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DEPARTMENT OF REVENUE

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

RICHARDSON 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 Richardson 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 Richardson 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: Kimberly Riggs, Richardson County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level – however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

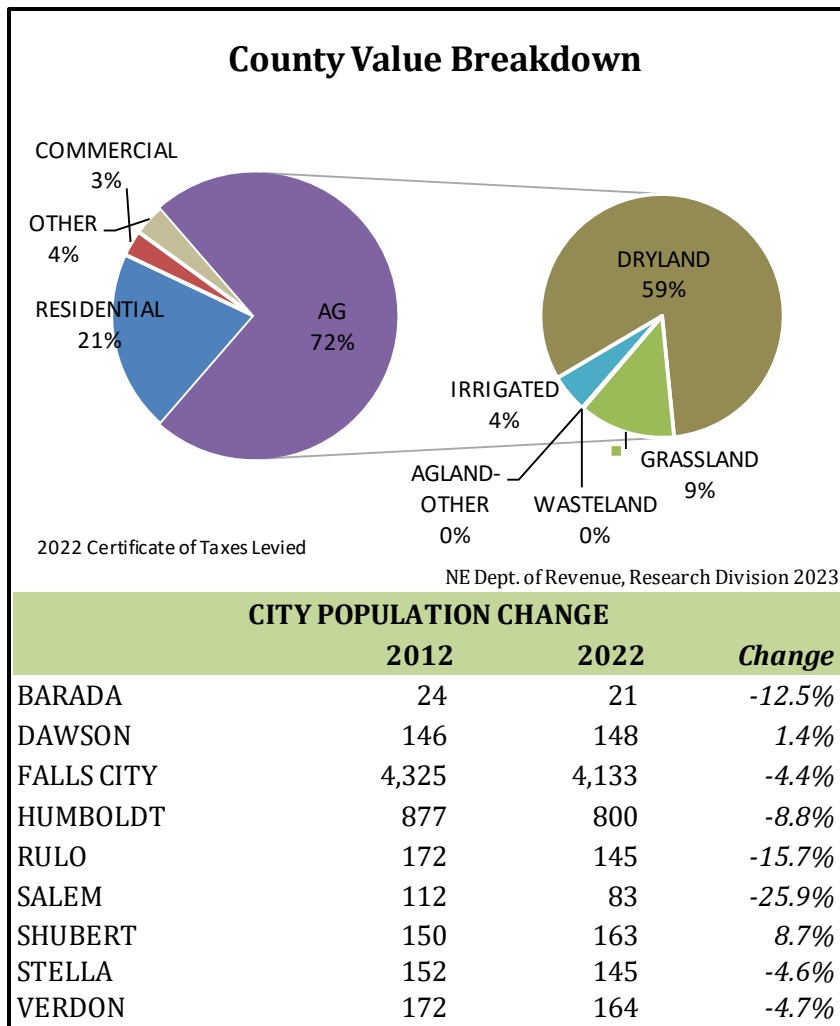
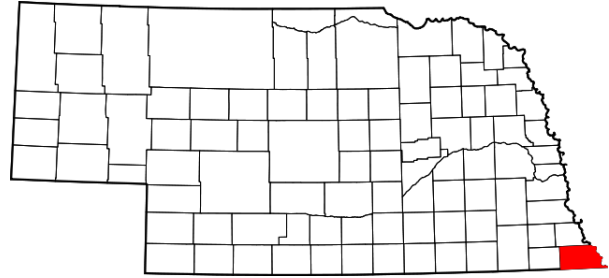
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 552 square miles, Richardson County has 7,759 residents, per the Census Bureau Quick Facts for 2021, a 1% population decline from the 2020 U.S. Census. Reports indicate that 76% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$64,409 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Richardson County are located in and around Falls City with some commercial contribution from Humboldt as well. According to the latest information available from the U.S. Census Bureau, there are 249 employer establishments with total employment of 1,667, for a 5% decrease.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Dryland makes up the majority of the land in the county. Richardson County is included in the Nemaha Natural Resources District (NRD).

2023 Residential Correlation for Richardson County

Assessment Actions

For 2023, the Richardson County Assessor did a physical review of Salem, Dawson, and Shubert improvements. The costing table was adjusted to 2021. The county assessor completed a sales review and as a result made increases to Valuation Groups 1, 3, and 11 with a range of increases from 5% to 18% for sold and unsold parcels.

All pick-up work, including permits was done timely for the residential property class.

Assessment Practice Review

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

Sales verification processes were reviewed with the county assessor. The sales and the usability decisions for each sale were reviewed. The county assessor made available a number lower than statewide average of qualified sales. The reasons for disqualification were explained as between, family, same owner, and gifts, so the determination is that all arm's-length sales were made available for measurement purposes.

The six-year inspection and review cycle for all real property was discussed with the county assessor. The county assessor continues to meet the six-year inspection and review cycle. The costing tables were updated to 2020 in December by the Computer-Assisted Mass Appraisal (CAMA) vendor. The new costing was used in the small towns that were reappraised for 2023.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicated that the county assessor has adequately redefined economic areas for the residential property class for 2023 by grouping the small towns together into one group.

The county assessor completes a market analysis on the vacant land sales and uses that market analysis to determine a value per square foot in a neighborhood.

Description of Analysis

The Richardson County Assessor has established four valuation groups for 2023, these groups are based on the assessor locations as found geographically throughout the county.

2023 Residential Correlation for Richardson County

Valuation Group	Description
1	Falls City
3	Humboldt
6	Small towns
11	Rural Residential, Acreage Rural

The statistical profile for the residential class indicates 218 qualified sales. Two of the three measures of central tendency are within the acceptable range, with the exception being the weighted mean, which is well below the acceptable range. All four valuation groups are represented by sales in the sample. All valuation groups with sufficient sales are within the acceptable range for the median. The COD and PRD are high. Further analysis of the incremental ranges of sales price substrata does display an organized pattern of regressivity.

Review of changes to the sales file and the changes reflected in the 2023 County Abstract of Assessment, Form 45 Compared with the 2022 Certified Taxes Levied Report (CTL) indicated that the population changed in a similar manner to the sales. The changes are reflective of the stated assessment actions.

Equalization and Quality of Assessment

A review of the statistics made available for analysis and assessment practices suggest that the assessments within the county are valued within the acceptable ranges and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	156	93.15	95.70	85.57	23.52	111.84
3	32	95.85	118.45	94.70	44.43	125.08
6	11	96.27	98.69	85.40	23.45	115.56
11	19	98.38	93.27	88.18	25.44	105.77
____ALL____	218	94.33	98.98	86.94	26.83	113.85

Level of Value

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

2023 Commercial Correlation for Richardson County

Assessment Actions

The Richardson County Assessor performed a physical reappraisal of all commercial and industrial properties in Salem, Dawson, and Shubert. The county assessor implemented new market analysis with updated cost and depreciation studies to establish assessed values for 2023.

Sales analysis was done to check for any possible subclass percentage adjustments. The result was an increase of 10% to commercial parcels. The county assessor also reduced commercial to one valuation group

All pick-up work, including new construction and verification of the removal of buildings, was performed timely.

Assessment Practice Review

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

Sales verification and qualification is also addressed with the county assessor. The sales and usability decisions for each sale were reviewed. The comments on each disqualified sale provided an explanation as to why the sales were disqualified. The county assessor made fewer sales available than the statewide average this year. However, review of the non-qualified roster supports that all arm's-length sales available for the measurement of real property.

The six-year inspection and review cycle for all real property was discussed with the county assessor. The county assessor continues to meet the six-year inspection and review cycle and the costing tables were updated by the Computer-Assisted Mass Appraisal system vendor in December. The county assessor has an ongoing plan in place to stay within the six-year requirement.

Valuation groups were examined. The county assessor has determined that due to lack of sales it is more effective to have one valuation group this year. The review and analysis indicated that the county assessor has adequately defined economic areas for the commercial property class.

Description of Analysis

All commercial parcels are categorized into one valuation group this year. There are 29 qualified sales that represent the commercial market in Richardson County. Even though two of the three measures of central tendency are within the range, both qualitative measures, COD and PRD, are above the acceptable ranges. The range of ratios around the midpoint is a ten-percentage point spread, indicating that the median will shift significantly as a single sale is removed from the

2023 Commercial Correlation for Richardson County

sample, and providing no reliability in the calculated statistics. Based on the dispersion in the sales, the statistics will not be used to determine the level of value.

All commercial properties are valued using the cost approach. A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated. The county assessor inspects and physically reviews all commercial properties in a six-year cycle.

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

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	29	95.25	105.49	91.47	27.33	115.33
___ ALL ___	29	95.25	105.49	91.47	27.33	115.33

Level of Value

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

2023 Agricultural Correlation for Richardson County

Assessment Actions

For 2023, the county assessor did a market study and determined that one value would be used for farm sites and rural residential parcels. The county assessor completes a sales analysis regularly to keep up with market trends. A physical review of any land use updates, both reported and discovered with use of aerial imagery was completed. After analyzing the sales in Market Area 44 the county assessor increased dryland and irrigated land by 13%. In Market Area 50 the county assessor increased Dryland and Irrigated Land by 15%.

Assessment Practice Review

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

A review of the market areas determined that they are defined adequately in recognizing the economic areas in the county. All agricultural improvements were physically reviewed in 2022. The cost is dated 2020 and Computer-Assisted Mass Appraisal (CAMA) derived depreciation is dated 2019. Home sites are valued at \$18,000 for the first acre, and farm sites are valued at \$18,000 per acre. Rural residential sites are valued the same as farm sites.

Land use is conducted using aerial imagery when new imagery is available. This was last completed in assessment year 2022. The county assessor has been working to identify land enrolled in the conservation reserve program (CRP).

It has been determined that the county assessor is current with the six-year inspection and review cycle for agricultural land parcels.

Description of Analysis

The agricultural land statistical sample consists of 36 agricultural sales. All three measures of central tendency are within the acceptable range, demonstrating that equalization has been achieved.

The review of the 80% Majority Land Use (MLU) of the irrigated land, dryland, and grassland with sufficient representation are within the acceptable range.

Review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) matches the reported actions of the county assessor.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
44	12	74.75	77.59	76.61	20.63	101.28
50	24	71.64	73.37	67.92	14.94	108.02
____ALL____	36	72.38	74.78	70.28	17.06	106.40

2023 Agricultural Correlation for Richardson County

Equalization and Quality of Assessment

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

A comparison of the values established in Richardson County with adjoining counties indicates that all values are comparable. The quality of the assessment of agricultural land in Richardson County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	17	70.22	73.22	68.41	16.79	107.03
44	1	105.12	105.12	105.12	00.00	100.00
50	16	69.31	71.22	66.53	14.93	107.05
<u> Grass </u>						
County	4	80.44	77.73	70.83	12.67	109.74
44	2	68.39	68.39	68.06	18.86	100.48
50	2	87.07	87.07	83.47	08.59	104.31
<u> ALL </u>	36	72.38	74.78	70.28	17.06	106.40

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Richardson County is 72%.

2023 Opinions of the Property Tax Administrator for Richardson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Richardson County

Residential Real Property - Current

Number of Sales	218	Median	94.33
Total Sales Price	\$19,460,304	Mean	98.98
Total Adj. Sales Price	\$19,460,304	Wgt. Mean	86.94
Total Assessed Value	\$16,917,994	Average Assessed Value of the Base	\$61,195
Avg. Adj. Sales Price	\$89,267	Avg. Assessed Value	\$77,605

Confidence Interval - Current

95% Median C.I	89.63 to 97.07
95% Wgt. Mean C.I	82.53 to 91.34
95% Mean C.I	94.30 to 103.66
% of Value of the Class of all Real Property Value in the County	17.99
% of Records Sold in the Study Period	4.87
% of Value Sold in the Study Period	6.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	155	95	94.56
2021	158	95	94.70
2020	174	92	92.23
2019	174	92	92.32

2023 Commission Summary for Richardson County

Commercial Real Property - Current

Number of Sales	29	Median	95.25
Total Sales Price	\$3,995,573	Mean	105.49
Total Adj. Sales Price	\$3,995,573	Wgt. Mean	91.47
Total Assessed Value	\$3,654,691	Average Assessed Value of the Base	\$74,807
Avg. Adj. Sales Price	\$137,778	Avg. Assessed Value	\$126,024

Confidence Interval - Current

95% Median C.I	86.52 to 108.15
95% Wgt. Mean C.I	65.54 to 117.40
95% Mean C.I	91.58 to 119.40
% of Value of the Class of all Real Property Value in the County	3.03
% of Records Sold in the Study Period	4.71
% of Value Sold in the Study Period	7.93

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	18	100	98.25
2021	17	100	96.49
2020	13	100	96.49
2019	12	100	92.45

**74 Richardson
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 : 218
 Total Sales Price : 19,460,304
 Total Adj. Sales Price : 19,460,304
 Total Assessed Value : 16,917,994
 Avg. Adj. Sales Price : 89,267
 Avg. Assessed Value : 77,605

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 99
 COD : 26.83
 PRD : 113.85

COV : 35.64
 STD : 35.28
 Avg. Abs. Dev : 25.31
 MAX Sales Ratio : 239.92
 MIN Sales Ratio : 42.47

95% Median C.I. : 89.63 to 97.07
 95% Wgt. Mean C.I. : 82.53 to 91.34
 95% Mean C.I. : 94.30 to 103.66

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	28	103.54	114.36	104.85	25.24	109.07	64.23	190.87	91.95 to 120.35	64,664	67,803
01-JAN-21 To 31-MAR-21	14	97.51	111.21	99.26	21.81	112.04	84.31	177.94	86.05 to 136.21	93,607	92,918
01-APR-21 To 30-JUN-21	28	96.19	96.98	89.72	17.38	108.09	57.70	140.86	85.83 to 110.66	91,643	82,218
01-JUL-21 To 30-SEP-21	18	96.38	101.25	94.20	14.85	107.48	77.18	151.45	86.70 to 112.10	113,000	106,445
01-OCT-21 To 31-DEC-21	35	97.08	101.90	90.97	24.22	112.01	57.92	196.39	84.36 to 109.57	78,593	71,496
01-JAN-22 To 31-MAR-22	26	74.80	90.45	84.18	38.66	107.45	42.47	239.92	66.01 to 99.99	94,788	79,790
01-APR-22 To 30-JUN-22	39	87.19	91.03	73.46	32.91	123.92	46.68	227.45	64.22 to 99.50	88,047	64,681
01-JUL-22 To 30-SEP-22	30	81.13	93.75	77.70	33.76	120.66	50.05	194.18	71.31 to 107.25	103,003	80,036
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	88	97.04	105.65	96.07	20.72	109.97	57.70	190.87	93.65 to 108.33	87,740	84,289
01-OCT-21 To 30-SEP-22	130	86.89	94.47	80.93	32.13	116.73	42.47	239.92	78.74 to 96.27	90,302	73,081
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	95	96.89	101.70	92.61	20.06	109.82	57.70	196.39	92.33 to 103.49	91,171	84,435
<u>ALL</u>	218	94.33	98.98	86.94	26.83	113.85	42.47	239.92	89.63 to 97.07	89,267	77,605

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	156	93.15	95.70	85.57	23.52	111.84	47.81	226.60	88.36 to 97.00	86,177	73,745
3	32	95.85	118.45	94.70	44.43	125.08	46.68	239.92	85.83 to 146.57	56,109	53,134
6	11	96.27	98.69	85.40	23.45	115.56	64.23	177.94	65.76 to 124.50	29,432	25,135
11	19	98.38	93.27	88.18	25.44	105.77	42.47	151.36	63.88 to 112.52	205,132	180,895
<u>ALL</u>	218	94.33	98.98	86.94	26.83	113.85	42.47	239.92	89.63 to 97.07	89,267	77,605

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	218	94.33	98.98	86.94	26.83	113.85	42.47	239.92	89.63 to 97.07	89,267	77,605
06											
07											
<u>ALL</u>	218	94.33	98.98	86.94	26.83	113.85	42.47	239.92	89.63 to 97.07	89,267	77,605

**74 Richardson
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 : 218
 Total Sales Price : 19,460,304
 Total Adj. Sales Price : 19,460,304
 Total Assessed Value : 16,917,994
 Avg. Adj. Sales Price : 89,267
 Avg. Assessed Value : 77,605

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 99
 COD : 26.83
 PRD : 113.85

COV : 35.64
 STD : 35.28
 Avg. Abs. Dev : 25.31
 MAX Sales Ratio : 239.92
 MIN Sales Ratio : 42.47

95% Median C.I. : 89.63 to 97.07
 95% Wgt. Mean C.I. : 82.53 to 91.34
 95% Mean C.I. : 94.30 to 103.66

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	13	173.27	167.24	164.18	22.49	101.86	90.09	239.92	119.05 to 226.60	10,077	16,544
Less Than 30,000	50	114.27	123.20	113.63	29.47	108.42	47.81	239.92	99.99 to 121.15	19,900	22,613
Ranges Excl. Low \$											
Greater Than 4,999	218	94.33	98.98	86.94	26.83	113.85	42.47	239.92	89.63 to 97.07	89,267	77,605
Greater Than 14,999	205	91.95	94.65	86.41	24.13	109.54	42.47	224.42	87.14 to 96.74	94,289	81,478
Greater Than 29,999	168	89.43	91.77	85.50	23.44	107.33	42.47	224.42	84.28 to 95.40	109,912	93,972
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	13	173.27	167.24	164.18	22.49	101.86	90.09	239.92	119.05 to 226.60	10,077	16,544
15,000 TO 29,999	37	108.33	107.72	105.97	22.10	101.65	47.81	194.18	94.64 to 117.30	23,352	24,745
30,000 TO 59,999	47	98.19	105.90	105.63	23.34	100.26	61.09	224.42	92.33 to 107.40	44,416	46,918
60,000 TO 99,999	58	91.14	92.31	91.82	20.46	100.53	48.90	157.15	84.41 to 98.58	75,800	69,597
100,000 TO 149,999	23	84.36	87.35	86.47	25.70	101.02	46.68	151.36	71.31 to 99.50	121,424	104,998
150,000 TO 249,999	26	76.35	75.76	75.33	15.28	100.57	49.55	108.52	63.44 to 83.52	185,869	140,009
250,000 TO 499,999	14	74.16	79.10	80.13	26.05	98.71	42.47	132.56	54.87 to 109.57	311,143	249,314
500,000 TO 999,999											
1,000,000 +											
ALL	218	94.33	98.98	86.94	26.83	113.85	42.47	239.92	89.63 to 97.07	89,267	77,605

**74 Richardson
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 : 29
 Total Sales Price : 3,995,573
 Total Adj. Sales Price : 3,995,573
 Total Assessed Value : 3,654,691
 Avg. Adj. Sales Price : 137,778
 Avg. Assessed Value : 126,024

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 105
 COD : 27.33
 PRD : 115.33

COV : 34.68
 STD : 36.58
 Avg. Abs. Dev : 26.03
 MAX Sales Ratio : 190.81
 MIN Sales Ratio : 40.18

95% Median C.I. : 86.52 to 108.15
 95% Wgt. Mean C.I. : 65.54 to 117.40
 95% Mean C.I. : 91.58 to 119.40

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	3	79.25	87.28	80.93	10.40	107.85	78.94	103.66	N/A	47,000	38,039
01-JAN-20 To 31-MAR-20	1	103.66	103.66	103.66	00.00	100.00	103.66	103.66	N/A	11,000	11,403
01-APR-20 To 30-JUN-20	2	124.63	124.63	122.36	27.22	101.86	90.71	158.54	N/A	18,750	22,943
01-JUL-20 To 30-SEP-20	2	119.19	119.19	108.56	31.22	109.79	81.98	156.40	N/A	700,000	759,891
01-OCT-20 To 31-DEC-20	4	118.67	118.92	133.12	33.13	89.33	63.94	174.39	N/A	49,875	66,392
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	2	135.14	135.14	96.62	32.85	139.87	90.75	179.53	N/A	64,250	62,081
01-JUL-21 To 30-SEP-21	3	105.84	102.60	106.44	04.52	96.39	93.80	108.15	N/A	24,667	26,254
01-OCT-21 To 31-DEC-21	4	80.26	74.53	55.17	23.17	135.09	40.18	97.41	N/A	255,250	140,823
01-JAN-22 To 31-MAR-22	4	117.42	128.94	124.00	24.82	103.98	90.11	190.81	N/A	97,268	120,614
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	4	83.53	84.60	75.63	12.85	111.86	67.21	104.12	N/A	148,500	112,316
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	8	97.19	106.64	106.40	24.61	100.23	78.94	158.54	78.94 to 158.54	198,688	211,399
01-OCT-20 To 30-SEP-21	9	105.84	117.08	116.54	27.33	100.46	63.94	179.53	90.75 to 174.39	44,667	52,055
01-OCT-21 To 30-SEP-22	12	89.48	96.02	74.60	26.30	128.71	40.18	190.81	71.67 to 109.48	167,006	124,584
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	9	103.66	118.55	111.81	32.10	106.03	63.94	174.39	81.98 to 158.54	183,111	204,738
01-JAN-21 To 31-DEC-21	9	93.80	97.35	62.62	23.64	155.46	40.18	179.53	71.67 to 108.15	135,944	85,135
<u>ALL</u>	29	95.25	105.49	91.47	27.33	115.33	40.18	190.81	86.52 to 108.15	137,778	126,024

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
2	29	95.25	105.49	91.47	27.33	115.33	40.18	190.81	86.52 to 108.15	137,778	126,024
<u>ALL</u>	29	95.25	105.49	91.47	27.33	115.33	40.18	190.81	86.52 to 108.15	137,778	126,024

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	28	96.33	106.33	94.23	27.50	112.84	40.18	190.81	88.84 to 108.15	110,556	104,176
04	1	81.98	81.98	81.98	00.00	100.00	81.98	81.98	N/A	900,000	737,775
<u>ALL</u>	29	95.25	105.49	91.47	27.33	115.33	40.18	190.81	86.52 to 108.15	137,778	126,024

**74 Richardson
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 : 29
 Total Sales Price : 3,995,573
 Total Adj. Sales Price : 3,995,573
 Total Assessed Value : 3,654,691
 Avg. Adj. Sales Price : 137,778
 Avg. Assessed Value : 126,024

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 105
 COD : 27.33
 PRD : 115.33

COV : 34.68
 STD : 36.58
 Avg. Abs. Dev : 26.03
 MAX Sales Ratio : 190.81
 MIN Sales Ratio : 40.18

95% Median C.I. : 86.52 to 108.15
 95% Wgt. Mean C.I. : 65.54 to 117.40
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	93.80	93.80	93.80	00.00	100.00	93.80	93.80	N/A	4,000	3,752
Less Than 15,000	4	103.66	120.16	121.21	20.67	99.13	93.80	179.53	N/A	8,625	10,455
Less Than 30,000	10	99.46	116.64	113.28	30.77	102.97	63.94	190.81	86.52 to 179.53	16,986	19,243
Ranges Excl. Low \$											
Greater Than 4,999	28	96.33	105.90	91.47	27.94	115.78	40.18	190.81	86.52 to 108.15	142,556	130,391
Greater Than 14,999	25	90.75	103.14	91.21	28.56	113.08	40.18	190.81	81.98 to 108.15	158,443	144,515
Greater Than 29,999	19	90.75	99.61	90.50	25.79	110.07	40.18	174.39	79.25 to 109.48	201,353	182,225
Incremental Ranges											
0 TO 4,999	1	93.80	93.80	93.80	00.00	100.00	93.80	93.80	N/A	4,000	3,752
5,000 TO 14,999	3	103.66	128.95	124.81	24.40	103.32	103.66	179.53	N/A	10,167	12,689
15,000 TO 29,999	6	92.98	114.30	111.26	36.47	102.73	63.94	190.81	63.94 to 190.81	22,561	25,101
30,000 TO 59,999	7	105.84	110.19	110.42	16.00	99.79	79.25	174.39	79.25 to 174.39	38,173	42,149
60,000 TO 99,999	1	88.84	88.84	88.84	00.00	100.00	88.84	88.84	N/A	61,000	54,193
100,000 TO 149,999	4	94.08	102.30	103.36	18.55	98.97	78.94	142.08	N/A	109,375	113,051
150,000 TO 249,999	2	76.10	76.10	75.93	05.82	100.22	71.67	80.53	N/A	202,500	153,768
250,000 TO 499,999	2	96.28	96.28	94.60	30.19	101.78	67.21	125.35	N/A	302,500	286,165
500,000 TO 999,999	3	81.98	92.85	86.88	47.26	106.87	40.18	156.40	N/A	683,333	593,653
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	29	95.25	105.49	91.47	27.33	115.33	40.18	190.81	86.52 to 108.15	137,778	126,024

**74 Richardson
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 : 29
 Total Sales Price : 3,995,573
 Total Adj. Sales Price : 3,995,573
 Total Assessed Value : 3,654,691
 Avg. Adj. Sales Price : 137,778
 Avg. Assessed Value : 126,024

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 105
 COD : 27.33
 PRD : 115.33

COV : 34.68
 STD : 36.58
 Avg. Abs. Dev : 26.03
 MAX Sales Ratio : 190.81
 MIN Sales Ratio : 40.18

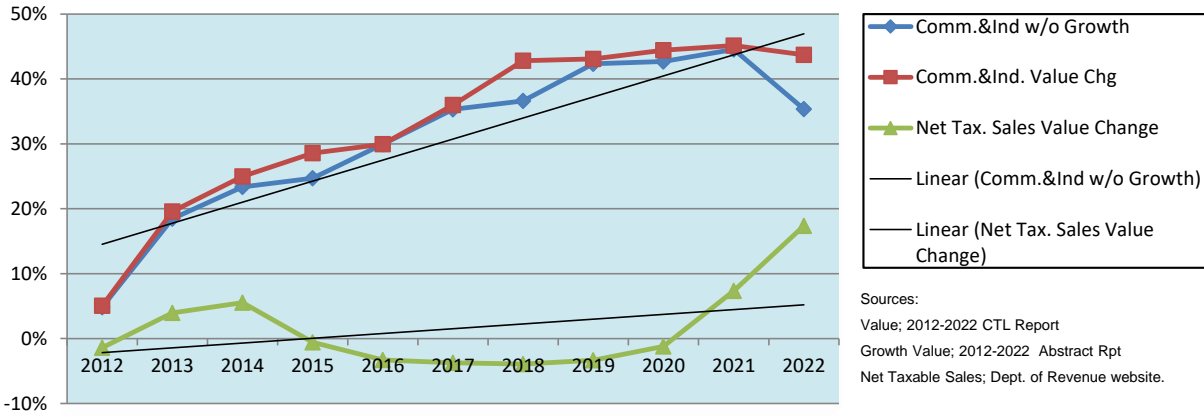
95% Median C.I. : 86.52 to 108.15
 95% Wgt. Mean C.I. : 65.54 to 117.40
 95% Mean C.I. : 91.58 to 119.40

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	93.80	93.80	93.80	00.00	100.00	93.80	93.80	N/A	4,000	3,752
297	1	78.94	78.94	78.94	00.00	100.00	78.94	78.94	N/A	100,000	78,940
306	1	80.53	80.53	80.53	00.00	100.00	80.53	80.53	N/A	195,000	157,030
319	1	156.40	156.40	156.40	00.00	100.00	156.40	156.40	N/A	500,000	782,007
325	1	79.25	79.25	79.25	00.00	100.00	79.25	79.25	N/A	30,000	23,775
326	2	103.66	103.66	103.66	00.00	100.00	103.66	103.66	N/A	11,000	11,403
339	2	148.33	148.33	143.49	28.65	103.37	105.84	190.81	N/A	26,932	38,644
343	1	125.35	125.35	125.35	00.00	100.00	125.35	125.35	N/A	285,000	357,244
344	2	90.89	90.89	89.74	04.81	101.28	86.52	95.25	N/A	23,000	20,641
350	1	179.53	179.53	179.53	00.00	100.00	179.53	179.53	N/A	8,500	15,260
352	2	85.67	85.67	72.20	21.55	118.66	67.21	104.12	N/A	185,000	133,572
353	2	123.69	123.69	104.38	28.18	118.50	88.84	158.54	N/A	39,250	40,969
406	6	94.08	105.41	91.52	22.58	115.18	71.67	174.39	71.67 to 174.39	91,500	83,742
419	1	40.18	40.18	40.18	00.00	100.00	40.18	40.18	N/A	650,000	261,178
453	1	81.98	81.98	81.98	00.00	100.00	81.98	81.98	N/A	900,000	737,775
470	2	77.33	77.33	75.09	17.32	102.98	63.94	90.71	N/A	24,000	18,023
476	1	109.48	109.48	109.48	00.00	100.00	109.48	109.48	N/A	38,209	41,831
491	1	142.08	142.08	142.08	00.00	100.00	142.08	142.08	N/A	117,500	166,947
<u>ALL</u>	29	95.25	105.49	91.47	27.33	115.33	40.18	190.81	86.52 to 108.15	137,778	126,024

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	\$ 27,051,344	\$ 143,842	0.53%	\$ 26,907,502		\$ 48,633,029	
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045	4.85%	\$ 47,943,860	-1.42%
2013	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067	12.78%	\$ 50,569,199	5.48%
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
2016	\$ 35,160,406	\$ 8,268	0.02%	\$ 35,152,138	1.05%	\$ 47,030,296	-2.73%
2017	\$ 36,790,601	\$ 181,961	0.49%	\$ 36,608,640	4.12%	\$ 46,811,267	-0.47%
2018	\$ 38,633,615	\$ 1,677,587	4.34%	\$ 36,956,028	0.45%	\$ 46,725,892	-0.18%
2019	\$ 38,704,363	\$ 203,272	0.53%	\$ 38,501,091	-0.34%	\$ 47,005,798	0.60%
2020	\$ 39,073,138	\$ 474,966	1.22%	\$ 38,598,172	-0.27%	\$ 48,039,500	2.20%
2021	\$ 39,266,534	\$ 161,696	0.41%	\$ 39,104,838	0.08%	\$ 52,216,771	8.70%
2022	\$ 38,876,002	\$ 2,255,971	5.80%	\$ 36,620,031	-6.74%	\$ 57,080,518	9.31%
Ann %chg	3.18%			Average	1.72%	1.76%	1.56%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	4.85%	5.05%	-1.42%
2013	18.48%	19.58%	3.98%
2014	23.37%	24.99%	5.53%
2015	24.70%	28.59%	-0.59%
2016	29.95%	29.98%	-3.30%
2017	35.33%	36.00%	-3.75%
2018	36.61%	42.82%	-3.92%
2019	42.33%	43.08%	-3.35%
2020	42.68%	44.44%	-1.22%
2021	44.56%	45.16%	7.37%
2022	35.37%	43.71%	17.37%

County Number	74
County Name	Richardson

74 Richardson
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 : 36
Total Sales Price : 20,817,717
Total Adj. Sales Price : 20,817,717
Total Assessed Value : 14,631,287
Avg. Adj. Sales Price : 578,270
Avg. Assessed Value : 406,425

MEDIAN : 72
WGT. MEAN : 70
MEAN : 75
COD : 17.06
PRD : 106.40

COV : 20.55
STD : 15.37
Avg. Abs. Dev : 12.35
MAX Sales Ratio : 109.54
MIN Sales Ratio : 48.91

95% Median C.I. : 64.05 to 80.03
95% Wgt. Mean C.I. : 64.21 to 76.36
95% Mean C.I. : 69.76 to 79.80

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-19 To 31-DEC-19	4	89.51	86.55	86.16	08.71	100.45	71.70	95.47	N/A	383,631	330,554	
01-JAN-20 To 31-MAR-20	8	84.16	85.80	86.67	09.74	99.00	73.06	109.54	73.06 to 109.54	420,150	364,129	
01-APR-20 To 30-JUN-20	7	71.57	76.21	72.32	19.84	105.38	57.05	105.12	57.05 to 105.12	659,630	477,018	
01-JUL-20 To 30-SEP-20												
01-OCT-20 To 31-DEC-20												
01-JAN-21 To 31-MAR-21	3	75.87	80.13	75.09	10.79	106.71	69.98	94.54	N/A	285,000	214,009	
01-APR-21 To 30-JUN-21	1	67.70	67.70	67.70	00.00	100.00	67.70	67.70	N/A	420,000	284,319	
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21	4	73.28	71.63	70.48	08.94	101.63	59.94	80.03	N/A	762,250	537,208	
01-JAN-22 To 31-MAR-22	7	63.55	61.84	58.96	05.10	104.88	55.42	68.39	55.42 to 68.39	799,305	471,306	
01-APR-22 To 30-JUN-22	1	49.56	49.56	49.56	00.00	100.00	49.56	49.56	N/A	770,000	381,605	
01-JUL-22 To 30-SEP-22	1	48.91	48.91	48.91	00.00	100.00	48.91	48.91	N/A	615,450	300,990	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	19	81.28	82.42	79.62	14.49	103.52	57.05	109.54	71.70 to 93.23	500,691	398,651	
01-OCT-20 To 30-SEP-21	4	72.93	77.02	72.65	11.22	106.02	67.70	94.54	N/A	318,750	231,587	
01-OCT-21 To 30-SEP-22	13	63.55	62.91	61.12	11.00	102.93	48.91	80.03	55.42 to 70.22	771,507	471,582	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	15	79.59	81.32	78.36	15.23	103.78	57.05	109.54	71.57 to 91.58	531,907	416,811	
01-JAN-21 To 31-DEC-21	8	73.05	74.33	71.12	10.09	104.51	59.94	94.54	59.94 to 94.54	540,500	384,397	
<u>ALL</u>	36	72.38	74.78	70.28	17.06	106.40	48.91	109.54	64.05 to 80.03	578,270	406,425	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
44	12	74.75	77.59	76.61	20.63	101.28	49.56	109.54	60.88 to 98.65	471,426	361,162	
50	24	71.64	73.37	67.92	14.94	108.02	48.91	95.47	63.55 to 80.03	631,692	429,056	
<u>ALL</u>	36	72.38	74.78	70.28	17.06	106.40	48.91	109.54	64.05 to 80.03	578,270	406,425	

74 Richardson
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 : 36
 Total Sales Price : 20,817,717
 Total Adj. Sales Price : 20,817,717
 Total Assessed Value : 14,631,287
 Avg. Adj. Sales Price : 578,270
 Avg. Assessed Value : 406,425

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 75
 COD : 17.06
 PRD : 106.40

COV : 20.55
 STD : 15.37
 Avg. Abs. Dev : 12.35
 MAX Sales Ratio : 109.54
 MIN Sales Ratio : 48.91

95% Median C.I. : 64.05 to 80.03
 95% Wgt. Mean C.I. : 64.21 to 76.36
 95% Mean C.I. : 69.76 to 79.80

Printed:3/30/2023 4:06:32PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	9	68.39	71.84	69.55	13.82	103.29	57.05	91.58	62.42 to 87.83	460,039	319,946
50	9	68.39	71.84	69.55	13.82	103.29	57.05	91.58	62.42 to 87.83	460,039	319,946
_____Grass_____											
County	1	94.54	94.54	94.54	00.00	100.00	94.54	94.54	N/A	70,000	66,176
50	1	94.54	94.54	94.54	00.00	100.00	94.54	94.54	N/A	70,000	66,176
_____ALL_____	36	72.38	74.78	70.28	17.06	106.40	48.91	109.54	64.05 to 80.03	578,270	406,425

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
_____Dry_____											
County	17	70.22	73.22	68.41	16.79	107.03	48.91	105.12	62.42 to 87.83	641,908	439,143
44	1	105.12	105.12	105.12	00.00	100.00	105.12	105.12	N/A	531,048	558,235
50	16	69.31	71.22	66.53	14.93	107.05	48.91	93.23	62.42 to 85.79	648,837	431,699
_____Grass_____											
County	4	80.44	77.73	70.83	12.67	109.74	55.49	94.54	N/A	374,675	265,399
44	2	68.39	68.39	68.06	18.86	100.48	55.49	81.28	N/A	614,350	418,116
50	2	87.07	87.07	83.47	08.59	104.31	79.59	94.54	N/A	135,000	112,682
_____ALL_____	36	72.38	74.78	70.28	17.06	106.40	48.91	109.54	64.05 to 80.03	578,270	406,425

Richardson County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	44	5,068	4,949	4,509	4,503	n/a	4,288	3,074	2,966	4,392
Nemaha	1	6,800	n/a	6,200	6,200	n/a	4,750	3,850	3,850	5,860
Pawnee	1	4,460	4,410	4,056	4,056	3,528	3,054	2,898	2,898	3,707
Richardson	50	6,331	6,185	5,639	5,628	n/a	5,360	3,839	3,711	5,438
Nemaha	1	6,800	n/a	6,200	6,200	n/a	4,750	3,850	3,850	5,860

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	44	4,351	4,260	4,000	3,915	3,531	3,158	2,322	2,322	3,429
Nemaha	1	5,400	5,400	4,495	3,848	3,853	4,123	2,800	2,600	4,272
Pawnee	1	3,715	3,675	3,380	3,380	2,940	2,545	2,415	2,415	2,941
Richardson	50	5,434	5,325	5,000	4,890	4,414	3,949	2,904	2,904	4,348
Nemaha	1	5,400	5,400	4,495	3,848	3,853	4,123	2,800	2,600	4,272

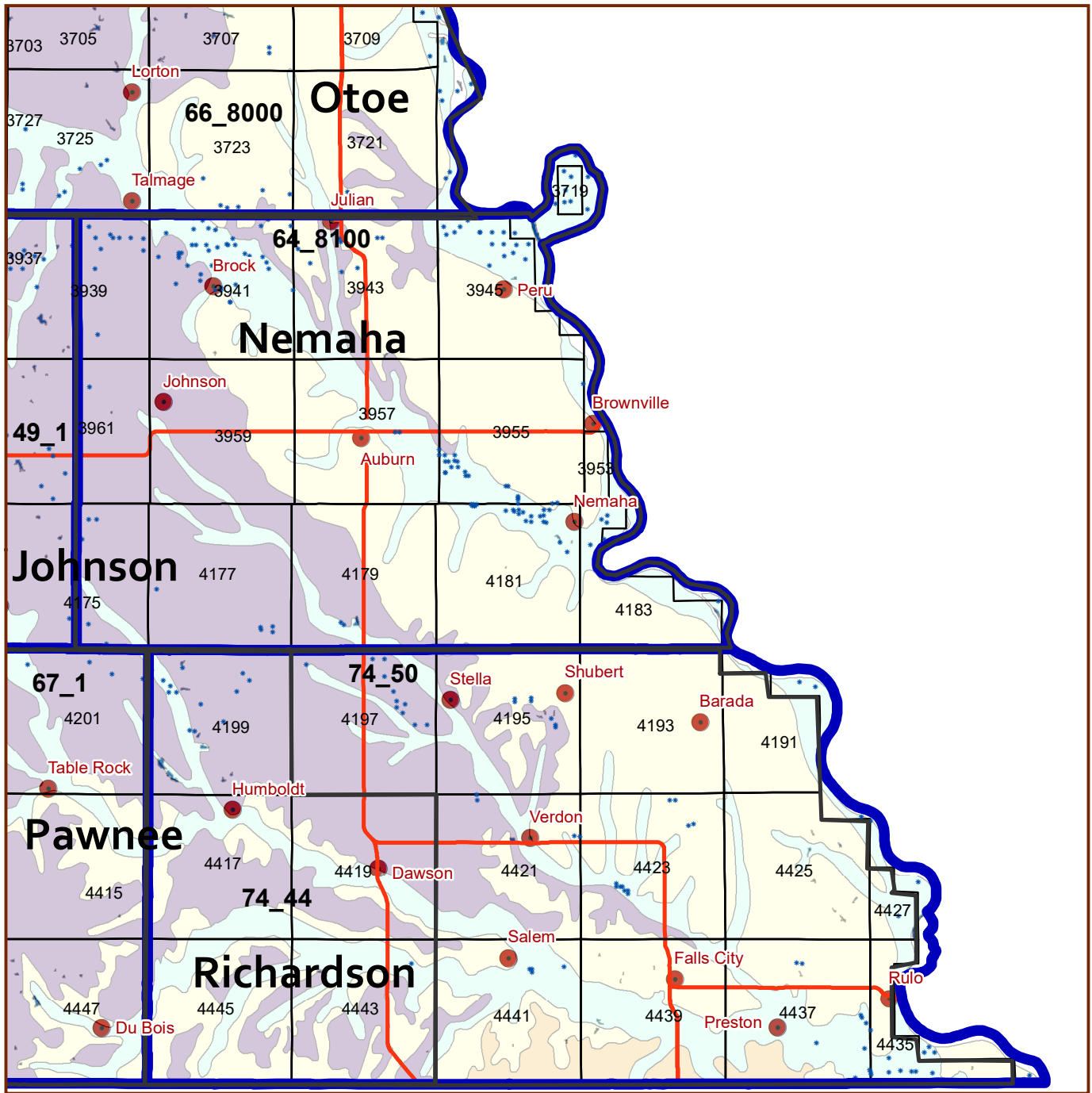
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	44	1,755	1,550	1,710	n/a	1,656	1,450	n/a	1,400	1,726
Nemaha	1	2,000	2,000	1,600	n/a	1,400	1,400	n/a	1,400	1,914
Pawnee	1	1,876	1,876	1,856	n/a	1,800	1,746	n/a	1,640	1,863
Richardson	50	1,873	1,640	1,825	n/a	1,875	1,775	n/a	1,500	1,862
Nemaha	1	2,000	2,000	1,600	n/a	1,400	1,400	n/a	1,400	1,914

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	44	2,644	900	100
Nemaha	1	2,671	900	99
Pawnee	1	2,463	1,071	893
Richardson	50	2,781	900	100
Nemaha	1	2,671	900	99

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.

RICHARDSON COUNTY



Legend

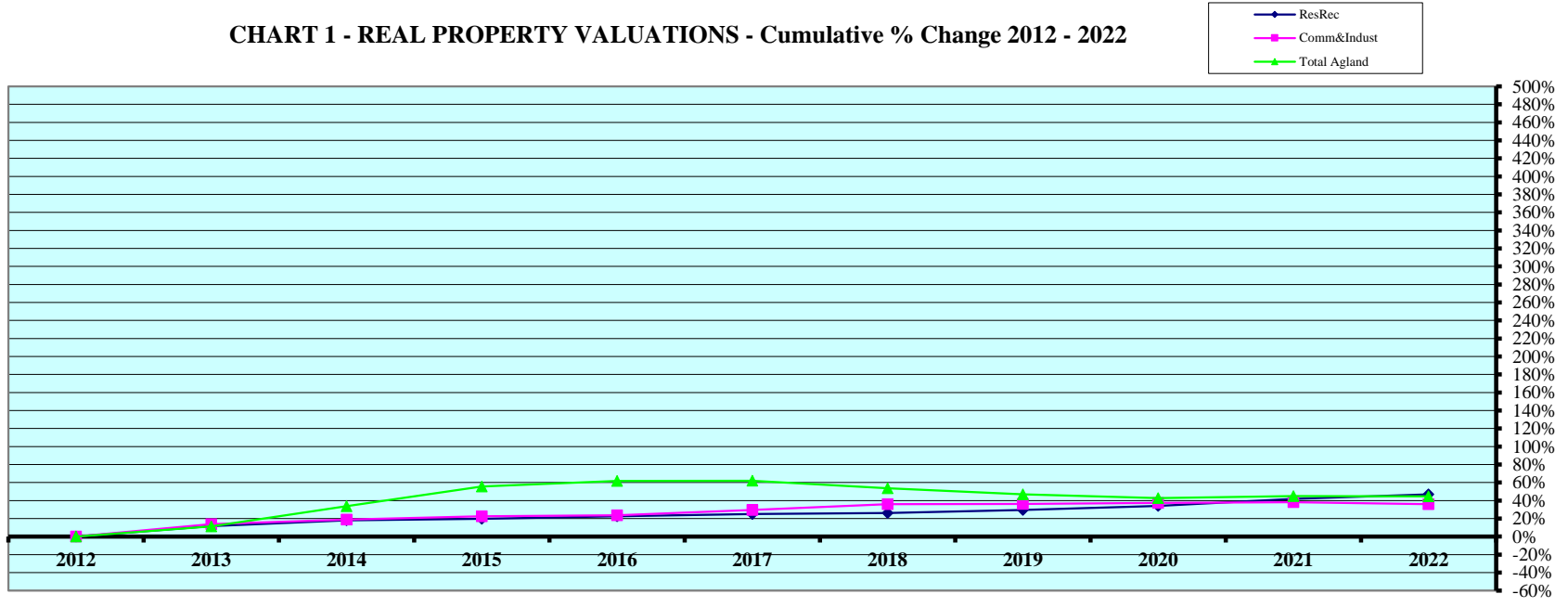
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	149,109,091	-	-	-	28,418,520	-	-	-	661,303,067	-	-	-
2013	166,290,545	17,181,454	11.52%	11.52%	32,346,663	3,928,143	13.82%	13.82%	735,764,896	74,461,829	11.26%	11.26%
2014	176,187,837	9,897,292	5.95%	18.16%	33,812,753	1,466,090	4.53%	18.98%	885,282,531	149,517,635	20.32%	33.87%
2015	178,555,913	2,368,076	1.34%	19.75%	34,786,495	973,742	2.88%	22.41%	1,028,239,794	142,957,263	16.15%	55.49%
2016	182,618,043	4,062,130	2.27%	22.47%	35,160,406	373,911	1.07%	23.72%	1,070,732,923	42,493,129	4.13%	61.91%
2017	186,596,204	3,978,161	2.18%	25.14%	36,790,601	1,630,195	4.64%	29.46%	1,071,110,002	377,079	0.04%	61.97%
2018	188,169,261	1,573,057	0.84%	26.20%	38,633,615	1,843,014	5.01%	35.95%	1,016,203,278	-54,906,724	-5.13%	53.67%
2019	193,169,194	4,999,933	2.66%	29.55%	38,704,363	70,748	0.18%	36.19%	970,957,777	-45,245,501	-4.45%	46.82%
2020	199,731,899	6,562,705	3.40%	33.95%	39,073,138	368,775	0.95%	37.49%	943,398,206	-27,559,571	-2.84%	42.66%
2021	211,523,727	11,791,828	5.90%	41.86%	39,266,534	193,396	0.49%	38.17%	958,148,032	14,749,826	1.56%	44.89%
2022	218,996,719	7,472,992	3.53%	46.87%	38,648,777	-617,757	-1.57%	36.00%	957,661,140	-486,892	-0.05%	44.81%

Rate Annual %chg: Residential & Recreational **3.92%**

Commercial & Industrial **3.12%**

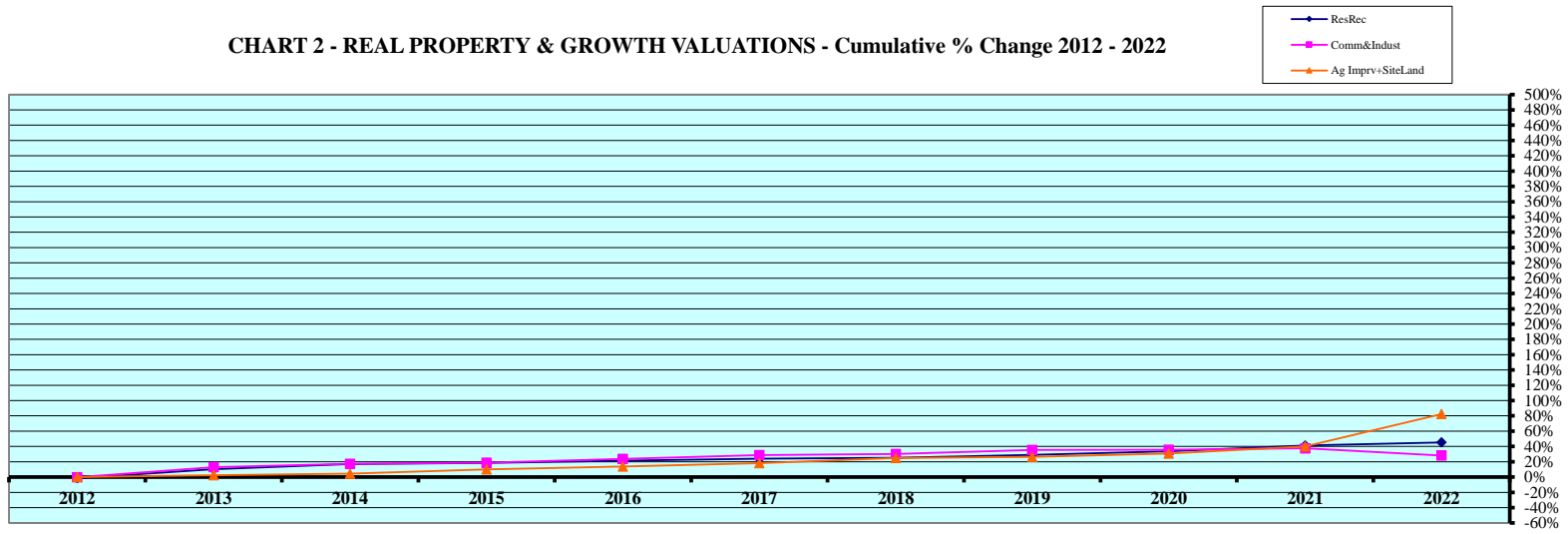
Agricultural Land **3.77%**

Cnty# **74**
County **RICHARDSON**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	149,109,091	2,211,244	1.48%	146,897,847	-	-1.48%	28,418,520	55,475	0.20%	28,363,045	-	-0.20%		
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	10.38%	32,346,663	296,596	0.92%	32,050,067	12.78%	12.78%		
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	16.91%	33,812,753	438,620	1.30%	33,374,133	3.18%	17.44%		
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	18.61%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	18.70%		
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	21.47%	35,160,406	8,268	0.02%	35,152,138	1.05%	23.69%		
2017	186,596,204	1,826,008	0.98%	184,770,196	1.18%	23.92%	36,790,601	181,961	0.49%	36,608,640	4.12%	28.82%		
2018	188,169,261	1,503,132	0.80%	186,666,129	0.04%	25.19%	38,633,615	1,677,587	4.34%	36,956,028	0.45%	30.04%		
2019	193,169,194	619,413	0.32%	192,549,781	2.33%	29.13%	38,704,363	203,272	0.53%	38,501,091	-0.34%	35.48%		
2020	199,731,899	501,241	0.25%	199,230,658	3.14%	33.61%	39,073,138	474,966	1.22%	38,598,172	-0.27%	35.82%		
2021	211,523,727	1,026,424	0.49%	210,497,303	5.39%	41.17%	39,266,534	161,696	0.41%	39,104,838	0.08%	37.60%		
2022	218,996,719	2,450,256	1.12%	216,546,463	2.37%	45.23%	38,648,777	2,255,971	5.84%	36,392,806	-7.32%	28.06%		
Rate Ann%chg	3.92%			Resid & Recreat w/o growth			3.15%			C & I w/o growth			1.35%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504	-	-		
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	2.35%	2.35%		
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	-1.75%	4.50%		
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	9.92%		
2016	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587	0.97%	13.67%		
2017	36,348,612	26,665,285	63,013,897	3,237,574	5.14%	59,776,323	-0.99%	18.31%		
2018	37,435,841	26,582,657	64,018,498	882,496	1.38%	63,136,002	0.19%	24.96%		
2019	38,031,817	26,933,466	64,965,283	1,163,066	1.79%	63,802,217	-0.34%	26.28%		
2020	33,217,443	33,870,325	67,087,768	1,057,902	1.58%	66,029,866	1.64%	30.69%		
2021	37,285,000	35,185,913	72,470,913	1,619,698	2.23%	70,851,215	5.61%	40.23%		
2022	52,932,361	43,626,775	96,559,136	4,427,634	4.59%	92,131,502	27.13%	82.34%		
Rate Ann%chg	6.18%		7.35%		6.69%		Ag Imprv+Site w/o growth		3.62%	

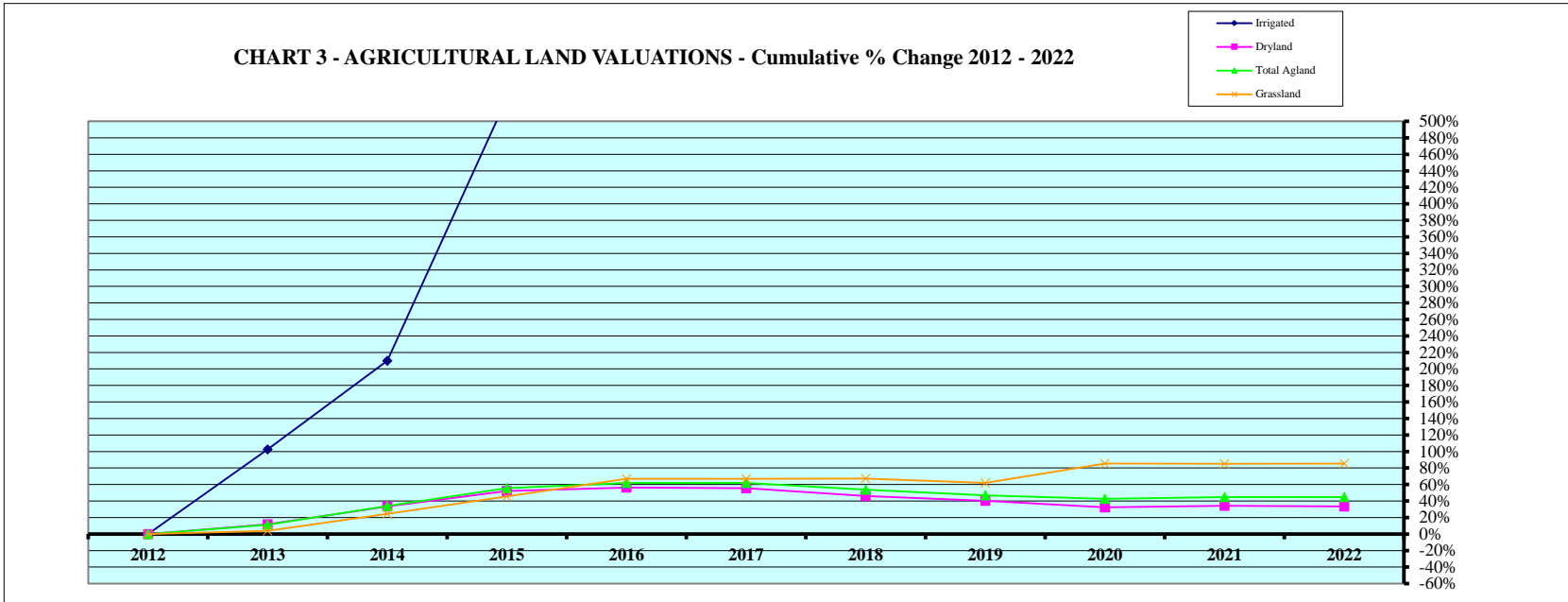
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 74
County RICHARDSON

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	5,777,673	-	-	-	587,625,007	-	-	-	66,390,910	-	-	-
2013	11,694,843	5,917,170	102.41%	102.41%	657,442,042	69,817,035	11.88%	11.88%	69,034,738	2,643,828	3.98%	3.98%
2014	17,901,384	6,206,541	53.07%	209.84%	783,789,630	126,347,588	19.22%	33.38%	82,676,924	13,642,186	19.76%	24.53%
2015	36,257,952	18,356,568	102.54%	527.55%	894,425,683	110,636,053	14.12%	52.21%	96,620,192	13,943,268	16.86%	45.53%
2016	40,687,176	4,429,224	12.22%	604.21%	918,310,386	23,884,703	2.67%	56.27%	110,753,735	14,133,543	14.63%	66.82%
2017	44,865,444	4,178,268	10.27%	676.53%	914,363,379	-3,947,007	-0.43%	55.60%	110,891,797	138,062	0.12%	67.03%
2018	46,069,694	1,204,250	2.68%	697.37%	858,081,454	-56,281,925	-6.16%	46.03%	111,058,446	166,649	0.15%	67.28%
2019	38,624,633	-7,445,061	-16.16%	568.52%	823,849,725	-34,231,729	-3.99%	40.20%	107,488,928	-3,569,518	-3.21%	61.90%
2020	41,964,058	3,339,425	8.65%	626.31%	777,334,754	-46,514,971	-5.65%	32.28%	123,032,879	15,543,951	14.46%	85.32%
2021	45,841,494	3,877,436	9.24%	693.42%	788,293,119	10,958,365	1.41%	34.15%	122,939,079	-93,800	-0.08%	85.17%
2022	49,130,864	3,289,370	7.18%	750.36%	784,421,900	-3,871,219	-0.49%	33.49%	123,033,916	94,837	0.08%	85.32%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	1,621,955	-	-	-	(112,478)	-	-	-	661,303,067	-	-	-
2013	1,283,555	-338,400	-20.86%	-20.86%	(3,690,282)	-3,577,804	-	-	735,764,896	74,461,829	11.26%	11.26%
2014	904,593	-378,962	-29.52%	-44.23%	10,000	3,700,282	-	-	885,282,531	149,517,635	20.32%	33.87%
2015	925,967	21,374	2.36%	-42.91%	10,000	0	0.00%	-	1,028,239,794	142,957,263	16.15%	55.49%
2016	971,626	45,659	4.93%	-40.10%	10,000	0	0.00%	-	1,070,732,923	42,493,129	4.13%	61.91%
2017	979,382	7,756	0.80%	-39.62%	10,000	0	0.00%	-	1,071,110,002	377,079	0.04%	61.97%
2018	983,684	4,302	0.44%	-39.35%	10,000	0	0.00%	-	1,016,203,278	-54,906,724	-5.13%	53.67%
2019	984,491	807	0.08%	-39.30%	10,000	0	0.00%	-	970,957,777	-45,245,501	-4.45%	46.82%
2020	1,066,515	82,024	8.33%	-34.25%	0	-10,000	-100.00%	-	943,398,206	-27,559,571	-2.84%	42.66%
2021	1,074,340	7,825	0.73%	-33.76%	0	0	-	-	958,148,032	14,749,826	1.56%	44.89%
2022	1,074,460	120	0.01%	-33.76%	0	0	-	-	957,661,140	-486,892	-0.05%	44.81%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	4,614,764	1,586	2,910			589,898,161	232,674	2,535			66,537,591	77,033	864		
2013	7,485,261	2,405	3,113	6.97%	6.97%	653,920,546	231,415	2,826	11.46%	11.46%	72,764,276	76,589	950	9.99%	9.99%
2014	18,014,233	4,524	3,982	27.92%	36.83%	786,189,082	232,190	3,386	19.83%	33.55%	82,353,179	78,828	1,045	9.96%	20.95%
2015	36,257,952	7,892	4,594	15.37%	57.87%	895,007,250	227,809	3,929	16.03%	54.96%	96,511,292	78,990	1,222	16.95%	41.45%
2016	40,687,176	8,615	4,723	2.81%	62.30%	918,453,238	226,962	4,047	3.00%	59.62%	111,128,568	78,838	1,410	15.37%	63.19%
2017	44,865,444	9,459	4,743	0.43%	63.00%	914,550,236	226,024	4,046	-0.01%	59.60%	110,751,463	78,589	1,409	-0.02%	63.15%
2018	46,069,694	9,603	4,798	1.14%	64.86%	857,893,504	225,696	3,801	-6.06%	49.93%	111,089,692	78,704	1,411	0.16%	63.41%
2019	45,444,814	9,635	4,717	-1.69%	62.08%	841,228,721	225,705	3,727	-1.95%	47.01%	107,410,074	78,635	1,366	-3.23%	58.14%
2020	41,964,058	10,154	4,133	-12.38%	42.01%	778,464,505	222,822	3,494	-6.26%	37.80%	122,417,482	81,251	1,507	10.30%	74.43%
2021	46,441,084	10,287	4,515	9.25%	55.14%	788,863,004	222,457	3,546	1.50%	39.87%	122,908,792	81,477	1,508	0.12%	74.64%
2022	50,450,006	11,238	4,489	-0.56%	54.26%	784,841,617	221,413	3,545	-0.04%	39.81%	123,034,526	81,482	1,510	0.10%	74.81%

Rate Annual %chg Average Value/Acre: 4.43%

3.41%

5.74%

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	1,621,753	16,224	100			46,861	206	227			662,719,130	327,722	2,022		
2013	1,617,677	16,183	100	0.00%	0.00%	45,205	190	239	4.89%	4.89%	735,832,965	326,782	2,252	11.35%	11.35%
2014	800,875	8,015	100	-0.03%	-0.03%	115,718	1,058	109	-54.15%	-51.91%	887,473,087	324,615	2,734	21.41%	35.20%
2015	909,321	9,100	100	0.00%	-0.04%	119,790	1,099	109	-0.33%	-52.07%	1,028,805,605	324,890	3,167	15.83%	56.59%
2016	935,734	9,364	100	0.00%	-0.03%	122,467	1,126	109	-0.20%	-52.16%	1,071,327,183	324,904	3,297	4.13%	63.06%
2017	975,985	9,767	100	0.00%	-0.03%	123,387	1,135	109	-0.07%	-52.19%	1,071,266,515	324,973	3,296	-0.03%	63.01%
2018	982,072	9,827	100	0.00%	-0.03%	123,387	1,135	109	0.00%	-52.19%	1,016,158,349	324,965	3,127	-5.14%	54.63%
2019	984,491	9,852	100	0.00%	-0.03%	123,387	1,135	109	0.00%	-52.19%	995,191,487	324,962	3,062	-2.06%	51.44%
2020	985,135	9,858	100	0.00%	-0.03%	88,101	782	113	3.61%	-50.46%	943,919,281	324,868	2,906	-5.12%	43.68%
2021	1,074,148	10,741	100	0.07%	0.04%	0	0				959,287,028	324,963	2,952	1.60%	45.98%
2022	1,074,545	10,745	100	0.00%	0.04%	0	0				959,400,694	324,879	2,953	0.04%	46.03%

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RICHARDSON

Rate Annual %chg Average Value/Acre: 3.86%

(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
7,871	RICHARDSON	43,263,435	23,321,609	75,279,423	217,182,299	32,445,839	6,202,938	1,814,420	957,661,140	52,932,361	43,626,775	4,400,190	1,458,130,429
cnty sector\value % of total value:		2.97%	1.60%	5.16%	14.89%	2.23%	0.43%	0.12%	65.68%	3.63%	2.99%	0.30%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	35	2,727	336	550,250	9,367	0	0	0	0	0	0	562,715
0.30%	%sector of county sector	0.00%	0.01%	0.00%	0.25%	0.03%							0.04%
	%sector of municipality	0.01%	0.48%	0.06%	97.78%	1.66%							100.00%
146	DAWSON	102,767	302,801	498,223	2,307,118	441,859	0	0	0	0	0	0	3,652,768
1.85%	%sector of county sector	0.24%	1.30%	0.66%	1.06%	1.36%							0.25%
	%sector of municipality	2.81%	8.29%	13.64%	63.16%	12.10%							100.00%
4,325	FALLS CITY	8,821,204	3,228,164	3,207,818	124,681,089	22,946,998	6,121,398	0	60,423	31,790	48,425	0	169,147,309
54.95%	%sector of county sector	20.39%	13.84%	4.26%	57.41%	70.72%	98.69%		0.01%	0.06%	0.11%		11.60%
	%sector of municipality	5.22%	1.91%	1.90%	73.71%	13.57%	3.62%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	644,204	1,184,455	1,717,903	14,622,323	3,801,313	81,540	0	0	0	36,574	0	22,088,312
11.14%	%sector of county sector	1.49%	5.08%	2.28%	6.73%	11.72%	1.31%				0.08%		1.51%
	%sector of municipality	2.92%	5.36%	7.78%	66.20%	17.21%	0.37%				0.17%		100.00%
172	RULO	16,102	363,358	1,368,528	3,297,113	625,104	0	0	0	0	2,090	0	5,672,295
2.19%	%sector of county sector	0.04%	1.56%	1.82%	1.52%	1.93%					0.00%		0.39%
	%sector of municipality	0.28%	6.41%	24.13%	58.13%	11.02%					0.04%		100.00%
112	SALEM	3,039	63,677	7,835	1,541,732	35,708	0	0	0	0	0	0	1,651,991
1.42%	%sector of county sector	0.01%	0.27%	0.01%	0.71%	0.11%							0.11%
	%sector of municipality	0.18%	3.85%	0.47%	93.33%	2.16%							100.00%
150	SHUBERT	29,635	42,447	5,223	3,716,951	166,408	0	0	0	0	0	0	3,960,664
1.91%	%sector of county sector	0.07%	0.18%	0.01%	1.71%	0.51%							0.27%
	%sector of municipality	0.75%	1.07%	0.13%	93.85%	4.20%							100.00%
152	STELLA	8,266	134,557	375,466	3,181,336	817,579	0	0	0	0	0	0	4,517,204
1.93%	%sector of county sector	0.02%	0.58%	0.50%	1.46%	2.52%							0.31%
	%sector of municipality	0.18%	2.98%	8.31%	70.43%	18.10%							100.00%
172	VERDON	697,151	135,854	654,338	3,641,037	517,866	0	0	0	0	0	0	5,646,246
2.19%	%sector of county sector	1.61%	0.58%	0.87%	1.68%	1.60%							0.39%
	%sector of municipality	12.35%	2.41%	11.59%	64.49%	9.17%							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												
6,131	Total Municipalities	10,322,403	5,458,041	7,835,671	157,538,957	29,362,204	6,202,939	0	60,423	31,790	87,089	0	216,899,513
77.89%	%all municip.sectors of cnty	23.86%	23.40%	10.41%	72.54%	90.50%	100.00%		0.01%	0.06%	0.20%		14.88%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 9,219	Value : 1,522,164,962	Growth 8,746,270	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	768	4,229,310	17	307,543	128	3,207,709	913	7,744,562	
02. Res Improve Land	2,987	14,379,601	64	1,964,144	349	10,338,313	3,400	26,682,058	
03. Res Improvements	3,013	159,404,413	69	9,362,519	449	68,659,117	3,531	237,426,049	
04. Res Total	3,781	178,013,324	86	11,634,206	577	82,205,139	4,444	271,852,669	3,769,205
% of Res Total	85.08	65.48	1.94	4.28	12.98	30.24	48.20	17.86	43.09
05. Com UnImp Land	117	709,752	17	216,860	12	254,653	146	1,181,265	
06. Com Improve Land	398	3,225,436	28	1,174,699	14	387,687	440	4,787,822	
07. Com Improvements	407	29,593,332	26	2,855,085	18	1,460,878	451	33,909,295	
08. Com Total	524	33,528,520	43	4,246,644	30	2,103,218	597	39,878,382	1,490,630
% of Com Total	87.77	84.08	7.20	10.65	5.03	5.27	6.48	2.62	17.04
09. Ind UnImp Land	1	30,400	10	1,150,600	0	0	11	1,181,000	
10. Ind Improve Land	3	102,715	5	619,500	0	0	8	722,215	
11. Ind Improvements	3	1,179,331	5	3,120,392	0	0	8	4,299,723	
12. Ind Total	4	1,312,446	15	4,890,492	0	0	19	6,202,938	565,780
% of Ind Total	21.05	21.16	78.95	78.84	0.00	0.00	0.21	0.41	6.47
13. Rec UnImp Land	0	0	4	89,781	13	423,551	17	513,332	
14. Rec Improve Land	0	0	0	0	11	426,990	11	426,990	
15. Rec Improvements	0	0	0	0	13	993,186	13	993,186	
16. Rec Total	0	0	4	89,781	26	1,843,727	30	1,933,508	0
% of Rec Total	0.00	0.00	13.33	4.64	86.67	95.36	0.33	0.13	0.00
Res & Rec Total	3,781	178,013,324	90	11,723,987	603	84,048,866	4,474	273,786,177	3,769,205
% of Res & Rec Total	84.51	65.02	2.01	4.28	13.48	30.70	48.53	17.99	43.09
Com & Ind Total	528	34,840,966	58	9,137,136	30	2,103,218	616	46,081,320	2,056,410
% of Com & Ind Total	85.71	75.61	9.42	19.83	4.87	4.56	6.68	3.03	23.51
17. Taxable Total	4,309	212,854,290	148	20,861,123	633	86,152,084	5,090	319,867,497	5,825,615
% of Taxable Total	84.66	66.54	2.91	6.52	12.44	26.93	55.21	21.01	66.61

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	15	354,486	2,549,358	3	403,721	8,121,457
20. Industrial	0	0	0	1	675,216	28,324
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	18	758,207	10,670,815
20. Industrial	0	0	0	1	675,216	28,324
21. Other	0	0	0	0	0	0
22. Total Sch II				19	1,433,423	10,699,139

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	143	6,800,900	143	6,800,900	0
24. Non-Producing	1	0	0	0	3	0	4	0	0
25. Total	1	0	0	0	146	6,800,900	147	6,800,900	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	413	84	350	847

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	347,712	354	68,713,039	2,542	667,200,909	2,906	736,261,660
28. Ag-Improved Land	0	0	119	35,963,518	940	336,481,574	1,059	372,445,092
29. Ag Improvements	1	2,383	119	8,206,987	956	78,580,443	1,076	86,789,813

30. Ag Total				3,982	1,195,496,565
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	3	3.00	54,000	
33. HomeSite Improvements	0	0.00	0	61	0.00	5,198,382	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	22	47.51	212,877	
36. FarmSite Improv Land	0	0.00	0	102	247.02	1,576,290	
37. FarmSite Improvements	1	0.00	2,383	114	0.00	3,008,605	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	279	439.10	0	
40. Other- Non Ag Use	0	0.00	0	1	0.56	11,200	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	8	8.59	154,620	11	11.59	208,620	
33. HomeSite Improvements	465	0.00	45,770,463	526	0.00	50,968,845	0
34. HomeSite Total				526	11.59	51,177,465	
35. FarmSite UnImp Land	200	314.49	1,805,393	223	366.30	2,031,170	
36. FarmSite Improv Land	794	2,050.50	13,415,228	896	2,297.52	14,991,518	
37. FarmSite Improvements	919	0.00	32,809,980	1,034	0.00	35,820,968	2,920,655
38. FarmSite Total				1,257	2,663.82	52,843,656	
39. Road & Ditches	2,557	5,051.33	0	2,836	5,490.43	0	
40. Other- Non Ag Use	26	1,702.59	1,043,103	27	1,703.15	1,054,303	
41. Total Section VI				1,783	9,868.99	105,075,424	2,920,655

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	17	844.59	1,054,536	17	844.59	1,054,536

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 44

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	502.55	18.46%	2,546,925	21.30%	5,068.00
46. 1A	69.77	2.56%	345,292	2.89%	4,949.00
47. 2A1	437.28	16.06%	1,971,710	16.49%	4,509.03
48. 2A	508.69	18.69%	2,290,633	19.16%	4,503.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	906.99	33.32%	3,889,173	32.53%	4,288.00
51. 4A1	289.54	10.64%	890,047	7.44%	3,074.00
52. 4A	7.59	0.28%	22,511	0.19%	2,965.88
53. Total	2,722.41	100.00%	11,956,291	100.00%	4,391.80
Dry					
54. 1D1	6,512.92	10.47%	28,332,289	13.29%	4,350.17
55. 1D	4,798.86	7.72%	20,434,960	9.58%	4,258.29
56. 2D1	5,628.16	9.05%	22,505,156	10.56%	3,998.67
57. 2D	117.02	0.19%	458,132	0.21%	3,914.99
58. 3D1	5,757.62	9.26%	20,330,151	9.53%	3,531.00
59. 3D	35,592.11	57.24%	112,392,695	52.71%	3,157.80
60. 4D1	2,416.01	3.89%	5,609,984	2.63%	2,322.00
61. 4D	1,358.06	2.18%	3,153,437	1.48%	2,322.02
62. Total	62,180.76	100.00%	213,216,804	100.00%	3,428.98
Grass					
63. 1G1	17,783.43	45.42%	30,653,164	48.73%	1,723.69
64. 1G	1,298.58	3.32%	1,378,054	2.19%	1,061.20
65. 2G1	3,652.18	9.33%	5,948,904	9.46%	1,628.86
66. 2G	466.78	1.19%	420,098	0.67%	899.99
67. 3G1	10,515.93	26.86%	19,060,517	30.30%	1,812.54
68. 3G	60.27	0.15%	62,306	0.10%	1,033.78
69. 4G1	1,698.22	4.34%	2,070,792	3.29%	1,219.39
70. 4G	3,676.38	9.39%	3,314,654	5.27%	901.61
71. Total	39,151.77	100.00%	62,908,489	100.00%	1,606.79
Irrigated Total					
	2,722.41	2.55%	11,956,291	4.15%	4,391.80
Dry Total					
	62,180.76	58.23%	213,216,804	73.94%	3,428.98
Grass Total					
	39,151.77	36.66%	62,908,489	21.82%	1,606.79
72. Waste	2,738.37	2.56%	273,837	0.09%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,142.95	1.07%	879,973	0.31%	769.91
75. Market Area Total	106,793.31	100.00%	288,355,421	100.00%	2,700.13

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,058.35	12.17%	6,700,416	14.17%	6,331.00
46. 1A	200.71	2.31%	1,241,392	2.63%	6,185.00
47. 2A1	2,794.60	32.14%	15,758,753	33.33%	5,639.00
48. 2A	2,664.23	30.64%	14,994,262	31.71%	5,627.99
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	661.71	7.61%	3,546,781	7.50%	5,360.02
51. 4A1	1,242.07	14.28%	4,768,302	10.08%	3,839.00
52. 4A	73.87	0.85%	274,132	0.58%	3,711.01
53. Total	8,695.54	100.00%	47,284,038	100.00%	5,437.73
Dry					
54. 1D1	10,718.51	6.74%	58,244,246	8.42%	5,433.99
55. 1D	28,786.49	18.10%	153,288,317	22.17%	5,325.01
56. 2D1	14,554.70	9.15%	72,772,940	10.52%	4,999.96
57. 2D	6,750.08	4.24%	33,007,865	4.77%	4,890.00
58. 3D1	7,580.76	4.77%	33,461,505	4.84%	4,414.00
59. 3D	74,187.28	46.65%	292,965,509	42.36%	3,949.00
60. 4D1	6,628.52	4.17%	19,249,236	2.78%	2,904.00
61. 4D	9,836.47	6.18%	28,565,057	4.13%	2,903.99
62. Total	159,042.81	100.00%	691,554,675	100.00%	4,348.23
Grass					
63. 1G1	17,703.80	42.07%	31,567,399	50.57%	1,783.09
64. 1G	2,403.83	5.71%	2,490,680	3.99%	1,036.13
65. 2G1	3,906.36	9.28%	6,205,282	9.94%	1,588.51
66. 2G	507.24	1.21%	456,519	0.73%	900.01
67. 3G1	4,759.97	11.31%	9,091,896	14.56%	1,910.07
68. 3G	1,444.46	3.43%	1,317,870	2.11%	912.36
69. 4G1	3,174.37	7.54%	3,919,592	6.28%	1,234.76
70. 4G	8,181.18	19.44%	7,376,439	11.82%	901.64
71. Total	42,081.21	100.00%	62,425,677	100.00%	1,483.46
Irrigated Total					
	8,695.54	3.99%	47,284,038	5.90%	5,437.73
Dry Total					
	159,042.81	73.01%	691,554,675	86.22%	4,348.23
Grass Total					
	42,081.21	19.32%	62,425,677	7.78%	1,483.46
72. Waste	8,013.30	3.68%	801,330	0.10%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,084.74	0.96%	3,184,864	0.40%	1,527.70
75. Market Area Total	217,832.86	100.00%	802,065,720	100.00%	3,682.02

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	887.24	4,590,631	10,530.71	54,649,698	11,417.95	59,240,329
77. Dry Land	83.87	311,988	20,722.48	87,313,424	200,417.22	817,146,067	221,223.57	904,771,479
78. Grass	19.84	22,577	7,125.82	10,834,509	74,087.32	114,477,080	81,232.98	125,334,166
79. Waste	2.47	247	836.26	83,626	9,912.94	991,294	10,751.67	1,075,167
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	189.49	332,881	39.76	41,572	2,998.44	3,690,384	3,227.69	4,064,837
82. Total	106.18	334,812	29,571.80	102,822,190	294,948.19	987,264,139	324,626.17	1,090,421,141

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	11,417.95	3.52%	59,240,329	5.43%	5,188.35
Dry Land	221,223.57	68.15%	904,771,479	82.97%	4,089.85
Grass	81,232.98	25.02%	125,334,166	11.49%	1,542.90
Waste	10,751.67	3.31%	1,075,167	0.10%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	3,227.69	0.99%	4,064,837	0.37%	1,259.36
Total	324,626.17	100.00%	1,090,421,141	100.00%	3,359.01

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 Acreage	5	141,240	31	930,764	34	4,185,471	39	5,257,475	54,850
83.2 Barada	15	95,726	17	105,791	19	436,050	34	637,567	2,825
83.3 Dawson	39	170,912	90	445,513	92	2,226,750	131	2,843,175	119,205
83.4 Falls City	248	1,377,695	1,896	8,995,802	1,910	122,898,316	2,158	133,271,813	721,235
83.5 Humboldt	86	645,374	431	1,958,761	432	19,062,096	518	21,666,231	369,720
83.6 Preston	0	0	1	864	1	15,345	1	16,209	0
83.7 Rulo	146	735,624	119	625,115	122	2,953,914	268	4,314,653	15,365
83.8 Rural	173	3,951,852	416	12,008,204	518	75,231,317	691	91,191,373	2,430,120
83.9 Salem	122	617,465	81	443,736	81	1,167,772	203	2,228,973	45,500
83.10 Shubert	27	136,836	117	556,259	120	3,495,793	147	4,188,888	7,635
83.11 Stella	43	240,914	103	470,347	106	3,241,082	149	3,952,343	2,240
83.12 Verdon	26	144,256	109	567,892	109	3,505,329	135	4,217,477	510
84 Residential Total	930	8,257,894	3,411	27,109,048	3,544	238,419,235	4,474	273,786,177	3,769,205

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Barada	0	0	2	1,425	2	8,737	2	10,162	0
85.2	Dawson	6	2,250	11	30,558	11	452,389	17	485,197	0
85.3	Falls City	75	1,933,603	261	4,163,600	260	28,799,577	335	34,896,780	1,197,885
85.4	Humboldt	18	47,780	77	344,411	81	3,841,099	99	4,233,290	633,205
85.5	Rulo	18	86,509	13	38,978	14	560,428	32	685,915	0
85.6	Rural	19	253,513	28	877,467	32	2,903,876	51	4,034,856	213,765
85.7	Salem	3	456	7	2,372	7	36,168	10	38,996	0
85.8	Shubert	7	7,193	13	15,690	13	157,328	20	180,211	0
85.9	Stella	9	30,733	20	19,503	21	894,613	30	944,849	0
85.10	Verdon	2	228	16	16,033	18	554,803	20	571,064	11,555
86	Commercial Total	157	2,362,265	448	5,510,037	459	38,209,018	616	46,081,320	2,056,410

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

Market Area 44

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	15,997.77	66.08%	28,081,508	67.20%	1,755.34
88. 1G	321.96	1.33%	499,058	1.19%	1,550.06
89. 2G1	2,825.26	11.67%	4,831,202	11.56%	1,710.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	5,039.94	20.82%	8,343,869	19.97%	1,655.55
92. 3G	15.69	0.06%	22,752	0.05%	1,450.10
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	8.71	0.04%	12,194	0.03%	1,400.00
95. Total	24,209.33	100.00%	41,790,583	100.00%	1,726.22
CRP					
96. 1C1	402.74	9.16%	1,327,028	11.41%	3,295.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	181.30	4.12%	536,648	4.62%	2,960.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	3,307.53	75.21%	8,765,026	75.38%	2,650.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	504.54	11.47%	996,477	8.57%	1,975.02
103. 4C	1.60	0.04%	2,992	0.03%	1,870.00
104. Total	4,397.71	100.00%	11,628,171	100.00%	2,644.14
Timber					
105. 1T1	1,382.92	13.11%	1,244,628	13.12%	900.00
106. 1T	976.62	9.26%	878,996	9.26%	900.04
107. 2T1	645.62	6.12%	581,054	6.12%	899.99
108. 2T	466.78	4.43%	420,098	4.43%	899.99
109. 3T1	2,168.46	20.56%	1,951,622	20.57%	900.00
110. 3T	44.58	0.42%	39,554	0.42%	887.26
111. 4T1	1,193.68	11.32%	1,074,315	11.32%	900.00
112. 4T	3,666.07	34.77%	3,299,468	34.77%	900.00
113. Total	10,544.73	100.00%	9,489,735	100.00%	899.95
<hr/>					
Grass Total	24,209.33	61.83%	41,790,583	66.43%	1,726.22
CRP Total	4,397.71	11.23%	11,628,171	18.48%	2,644.14
Timber Total	10,544.73	26.93%	9,489,735	15.08%	899.95
<hr/>					
114. Market Area Total	39,151.77	100.00%	62,908,489	100.00%	1,606.79

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

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14,886.87	80.74%	27,886,603	81.20%	1,873.23
88. 1G	441.98	2.40%	725,007	2.11%	1,640.36
89. 2G1	1,925.30	10.44%	3,513,708	10.23%	1,825.02
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,157.45	6.28%	2,170,235	6.32%	1,875.01
92. 3G	20.40	0.11%	36,210	0.11%	1,775.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.69	0.04%	10,035	0.03%	1,500.00
95. Total	18,438.69	100.00%	34,341,798	100.00%	1,862.49
CRP					
96. 1C1	436.39	12.06%	1,538,296	15.28%	3,525.05
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	400.28	11.06%	1,268,888	12.61%	3,170.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,896.62	52.41%	5,386,419	53.51%	2,840.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	874.64	24.17%	1,849,865	18.38%	2,115.00
103. 4C	10.93	0.30%	21,860	0.22%	2,000.00
104. Total	3,618.86	100.00%	10,065,328	100.00%	2,781.35
Timber					
105. 1T1	2,380.54	11.89%	2,142,500	11.89%	900.01
106. 1T	1,961.85	9.80%	1,765,673	9.80%	900.00
107. 2T1	1,580.78	7.89%	1,422,686	7.90%	899.99
108. 2T	507.24	2.53%	456,519	2.53%	900.01
109. 3T1	1,705.90	8.52%	1,535,242	8.52%	899.96
110. 3T	1,424.06	7.11%	1,281,660	7.11%	900.00
111. 4T1	2,299.73	11.49%	2,069,727	11.49%	899.99
112. 4T	8,163.56	40.77%	7,344,544	40.76%	899.67
113. Total	20,023.66	100.00%	18,018,551	100.00%	899.86
<hr/>					
Grass Total	18,438.69	43.82%	34,341,798	55.01%	1,862.49
CRP Total	3,618.86	8.60%	10,065,328	16.12%	2,781.35
Timber Total	20,023.66	47.58%	18,018,551	28.86%	899.86
<hr/>					
114. Market Area Total	42,081.21	100.00%	62,425,677	100.00%	1,483.46

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

74 Richardson

	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	217,182,299	271,852,669	54,670,370	25.17%	3,769,205	23.44%
02. Recreational	1,814,420	1,933,508	119,088	6.56%	0	6.56%
03. Ag-Homesite Land, Ag-Res Dwelling	52,932,361	51,177,465	-1,754,896	-3.32%	0	-3.32%
04. Total Residential (sum lines 1-3)	271,929,080	324,963,642	53,034,562	19.50%	3,769,205	18.12%
05. Commercial	32,445,839	39,878,382	7,432,543	22.91%	1,490,630	18.31%
06. Industrial	6,202,938	6,202,938	0	0.00%	565,780	-9.12%
07. Total Commercial (sum lines 5-6)	38,648,777	46,081,320	7,432,543	19.23%	2,056,410	13.91%
08. Ag-Farmsite Land, Outbuildings	42,600,969	52,843,656	10,242,687	24.04%	2,920,655	17.19%
09. Minerals	4,400,190	6,800,900	2,400,710	54.56	0	54.56%
10. Non Ag Use Land	1,025,806	1,054,303	28,497	2.78%		
11. Total Non-Agland (sum lines 8-10)	48,026,965	60,698,859	12,671,894	26.38%	2,920,655	20.30%
12. Irrigated	49,130,864	59,240,329	10,109,465	20.58%		
13. Dryland	784,421,900	904,771,479	120,349,579	15.34%		
14. Grassland	123,033,916	125,334,166	2,300,250	1.87%		
15. Wasteland	1,074,460	1,075,167	707	0.07%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	957,661,140	1,090,421,141	132,760,001	13.86%		
18. Total Value of all Real Property (Locally Assessed)	1,316,265,962	1,522,164,962	205,899,000	15.64%	8,746,270	14.98%

2023 Assessment Survey for Richardson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$204,378.46
7.	Adopted budget, or granted budget if different from above:
	\$204,378.46
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,000 is for the Pritchard & Abbott for mineral appraisal.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$22000
11.	Amount of the assessor's budget set aside for education/workshops:
	Funded out of County General Fund
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Falls City and Humboldt are zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Prichard & Abbot - mineral interests.
2.	GIS Services:
	gWorks
3.	Other services:
	Connect Explorer - Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Pritchard & Abbott for mineral appraisal services.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	No certifications or qualifications.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes.

2023 Residential Assessment Survey for Richardson County

1.	Valuation data collection done by:																
	County assessor and staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Falls City - County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Humboldt - population 877 Retail, HTRS High School. Retail</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rulo - population 112, cafe, limited retail and services Stella - population 151, limited retail and services Verdon - population 170, limited services and retail</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Rural Residential Acreages</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag improvements</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Ag Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Ag outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Falls City - County seat and largest community, trade center for county	3	Humboldt - population 877 Retail, HTRS High School. Retail	6	Rulo - population 112, cafe, limited retail and services Stella - population 151, limited retail and services Verdon - population 170, limited services and retail	11	Rural Residential Acreages	AG	Ag improvements	AG DW	Ag Dwellings	AG OB	Ag outbuildings
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11	Rural Residential Acreages																
AG	Ag improvements																
AG DW	Ag Dwellings																
AG OB	Ag outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost Approach and Market Analysis. The county uses the cost approach then determines market value by applying various tables of depreciation within their CAMA system.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The County utilizes local market information in developing the depreciation tables.																
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																
	Yes. Depreciation tables are reviewed during the 6 year reappraisal cycle. These are Marshall & Swift derived depreciation tables that are adjusted for local market.																
6.	Describe the methodology used to determine the residential lot values?																
	The County completes a market analysis on the vacant land sales and uses that market analysis of so much per square foot in a neighborhood. No size adjustments.																
7.	How are rural residential site values developed?																
	A market study is conducted on rural residential sales.																
8.	Are there form 191 applications on file?																

	No.																																												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																												
	N/A																																												
10.	<table border="1"> <thead> <tr> <th data-bbox="201 289 363 373"><u>Valuation Group</u></th> <th data-bbox="363 289 651 373"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 289 906 373"><u>Date of Costing</u></th> <th data-bbox="906 289 1175 373"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 289 1484 373"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="201 373 363 432">1</td> <td data-bbox="363 373 651 432">2022</td> <td data-bbox="651 373 906 432">2022</td> <td data-bbox="906 373 1175 432">2022</td> <td data-bbox="1175 373 1484 432">2017-2018</td> </tr> <tr> <td data-bbox="201 432 363 491">3</td> <td data-bbox="363 432 651 491">2022</td> <td data-bbox="651 432 906 491">2022</td> <td data-bbox="906 432 1175 491">2022</td> <td data-bbox="1175 432 1484 491">2018</td> </tr> <tr> <td data-bbox="201 491 363 550">6</td> <td data-bbox="363 491 651 550">2022</td> <td data-bbox="651 491 906 550">2022</td> <td data-bbox="906 491 1175 550">2022</td> <td data-bbox="1175 491 1484 550">2021</td> </tr> <tr> <td data-bbox="201 550 363 609">11</td> <td data-bbox="363 550 651 609">2022</td> <td data-bbox="651 550 906 609">2022</td> <td data-bbox="906 550 1175 609">2022</td> <td data-bbox="1175 550 1484 609">2019-2020</td> </tr> <tr> <td data-bbox="201 609 363 667">AG</td> <td data-bbox="363 609 651 667">2022</td> <td data-bbox="651 609 906 667">2022</td> <td data-bbox="906 609 1175 667">2019-2020</td> <td data-bbox="1175 609 1484 667">2019-2020</td> </tr> <tr> <td data-bbox="201 667 363 726">AG DW</td> <td data-bbox="363 667 651 726">2022</td> <td data-bbox="651 667 906 726">2022</td> <td data-bbox="906 667 1175 726">2019-2020</td> <td data-bbox="1175 667 1484 726">2019-2020</td> </tr> <tr> <td data-bbox="201 726 363 772">AG OB</td> <td data-bbox="363 726 651 772">2022</td> <td data-bbox="651 726 906 772">2022</td> <td data-bbox="906 726 1175 772">2019-2020</td> <td data-bbox="1175 726 1484 772">2019-2020</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	2017-2018	3	2022	2022	2022	2018	6	2022	2022	2022	2021	11	2022	2022	2022	2019-2020	AG	2022	2022	2019-2020	2019-2020	AG DW	2022	2022	2019-2020	2019-2020	AG OB	2022	2022	2019-2020	2019-2020
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	<p>The valuation groups each represent a unique market and that each offers distinct amenities affecting the market values of the residential properties within. An appraisal cycle meeting statutory regulations has been implemented to review each location. Continued analysis dictates market studies to monitor each valuation group.</p>																																												

2023 Commercial Assessment Survey for Richardson County

1.	Valuation data collection done by:													
	County assessor staff.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td>Valuation Group 2 comprises the entire county.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	2	Valuation Group 2 comprises the entire county.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
2	Valuation Group 2 comprises the entire county.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	In addition to utilizing the cost approach, the county relies on sales of similar property outside if its boundaries. Multipliers are then applied accordingly to adjust to the local market of commercial properties.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	The County develops depreciation tables based on the local market and utilizes those in their CAMA system.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.													
6.	Describe the methodology used to determine the commercial lot values.													
	The county uses a square foot method derived from vacant lot sales.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	2	2020	2020	2016	2016
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
2	2020	2020	2016	2016										
	All commercial sales within Richardson County are in this one Valuation Group.													

2023 Agricultural Assessment Survey for Richardson County

1.	Valuation data collection done by:										
	County assessor and staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">44</td> <td>Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">50</td> <td>Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	44	Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.	2019	50	Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
44	Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.	2019									
50	Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.	2020									
	Richardson County currently values agricultural land in two market areas.										
3.	Describe the process used to determine and monitor market areas.										
	A market analysis is conducted, including a review of sales and LCG's when determining if a market area exists for valuation purposes. Sales assessment ratios within various townships are utilized to observe market trends with dates of sale now being a key variable when considering ratios. A percentage increase was applied last year.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	During sales review of parcels, the County observes present use and, if variables are not indicative of normal market conditions, either buyer or seller is contacted to further inquire regarding the intention of use for parcel.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	No, currently farm home sites are valued at \$18,000 for the first acre. Rural residential home sites are valued at \$18,000 for the first acre. Available market data is used to determine if each supports a distinct value.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Two feedlots in this county: values ground at \$1,000/acre and individually measure all improvements to parcel, including concrete.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										

	A thorough sales verification process is in place. The county uses similar sales within the county to arrive at the market value for the parcels enrolled. Currently \$550 per acre is value assessed for WRP and US Army Corp of Engineers (Exempt).
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	None.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2022-2023-2024
PLAN OF ASSESSMENT
FOR
RICHARDSON COUNTY, NE

To: Richardson County Board of Equalization
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

Tax Year 2022:

Residential—

1. Start review of Salem, Dawson, and Shubert houses in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2023. Also, cost table will be updated to 2021.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Review all commercial and industrial properties in Salem, Dawson, and Shubert. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed values for 2023. Also, Cost table will be updated to 2021.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. A study will be done to have only one value for farm site or acreage.
2. Continue with review and analysis of sales as they occur.
3. Continue land use updates when discovered or identified with use of Pictometry/GIS.

TAX YEAR 2023:

Residential—

1. Start review of agricultural houses and outbuildings in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2023.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

TAX YEAR 2024:

Residential—

1. Complete review of agricultural houses and outbuildings in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2024.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

4. Continue land use updates when discovered or identified with use of Pictometry/GIS.
5. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.