N/A	81,400	76,703
406	5	87.53	77.29	52.68	21.50	146.72	27.28	98.89	N/A	92,350	48,654
434	1	96.14	96.14	96.14	00.00	100.00	96.14	96.14	N/A	40,000	38,455
470	1	93.04	93.04	93.04	00.00	100.00	93.04	93.04	N/A	75,000	69,780
531	1	93.32	93.32	93.32	00.00	100.00	93.32	93.32	N/A	127,100	118,615
<u>ALL</u>	17	93.94	91.50	88.78	11.49	103.06	27.28	141.24	87.53 to 97.67	171,891	152,608



### 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	\$ 46,629,460	\$ 674,120	1.45%	\$ 45,955,340		\$ 32,786,133	
2012	\$ 47,257,170	\$ 744,635	1.58%	\$ 46,512,535	-0.25%	\$ 34,979,250	6.69%
2013	\$ 52,232,265	\$ 1,623,150	3.11%	\$ 50,609,115	7.09%	\$ 35,306,748	0.94%
2014	\$ 55,107,225	\$ 3,436,685	6.24%	\$ 51,670,540	-1.08%	\$ 38,878,857	10.12%
2015	\$ 78,572,250	\$ 12,469,340	15.87%	\$ 66,102,910	19.95%	\$ 35,358,452	-9.05%
2016	\$ 86,174,125	\$ 4,998,232	5.80%	\$ 81,175,893	3.31%	\$ 36,101,714	2.10%
2017	\$ 93,742,290	\$ 6,247,665	6.66%	\$ 87,494,625	1.53%	\$ 37,073,644	2.69%
2018	\$ 99,495,995	\$ 4,612,335	4.64%	\$ 94,883,660	1.22%	\$ 35,303,616	-4.77%
2019	\$ 100,987,820	\$ 1,629,720	1.61%	\$ 99,358,100	-0.14%	\$ 37,690,675	6.76%
2020	\$ 104,674,900	\$ 3,657,905	3.49%	\$ 101,016,995	0.03%	\$ 38,791,736	2.92%
2021	\$ 104,160,925	\$ 7,067,905	6.79%	\$ 97,093,020	-7.24%	\$ 42,438,646	9.40%
2022	\$ 108,939,190	\$ 423,580	0.39%	\$ 108,515,610	4.18%	\$ 46,700,089	10.04%
<b>Ann %chg</b>	<b>8.71%</b>			<b>Average</b>	<b>2.60%</b>	2.93%	<b>3.44%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.25%	1.35%	6.69%
2013	8.53%	12.02%	7.69%
2014	10.81%	18.18%	18.58%
2015	41.76%	68.50%	7.85%
2016	74.09%	84.81%	10.11%
2017	87.64%	101.04%	13.08%
2018	103.48%	113.38%	7.68%
2019	113.08%	116.58%	14.96%
2020	116.64%	124.48%	18.32%
2021	108.22%	123.38%	29.44%
2022	132.72%	133.63%	42.44%

County Number	70
County Name	Pierce

**70 Pierce**  
**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 : 77  
 Total Sales Price : 65,438,014  
 Total Adj. Sales Price : 65,438,014  
 Total Assessed Value : 41,585,695  
 Avg. Adj. Sales Price : 849,844  
 Avg. Assessed Value : 540,074

MEDIAN : 73  
 WGT. MEAN : 64  
 MEAN : 72  
 COD : 23.24  
 PRD : 112.93

COV : 33.62  
 STD : 24.13  
 Avg. Abs. Dev : 16.95  
 MAX Sales Ratio : 172.64  
 MIN Sales Ratio : 27.91

95% Median C.I. : 68.74 to 75.90  
 95% Wgt. Mean C.I. : 57.48 to 69.62  
 95% Mean C.I. : 66.38 to 77.16

Printed:3/20/2023 4:45:39PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	6	72.77	85.48	80.30	40.21	106.45	51.34	172.64	51.34 to 172.64	664,502	533,628
01-JAN-20 To 31-MAR-20	11	73.46	73.50	70.78	19.78	103.84	27.91	117.46	55.18 to 102.13	689,024	487,671
01-APR-20 To 30-JUN-20	6	95.14	94.26	89.15	22.18	105.73	57.58	123.80	57.58 to 123.80	534,115	476,139
01-JUL-20 To 30-SEP-20	3	66.59	70.18	71.63	16.17	97.98	55.82	88.13	N/A	461,417	330,508
01-OCT-20 To 31-DEC-20	6	71.99	69.51	65.04	15.15	106.87	47.00	90.38	47.00 to 90.38	918,370	597,331
01-JAN-21 To 31-MAR-21	10	77.72	80.42	78.78	13.87	102.08	55.00	123.27	68.74 to 85.83	536,854	422,935
01-APR-21 To 30-JUN-21	2	80.27	80.27	79.38	05.44	101.12	75.90	84.63	N/A	602,840	478,505
01-JUL-21 To 30-SEP-21	2	73.97	73.97	73.97	00.99	100.00	73.24	74.70	N/A	896,000	662,758
01-OCT-21 To 31-DEC-21	11	73.97	71.73	63.54	16.99	112.89	35.77	100.73	50.82 to 92.91	1,197,098	760,664
01-JAN-22 To 31-MAR-22	8	51.68	52.04	45.06	23.78	115.49	33.82	72.57	33.82 to 72.57	1,272,090	573,228
01-APR-22 To 30-JUN-22	8	67.68	68.33	63.67	21.25	107.32	43.14	96.41	43.14 to 96.41	882,473	561,848
01-JUL-22 To 30-SEP-22	4	34.25	36.81	32.54	16.15	113.12	28.34	50.38	N/A	1,250,444	406,854
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	26	73.80	80.67	76.85	27.74	104.97	27.91	172.64	62.08 to 88.13	621,354	477,481
01-OCT-20 To 30-SEP-21	20	75.95	76.48	72.76	12.85	105.11	47.00	123.27	71.58 to 83.38	693,822	504,793
01-OCT-21 To 30-SEP-22	31	59.26	61.26	53.88	28.32	113.70	28.34	100.73	50.38 to 73.64	1,142,140	615,333
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	26	73.40	76.99	72.39	22.22	106.35	27.91	123.80	66.59 to 88.13	679,939	492,182
01-JAN-21 To 31-DEC-21	25	75.90	76.07	69.10	14.06	110.09	35.77	123.27	72.43 to 80.31	861,372	595,167
<u>ALL</u>	77	72.95	71.77	63.55	23.24	112.93	27.91	172.64	68.74 to 75.90	849,844	540,074

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	77	72.95	71.77	63.55	23.24	112.93	27.91	172.64	68.74 to 75.90	849,844	540,074
<u>ALL</u>	77	72.95	71.77	63.55	23.24	112.93	27.91	172.64	68.74 to 75.90	849,844	540,074

**70 Pierce**  
**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 : 77  
 Total Sales Price : 65,438,014  
 Total Adj. Sales Price : 65,438,014  
 Total Assessed Value : 41,585,695  
 Avg. Adj. Sales Price : 849,844  
 Avg. Assessed Value : 540,074

MEDIAN : 73  
 WGT. MEAN : 64  
 MEAN : 72  
 COD : 23.24  
 PRD : 112.93

COV : 33.62  
 STD : 24.13  
 Avg. Abs. Dev : 16.95  
 MAX Sales Ratio : 172.64  
 MIN Sales Ratio : 27.91

95% Median C.I. : 68.74 to 75.90  
 95% Wgt. Mean C.I. : 57.48 to 69.62  
 95% Mean C.I. : 66.38 to 77.16

Printed:3/20/2023 4:45:39PM

**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
<u>    Dry    </u>											
County	16	69.15	66.70	63.13	18.47	105.65	34.21	102.13	55.00 to 74.70	623,078	393,337
1	16	69.15	66.70	63.13	18.47	105.65	34.21	102.13	55.00 to 74.70	623,078	393,337
<u>    Grass    </u>											
County	2	70.62	70.62	70.84	02.66	99.69	68.74	72.49	N/A	171,000	121,140
1	2	70.62	70.62	70.84	02.66	99.69	68.74	72.49	N/A	171,000	121,140
<u>    ALL    </u>	77	72.95	71.77	63.55	23.24	112.93	27.91	172.64	68.74 to 75.90	849,844	540,074

**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
<u>    Irrigated    </u>											
County	32	73.74	73.80	62.45	25.64	118.17	33.82	172.64	59.26 to 80.31	1,098,999	686,306
1	32	73.74	73.80	62.45	25.64	118.17	33.82	172.64	59.26 to 80.31	1,098,999	686,306
<u>    Dry    </u>											
County	31	72.40	67.63	61.39	22.90	110.16	27.91	123.27	55.82 to 74.70	723,554	444,200
1	31	72.40	67.63	61.39	22.90	110.16	27.91	123.27	55.82 to 74.70	723,554	444,200
<u>    Grass    </u>											
County	5	72.49	78.85	82.79	18.61	95.24	58.40	120.97	N/A	314,600	260,455
1	5	72.49	78.85	82.79	18.61	95.24	58.40	120.97	N/A	314,600	260,455
<u>    ALL    </u>	77	72.95	71.77	63.55	23.24	112.93	27.91	172.64	68.74 to 75.90	849,844	540,074

## Pierce County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	5,992	5,782	5,405	5,325	5,231	4,965	4,029	3,824	<b>5,102</b>
Knox	1	5,575	5,575	5,379	5,373	5,245	5,245	4,992	4,987	<b>5,220</b>
Antelope	1	5,000	4,996	4,995	4,988	4,200	4,000	4,000	3,800	<b>4,654</b>
Madison	1	8,025	7,644	7,153	6,792	6,375	6,175	5,045	4,225	<b>6,147</b>
Wayne	1	7,000	7,000	6,840	6,610	6,200	6,000	5,670	5,400	<b>6,125</b>
Cedar	1	5,785	5,785	5,725	5,725	5,135	5,135	4,675	4,675	<b>5,236</b>
Cedar	2	6,600	6,600	6,490	6,490	6,275	6,275	5,625	5,625	<b>6,003</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	4,900	4,750	4,475	4,265	3,705	3,590	2,500	2,185	<b>3,983</b>
Knox	1	5,140	5,140	4,940	4,725	4,605	4,315	4,075	4,035	<b>4,615</b>
Antelope	1	3,400	3,350	3,000	3,000	2,100	2,100	1,975	1,800	<b>2,789</b>
Madison	1	6,823	6,635	6,164	5,851	5,517	5,240	4,098	3,150	<b>5,783</b>
Wayne	1	7,000	7,000	6,840	6,610	6,200	5,900	5,300	5,000	<b>6,263</b>
Cedar	1	4,984	4,985	4,945	4,945	4,934	4,935	4,055	4,055	<b>4,628</b>
Cedar	2	5,675	5,675	5,479	5,480	5,450	5,449	4,500	4,499	<b>5,313</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	2,280	2,165	1,980	1,705	1,625	1,440	1,260	1,200	<b>2,012</b>
Knox	1	1,696	1,698	1,696	1,698	1,680	1,680	n/a	1,680	<b>1,696</b>
Antelope	1	1,175	1,175	1,175	1,150	1,150	1,150	1,125	1,125	<b>1,163</b>
Madison	1	2,250	2,150	2,025	1,964	1,875	n/a	n/a	n/a	<b>2,116</b>
Wayne	1	2,615	2,495	2,315	2,180	1,965	n/a	n/a	n/a	<b>2,475</b>
Cedar	1	2,641	2,640	2,406	2,408	2,185	2,187	1,950	1,950	<b>2,450</b>
Cedar	2	2,639	2,640	2,405	2,405	2,185	2,185	1,950	n/a	<b>2,535</b>

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	3,558	979	150
Knox	1	1,695	600	250
Antelope	1	1,650	500	148
Madison	1	4,129	846	150
Wayne	1	4,161	n/a	100
Cedar	1	1,947	1,067	601
Cedar	2	1,950	1,111	600

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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 04/05/2023

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020											
10/01/2020 To 09/30/2021											
10/01/2021 To 09/30/2022											
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020											
01/01/2021 To 12/31/2021											
<u>ALL</u>											
10/01/2019 To 09/30/2022											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

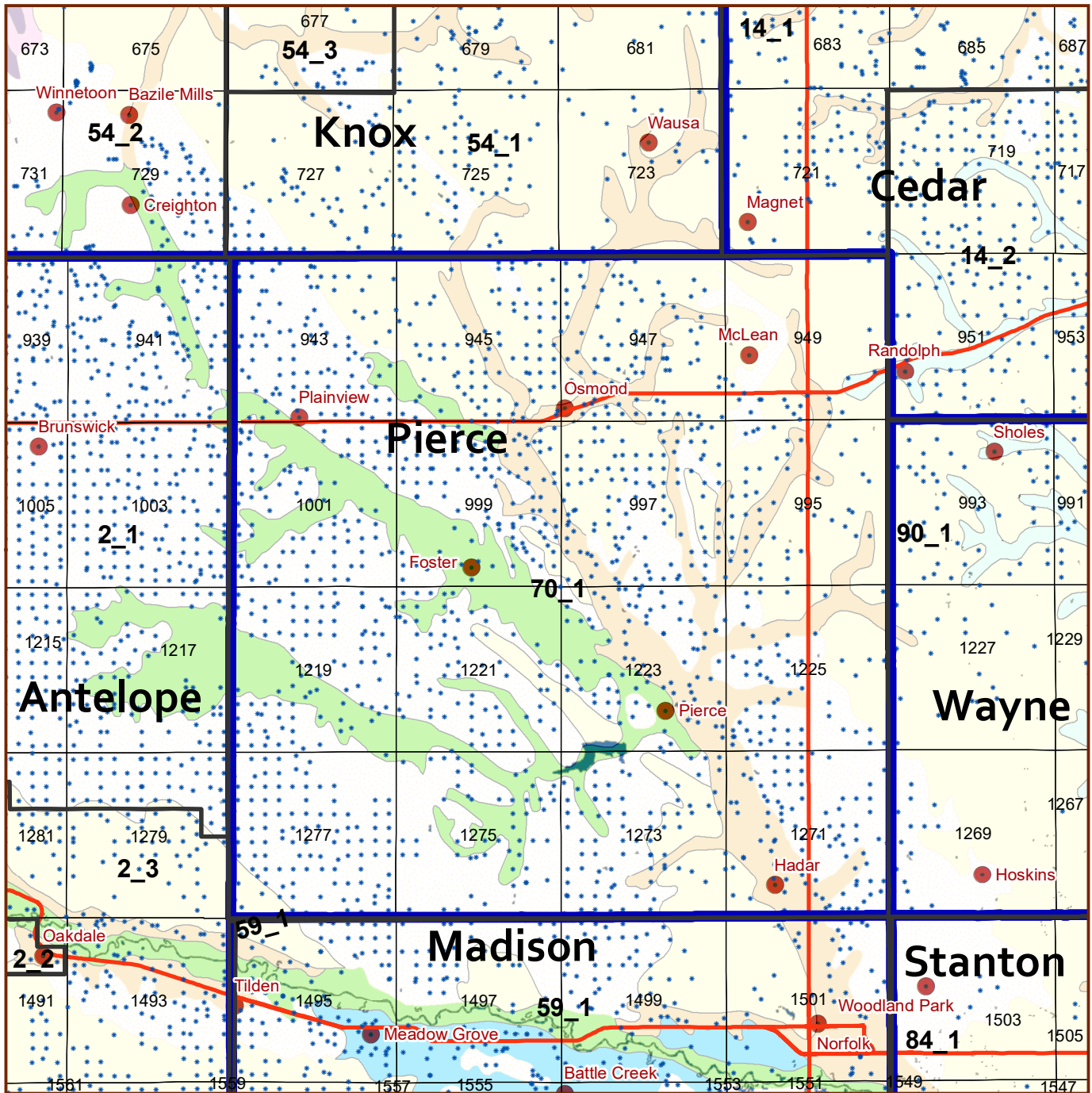
Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 04/05/2023

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
020009											
140045											
540013											
540576											
590002											
590005											
590080											
700002											
700005											
700542											
_____ALL_____											
10/01/2019 To 09/30/2022											

# PIERCE COUNTY



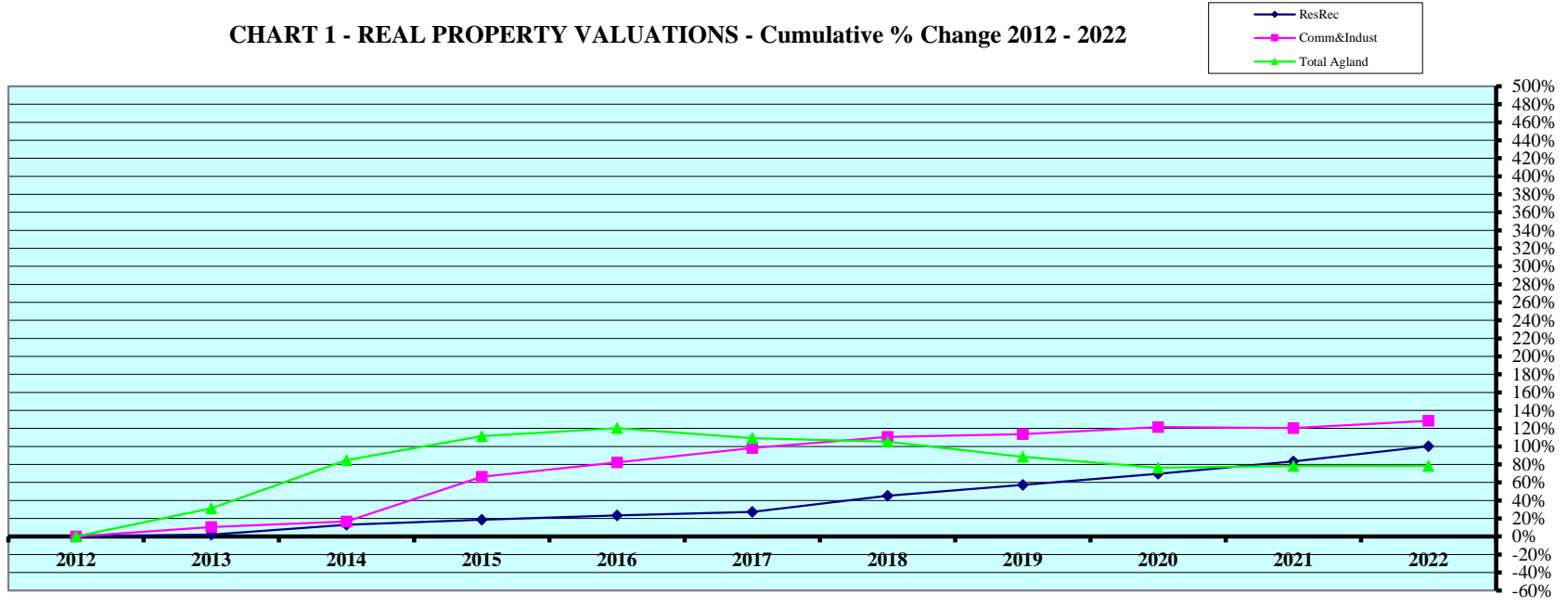
**Legend**

- 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	197,771,360	-	-	-	47,257,170	-	-	-	692,177,305	-	-	-
2013	201,571,425	3,800,065	1.92%	1.92%	52,232,265	4,975,095	10.53%	10.53%	907,930,410	215,753,105	31.17%	31.17%
2014	223,371,065	21,799,640	10.81%	12.94%	55,107,225	2,874,960	5.50%	16.61%	1,279,210,530	371,280,120	40.89%	84.81%
2015	234,496,330	11,125,265	4.98%	18.57%	78,572,250	23,465,025	42.58%	66.27%	1,463,861,320	184,650,790	14.43%	111.49%
2016	243,816,830	9,320,500	3.97%	23.28%	86,174,125	7,601,875	9.68%	82.35%	1,524,934,300	61,072,980	4.17%	120.31%
2017	251,733,370	7,916,540	3.25%	27.29%	93,742,290	7,568,165	8.78%	98.37%	1,447,390,900	-77,543,400	-5.09%	109.11%
2018	287,406,795	35,673,425	14.17%	45.32%	99,495,995	5,753,705	6.14%	110.54%	1,419,966,065	-27,424,835	-1.89%	105.14%
2019	310,985,015	23,578,220	8.20%	57.24%	100,987,820	1,491,825	1.50%	113.70%	1,304,324,575	-115,641,490	-8.14%	88.44%
2020	335,556,705	24,571,690	7.90%	69.67%	104,674,900	3,687,080	3.65%	121.50%	1,221,131,381	-83,193,194	-6.38%	76.42%
2021	362,412,280	26,855,575	8.00%	83.25%	104,160,925	-513,975	-0.49%	120.41%	1,234,513,375	13,381,994	1.10%	78.35%
2022	395,900,130	33,487,850	9.24%	100.18%	107,979,780	3,818,855	3.67%	128.49%	1,234,588,275	74,900	0.01%	78.36%

Rate Annual %chg: Residential & Recreational **7.19%** Commercial & Industrial **8.61%** Agricultural Land **5.96%**

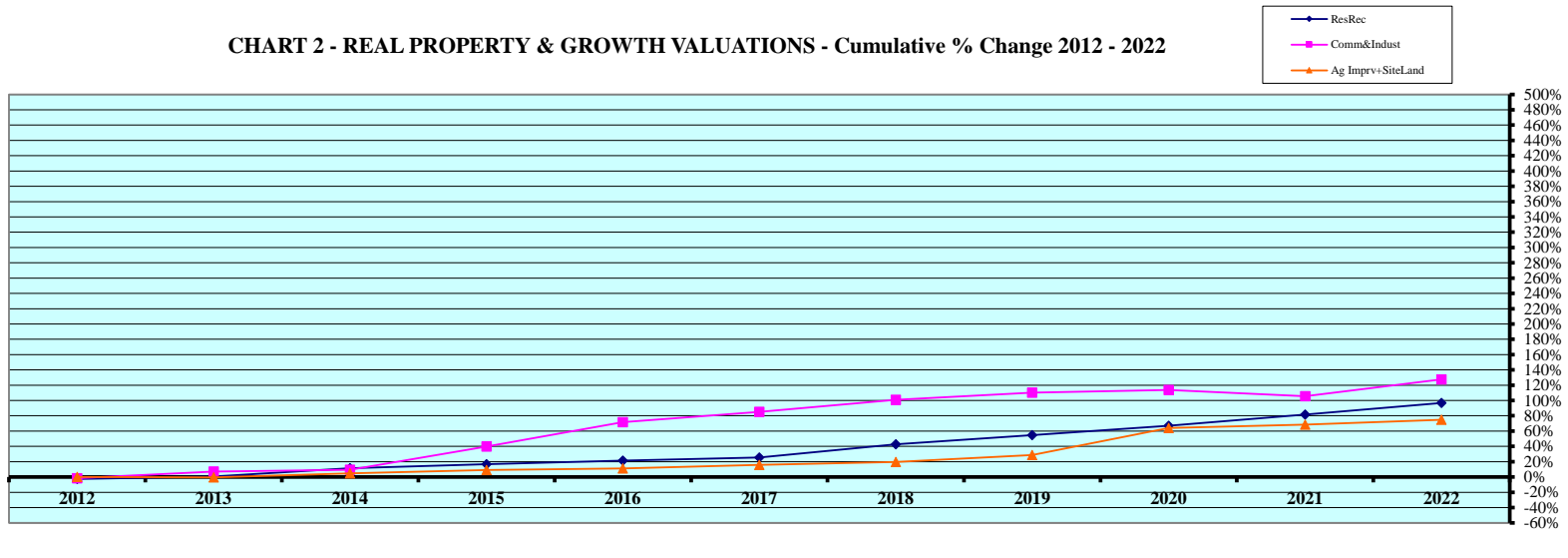
Cnty# **70**  
County **PIERCE**

**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	197,771,360	5,187,320	2.62%	192,584,040	-	-2.62%	47,257,170	744,635	1.58%	46,512,535	-	-1.58%
2013	201,571,425	2,775,055	1.38%	198,796,370	0.52%	0.52%	52,232,265	1,623,150	3.11%	50,609,115	7.09%	7.09%
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	11.40%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	9.34%
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	16.76%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	39.88%
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	21.33%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	71.77%
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	25.54%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	85.15%
2018	287,406,795	5,046,472	1.76%	282,360,323	12.17%	42.77%	99,495,995	4,612,335	4.64%	94,883,660	1.22%	100.78%
2019	310,985,015	5,108,600	1.64%	305,876,415	6.43%	54.66%	100,987,820	1,629,720	1.61%	99,358,100	-0.14%	110.25%
2020	335,556,705	5,087,134	1.52%	330,469,571	6.27%	67.10%	104,674,900	3,657,905	3.49%	101,016,995	0.03%	113.76%
2021	362,412,280	3,304,245	0.91%	359,108,035	7.02%	81.58%	104,160,925	7,067,905	6.79%	97,093,020	-7.24%	105.46%
2022	395,900,130	6,768,600	1.71%	389,131,530	7.37%	96.76%	107,979,780	423,580	0.39%	107,556,200	3.26%	127.60%
Rate Ann%chg	7.19%			Resid & Recreat w/o growth 5.66%			8.61%			C & I w/o growth 2.79%		

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	49,892,130	36,851,960	86,744,090	3,204,906	3.69%	83,539,184	-	-
2013	46,212,510	43,468,150	89,680,660	3,385,010	3.77%	86,295,650	-0.52%	-0.52%
2014	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	1.26%	4.68%
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%	8.97%
2016	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%	11.16%
2017	60,753,240	42,665,880	103,419,120	2,826,890	2.73%	100,592,230	0.67%	15.96%
2018	62,043,960	46,007,050	108,051,010	4,320,235	4.00%	103,730,775	0.30%	19.58%
2019	66,327,885	47,221,070	113,548,955	1,898,275	1.67%	111,650,680	3.33%	28.71%
2020	90,547,495	54,005,490	144,552,985	2,215,060	1.53%	142,337,925	25.35%	64.09%
2021	90,332,145	56,715,070	147,047,215	872,940	0.59%	146,174,275	1.12%	68.51%
2022	95,966,880	60,356,055	156,322,935	4,703,295	3.01%	151,619,640	3.11%	74.79%
Rate Ann%chg	6.76%	5.06%	6.07%	Ag Imprv+Site w/o growth			3.40%	

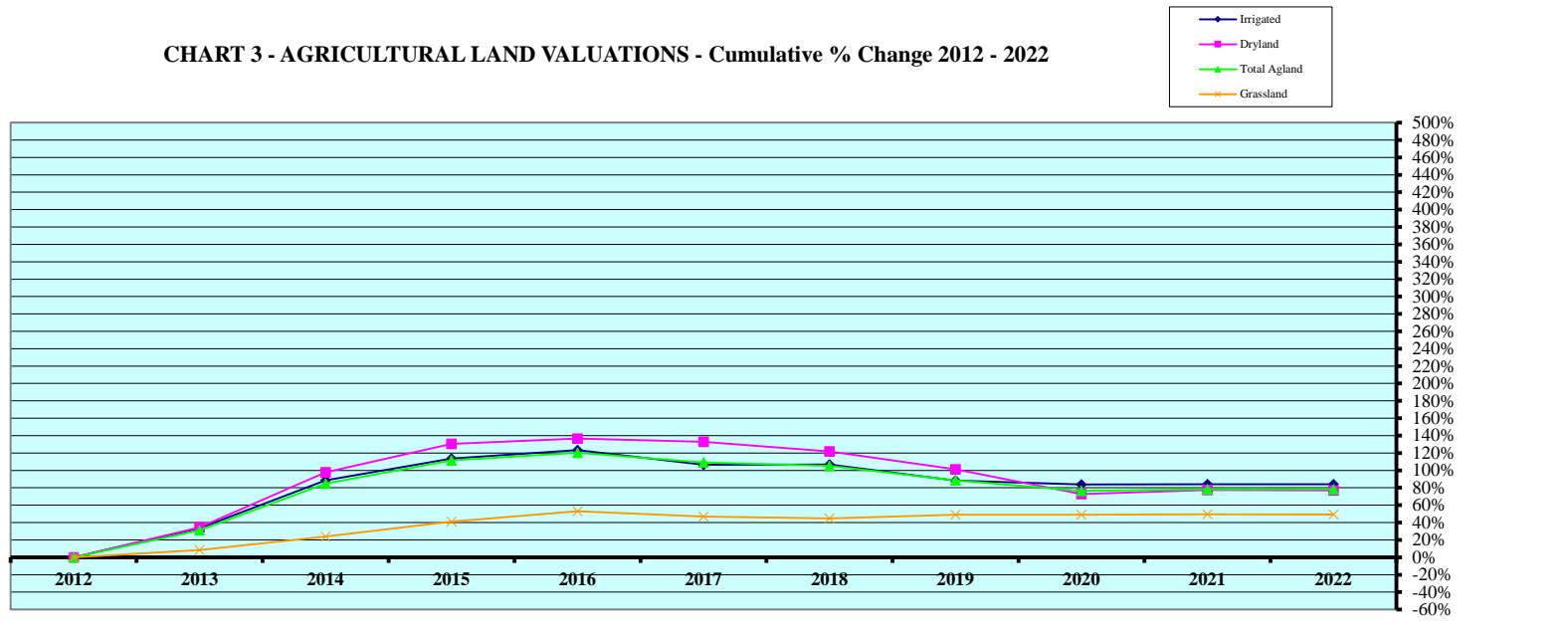
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 70  
County PIERCE

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	385,699,130	-	-	-	232,579,880	-	-	-	73,684,365	-	-	-
2013	514,820,415	129,121,285	33.48%	33.48%	313,008,845	80,428,965	34.58%	34.58%	79,856,170	6,171,805	8.38%	8.38%
2014	727,401,115	212,580,700	41.29%	88.59%	460,208,255	147,199,410	47.03%	97.87%	91,342,075	11,485,905	14.38%	23.96%
2015	823,739,870	96,338,755	13.24%	113.57%	535,808,785	75,600,530	16.43%	130.38%	104,017,235	12,675,160	13.88%	41.17%
2016	861,471,910	37,732,040	4.58%	123.35%	550,361,060	14,552,275	2.72%	136.63%	112,773,865	8,756,630	8.42%	53.05%
2017	796,951,905	-64,520,005	-7.49%	106.63%	541,862,950	-8,498,110	-1.54%	132.98%	108,248,665	-4,525,200	-4.01%	46.91%
2018	797,192,140	240,235	0.03%	106.69%	515,843,560	-26,019,390	-4.80%	121.79%	106,605,005	-1,643,660	-1.52%	44.68%
2019	725,940,520	-71,251,620	-8.94%	88.21%	468,252,635	-47,590,925	-9.23%	101.33%	109,806,180	3,201,175	3.00%	49.02%
2020	709,362,260	-16,578,260	-2.28%	83.92%	401,745,975	-66,506,660	-14.20%	72.73%	109,697,478	-108,702	-0.10%	48.87%
2021	710,242,805	880,545	0.12%	84.14%	412,931,210	11,185,235	2.78%	77.54%	110,155,080	457,602	0.42%	49.50%
2022	710,473,325	230,520	0.03%	84.20%	411,867,150	-1,064,060	-0.26%	77.09%	110,002,060	-153,020	-0.14%	49.29%

Rate Ann.%chg: Irrigated **6.30%** Dryland **5.88%** Grassland **4.09%**

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	65,435	-	-	-	148,495	-	-	-	692,177,305	-	-	-
2013	83,545	18,110	27.68%	27.68%	161,435	12,940	8.71%	8.71%	907,930,410	215,753,105	31.17%	31.17%
2014	91,955	8,410	10.07%	40.63%	167,130	5,695	3.53%	12.55%	1,279,210,530	371,280,120	40.89%	84.81%
2015	104,700	12,745	13.86%	60.01%	190,730	23,600	14.12%	28.44%	1,463,861,320	184,650,790	14.43%	111.49%
2016	116,325	11,625	11.10%	77.77%	211,140	20,410	10.70%	42.19%	1,524,934,300	61,072,980	4.17%	120.31%
2017	117,365	1,040	0.89%	79.36%	210,015	-1,125	-0.53%	41.43%	1,447,390,900	-77,543,400	-5.09%	109.11%
2018	116,970	-395	-0.34%	78.76%	208,390	-1,625	-0.77%	40.33%	1,419,966,065	-27,424,835	-1.89%	105.14%
2019	116,960	-10	-0.01%	78.74%	208,280	-110	-0.05%	40.26%	1,304,324,575	-115,641,490	-8.14%	88.44%
2020	117,399	439	0.38%	79.41%	208,269	-11	-0.01%	40.25%	1,221,131,381	-83,193,194	-6.38%	76.42%
2021	354,195	236,796	201.70%	441.29%	830,085	621,816	298.56%	459.00%	1,234,513,375	13,381,994	1.10%	78.35%
2022	352,080	-2,115	-0.60%	438.06%	1,893,660	1,063,575	128.13%	1175.23%	1,234,588,275	74,900	0.01%	78.36%

Cnty# **70**  
County **PIERCE**

Rate Ann.%chg: Total Agric Land **5.96%**

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	385,721,415	148,152	2,604			232,958,730	116,356	2,002			73,382,245	73,048	1,005		
2013	513,870,025	151,699	3,387	30.11%	30.11%	307,815,020	113,932	2,702	34.94%	34.94%	84,861,570	71,578	1,186	18.02%	18.02%
2014	727,965,355	152,651	4,769	40.78%	83.17%	460,746,515	117,012	3,938	45.74%	96.67%	91,119,675	66,342	1,373	15.85%	36.72%
2015	822,781,705	152,634	5,391	13.04%	107.05%	534,890,860	118,324	4,521	14.81%	125.79%	104,921,760	64,905	1,617	17.70%	60.92%
2016	861,585,825	152,601	5,646	4.74%	116.86%	550,519,895	118,661	4,639	2.63%	131.73%	112,684,365	64,387	1,750	8.26%	74.21%
2017	813,569,395	152,755	5,326	-5.67%	104.56%	544,294,090	118,549	4,591	-1.04%	129.32%	112,623,805	64,396	1,749	-0.07%	74.10%
2018	797,338,885	152,857	5,216	-2.06%	100.35%	515,694,660	118,787	4,341	-5.44%	116.84%	106,526,355	63,982	1,665	-4.80%	65.74%
2019	725,792,750	152,843	4,749	-8.96%	82.39%	468,400,440	118,520	3,952	-8.97%	97.39%	109,804,175	64,207	1,710	2.72%	70.24%
2020	709,349,210	153,059	4,634	-2.40%	78.01%	401,758,880	118,337	3,395	-14.09%	69.57%	109,643,460	64,122	1,710	-0.01%	70.21%
2021	710,649,340	153,268	4,637	0.05%	78.09%	412,829,620	118,053	3,497	3.00%	74.66%	110,163,735	64,195	1,716	0.36%	70.83%
2022	711,108,115	153,335	4,638	0.02%	78.13%	411,962,710	117,890	3,494	-0.07%	74.54%	109,971,175	64,073	1,716	0.02%	70.85%

Rate Annual %chg Average Value/Acre: 5.94%

5.73%

5.50%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	64,755	1,619	40			137,905	3,448	40			692,265,050	342,622	2,020		
2013	64,595	1,615	40	0.00%	0.00%	139,090	3,477	40	0.00%	0.00%	906,750,300	342,301	2,649	31.11%	31.11%
2014	89,900	2,255	40	-0.33%	-0.33%	164,635	4,116	40	-0.02%	-0.01%	1,280,086,080	342,376	3,739	41.14%	85.05%
2015	103,810	2,315	45	12.45%	12.08%	188,965	4,199	45	12.52%	12.51%	1,462,887,100	342,377	4,273	14.28%	111.47%
2016	116,360	2,328	50	11.45%	24.91%	210,850	4,211	50	11.26%	25.17%	1,525,117,295	342,189	4,457	4.31%	120.59%
2017	117,215	2,341	50	0.19%	25.15%	11,379,220	9,869	1,153	2202.96%	2782.67%	1,481,983,725	347,910	4,260	-4.43%	110.82%
2018	117,020	2,337	50	-0.01%	25.14%	208,385	4,162	50	-95.66%	25.17%	1,419,885,305	342,125	4,150	-2.57%	105.40%
2019	116,960	2,336	50	0.01%	25.15%	208,245	4,160	50	-0.01%	25.16%	1,304,322,570	342,066	3,813	-8.12%	88.72%
2020	116,990	2,336	50	0.00%	25.16%	208,185	4,158	50	0.00%	25.16%	1,221,076,725	342,013	3,570	-6.37%	76.70%
2021	353,040	2,352	150	199.72%	275.12%	830,090	4,151	200	299.46%	399.98%	1,234,825,825	342,019	3,610	1.12%	78.69%
2022	352,090	2,346	150	0.00%	275.11%	1,734,355	4,447	390	95.02%	875.08%	1,235,128,445	342,091	3,611	0.00%	78.70%

70  
PIERCE

Rate Annual %chg Average Value/Acre: 5.98%

(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
7,317	PIERCE	99,102,121	11,227,106	14,023,362	395,695,660	51,736,680	56,243,100	204,470	1,234,588,275	95,966,880	60,356,055	0	2,019,143,709
cnty sectorvalue % of total value:		4.91%	0.56%	0.69%	19.60%	2.56%	2.79%	0.01%	61.14%	4.75%	2.99%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51	FOSTER	52,739	58,320	5,497	1,345,030	342,615	0	0	9,425	0	0	0	1,813,626
0.70%	%sector of county sector	0.05%	0.52%	0.04%	0.34%	0.66%			0.00%				0.09%
	%sector of municipality	2.91%	3.22%	0.30%	74.16%	18.89%			0.52%				100.00%
293	HADAR	385,234	1,207	595	20,930,750	2,101,195	0	0	0	0	0	0	23,418,981
4.00%	%sector of county sector	0.39%	0.01%	0.00%	5.29%	4.06%							1.16%
	%sector of municipality	1.64%	0.01%	0.00%	89.38%	8.97%							100.00%
36	MCLEAN	1,053	40,553	208,672	1,104,920	30,870	0	0	0	0	0	0	1,386,068
0.49%	%sector of county sector	0.00%	0.36%	1.49%	0.28%	0.06%							0.07%
	%sector of municipality	0.08%	2.93%	15.05%	79.72%	2.23%							100.00%
783	OSMOND	2,605,654	696,863	540,068	34,789,055	13,602,515	0	0	42,545	0	0	0	52,276,700
10.70%	%sector of county sector	2.63%	6.21%	3.85%	8.79%	26.29%			0.00%				2.59%
	%sector of municipality	4.98%	1.33%	1.03%	66.55%	26.02%			0.08%				100.00%
1,767	PIERCE	1,173,213	1,256,328	94,576	93,355,790	11,549,020	0	0	0	0	0	0	107,428,927
24.15%	%sector of county sector	1.18%	11.19%	0.67%	23.59%	22.32%							5.32%
	%sector of municipality	1.09%	1.17%	0.09%	86.90%	10.75%							100.00%
1,246	PLAINVIEW	1,529,896	2,038,919	707,230	53,962,155	6,776,665	0	0	0	0	0	0	65,014,865
17.03%	%sector of county sector	1.54%	18.16%	5.04%	13.64%	13.10%							3.22%
	%sector of municipality	2.35%	3.14%	1.09%	83.00%	10.42%							100.00%
946	RANDOLPH	10,531	0	0	224,270	289,920	0	0	0	0	0	0	524,721
12.93%	%sector of county sector	0.01%			0.06%	0.56%							0.03%
	%sector of municipality	2.01%			42.74%	55.25%							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												
5,123	Total Municipalities	5,758,320	4,092,190	1,556,638	205,711,976	34,692,802	0	0	51,970	0	0	0	251,863,895
70.01%	%all municip.sectors of cnty	5.81%	36.45%	11.10%	51.99%	67.06%			0.00%				12.47%

70 PIERCE

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 : 6,347</b>	<b>Value : 2,123,613,055</b>	<b>Growth 10,657,050</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>	266	1,994,485	0	0	125	6,099,460	391	8,093,945	
<b>02. Res Improve Land</b>	1,844	16,670,720	1	2,315	678	29,141,395	2,523	45,814,430	
<b>03. Res Improvements</b>	1,871	215,208,355	1	216,750	690	168,589,740	2,562	384,014,845	
<b>04. Res Total</b>	2,137	233,873,560	1	219,065	815	203,830,595	2,953	437,923,220	4,699,285
<b>% of Res Total</b>	72.37	53.41	0.03	0.05	27.60	46.54	46.53	20.62	44.10
<b>05. Com UnImp Land</b>	37	199,295	0	0	23	331,670	60	530,965	
<b>06. Com Improve Land</b>	278	1,901,400	0	0	74	1,846,705	352	3,748,105	
<b>07. Com Improvements</b>	279	42,339,420	0	0	84	21,548,975	363	63,888,395	
<b>08. Com Total</b>	316	44,440,115	0	0	107	23,727,350	423	68,167,465	1,388,725
<b>% of Com Total</b>	74.70	65.19	0.00	0.00	25.30	34.81	6.66	3.21	13.03
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	2	1,058,530	2	1,058,530	
<b>11. Ind Improvements</b>	0	0	0	0	3	56,761,095	3	56,761,095	
<b>12. Ind Total</b>	0	0	0	0	3	57,819,625	3	57,819,625	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.05	2.72	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	1	168,840	1	168,840	
<b>15. Rec Improvements</b>	0	0	0	0	1	60,485	1	60,485	
<b>16. Rec Total</b>	0	0	0	0	1	229,325	1	229,325	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
<b>Res &amp; Rec Total</b>	2,137	233,873,560	1	219,065	816	204,059,920	2,954	438,152,545	4,699,285
<b>% of Res &amp; Rec Total</b>	72.34	53.38	0.03	0.05	27.62	46.57	46.54	20.63	44.10
<b>Com &amp; Ind Total</b>	316	44,440,115	0	0	110	81,546,975	426	125,987,090	1,388,725
<b>% of Com &amp; Ind Total</b>	74.18	35.27	0.00	0.00	25.82	64.73	6.71	5.93	13.03
<b>17. Taxable Total</b>	2,453	278,313,675	1	219,065	926	285,606,895	3,380	564,139,635	6,088,010
<b>% of Taxable Total</b>	72.57	49.33	0.03	0.04	27.40	50.63	53.25	26.57	57.13

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	13,320	1,898,185	0	0	0
19. Commercial	1	2,020	713,660	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	14	13,320	1,898,185
19. Commercial	0	0	0	1	2,020	713,660
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				15	15,340	2,611,845

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	173	0	8	181

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,923	885,516,990	1,923	885,516,990
28. Ag-Improved Land	0	0	0	0	957	522,093,140	957	522,093,140
29. Ag Improvements	0	0	0	0	1,044	151,863,290	1,044	151,863,290

30. Ag Total				2,967	1,559,473,420
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	41	41.89	820,300	41	41.89	820,300	
32. HomeSite Improv Land	564	589.92	11,605,375	564	589.92	11,605,375	
33. HomeSite Improvements	591	0.00	93,996,360	591	0.00	93,996,360	1,434,315
34. HomeSite Total				<b>632</b>	<b>631.81</b>	<b>106,422,035</b>	
35. FarmSite UnImp Land	211	543.04	924,575	211	543.04	924,575	
36. FarmSite Improv Land	886	4,214.17	8,615,565	886	4,214.17	8,615,565	
37. FarmSite Improvements	977	0.00	57,866,930	977	0.00	57,866,930	3,134,725
38. FarmSite Total				<b>1,188</b>	<b>4,757.21</b>	<b>67,407,070</b>	
39. Road & Ditches	2,655	7,323.70	0	2,655	7,323.70	0	
40. Other- Non Ag Use	17	503.48	522,270	17	503.48	522,270	
41. Total Section VI				<b>1,820</b>	<b>13,216.20</b>	<b>174,351,375</b>	<b>4,569,040</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	16,087.19	10.50%	96,390,915	12.33%	5,991.78
46. 1A	14,645.98	9.56%	84,689,190	10.83%	5,782.42
47. 2A1	10,067.10	6.57%	54,413,740	6.96%	5,405.11
48. 2A	53,007.24	34.59%	282,268,880	36.11%	5,325.10
49. 3A1	20,874.68	13.62%	109,196,960	13.97%	5,231.07
50. 3A	3,357.54	2.19%	16,671,185	2.13%	4,965.30
51. 4A1	17,210.31	11.23%	69,346,965	8.87%	4,029.39
52. 4A	17,994.39	11.74%	68,801,670	8.80%	3,823.51
<b>53. Total</b>	<b>153,244.43</b>	<b>100.00%</b>	<b>781,779,505</b>	<b>100.00%</b>	<b>5,101.52</b>
<b>Dry</b>					
54. 1D1	10,637.31	9.07%	52,122,850	11.15%	4,900.00
55. 1D	31,500.70	26.85%	149,632,175	32.02%	4,750.12
56. 2D1	9,845.23	8.39%	44,057,670	9.43%	4,475.03
57. 2D	20,818.09	17.74%	88,789,215	19.00%	4,265.00
58. 3D1	8,903.69	7.59%	32,988,125	7.06%	3,704.99
59. 3D	11,542.57	9.84%	41,437,880	8.87%	3,590.00
60. 4D1	18,110.67	15.43%	45,276,675	9.69%	2,500.00
61. 4D	5,980.84	5.10%	13,068,115	2.80%	2,185.00
<b>62. Total</b>	<b>117,339.10</b>	<b>100.00%</b>	<b>467,372,705</b>	<b>100.00%</b>	<b>3,983.09</b>
<b>Grass</b>					
63. 1G1	23,054.46	35.73%	51,988,065	38.93%	2,255.01
64. 1G	5,589.15	8.66%	12,791,555	9.58%	2,288.64
65. 2G1	12,473.75	19.33%	24,518,425	18.36%	1,965.60
66. 2G	14,130.06	21.90%	26,152,830	19.58%	1,850.86
67. 3G1	7,470.16	11.58%	13,629,445	10.21%	1,824.52
68. 3G	407.31	0.63%	1,319,940	0.99%	3,240.63
69. 4G1	441.10	0.68%	1,069,105	0.80%	2,423.72
70. 4G	957.14	1.48%	2,081,130	1.56%	2,174.32
<b>71. Total</b>	<b>64,523.13</b>	<b>100.00%</b>	<b>133,550,495</b>	<b>100.00%</b>	<b>2,069.81</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>153,244.43</b>	<b>44.81%</b>	<b>781,779,505</b>	<b>56.44%</b>	<b>5,101.52</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>117,339.10</b>	<b>34.31%</b>	<b>467,372,705</b>	<b>33.74%</b>	<b>3,983.09</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>64,523.13</b>	<b>18.87%</b>	<b>133,550,495</b>	<b>9.64%</b>	<b>2,069.81</b>
72. Waste	2,349.86	0.69%	352,635	0.03%	150.07
73. Other	4,558.40	1.33%	2,066,705	0.15%	453.38
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>342,014.92</b>	<b>100.00%</b>	<b>1,385,122,045</b>	<b>100.00%</b>	<b>4,049.89</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	153,244.43	781,779,505	153,244.43	781,779,505
77. Dry Land	0.00	0	0.00	0	117,339.10	467,372,705	117,339.10	467,372,705
78. Grass	0.00	0	0.00	0	64,523.13	133,550,495	64,523.13	133,550,495
79. Waste	0.00	0	0.00	0	2,349.86	352,635	2,349.86	352,635
80. Other	0.00	0	0.00	0	4,558.40	2,066,705	4,558.40	2,066,705
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	342,014.92	1,385,122,045	342,014.92	1,385,122,045

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	153,244.43	44.81%	781,779,505	56.44%	5,101.52
Dry Land	117,339.10	34.31%	467,372,705	33.74%	3,983.09
Grass	64,523.13	18.87%	133,550,495	9.64%	2,069.81
Waste	2,349.86	0.69%	352,635	0.03%	150.07
Other	4,558.40	1.33%	2,066,705	0.15%	453.38
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,014.92	100.00%	1,385,122,045	100.00%	4,049.89

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 N/a Or Error	7	1,515,045	5	199,520	10	2,325,720	17	4,040,285	378,450
83.2 Acreages	112	4,792,990	676	29,631,870	687	169,053,115	799	203,477,975	2,376,115
83.3 Foster	45	138,755	70	72,575	70	3,068,185	115	3,279,515	0
83.4 Hadar	11	81,650	132	1,409,165	133	22,865,140	144	24,355,955	272,290
83.5 Osmond	52	232,540	332	2,099,690	327	37,489,950	379	39,822,180	261,595
83.6 Pierce	59	882,285	692	9,800,385	719	97,809,910	778	108,492,580	762,015
83.7 Plainview	105	450,680	617	2,770,065	617	51,463,310	722	54,684,055	648,820
84 Residential Total	391	8,093,945	2,524	45,983,270	2,563	384,075,330	2,954	438,152,545	4,699,285

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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 N/a Or Error	1	350	4	104,560	5	132,180	6	237,090	0
85.2 Acreages	23	331,670	69	2,815,760	79	77,661,825	102	80,809,255	933,895
85.3 Foster	3	25,970	18	85,205	19	868,230	22	979,405	0
85.4 Hadar	4	32,050	20	146,685	20	2,374,810	24	2,553,545	0
85.5 Osmond	6	39,835	63	432,880	63	16,137,740	69	16,610,455	116,935
85.6 Pierce	5	16,575	83	606,870	83	14,271,500	88	14,894,945	179,005
85.7 Plainview	18	84,515	97	614,675	97	9,203,205	115	9,902,395	158,890
86 Commercial Total	60	530,965	354	4,806,635	366	120,649,490	426	125,987,090	1,388,725

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	22,341.78	39.04%	50,939,160	44.23%	2,280.00
88. 1G	4,674.98	8.17%	10,121,410	8.79%	2,165.02
89. 2G1	11,338.11	19.81%	22,449,660	19.49%	1,980.02
90. 2G	12,486.42	21.82%	21,289,370	18.49%	1,705.00
91. 3G1	6,295.21	11.00%	10,229,925	8.88%	1,625.03
92. 3G	63.56	0.11%	91,520	0.08%	1,439.90
93. 4G1	20.20	0.04%	25,445	0.02%	1,259.65
94. 4G	10.38	0.02%	12,460	0.01%	1,200.39
95. Total	57,230.64	100.00%	115,158,950	100.00%	2,012.19
<b>CRP</b>					
96. 1C1	64.80	1.49%	317,530	2.05%	4,900.15
97. 1C	462.19	10.59%	2,195,555	14.14%	4,750.33
98. 2C1	273.85	6.28%	1,225,485	7.89%	4,475.02
99. 2C	1,015.77	23.28%	4,332,275	27.91%	4,265.02
100. 3C1	840.79	19.27%	3,115,125	20.07%	3,705.00
101. 3C	341.70	7.83%	1,226,710	7.90%	3,590.02
102. 4C1	416.56	9.55%	1,041,400	6.71%	2,500.00
103. 4C	946.76	21.70%	2,068,670	13.33%	2,185.00
104. Total	4,362.42	100.00%	15,522,750	100.00%	3,558.29
<b>Timber</b>					
105. 1T1	647.88	22.11%	731,375	25.49%	1,128.87
106. 1T	451.98	15.43%	474,590	16.54%	1,050.02
107. 2T1	861.79	29.41%	843,280	29.39%	978.52
108. 2T	627.87	21.43%	531,185	18.52%	846.01
109. 3T1	334.16	11.40%	284,395	9.91%	851.07
110. 3T	2.05	0.07%	1,710	0.06%	834.15
111. 4T1	4.34	0.15%	2,260	0.08%	520.74
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,930.07	100.00%	2,868,795	100.00%	979.09
<hr/>					
Grass Total	57,230.64	88.70%	115,158,950	86.23%	2,012.19
CRP Total	4,362.42	6.76%	15,522,750	11.62%	3,558.29
Timber Total	2,930.07	4.54%	2,868,795	2.15%	979.09
<hr/>					
114. Market Area Total	64,523.13	100.00%	133,550,495	100.00%	2,069.81

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

70 Pierce

	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	395,695,660	437,923,220	42,227,560	10.67%	4,699,285	9.48%
02. Recreational	204,470	229,325	24,855	12.16%	0	12.16%
03. Ag-Homesite Land, Ag-Res Dwelling	95,966,880	106,422,035	10,455,155	10.89%	1,434,315	9.40%
<b>04. Total Residential (sum lines 1-3)</b>	<b>491,867,010</b>	<b>544,574,580</b>	<b>52,707,570</b>	<b>10.72%</b>	<b>6,133,600</b>	<b>9.47%</b>
05. Commercial	51,736,680	68,167,465	16,430,785	31.76%	1,388,725	29.07%
06. Industrial	56,243,100	57,819,625	1,576,525	2.80%	0	2.80%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>107,979,780</b>	<b>125,987,090</b>	<b>18,007,310</b>	<b>16.68%</b>	<b>1,388,725</b>	<b>15.39%</b>
08. Ag-Farmsite Land, Outbuildings	59,791,235	67,407,070	7,615,835	12.74%	3,134,725	7.49%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	564,820	522,270	-42,550	-7.53%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>60,356,055</b>	<b>67,929,340</b>	<b>7,573,285</b>	<b>12.55%</b>	<b>3,134,725</b>	<b>7.35%</b>
12. Irrigated	710,473,325	781,779,505	71,306,180	10.04%		
13. Dryland	411,867,150	467,372,705	55,505,555	13.48%		
14. Grassland	110,002,060	133,550,495	23,548,435	21.41%		
15. Wasteland	352,080	352,635	555	0.16%		
16. Other Agland	1,893,660	2,066,705	173,045	9.14%		
<b>17. Total Agricultural Land</b>	<b>1,234,588,275</b>	<b>1,385,122,045</b>	<b>150,533,770</b>	<b>12.19%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,894,791,120</b>	<b>2,123,613,055</b>	<b>228,821,935</b>	<b>12.08%</b>	<b>10,657,050</b>	<b>11.51%</b>

## 2023 Assessment Survey for Pierce County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	1
4.	<b>Other part-time employees:</b>
	1
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$205,470
7.	<b>Adopted budget, or granted budget if different from above:</b>
	\$0
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$0
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$86,010
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$16,000
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
12.	<b>Amount of last year's assessor's budget not used:</b>
	\$45,000 We did our own review for Plainview and small towns.

## 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
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and 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>
	Yes; <a href="http://www.pierce.assessor.gworks.com">www.pierce.assessor.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks is now full support
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks and GoogleWorks
10.	<b>When was the aerial imagery last updated?</b>
	August 2022 was flyover, implemented January 31, 2023

## 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>
	Hadar, Pierce, Plainview and Osmond are all zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	Unknown

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

<b>1.</b>	<b>Appraisal Services:</b>
	Central Plains Valuation for commercial in 2023
<b>2.</b>	<b>GIS Services:</b>
	gWorks, GIS and Assessor Website
<b>3.</b>	<b>Other services:</b>
	N/A

#### **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>
	Central Plains Valuation for Commercial
<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>
	Met all the requirements of Regulation 50 Approved by Tax Commissioner
<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 Pierce County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor 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>Hadar &amp; Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</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	Hadar & Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729	5	Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196	10	Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749	20	Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County	40	Rural Acreages	AG DW	Agricultural Dwellings	AG OB	Agricultural Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
1	Hadar & Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729																
5	Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196																
10	Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749																
20	Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County																
40	Rural Acreages																
AG DW	Agricultural Dwellings																
AG OB	Agricultural Outbuildings																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Sales and Cost Approaches																
<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>																
	County uses CAMA 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>																
	No, depreciation tables are adjusted for each valuation group by property characteristics and/or location.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	County reviews and analyzes vacant lot sales.																
<b>7.</b>	<b>How are rural residential site values developed?</b>																
	County reviews and analyzes sales.																

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="203 359 365 443"><u>Valuation Group</u></th> <th data-bbox="365 359 651 443"><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 1177 443"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 359 1482 443"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 443 365 499">1</td> <td data-bbox="365 443 651 499">2020</td> <td data-bbox="651 443 906 499">2020</td> <td data-bbox="906 443 1177 499">2017</td> <td data-bbox="1177 443 1482 499">2017</td> </tr> <tr> <td data-bbox="203 499 365 556">5</td> <td data-bbox="365 499 651 556">2020</td> <td data-bbox="651 499 906 556">2020</td> <td data-bbox="906 499 1177 556">2021</td> <td data-bbox="1177 499 1482 556">2021</td> </tr> <tr> <td data-bbox="203 556 365 613">10</td> <td data-bbox="365 556 651 613">2020</td> <td data-bbox="651 556 906 613">2020</td> <td data-bbox="906 556 1177 613">2020</td> <td data-bbox="1177 556 1482 613">2020</td> </tr> <tr> <td data-bbox="203 613 365 669">20</td> <td data-bbox="365 613 651 669">2020</td> <td data-bbox="651 613 906 669">2020</td> <td data-bbox="906 613 1177 669">2021</td> <td data-bbox="1177 613 1482 669">2021</td> </tr> <tr> <td data-bbox="203 669 365 726">40</td> <td data-bbox="365 669 651 726">2020</td> <td data-bbox="651 669 906 726">2020</td> <td data-bbox="906 669 1177 726">2021</td> <td data-bbox="1177 669 1482 726">2018</td> </tr> <tr> <td data-bbox="203 726 365 783">AG DW</td> <td data-bbox="365 726 651 783">2020</td> <td data-bbox="651 726 906 783">2020</td> <td data-bbox="906 726 1177 783">2021</td> <td data-bbox="1177 726 1482 783">2019</td> </tr> <tr> <td data-bbox="203 783 365 835">AG OB</td> <td data-bbox="365 783 651 835">2020</td> <td data-bbox="651 783 906 835">2020</td> <td data-bbox="906 783 1177 835">2021</td> <td data-bbox="1177 783 1482 835">2021</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	2020	2020	2017	2017	5	2020	2020	2021	2021	10	2020	2020	2020	2020	20	2020	2020	2021	2021	40	2020	2020	2021	2018	AG DW	2020	2020	2021	2019	AG OB	2020	2020	2021	2021
<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	2020	2020	2017	2017																																									
5	2020	2020	2021	2021																																									
10	2020	2020	2020	2020																																									
20	2020	2020	2021	2021																																									
40	2020	2020	2021	2018																																									
AG DW	2020	2020	2021	2019																																									
AG OB	2020	2020	2021	2021																																									
	In 2020, VG 1 Pierce and VG 15 Hadar were combined into VG 1 Pierce (eliminating VG 15).																																												

## 2023 Commercial Assessment Survey for Pierce County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor and Office Staff - applied the commercial data into MIPS provided by the reappraisal company																												
<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>Pierce and Hadar- Pierce: county seat, active commercial, dentist, grocery, mini marts, etc; Hadar: minimal commercial.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Plainview and Osmond - both located on Hwy. 20 and have active commercial, grocery, mini marts, hospital</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster, McLean, West Randolph - minimal commercial</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Pierce and Hadar- Pierce: county seat, active commercial, dentist, grocery, mini marts, etc; Hadar: minimal commercial.	5	Plainview and Osmond - both located on Hwy. 20 and have active commercial, grocery, mini marts, hospital	20	Foster, McLean, West Randolph - minimal commercial	40	Rural Acreages															
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																												
1	Pierce and Hadar- Pierce: county seat, active commercial, dentist, grocery, mini marts, etc; Hadar: minimal commercial.																												
5	Plainview and Osmond - both located on Hwy. 20 and have active commercial, grocery, mini marts, hospital																												
20	Foster, McLean, West Randolph - minimal commercial																												
40	Rural Acreages																												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	The sales and cost approaches are used to estimate the market value.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	Check with other counties for similar properties or estimate value using cost approach.																												
<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>																												
	CAMA depreciation tables are used.																												
<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 commercial lot values.</b>																												
	Vacant lot sales Used lot sales and 18% to 25% of improved sale for lot values																												
<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;">5</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;">20</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;">40</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> </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	5	2022	2022	2022	2022	20	2022	2022	2022	2022	40	2022	2022	2022	2022
<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																									
5	2022	2022	2022	2022																									
20	2022	2022	2022	2022																									
40	2022	2022	2022	2022																									

In 2020, VG 1 Pierce and VG 15 Hadar were combined into VG 1 Pierce (eliminating VG 15); VG 10 Osmond and VG 5 Plainview were combined into VG 5 Plainview (eliminating VG 10).

## 2023 Agricultural Assessment Survey for Pierce County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	Assessor 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>The entire county is one market area.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is one market area.	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is one market area.	Annually					
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	There is a 20 acre consideration for those parcels to be identified as residential.						
<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 they carry the same value. NH 6 is the same as rural ag.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	Reviewed all parcels with land use of intensive use of cattle and hog feed lots in the county. Also reviewed surrounding counties and how they valued intensive use parcels to ensure similar valuation practices. We value intensive use parcels with the same values as dryland values.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	The value we have was determined by sales from nearby counties because we have no sales of WRP.						
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>						
	No						
	<b><u>If your county has special value applications, please answer the following</u></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>						
	N/A						

	<b><u>If your county recognizes a special value, please answer the following</u></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

Approved 7-11-22

# PIERCE COUNTY 3-YEAR PLAN June 15, 2022

## COUNTY DESCRIPTION

Per the 2022 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2939	46.44%	395,759,090	20.87%	\$50,746,855	\$345,012,235
Recreation	1	0.01%	\$204,470	0.01%	\$146,245	\$58,225
Commercial	419	6.62%	\$52,696,090	2.80%	\$3,862,655	\$48,833,435
Industrial	3	0.05%	\$56,243,100	2.96%	\$962,300	\$55,280,800
Agricultural	2966	46.87%	\$1,390,986,150	73.36%	\$1,253,868,730	\$137,117,420
Total	6328	100%	\$1,895,888,900	100%	\$1,309,586,785	\$586,302,115

## BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2021-2022 Requested Budget	\$190,115.00	\$76,750.00
2021-2022 Adopted Budget	\$190,115.00	\$76,750.00
2022-2023 Requested Budget	\$205,470.00	\$86,010.00
2022-2023 Requested Budget	\$205,470.00	\$86,010.00

### STAFF

- 1 Assessor
- 1 Deputy Assessor
- 2 Full-Time Clerks (7-Hour Day)
- 1 Part-Time Clerk (14 Hours Per Week)

**NEW PROPERTY:** For assessment year 2022, there were 152 building permits filed for new property construction/additions in the county.

### OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstract (Real Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands and Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of 1,018 active schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

COPY



4. Permissive Exemptions: administer annual filings of 39 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 34 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 290 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attends the county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all county personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

### **CONTRACT APPRAISER**

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

### **TRAINING**

For 2021, staff attended webinars in January for Homestead Exemption electronic training for homestead data base. Attended webinar with PAD in February for Micro TIF. In April watched a webinar on Field Listing & On-site inspections. In May assessor did the PAD virtual Web Ex Webinar for IAAO 300 Fundamentals of Mass Appraisal. December at NACO in Kearney attended sessions on Drones.

## **2022 R&O STATISTICS**

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	95.00	13.12%	101.43%
Commercial	100.00	35.01%	101.49
Agricultural Unimproved	70.00	27.22%	107.26%

# **3 YEAR APPRAISAL PLAN**

## **2022**

### *Residential*

The county plans to review and reappraise Plainview, Foster, Breslau and West Randolph. (676 + parcels.) Appraisal maintenance. Market analysis and pick up work for other residential parcels.

### *Commercial*

Only pick up work and sales reviews are planned for this property class for 2022

### *Agricultural*

The only tasks required should be market analysis of land and pick up work.

## **2023**

### *Commercial & Industry*

Reappraise all Commercial properties and Industrial properties. 407 + 3 (industrial) Parcels. Appraisal maintenance.

### *Residential*

Only pickup work and sales review are planned for property class for 2023.

### *Agricultural*

The only task required should be market value of land and pick up work.

## **2024**

### *Residential*

Reappraise Pierce and Hadar with 800 + parcels. Appraisal maintenance on

### *Commercial & Industry*

Only pick up work and sales review are planned for class 2024

### *Agricultural*

The only tasks required should be market analysis of land and pickup work.

## **2025**

### *Residential*

Reappraise Rural residential.(650 + parcels.) Acreages appraisal maintenance.

### *Commercial & Industry.*

Pick up work and sales review planned for 2025.

### *Agriculture*

Market analysis of land from ag land sales and pickup work.

**The following is a time line table to give an overview of accomplishments and the next three-year plan schedule.**

<b>CLASS</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>RESIDENTIAL</b>	Reappraised Plainview, Foster, McLean, Breslau and West Randolph. (600 + parcels. Appraisal Maintenance.	Appraisal Maintenance.	Reappraise Pierce and Hadar (800 + parcels). Appraisal Maintenance.	Reappraise Rural residential. (+650 parcels.) Acreages Appraisal maintenance.	Reappraise agricultural homes & outbuildings (1050 + parcels) Appraisal Maintenance.
<b>COMMERCIAL</b>	Appraisal maintenance.	Reappraise all commercial properties. (407 + parcel & + 3 Industrial. Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal Maintenance.
<b>AGRICULTURAL</b>	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
<b>RESIDENTIAL</b>	Reappraise Osmond (300 + parcels.  Appraisal maintenance.				
<b>COMMERCIAL</b>	Appraisal Maintenance.				
<b>AGRICULTURAL</b>	Appraisal Maintenance.				

The above information is intended to demonstrate the need for the following requested 2022-2023 budgets: PROPOSED BUDGET

Office Budget	\$202,470.00
Appraisal Budget	\$86,010.00

Respectfully submitted –

---

Jean M Lubke  
Pierce County Assessor