

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CLAY COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Clay County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Clay County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Brenda Hansen, Clay County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

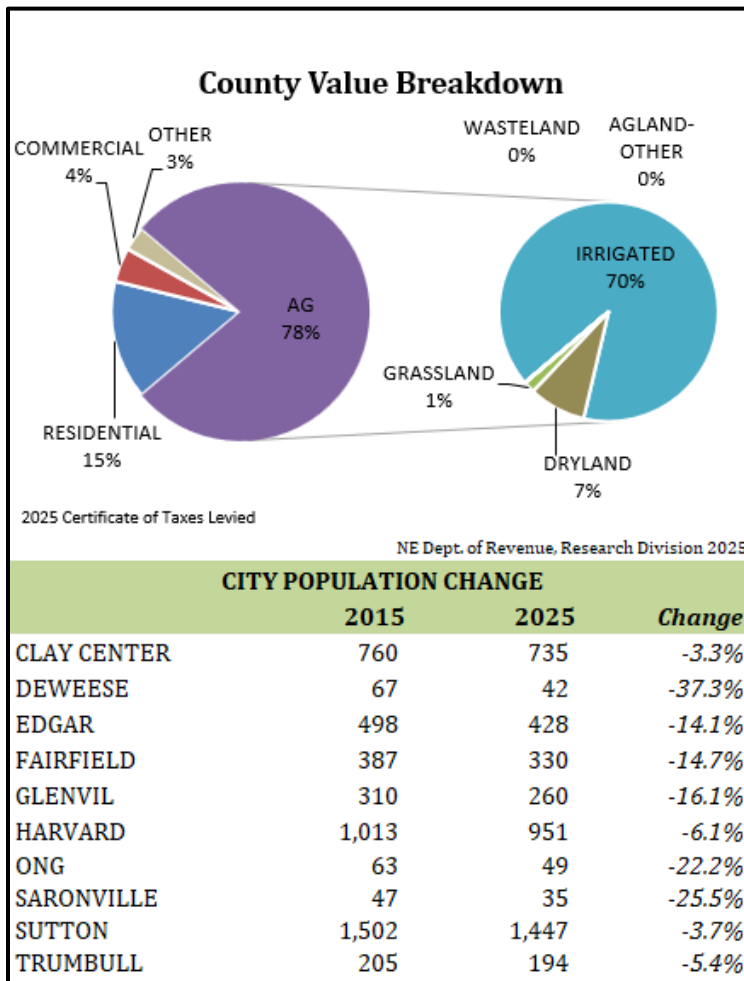
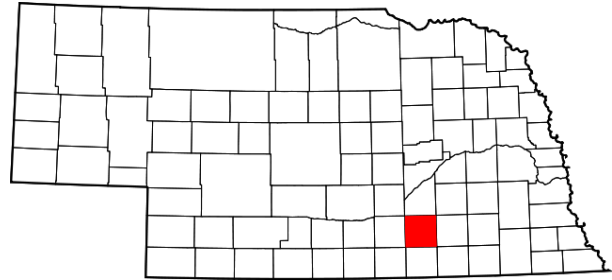
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 572 square miles, Clay County has 6,103 residents, a slight population decrease from the 2020 U.S. Census.¹ The report indicates that 82% of county housing is owner occupied and 92% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$129,784.²



The majority of the commercial properties in Clay County are located in and around Sutton, the largest town in the county. According to the latest information available from the U.S. Census Bureau, there are 183 employer establishments with a total employment figure of 1,062. This represents a 4% increase in total employment from 2022-2023.¹

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

¹ *QuickFacts Clay County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/claycountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Clay County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

The valuation groups are examined to ensure that economic differences are adequately identified and stratified. The county assessor is merging individual valuation groups into larger groups as part of the current appraisal cycle. Currently, there are seven residential valuation groups in Clay County. Valuation Group 1 includes the two largest populated towns in the county; both are viable and competitive residential markets. Valuation Groups 4-7 are the small to mid-sized villages that vary in amenities. Valuation Group 15 includes the county's rural residential parcels. Valuation Group 17 is Sutton, the largest town in the county.

The six-year inspection and review cycle of the county assessor has been examined and is in compliance with statutory requirements. The Clay County Assessor schedules physical inspection in a five-year cycle to remain ahead of statutory requirements. The county contracts with an appraiser to physically review the residential class. Standard Appraisal, Inc. updates depreciation following physical inspection.

The county assessor does not have a written valuation methodology on file; to improve the transparency in the valuation process one should be written for the current assessment year. The contract appraiser should also provide documentation of the analytical work performed, for use in the methodology.

2026 Residential Correlation for Clay County

2026 Residential Assessment Details for Clay County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Clay Center & Harvard City	2023	2022	2025*	2023	8% market adjustment to all improvements and 10% increase to land
4	Edgar & Fairfield	2024	2024	2024	2024	
5	Glenvil & Trumbull	2023	2022	2023	2023	Glenvil- 16% increase to all residential improvements, Trumbull - 26% increase to improvements
6	Deweese/Ong/Sar onville	2025*	2024*	2026*	2025*	
7	Harvard Courts	2023	2022	2023	2023	Based on sales analysis the economic depreciation was removed.
15	Rural Residential	2024-2025*	2024*	2024	2024-2025*	Reviewed the south half, 14% market adjustment in the north half
17	Sutton	2022	2022	2026*	2022	8% market adjustment on improvements, land values doubled in value
Additional comments: All vacant lots in all valuation groups received a 40% vacancy rate. * = assessment action for current year						

Description of Analysis

Review of the statistical sample shows 160 qualified sales for the residential class. All three measures of central tendency and COD are within the acceptable range, while the PRD is high.

Further analysis of the profile stratified by valuation group reveals Valuation Group 1, 5, 6 and 15 all indicate a high PRD, while Valuation Groups 1 and 15 also have a high COD. A statistical profile for all of the mentioned valuation groups has been added to the appendix. The residential class is showing a slightly regressive trend that can be corrected when models are updated.

A comparison of the 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL), shows a change consistent with the reported actions from the assessor.

Equalization and Quality of Assessment

The review of assessment practices supports that the residential properties are uniformly assessed. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

2026 Residential Correlation for Clay County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	55	92.70	98.48	90.44	24.64	108.89
4	19	98.37	99.42	97.35	12.20	102.13
5	12	93.12	100.02	95.58	17.40	104.65
6	3	98.45	98.83	93.91	04.61	105.24
7	1	105.08	105.08	105.08	00.00	100.00
15	18	93.35	94.91	86.92	23.50	109.19
17	52	95.76	95.40	93.88	16.52	101.62
____ALL____	160	95.33	97.35	91.61	19.32	106.27

Level of Value

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

2026 Commercial Correlation for Clay County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the commercial class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

The commercial sales are stratified into three valuation groupings: the rural area and villages, the NAD Naval Ammunition Depot, and Sutton. Sutton is the largest town in the county, consisting of an active downtown district and industrial manufacturing properties, exhibiting the most economic growth in Clay County.

The six-year inspection and review cycle of the county assessor has been examined and is in compliance with statutory requirements. Commercial properties are reviewed by a contracted appraiser. The appraiser also develops the depreciation and costing tables for the commercial properties, following a physical inspection.

2026 Commercial Assessment Details for Clay County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
2	Entire county except NAD and Sutton	2019-2024	2019-2024	2023	2019-2024	
3	Naval Ammunition Depot (NAD).	2021	2019	2021	2021	
12	Sutton.	2022	2022	2022	2022	
<u>Additional comments:</u> All pick-up work completed. * = assessment action for current year						

Description of Analysis

Analysis of the commercial statistics for Clay County shows 22 qualified sales for the current study period. All measures of central tendency, and the PRD and COD are within the acceptable range. The quality statistics significantly improve with the removal of four outliers without significant change to the median.

2026 Commercial Correlation for Clay County

A comparison of the 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL), shows a minimal change which is consistent with the county assessor's report of no assessment actions within the class for the current year.

Equalization and Quality of Assessment

A complete review of the assessment practices for Clay County and review of statistics with sufficient sales suggests that the assessments within the county are valued within the acceptable range. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
2	13	94.35	92.81	89.65	30.99	103.52
3	2	97.28	97.28	94.83	15.29	102.58
12	7	102.23	107.30	117.62	13.73	91.23
___ALL___	22	96.23	97.83	98.74	24.38	99.08

Level of Value

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

2026 Agricultural Correlation for Clay County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the agricultural class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm’s-length transactions have been made available for measurement purposes.

With no apparent differences in selling price or in soil associations identified, the Clay County Assessor has only one market area for its agricultural parcels. A separate land classification is made for feedlots in the county, identified as intensive use.

The six-year inspection and review cycle of the county assessor has been examined and is in compliance with statutory requirements. The county assessor completes a desk review of agricultural parcels when new imagery is available; new aerials were available in 2024 to assist in the review. Land use is reviewed using aerial imagery, questionnaires and FSA certifications. New wells are limited but are picked up using NRD reports.

2026 Agricultural Assessment Details for Clay County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022 & 2025*	2024	2024	2024 & 2025*	
AG DW	Agricultural dwellings	2022 & 2025*	2024	2024	2024 & 2025*	
Additional comments:						
All pick-up work completed.						
* = assessment action for current year						

2026 Agricultural Correlation for Clay County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2024 & 2025*	South half of the county reviewed for land use. Irrigated land increased 4%, dryland increased 14% and grassland increased 10%.
<u>Additional comments:</u> All pick-up work completed. *assessment action for current year			

Description of Analysis

Review of the statistical analysis for the agricultural class shows 64 qualified sales for the current study period. All measures of central tendency and the COD are within the acceptable range. The 95% confidence interval is the same width as the acceptable range, providing support for a level of value within the acceptable range.

Further examination of the 80% MLU by Market Area shows that both dryland and grassland are low with small sample sizes. Both subclasses were increased 10-14%, which is near the top of the market for land in this region of the state. Comparison of Clay County to surrounding counties on the Average Acre Value Comparison chart shows that dryland and grassland values are near the middle of the array when compared to surrounding counties, supporting that these small subclasses are equalized.

An additional 20% increase to both dryland and grassland would be necessary to bring each subclass to the midpoint of the acceptable range. Several additional documents have been added to the appendix section of this report to explore potential adjustments to dryland and grassland. Each subclass contains a substat reflection the statistic without adjustment as well as a whatif statistic moving the subclass to the midpoint of the acceptable range. A statistic showing the 20% increase to both subclasses on the overall class and a hypothetical Average Acre Value Comparison reflecting the 20% increase to both dryland and grassland are all available.

The statistics demonstrate that the media can be moved to the midpoint of the sample, but doing so does shift the upper bound of the confidence interval to be outside of the acceptable range. More importantly, the Hypothetical Average Acre Value comparison shows that grassland would be 7-37% higher than all surrounding counties. Dryland is less obviously too high with a 20% adjustment, only shifting the average value from its current position at the exact middle of the array to being one position higher (fourth highest).

Dryland and grassland were increased 14% and 10% respectively, an amount that is at the upper end of typical market adjustments this year. Neither the statistics nor the comparison to adjoining county values would improve equalization, therefore the adjustments are not recommended. Dryland and grassland values are equalized with surrounding counties.

2026 Agricultural Correlation for Clay County

Review of the 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

Equalization and Quality of Assessment

The review of the assessment actions and all data available supports that the agricultural improvements have been assessed similarly to rural residential properties and are equalized. Agricultural land has been uniformly valued within the acceptable range. The quality of assessment of agricultural property in Clay County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	49	71.18	76.16	73.98	12.67	102.95
1	49	71.18	76.16	73.98	12.67	102.95
<u> Dry </u>						
County	5	59.96	55.93	54.88	14.78	101.91
1	5	59.96	55.93	54.88	14.78	101.91
<u> Grass </u>						
County	3	60.22	57.49	51.71	19.58	111.18
1	3	60.22	57.49	51.71	19.58	111.18
<u> ALL </u>	64	70.63	73.37	72.67	14.97	100.96

Level of Value

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

2026 Opinions of the Property Tax Administrator for Clay County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Clay County

Residential Real Property - Current

Number of Sales	160	Median	95.33
Total Sales Price	\$28,365,068	Mean	97.35
Total Adj. Sales Price	\$28,365,068	Wgt. Mean	91.61
Total Assessed Value	\$25,984,335	Average Assessed Value of the Base	\$105,033
Avg. Adj. Sales Price	\$177,282	Avg. Assessed Value	\$162,402

Confidence Interval - Current

95% Median C.I	92.20 to 97.26
95% Wgt. Mean C.I	87.99 to 95.22
95% Mean C.I	93.23 to 101.47
% of Value of the Class of all Real Property Value in the County	12.79
% of Records Sold in the Study Period	4.78
% of Value Sold in the Study Period	7.39

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	141	96	96.14
2024	141	100	97.03
2023	160	98	97.57
2022	171	95	95.17

2026 Commission Summary for Clay County

Commercial Real Property - Current

Number of Sales	22	Median	96.23
Total Sales Price	\$2,575,195	Mean	97.83
Total Adj. Sales Price	\$2,575,195	Wgt. Mean	98.74
Total Assessed Value	\$2,542,765	Average Assessed Value of the Base	\$166,400
Avg. Adj. Sales Price	\$117,054	Avg. Assessed Value	\$115,580

Confidence Interval - Current

95% Median C.I	79.60 to 114.45
95% Wgt. Mean C.I	83.88 to 113.60
95% Mean C.I	83.06 to 112.60
% of Value of the Class of all Real Property Value in the County	4.00
% of Records Sold in the Study Period	3.33
% of Value Sold in the Study Period	2.31

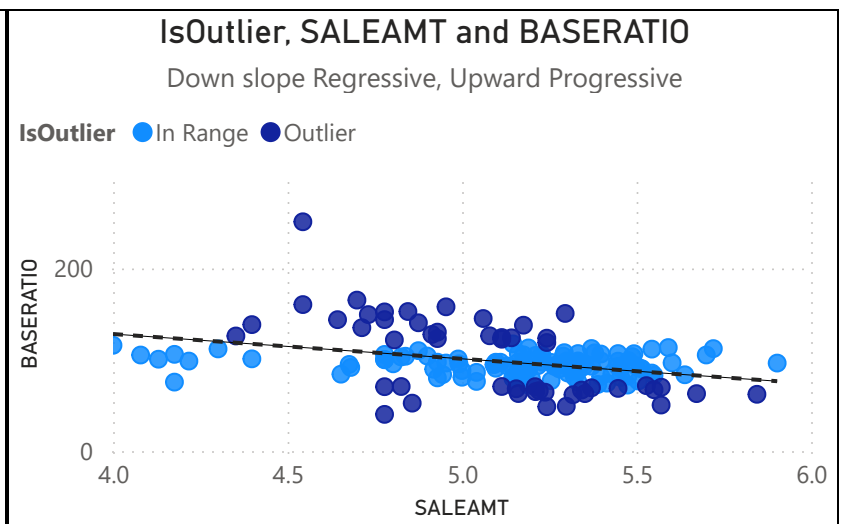
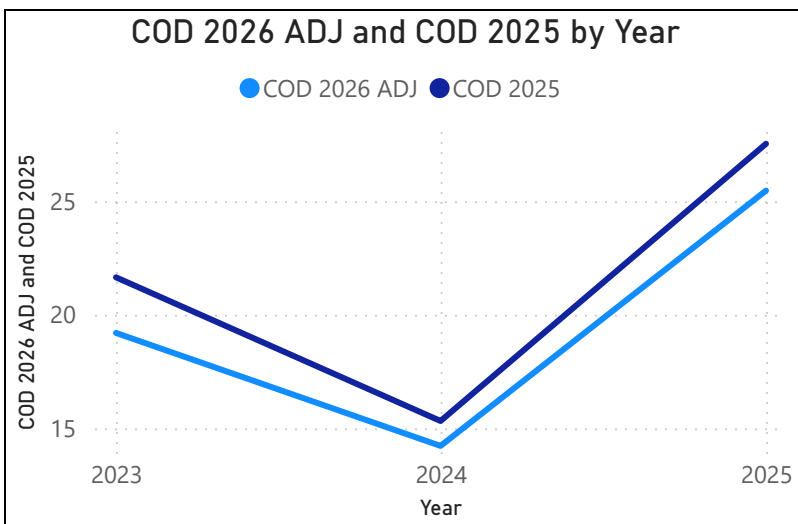
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	45	97	96.83
2024	11	100	92.71
2023	19	95	95.25
2022	29	100	94.19

Clay Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	55	92.70	85.75	8.10%	98.48	91.21	7.97%	90.44	83.79	7.94%
4	19	98.37	98.37	0.00%	99.42	99.44	-0.02%	97.35	97.35	-0.01%
5	12	93.12	78.84	18.11%	100.02	84.05	19.01%	95.58	80.23	19.13%
6	3	98.45	94.09	4.64%	98.83	82.60	19.65%	93.91	55.88	68.05%
7	1	105.08	70.50	49.05%	105.08	70.50	49.05%	105.08	70.50	49.05%
15	18	93.34	82.92	12.56%	94.91	85.69	10.76%	86.92	77.73	11.83%
17	52	95.76	85.62	11.84%	95.40	84.83	12.46%	93.88	83.99	11.78%
Total	160	95.33	86.18	10.62%	97.35	88.66	9.80%	91.61	83.06	10.29%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	55	24.64	24.66	-0.07%	108.89	108.86	0.03%	40.11	37.00	8.40%	250.97	231.76	8.29%
4	19	12.20	12.18	0.16%	102.13	102.14	-0.01%	72.10	72.10	0.00%	138.38	138.38	0.00%
5	12	17.39	17.83	-2.45%	104.65	104.75	-0.10%	66.72	56.52	18.05%	149.37	127.53	17.12%
6	3	4.62	21.52	-78.56%	105.24	147.82	-28.80%	92.20	46.48	98.38%	105.83	107.23	-1.31%
7	1	0.00	0.00	0.00%	100.00	100.00	0.00%	105.08	70.50	49.05%	105.08	70.50	49.05%
15	18	23.50	28.28	-16.89%	109.18	110.24	-0.96%	50.33	45.18	11.42%	165.21	151.20	9.27%
17	52	16.52	17.01	-2.88%	101.62	101.00	0.61%	48.53	42.89	13.13%	152.31	136.39	11.67%
Total	160	19.33	21.39	-9.63%	106.27	106.75	-0.44%	40.11	37.00	8.40%	250.97	231.76	8.29%



**18 Clay
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 160
 Total Sales Price : 28,365,068
 Total Adj. Sales Price : 28,365,068
 Total Assessed Value : 25,984,335
 Avg. Adj. Sales Price : 177,282
 Avg. Assessed Value : 162,402

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 97
 COD : 19.32
 PRD : 106.27

COV : 27.31
 STD : 26.59
 Avg. Abs. Dev : 18.42
 MAX Sales Ratio : 250.97
 MIN Sales Ratio : 40.11

95% Median C.I. : 92.20 to 97.26
 95% Wgt. Mean C.I. : 87.99 to 95.22
 95% Mean C.I. : 93.23 to 101.47

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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-23 To 31-DEC-23	19	98.61	106.21	102.44	19.20	103.68	70.42	152.72	87.77 to 123.08	144,897	148,434	
01-JAN-24 To 31-MAR-24	16	94.19	90.82	90.83	11.37	99.99	61.60	105.74	81.60 to 103.99	171,438	155,720	
01-APR-24 To 30-JUN-24	15	94.78	95.10	94.60	11.87	100.53	66.07	130.14	88.10 to 103.96	180,467	170,729	
01-JUL-24 To 30-SEP-24	19	97.21	93.01	87.08	15.31	106.81	50.33	143.81	79.41 to 105.27	192,703	167,807	
01-OCT-24 To 31-DEC-24	26	92.81	92.99	89.43	16.02	103.98	48.53	143.84	80.95 to 98.63	182,940	163,603	
01-JAN-25 To 31-MAR-25	15	105.08	104.58	92.62	19.75	112.91	49.01	160.31	83.46 to 121.59	178,033	164,894	
01-APR-25 To 30-JUN-25	25	94.54	97.43	90.17	24.57	108.05	40.11	157.85	80.57 to 112.22	181,940	164,062	
01-JUL-25 To 30-SEP-25	25	92.35	99.57	90.49	26.56	110.03	52.40	250.97	76.65 to 100.78	181,009	163,787	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	69	96.60	96.60	93.23	14.81	103.61	50.33	152.72	90.42 to 100.29	171,948	160,305	
01-OCT-24 To 30-SEP-25	91	94.36	97.92	90.44	22.75	108.27	40.11	250.97	89.95 to 97.29	181,326	163,992	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	76	93.93	92.96	90.10	14.22	103.17	48.53	143.84	89.72 to 98.37	182,471	164,401	
<u>ALL</u>	160	95.33	97.35	91.61	19.32	106.27	40.11	250.97	92.20 to 97.26	177,282	162,402	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732	
4	19	98.37	99.42	97.35	12.20	102.13	72.10	138.38	93.47 to 106.18	103,855	101,098	
5	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035	
6	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500	
7	1	105.08	105.08	105.08	00.00	100.00	105.08	105.08	N/A	12,000	12,610	
15	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086	
17	52	95.76	95.40	93.88	16.52	101.62	48.53	152.31	90.75 to 98.63	183,173	171,964	
<u>ALL</u>	160	95.33	97.35	91.61	19.32	106.27	40.11	250.97	92.20 to 97.26	177,282	162,402	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	160	95.33	97.35	91.61	19.32	106.27	40.11	250.97	92.20 to 97.26	177,282	162,402	
06												
07												
<u>ALL</u>	160	95.33	97.35	91.61	19.32	106.27	40.11	250.97	92.20 to 97.26	177,282	162,402	

**18 Clay
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 160
 Total Sales Price : 28,365,068
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 Total Assessed Value : 25,984,335
 Avg. Adj. Sales Price : 177,282
 Avg. Assessed Value : 162,402

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 97
 COD : 19.32
 PRD : 106.27

COV : 27.31
 STD : 26.59
 Avg. Abs. Dev : 18.42
 MAX Sales Ratio : 250.97
 MIN Sales Ratio : 40.11

95% Median C.I. : 92.20 to 97.26
 95% Wgt. Mean C.I. : 87.99 to 95.22
 95% Mean C.I. : 93.23 to 101.47

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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	3	105.08	107.12	106.35	04.83	100.72	100.52	115.75	N/A	11,833	12,585
Less Than 30,000	10	105.46	107.81	109.86	11.12	98.13	75.43	138.38	98.45 to 125.93	17,450	19,170
Ranges Excl. Low \$											
Greater Than 4,999	160	95.33	97.35	91.61	19.32	106.27	40.11	250.97	92.20 to 97.26	177,282	162,402
Greater Than 14,999	157	94.78	97.16	91.59	19.57	106.08	40.11	250.97	91.44 to 97.24	180,443	165,265
Greater Than 29,999	150	94.07	96.65	91.49	19.69	105.64	40.11	250.97	90.75 to 97.18	187,937	171,951
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	3	105.08	107.12	106.35	04.83	100.72	100.52	115.75	N/A	11,833	12,585
15,000 TO 29,999	7	105.83	108.10	110.75	13.67	97.61	75.43	138.38	75.43 to 138.38	19,857	21,992
30,000 TO 59,999	9	143.81	141.67	138.24	24.76	102.48	84.11	250.97	91.48 to 165.21	45,561	62,983
60,000 TO 99,999	28	101.89	105.29	105.62	21.16	99.69	40.11	157.85	95.46 to 121.59	74,654	78,850
100,000 TO 149,999	27	92.20	95.44	95.23	16.01	100.22	62.90	145.06	80.86 to 97.29	130,476	124,246
150,000 TO 249,999	51	92.70	90.82	90.50	16.33	100.35	48.53	150.60	87.77 to 97.00	189,858	171,820
250,000 TO 499,999	31	85.35	86.80	86.16	14.69	100.74	50.33	113.26	80.57 to 96.50	321,245	276,792
500,000 TO 999,999	4	100.70	93.90	91.84	14.62	102.24	62.09	112.10	N/A	631,500	579,990
1,000,000 +											
ALL	160	95.33	97.35	91.61	19.32	106.27	40.11	250.97	92.20 to 97.26	177,282	162,402

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	55	Median :	93	COV :	34.42	95% Median C.I. :	84.50 to 102.99
Total Sales Price :	8,740,900	Wgt. Mean :	90	STD :	33.90	95% Wgt. Mean C.I. :	85.16 to 95.72
Total Adj. Sales Price :	8,740,900	Mean :	98	Avg. Abs. Dev :	22.84	95% Mean C.I. :	89.52 to 107.44
Total Assessed Value :	7,905,240						
Avg. Adj. Sales Price :	158,925	COD :	24.64	MAX Sales Ratio :	250.97		
Avg. Assessed Value :	143,732	PRD :	108.89	MIN Sales Ratio :	40.11		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	2	137.90	137.90	136.46	10.75	101.06	123.08	152.72	N/A	77,500	105,760
01/01/2024 To 03/31/2024	6	86.26	84.27	82.25	20.50	102.46	61.60	104.61	61.60 to 104.61	171,000	140,648
04/01/2024 To 06/30/2024	5	86.09	88.84	82.19	18.97	108.09	66.07	130.14	N/A	162,900	133,885
07/01/2024 To 09/30/2024	6	87.76	89.43	89.47	11.17	99.96	68.15	106.68	68.15 to 106.68	221,075	197,807
10/01/2024 To 12/31/2024	9	93.07	101.32	90.56	18.48	111.88	68.54	143.84	82.87 to 124.25	150,217	136,036
01/01/2025 To 03/31/2025	7	109.87	117.46	107.57	18.40	109.19	77.01	160.31	77.01 to 160.31	135,143	145,371
04/01/2025 To 06/30/2025	14	88.20	92.42	90.15	23.78	102.52	40.11	157.85	70.63 to 117.27	136,143	122,734
07/01/2025 To 09/30/2025	6	83.22	104.34	85.05	46.41	122.68	52.40	250.97	52.40 to 250.97	202,500	172,228
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	19	89.72	92.75	87.65	20.32	105.82	61.60	152.72	72.16 to 104.61	174,839	153,246
10/01/2024 To 09/30/2025	36	93.23	101.50	92.15	26.84	110.15	40.11	250.97	82.87 to 105.07	150,526	138,710
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	26	90.03	92.24	86.85	17.52	106.21	61.60	143.84	82.87 to 102.99	173,804	150,941
<u>ALL</u>											
10/01/2023 To 09/30/2025	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732
<u>ALL</u>											
10/01/2023 To 09/30/2025	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	55	Median :	93	COV :	34.42	95% Median C.I. :	84.50 to 102.99
Total Sales Price :	8,740,900	Wgt. Mean :	90	STD :	33.90	95% Wgt. Mean C.I. :	85.16 to 95.72
Total Adj. Sales Price :	8,740,900	Mean :	98	Avg. Abs. Dev :	22.84	95% Mean C.I. :	89.52 to 107.44
Total Assessed Value :	7,905,240						
Avg. Adj. Sales Price :	158,925	COD :	24.64	MAX Sales Ratio :	250.97		
Avg. Assessed Value :	143,732	PRD :	108.89	MIN Sales Ratio :	40.11		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	55	Median :	93	COV :	34.42	95% Median C.I. :	84.50 to 102.99
Total Sales Price :	8,740,900	Wgt. Mean :	90	STD :	33.90	95% Wgt. Mean C.I. :	85.16 to 95.72
Total Adj. Sales Price :	8,740,900	Mean :	98	Avg. Abs. Dev :	22.84	95% Mean C.I. :	89.52 to 107.44
Total Assessed Value :	7,905,240						
Avg. Adj. Sales Price :	158,925	COD :	24.64	MAX Sales Ratio :	250.97		
Avg. Assessed Value :	143,732	PRD :	108.89	MIN Sales Ratio :	40.11		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	115.75	115.75	115.75		100.00	115.75	115.75	N/A	10,000	11,575
Less Than 30,000	2	108.33	108.33	105.14	06.86	103.03	100.90	115.75	N/A	17,500	18,400
__ Ranges Excl. Low \$ __											
Greater Than 4,999	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732
Greater Than 15,000	54	91.67	98.16	90.41	24.92	108.57	40.11	250.97	84.50 to 100.90	161,683	146,179
Greater Than 30,000	53	90.64	98.11	90.38	25.45	108.55	40.11	250.97	83.69 to 102.99	164,262	148,461
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	115.75	115.75	115.75		100.00	115.75	115.75	N/A	10,000	11,575
15,000 TO 29,999	1	100.90	100.90	100.90		100.00	100.90	100.90	N/A	25,000	25,225
30,000 TO 59,999	2	205.64	205.64	205.64	22.04	100.00	160.31	250.97	N/A	35,000	71,975
60,000 TO 99,999	14	115.73	111.42	112.34	23.41	99.18	40.11	157.85	83.69 to 143.84	75,389	84,696
100,000 TO 149,999	11	90.64	93.95	93.04	20.62	100.98	62.90	145.06	68.15 to 124.25	130,591	121,501
150,000 TO 249,999	15	85.41	83.04	82.61	14.51	100.52	61.60	105.07	66.07 to 93.77	185,190	152,977
250,000 TO 499,999	11	84.50	86.31	86.38	09.98	99.92	68.54	106.68	72.16 to 103.33	306,009	264,326
500,000 TO 999,999											
1,000,000 +											
____ ALL _____											
10/01/2023 To 09/30/2025	55	92.70	98.48	90.44	24.64	108.89	40.11	250.97	84.50 to 102.99	158,925	143,732

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	93	COV :	22.71	95% Median C.I. :	87.41 to 122.38
Total Sales Price :	1,594,900	Wgt. Mean :	96	STD :	22.71	95% Wgt. Mean C.I. :	82.35 to 108.81
Total Adj. Sales Price :	1,594,900	Mean :	100	Avg. Abs. Dev :	16.20	95% Mean C.I. :	85.59 to 114.45
Total Assessed Value :	1,524,415						
Avg. Adj. Sales Price :	132,908	COD :	17.40	MAX Sales Ratio :	149.37		
Avg. Assessed Value :	127,035	PRD :	104.65	MIN Sales Ratio :	66.72		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	3	95.46	108.53	101.16	23.96	107.29	80.76	149.37	N/A	83,967	84,940
01/01/2024 To 03/31/2024	3	89.52	89.36	89.31	01.12	100.06	87.77	90.78	N/A	122,667	109,550
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	126.15	126.15	126.15		100.00	126.15	126.15	N/A	120,000	151,380
01/01/2025 To 03/31/2025	1	106.67	106.67	106.67		100.00	106.67	106.67	N/A	145,000	154,675
04/01/2025 To 06/30/2025	1	97.29	97.29	97.29		100.00	97.29	97.29	N/A	145,000	141,075
07/01/2025 To 09/30/2025	3	87.41	92.17	87.40	21.22	105.46	66.72	122.38	N/A	188,333	164,605
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	6	90.15	98.94	94.12	14.34	105.12	80.76	149.37	80.76 to 149.37	103,317	97,245
10/01/2024 To 09/30/2025	6	101.98	101.10	96.51	16.96	104.76	66.72	126.15	66.72 to 126.15	162,500	156,824
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	4	90.15	98.56	98.37	10.99	100.19	87.77	126.15	N/A	122,000	120,008
<u>ALL</u>											
10/01/2023 To 09/30/2025	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035
<u>ALL</u>											
10/01/2023 To 09/30/2025	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	93	COV :	22.71	95% Median C.I. :	87.41 to 122.38
Total Sales Price :	1,594,900	Wgt. Mean :	96	STD :	22.71	95% Wgt. Mean C.I. :	82.35 to 108.81
Total Adj. Sales Price :	1,594,900	Mean :	100	Avg. Abs. Dev :	16.20	95% Mean C.I. :	85.59 to 114.45
Total Assessed Value :	1,524,415						
Avg. Adj. Sales Price :	132,908	COD :	17.40	MAX Sales Ratio :	149.37		
Avg. Assessed Value :	127,035	PRD :	104.65	MIN Sales Ratio :	66.72		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	93	COV :	22.71	95% Median C.I. :	87.41 to 122.38
Total Sales Price :	1,594,900	Wgt. Mean :	96	STD :	22.71	95% Wgt. Mean C.I. :	82.35 to 108.81
Total Adj. Sales Price :	1,594,900	Mean :	100	Avg. Abs. Dev :	16.20	95% Mean C.I. :	85.59 to 114.45
Total Assessed Value :	1,524,415						
Avg. Adj. Sales Price :	132,908	COD :	17.40	MAX Sales Ratio :	149.37		
Avg. Assessed Value :	127,035	PRD :	104.65	MIN Sales Ratio :	66.72		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035
Greater Than 15,000	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035
Greater Than 30,000	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	149.37	149.37	149.37		100.00	149.37	149.37	N/A	53,900	80,510
60,000 TO 99,999	2	92.49	92.49	92.74	03.21	99.73	89.52	95.46	N/A	90,500	83,928
100,000 TO 149,999	7	97.29	101.69	101.77	14.08	99.92	80.76	126.15	80.76 to 126.15	132,143	134,476
150,000 TO 249,999	2	77.07	77.07	76.95	13.43	100.16	66.72	87.41	N/A	217,500	167,360
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	12	93.12	100.02	95.58	17.40	104.65	66.72	149.37	87.41 to 122.38	132,908	127,035

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	98	COV :	06.90	95% Median C.I. :	N/A
Total Sales Price :	180,500	Wgt. Mean :	94	STD :	06.82	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	180,500	Mean :	99	Avg. Abs. Dev :	04.54	95% Mean C.I. :	81.89 to 115.77
Total Assessed Value :	169,500						
Avg. Adj. Sales Price :	60,167	COD :	04.61	MAX Sales Ratio :	105.83		
Avg. Assessed Value :	56,500	PRD :	105.24	MIN Sales Ratio :	92.20		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	98.45	98.45	98.45		100.00	98.45	98.45	N/A	16,500	16,245
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025	2	99.02	99.02	93.45	06.89	105.96	92.20	105.83	N/A	82,000	76,628
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	1	98.45	98.45	98.45		100.00	98.45	98.45	N/A	16,500	16,245
10/01/2024 To 09/30/2025	2	99.02	99.02	93.45	06.89	105.96	92.20	105.83	N/A	82,000	76,628
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	1	98.45	98.45	98.45		100.00	98.45	98.45	N/A	16,500	16,245
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
6	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	98	COV :	06.90	95% Median C.I. :	N/A
Total Sales Price :	180,500	Wgt. Mean :	94	STD :	06.82	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	180,500	Mean :	99	Avg. Abs. Dev :	04.54	95% Mean C.I. :	81.89 to 115.77
Total Assessed Value :	169,500						
Avg. Adj. Sales Price :	60,167	COD :	04.61	MAX Sales Ratio :	105.83		
Avg. Assessed Value :	56,500	PRD :	105.24	MIN Sales Ratio :	92.20		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	98	COV :	06.90	95% Median C.I. :	N/A
Total Sales Price :	180,500	Wgt. Mean :	94	STD :	06.82	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	180,500	Mean :	99	Avg. Abs. Dev :	04.54	95% Mean C.I. :	81.89 to 115.77
Total Assessed Value :	169,500						
Avg. Adj. Sales Price :	60,167	COD :	04.61	MAX Sales Ratio :	105.83		
Avg. Assessed Value :	56,500	PRD :	105.24	MIN Sales Ratio :	92.20		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	102.14	102.14	101.97	03.61	100.17	98.45	105.83	N/A	15,750	16,060
___Ranges Excl. Low \$___											
Greater Than 4,999	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500
Greater Than 15,000	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500
Greater Than 30,000	1	92.20	92.20	92.20		100.00	92.20	92.20	N/A	149,000	137,380
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	102.14	102.14	101.97	03.61	100.17	98.45	105.83	N/A	15,750	16,060
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	1	92.20	92.20	92.20		100.00	92.20	92.20	N/A	149,000	137,380
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ALL_____											
10/01/2023 To 09/30/2025	3	98.45	98.83	93.91	04.61	105.24	92.20	105.83	N/A	60,167	56,500

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	6	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	93	COV :	30.29	95% Median C.I. :	71.58 to 106.70
Total Sales Price :	6,338,500	Wgt. Mean :	87	STD :	28.75	95% Wgt. Mean C.I. :	75.59 to 98.25
Total Adj. Sales Price :	6,338,500	Mean :	95	Avg. Abs. Dev :	21.94	95% Mean C.I. :	80.61 to 109.21
Total Assessed Value :	5,509,550						
Avg. Adj. Sales Price :	352,139	COD :	23.50	MAX Sales Ratio :	165.21		
Avg. Assessed Value :	306,086	PRD :	109.19	MIN Sales Ratio :	50.33		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	3	106.55	102.84	103.01	06.61	99.83	90.42	111.55	N/A	328,500	338,400
01/01/2024 To 03/31/2024	1	105.12	105.12	105.12		100.00	105.12	105.12	N/A	501,000	526,645
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	3	98.92	85.32	80.43	19.00	106.08	50.33	106.70	N/A	295,667	237,797
10/01/2024 To 12/31/2024	3	89.48	85.20	88.07	09.83	96.74	69.86	96.27	N/A	442,500	389,692
01/01/2025 To 03/31/2025	3	83.46	94.68	81.98	29.93	115.49	62.82	137.75	N/A	351,667	288,312
04/01/2025 To 06/30/2025	2	92.81	92.81	74.38	33.10	124.78	62.09	123.53	N/A	437,500	325,408
07/01/2025 To 09/30/2025	3	76.65	104.48	80.49	40.72	129.80	71.58	165.21	N/A	235,833	189,830
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	7	105.12	95.66	95.02	11.57	100.67	50.33	111.55	50.33 to 111.55	339,071	322,176
10/01/2024 To 09/30/2025	11	83.46	94.43	82.08	29.33	115.05	62.09	165.21	62.82 to 137.75	360,455	295,847
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	7	96.27	88.10	88.72	15.00	99.30	50.33	106.70	50.33 to 106.70	387,929	344,159
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
15	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	93	COV :	30.29	95% Median C.I. :	71.58 to 106.70
Total Sales Price :	6,338,500	Wgt. Mean :	87	STD :	28.75	95% Wgt. Mean C.I. :	75.59 to 98.25
Total Adj. Sales Price :	6,338,500	Mean :	95	Avg. Abs. Dev :	21.94	95% Mean C.I. :	80.61 to 109.21
Total Assessed Value :	5,509,550						
Avg. Adj. Sales Price :	352,139	COD :	23.50	MAX Sales Ratio :	165.21		
Avg. Assessed Value :	306,086	PRD :	109.19	MIN Sales Ratio :	50.33		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	93	COV :	30.29	95% Median C.I. :	71.58 to 106.70
Total Sales Price :	6,338,500	Wgt. Mean :	87	STD :	28.75	95% Wgt. Mean C.I. :	75.59 to 98.25
Total Adj. Sales Price :	6,338,500	Mean :	95	Avg. Abs. Dev :	21.94	95% Mean C.I. :	80.61 to 109.21
Total Assessed Value :	5,509,550						
Avg. Adj. Sales Price :	352,139	COD :	23.50	MAX Sales Ratio :	165.21		
Avg. Assessed Value :	306,086	PRD :	109.19	MIN Sales Ratio :	50.33		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086
Greater Than 15,000	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086
Greater Than 30,000	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	165.21	165.21	165.21		100.00	165.21	165.21	N/A	50,000	82,605
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	4	115.12	114.37	113.80	14.14	100.50	89.48	137.75	N/A	173,750	197,725
250,000 TO 499,999	10	80.06	82.21	80.85	19.95	101.68	50.33	111.55	62.82 to 106.55	359,250	290,463
500,000 TO 999,999	3	96.27	87.83	86.53	14.90	101.50	62.09	105.12	N/A	667,000	577,140
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	18	93.35	94.91	86.92	23.50	109.19	50.33	165.21	71.58 to 106.70	352,139	306,086

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

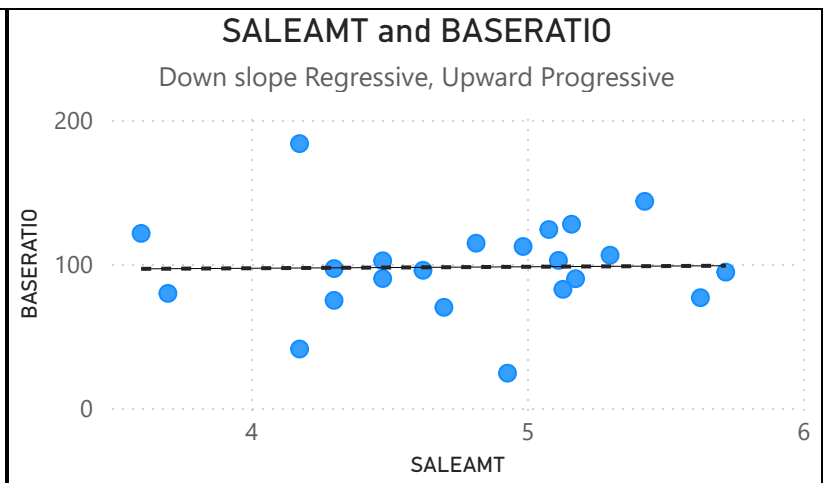
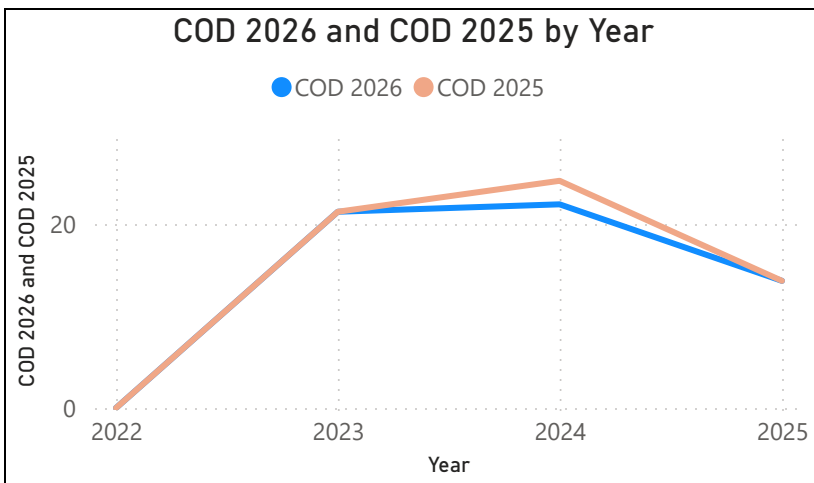
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	15	Total	Increase	0%

What IF

Clay Preliminary Statistics Comparison To R&O Statistics

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
2	13	94.35	94.35	0.00%	92.81	92.19	0.67%	89.65	87.72	2.20%
3	2	97.28	97.28	0.00%	97.28	97.28	0.00%	94.83	94.83	0.00%
12	7	102.23	102.23	0.00%	107.31	105.11	2.09%	117.62	117.04	0.50%
Total	22	96.23	96.23	0.00%	97.83	96.76	1.10%	98.74	97.40	1.38%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
2	13	30.99	31.65	-2.08%	103.53	105.09	0.67%	24.18	22.88	5.68%	183.60	183.60	0.00%
3	2	15.29	15.29	0.00%	102.58	102.58	0.00%	82.41	82.41	0.00%	112.15	112.15	0.00%
12	7	13.74	15.88	-13.52%	91.23	89.81	2.09%	89.77	74.53	20.45%	143.51	143.51	0.00%
Total	22	24.38	25.49	-4.34%	99.08	99.35	1.10%	24.18	22.88	5.68%	183.60	183.60	0.00%



18 Clay
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 22
Total Sales Price : 2,575,195
Total Adj. Sales Price : 2,575,195
Total Assessed Value : 2,542,765
Avg. Adj. Sales Price : 117,054
Avg. Assessed Value : 115,580

MEDIAN : 96
WGT. MEAN : 99
MEAN : 98
COD : 24.38
PRD : 99.08

COV : 34.04
STD : 33.30
Avg. Abs. Dev : 23.46
MAX Sales Ratio : 183.60
MIN Sales Ratio : 24.18

95% Median C.I. : 79.60 to 114.45
95% Wgt. Mean C.I. : 83.88 to 113.60
95% Mean C.I. : 83.06 to 112.60

Printed:3/13/2026 9:12:16AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	1	123.95	123.95	123.95	00.00	100.00	123.95	123.95	N/A	120,000	148,735
01-JAN-23 To 31-MAR-23	3	114.45	118.26	135.47	13.60	87.30	96.83	143.51	N/A	117,468	159,133
01-APR-23 To 30-JUN-23	1	82.41	82.41	82.41	00.00	100.00	82.41	82.41	N/A	135,000	111,250
01-JUL-23 To 30-SEP-23	1	183.60	183.60	183.60	00.00	100.00	183.60	183.60	N/A	15,000	27,540
01-OCT-23 To 31-DEC-23	3	106.11	109.78	113.03	10.05	97.12	95.63	127.61	N/A	128,997	145,803
01-JAN-24 To 31-MAR-24	2	98.29	98.29	94.78	04.01	103.70	94.35	102.23	N/A	277,500	263,005
01-APR-24 To 30-JUN-24	4	55.44	56.21	65.44	42.62	85.90	24.18	89.77	N/A	75,000	49,079
01-JUL-24 To 30-SEP-24	3	79.60	86.23	82.64	10.84	104.34	76.60	102.48	N/A	186,667	154,257
01-OCT-24 To 31-DEC-24	1	89.90	89.90	89.90	00.00	100.00	89.90	89.90	N/A	30,000	26,970
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25	2	93.45	93.45	105.75	20.01	88.37	74.75	112.15	N/A	58,400	61,758
01-JUL-25 To 30-SEP-25	1	121.25	121.25	121.25	00.00	100.00	121.25	121.25	N/A	4,000	4,850
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	6	119.20	124.13	122.90	22.01	101.00	82.41	183.60	82.41 to 183.60	103,734	127,488
01-OCT-23 To 30-SEP-24	12	92.06	84.12	90.04	22.40	93.43	24.18	127.61	69.91 to 102.48	150,166	135,209
01-OCT-24 To 30-SEP-25	4	101.03	99.51	103.01	17.01	96.60	74.75	121.25	N/A	37,700	38,834
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	8	110.28	118.77	118.46	21.33	100.26	82.41	183.60	82.41 to 183.60	111,174	131,700
01-JAN-24 To 31-DEC-24	10	84.69	77.00	83.88	22.14	91.80	24.18	102.48	40.97 to 102.23	144,500	121,207
<u>ALL</u>	22	96.23	97.83	98.74	24.38	99.08	24.18	183.60	79.60 to 114.45	117,054	115,580

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	13	94.35	92.81	89.65	30.99	103.52	24.18	183.60	69.91 to 121.25	119,184	106,850
3	2	97.28	97.28	94.83	15.29	102.58	82.41	112.15	N/A	115,900	109,908
12	7	102.23	107.30	117.62	13.73	91.23	89.77	143.51	89.77 to 143.51	113,429	133,415
<u>ALL</u>	22	96.23	97.83	98.74	24.38	99.08	24.18	183.60	79.60 to 114.45	117,054	115,580

18 Clay
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 22
Total Sales Price : 2,575,195
Total Adj. Sales Price : 2,575,195
Total Assessed Value : 2,542,765
Avg. Adj. Sales Price : 117,054
Avg. Assessed Value : 115,580

MEDIAN : 96
WGT. MEAN : 99
MEAN : 98
COD : 24.38
PRD : 99.08

COV : 34.04
STD : 33.30
Avg. Abs. Dev : 23.46
MAX Sales Ratio : 183.60
MIN Sales Ratio : 24.18

95% Median C.I. : 79.60 to 114.45
95% Wgt. Mean C.I. : 83.88 to 113.60
95% Mean C.I. : 83.06 to 112.60

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	110.98	110.98	101.55	14.98	109.29	94.35	127.61	N/A	335,000	340,185
03	19	96.83	97.56	103.83	25.15	93.96	24.18	183.60	79.60 to 114.45	77,905	80,886
04	1	76.60	76.60	76.60	00.00	100.00	76.60	76.60	N/A	425,000	325,560
<u>ALL</u>	<u>22</u>	<u>96.23</u>	<u>97.83</u>	<u>98.74</u>	<u>24.38</u>	<u>99.08</u>	<u>24.18</u>	<u>183.60</u>	<u>79.60 to 114.45</u>	<u>117,054</u>	<u>115,580</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	121.25	121.25	121.25	00.00	100.00	121.25	121.25	N/A	4,000	4,850
Less Than 15,000	2	100.43	100.43	98.11	20.74	102.36	79.60	121.25	N/A	4,500	4,415
Less Than 30,000	6	88.22	99.50	97.25	38.98	102.31	40.97	183.60	40.97 to 183.60	13,167	12,805
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	95.63	96.71	98.71	24.43	97.97	24.18	183.60	79.60 to 112.15	122,438	120,853
Greater Than 14,999	20	96.23	97.57	98.74	24.65	98.82	24.18	183.60	82.41 to 112.15	128,310	126,697
Greater Than 29,999	16	98.93	97.20	98.79	19.57	98.39	24.18	143.51	82.41 to 114.45	156,012	154,121
<u>Incremental Ranges</u>											
0 TO 4,999	1	121.25	121.25	121.25	00.00	100.00	121.25	121.25	N/A	4,000	4,850
5,000 TO 14,999	1	79.60	79.60	79.60	00.00	100.00	79.60	79.60	N/A	5,000	3,980
15,000 TO 29,999	4	85.79	99.04	97.14	48.00	101.96	40.97	183.60	N/A	17,500	17,000
30,000 TO 59,999	4	92.77	89.42	87.34	10.25	102.38	69.91	102.23	N/A	38,000	33,190
60,000 TO 99,999	3	112.15	83.59	82.51	26.83	101.31	24.18	114.45	N/A	82,402	67,992
100,000 TO 149,999	4	113.22	109.11	109.10	14.72	100.01	82.41	127.61	N/A	132,500	144,561
150,000 TO 249,999	2	97.94	97.94	99.11	08.34	98.82	89.77	106.11	N/A	174,995	173,438
250,000 TO 499,999	2	110.06	110.06	102.42	30.40	107.46	76.60	143.51	N/A	346,000	354,370
500,000 TO 999,999	1	94.35	94.35	94.35	00.00	100.00	94.35	94.35	N/A	525,000	495,340
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>22</u>	<u>96.23</u>	<u>97.83</u>	<u>98.74</u>	<u>24.38</u>	<u>99.08</u>	<u>24.18</u>	<u>183.60</u>	<u>79.60 to 114.45</u>	<u>117,054</u>	<u>115,580</u>

18 Clay
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 22
 Total Sales Price : 2,575,195
 Total Adj. Sales Price : 2,575,195
 Total Assessed Value : 2,542,765
 Avg. Adj. Sales Price : 117,054
 Avg. Assessed Value : 115,580

MEDIAN : 96
 WGT. MEAN : 99
 MEAN : 98
 COD : 24.38
 PRD : 99.08

COV : 34.04
 STD : 33.30
 Avg. Abs. Dev : 23.46
 MAX Sales Ratio : 183.60
 MIN Sales Ratio : 24.18

95% Median C.I. : 79.60 to 114.45
 95% Wgt. Mean C.I. : 83.88 to 113.60
 95% Mean C.I. : 83.06 to 112.60

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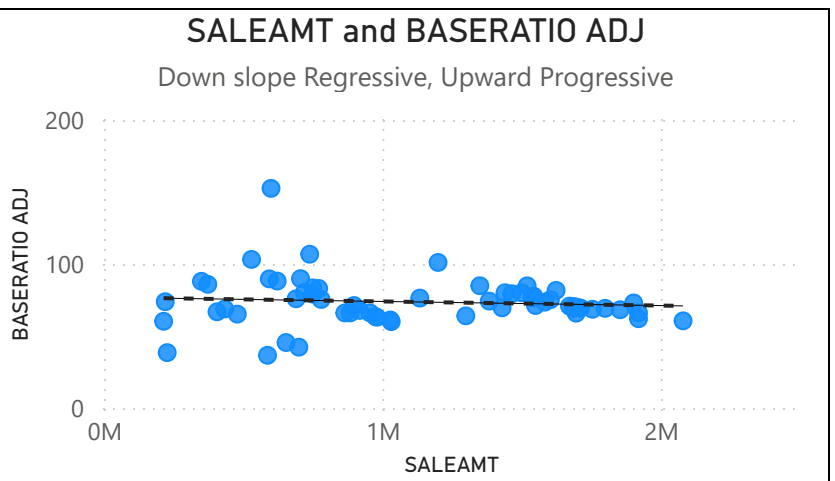
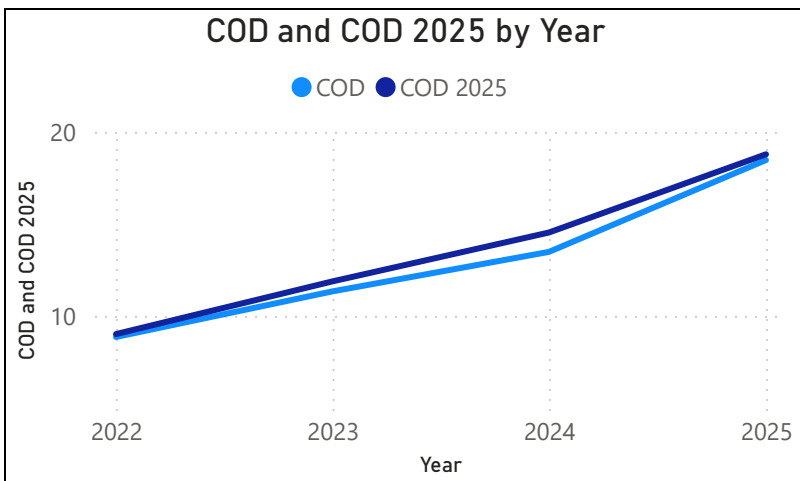
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
302	1	102.23	102.23	102.23	00.00	100.00	102.23	102.23	N/A	30,000	30,670
309	1	123.95	123.95	123.95	00.00	100.00	123.95	123.95	N/A	120,000	148,735
341	1	89.77	89.77	89.77	00.00	100.00	89.77	89.77	N/A	150,000	134,660
343	1	143.51	143.51	143.51	00.00	100.00	143.51	143.51	N/A	267,000	383,180
344	1	102.48	102.48	102.48	00.00	100.00	102.48	102.48	N/A	130,000	133,230
350	1	106.11	106.11	106.11	00.00	100.00	106.11	106.11	N/A	199,990	212,215
352	2	110.98	110.98	101.55	14.98	109.29	94.35	127.61	N/A	335,000	340,185
353	3	89.90	99.23	57.74	59.11	171.86	24.18	183.60	N/A	43,333	25,022
406	6	89.02	94.30	93.71	17.28	100.63	74.75	121.25	74.75 to 121.25	50,467	47,293
426	1	114.45	114.45	114.45	00.00	100.00	114.45	114.45	N/A	65,405	74,855
470	1	40.97	40.97	40.97	00.00	100.00	40.97	40.97	N/A	15,000	6,145
471	1	96.83	96.83	96.83	00.00	100.00	96.83	96.83	N/A	20,000	19,365
493	1	69.91	69.91	69.91	00.00	100.00	69.91	69.91	N/A	50,000	34,955
494	1	76.60	76.60	76.60	00.00	100.00	76.60	76.60	N/A	425,000	325,560
<u>ALL</u>	<u>22</u>	96.23	97.83	98.74	24.38	99.08	24.18	183.60	79.60 to 114.45	117,054	115,580

Clay Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	64	70.62	67.21	5.08%	73.37	69.69	5.28%	72.67	69.31	4.84%
Total	64	70.62	67.21	5.08%	73.37	69.69	5.28%	72.67	69.31	4.84%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	64	14.97	15.66	-4.40%	100.96	100.54	0.42%
Total	64	14.97	15.66	-4.40%	100.96	100.54	0.42%



18 Clay
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 64
Total Sales Price : 75,275,490
Total Adj. Sales Price : 75,275,490
Total Assessed Value : 54,700,200
Avg. Adj. Sales Price : 1,176,180
Avg. Assessed Value : 854,691

MEDIAN : 71
WGT. MEAN : 73
MEAN : 73
COD : 14.97
PRD : 100.96

COV : 22.48
STD : 16.49
Avg. Abs. Dev : 10.57
MAX Sales Ratio : 152.52
MIN Sales Ratio : 36.60

95% Median C.I. : 68.76 to 75.37
95% Wgt. Mean C.I. : 69.29 to 76.05
95% Mean C.I. : 69.33 to 77.41

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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-22 To 31-DEC-22	6	66.29	67.04	66.12	08.86	101.39	59.96	75.37	59.96 to 75.37	1,216,966	804,666	
01-JAN-23 To 31-MAR-23	12	67.14	66.74	67.97	11.53	98.19	36.60	83.03	61.14 to 75.85	1,136,715	772,653	
01-APR-23 To 30-JUN-23	4	80.40	81.12	74.69	14.05	108.61	60.52	103.18	N/A	1,238,509	925,056	
01-JUL-23 To 30-SEP-23	1	89.82	89.82	89.82	00.00	100.00	89.82	89.82	N/A	706,000	634,135	
01-OCT-23 To 31-DEC-23	12	69.40	69.64	69.25	05.66	100.56	61.99	83.40	65.19 to 72.96	1,400,670	969,923	
01-JAN-24 To 31-MAR-24	5	79.33	80.28	78.67	08.47	102.05	67.75	89.67	N/A	1,027,368	808,233	
01-APR-24 To 30-JUN-24	3	69.90	73.11	72.72	05.08	100.54	69.38	80.04	N/A	1,617,495	1,176,298	
01-JUL-24 To 30-SEP-24												
01-OCT-24 To 31-DEC-24	6	67.78	59.32	63.46	14.99	93.48	38.45	70.48	38.45 to 70.48	975,219	618,898	
01-JAN-25 To 31-MAR-25	11	80.26	86.29	84.92	21.89	101.61	45.45	152.52	66.01 to 106.78	1,083,264	919,946	
01-APR-25 To 30-JUN-25	2	75.46	75.46	77.53	12.51	97.33	66.02	84.90	N/A	1,107,500	858,613	
01-JUL-25 To 30-SEP-25	2	82.83	82.83	79.58	06.22	104.08	77.68	87.98	N/A	946,750	753,430	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	23	69.21	70.32	69.30	13.55	101.47	36.60	103.18	63.02 to 75.85	1,156,627	801,487	
01-OCT-23 To 30-SEP-24	20	70.34	72.82	71.68	08.15	101.59	61.99	89.67	68.58 to 76.47	1,339,868	960,457	
01-OCT-24 To 30-SEP-25	21	75.21	77.22	77.97	21.35	99.04	38.45	152.52	66.80 to 84.90	1,041,700	812,232	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	29	69.21	70.72	69.91	11.34	101.16	36.60	103.18	65.85 to 74.22	1,245,126	870,527	
01-JAN-24 To 31-DEC-24	14	69.64	69.76	71.23	13.48	97.94	38.45	89.67	66.80 to 80.04	1,131,474	805,960	
<u>ALL</u>	64	70.63	73.37	72.67	14.97	100.96	36.60	152.52	68.76 to 75.37	1,176,180	854,691	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	64	70.63	73.37	72.67	14.97	100.96	36.60	152.52	68.76 to 75.37	1,176,180	854,691	
<u>ALL</u>	64	70.63	73.37	72.67	14.97	100.96	36.60	152.52	68.76 to 75.37	1,176,180	854,691	

18 Clay
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)
Qualified
Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 64
Total Sales Price : 75,275,490
Total Adj. Sales Price : 75,275,490
Total Assessed Value : 54,700,200
Avg. Adj. Sales Price : 1,176,180
Avg. Assessed Value : 854,691

MEDIAN : 71
WGT. MEAN : 73
MEAN : 73
COD : 14.97
PRD : 100.96

COV : 22.48
STD : 16.49
Avg. Abs. Dev : 10.57
MAX Sales Ratio : 152.52
MIN Sales Ratio : 36.60

95% Median C.I. : 68.76 to 75.37
95% Wgt. Mean C.I. : 69.29 to 76.05
95% Mean C.I. : 69.33 to 77.41

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	15	69.21	71.02	70.15	08.77	101.24	60.52	85.88	65.99 to 76.33	1,454,622	1,020,383
1	15	69.21	71.02	70.15	08.77	101.24	60.52	85.88	65.99 to 76.33	1,454,622	1,020,383
Dry											
County	4	62.58	59.35	58.33	10.63	101.75	45.45	66.80	N/A	642,660	374,838
1	4	62.58	59.35	58.33	10.63	101.75	45.45	66.80	N/A	642,660	374,838
Grass											
County	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
1	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
ALL	64	70.63	73.37	72.67	14.97	100.96	36.60	152.52	68.76 to 75.37	1,176,180	854,691

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	49	71.18	76.16	73.98	12.67	102.95	60.52	152.52	69.38 to 76.47	1,316,340	973,822
1	49	71.18	76.16	73.98	12.67	102.95	60.52	152.52	69.38 to 76.47	1,316,340	973,822
Dry											
County	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003
1	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003
Grass											
County	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
1	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
ALL	64	70.63	73.37	72.67	14.97	100.96	36.60	152.52	68.76 to 75.37	1,176,180	854,691

PAD 2026 R&O Statistics 2026 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	60	COV :	20.33	95% Median C.I. :	N/A
Total Sales Price :	3,270,640	Wgt. Mean :	55	STD :	11.37	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,270,640	Mean :	56	Avg. Abs. Dev :	08.86	95% Mean C.I. :	41.81 to 70.05
Total Assessed Value :	1,795,015						
Avg. Adj. Sales Price :	654,128	COD :	14.78	MAX Sales Ratio :	66.80		
Avg. Assessed Value :	359,003	PRD :	101.91	MIN Sales Ratio :	42.24		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	59.96	59.96	59.96		100.00	59.96	59.96	N/A	1,031,798	618,715
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	65.19	65.19	65.19		100.00	65.19	65.19	N/A	478,860	312,190
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	2	54.52	54.52	51.25	22.52	106.38	42.24	66.80	N/A	553,000	283,433
01/01/2025 To 03/31/2025	1	45.45	45.45	45.45		100.00	45.45	45.45	N/A	653,982	297,245
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	1	59.96	59.96	59.96		100.00	59.96	59.96	N/A	1,031,798	618,715
10/01/2023 To 09/30/2024	1	65.19	65.19	65.19		100.00	65.19	65.19	N/A	478,860	312,190
10/01/2024 To 09/30/2025	3	45.45	51.50	49.10	18.02	104.89	42.24	66.80	N/A	586,661	288,037
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	65.19	65.19	65.19		100.00	65.19	65.19	N/A	478,860	312,190
01/01/2024 To 12/31/2024	2	54.52	54.52	51.25	22.52	106.38	42.24	66.80	N/A	553,000	283,433
<u>ALL</u>											
10/01/2022 To 09/30/2025	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	60	COV :	20.33	95% Median C.I. :	N/A
Total Sales Price :	3,270,640	Wgt. Mean :	55	STD :	11.37	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,270,640	Mean :	56	Avg. Abs. Dev :	08.86	95% Mean C.I. :	41.81 to 70.05
Total Assessed Value :	1,795,015						
Avg. Adj. Sales Price :	654,128	COD :	14.78	MAX Sales Ratio :	66.80		
Avg. Assessed Value :	359,003	PRD :	101.91	MIN Sales Ratio :	42.24		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003

ALL

10/01/2022 To 09/30/2025	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Dry</u>											

County	4	62.58	59.35	58.33	10.63	101.75	45.45	66.80	N/A	642,660	374,838
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1	4	62.58	59.35	58.33	10.63	101.75	45.45	66.80	N/A	642,660	374,838
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ALL

10/01/2022 To 09/30/2025	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003
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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 Value
<u>Dry</u>											

County	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003
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1	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003
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ALL

10/01/2022 To 09/30/2025	5	59.96	55.93	54.88	14.78	101.91	42.24	66.80	N/A	654,128	359,003
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	72	COV :	20.34	95% Median C.I. :	N/A
Total Sales Price :	3,270,640	Wgt. Mean :	66	STD :	13.65	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,270,640	Mean :	67	Avg. Abs. Dev :	10.63	95% Mean C.I. :	50.17 to 84.07
Total Assessed Value :	2,154,018						
Avg. Adj. Sales Price :	654,128	COD :	14.77	MAX Sales Ratio :	80.16		
Avg. Assessed Value :	430,804	PRD :	101.91	MIN Sales Ratio :	50.69		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	71.96	71.96	71.96		100.00	71.96	71.96	N/A	1,031,798	742,458
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	78.23	78.23	78.23		100.00	78.23	78.23	N/A	478,860	374,628
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	2	65.43	65.43	61.50	22.53	106.39	50.69	80.16	N/A	553,000	340,119
01/01/2025 To 03/31/2025	1	54.54	54.54	54.54		100.00	54.54	54.54	N/A	653,982	356,694
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	1	71.96	71.96	71.96		100.00	71.96	71.96	N/A	1,031,798	742,458
10/01/2023 To 09/30/2024	1	78.23	78.23	78.23		100.00	78.23	78.23	N/A	478,860	374,628
10/01/2024 To 09/30/2025	3	54.54	61.80	58.92	18.01	104.89	50.69	80.16	N/A	586,661	345,644
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	78.23	78.23	78.23		100.00	78.23	78.23	N/A	478,860	374,628
01/01/2024 To 12/31/2024	2	65.43	65.43	61.50	22.53	106.39	50.69	80.16	N/A	553,000	340,119
<u>ALL</u>											
10/01/2022 To 09/30/2025	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	72	COV :	20.34	95% Median C.I. :	N/A
Total Sales Price :	3,270,640	Wgt. Mean :	66	STD :	13.65	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,270,640	Mean :	67	Avg. Abs. Dev :	10.63	95% Mean C.I. :	50.17 to 84.07
Total Assessed Value :	2,154,018						
Avg. Adj. Sales Price :	654,128	COD :	14.77	MAX Sales Ratio :	80.16		
Avg. Assessed Value :	430,804	PRD :	101.91	MIN Sales Ratio :	50.69		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804

ALL

10/01/2022 To 09/30/2025	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Dry</u>											

County	4	75.10	71.22	69.99	10.61	101.76	54.54	80.16	N/A	642,660	449,805
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1	4	75.10	71.22	69.99	10.61	101.76	54.54	80.16	N/A	642,660	449,805
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ALL

10/01/2022 To 09/30/2025	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804
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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 Value
<u>Dry</u>											

County	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804
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1	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804
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ALL

10/01/2022 To 09/30/2025	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_1	Total	Increase	20%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	60	COV :	31.03	95% Median C.I. :	N/A
Total Sales Price :	661,272	Wgt. Mean :	52	STD :	17.84	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	938,272	Mean :	57	Avg. Abs. Dev :	11.79	95% Mean C.I. :	13.17 to 101.81
Total Assessed Value :	485,180						
Avg. Adj. Sales Price :	312,757	COD :	19.58	MAX Sales Ratio :	73.81		
Avg. Assessed Value :	161,727	PRD :	111.18	MIN Sales Ratio :	38.45		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	73.81	73.81	73.81		100.00	73.81	73.81	N/A	220,000	162,380
01/01/2023 To 03/31/2023	1	60.22	60.22	60.22		100.00	60.22	60.22	N/A	214,272	129,030
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	38.45	38.45	38.45		100.00	38.45	38.45	N/A	504,000	193,770
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	67.02	67.02	67.10	10.15	99.88	60.22	73.81	N/A	217,136	145,705
10/01/2023 To 09/30/2024											
10/01/2024 To 09/30/2025	1	38.45	38.45	38.45		100.00	38.45	38.45	N/A	504,000	193,770
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	60.22	60.22	60.22		100.00	60.22	60.22	N/A	214,272	129,030
01/01/2024 To 12/31/2024	1	38.45	38.45	38.45		100.00	38.45	38.45	N/A	504,000	193,770
<u>ALL</u>											
10/01/2022 To 09/30/2025	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	60	COV :	31.03	95% Median C.I. :	N/A
Total Sales Price :	661,272	Wgt. Mean :	52	STD :	17.84	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	938,272	Mean :	57	Avg. Abs. Dev :	11.79	95% Mean C.I. :	13.17 to 101.81
Total Assessed Value :	485,180						
Avg. Adj. Sales Price :	312,757	COD :	19.58	MAX Sales Ratio :	73.81		
Avg. Assessed Value :	161,727	PRD :	111.18	MIN Sales Ratio :	38.45		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727

ALL

10/01/2022 To 09/30/2025	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
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Grass

County	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
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1	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
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ALL

10/01/2022 To 09/30/2025	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
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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 Value
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Grass

County	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
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1	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
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ALL

10/01/2022 To 09/30/2025	3	60.22	57.49	51.71	19.58	111.18	38.45	73.81	N/A	312,757	161,727
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	72	COV :	31.02	95% Median C.I. :	N/A
Total Sales Price :	661,272	Wgt. Mean :	62	STD :	21.40	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	938,272	Mean :	69	Avg. Abs. Dev :	14.14	95% Mean C.I. :	15.83 to 122.15
Total Assessed Value :	582,216						
Avg. Adj. Sales Price :	312,757	COD :	19.57	MAX Sales Ratio :	88.57		
Avg. Assessed Value :	194,072	PRD :	111.18	MIN Sales Ratio :	46.14		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	88.57	88.57	88.57	100.00	88.57	88.57	N/A		220,000	194,856
01/01/2023 To 03/31/2023	1	72.26	72.26	72.26	100.00	72.26	72.26	N/A		214,272	154,836
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	46.14	46.14	46.14	100.00	46.14	46.14	N/A		504,000	232,524
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	80.42	80.42	80.52	10.15	99.88	72.26	88.57	N/A	217,136	174,846
10/01/2023 To 09/30/2024											
10/01/2024 To 09/30/2025	1	46.14	46.14	46.14	100.00	46.14	46.14	N/A		504,000	232,524
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	72.26	72.26	72.26	100.00	72.26	72.26	N/A		214,272	154,836
01/01/2024 To 12/31/2024	1	46.14	46.14	46.14	100.00	46.14	46.14	N/A		504,000	232,524
<u>ALL</u>											
10/01/2022 To 09/30/2025	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	72	COV :	31.02	95% Median C.I. :	N/A
Total Sales Price :	661,272	Wgt. Mean :	62	STD :	21.40	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	938,272	Mean :	69	Avg. Abs. Dev :	14.14	95% Mean C.I. :	15.83 to 122.15
Total Assessed Value :	582,216						
Avg. Adj. Sales Price :	312,757	COD :	19.57	MAX Sales Ratio :	88.57		
Avg. Assessed Value :	194,072	PRD :	111.18	MIN Sales Ratio :	46.14		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072

ALL

10/01/2022 To 09/30/2025	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
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Grass

County	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
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1	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
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ALL

10/01/2022 To 09/30/2025	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
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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 Value
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Grass

County	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
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1	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
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ALL

10/01/2022 To 09/30/2025	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	20%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	64	Median :	72	COV :	20.97	95% Median C.I. :	69.38 to 76.47
Total Sales Price :	73,440,481	Wgt. Mean :	73	STD :	15.68	95% Wgt. Mean C.I. :	70.30 to 76.24
Total Adj. Sales Price :	75,275,490	Mean :	75	Avg. Abs.Dev :	10.17	95% Mean C.I. :	70.94 to 78.62
Total Assessed Value :	55,156,239						
Avg. Adj. Sales Price :	1,176,180	COD :	14.10	MAX Sales Ratio :	152.52		
Avg. Assessed Value :	861,816	PRD :	102.06	MIN Sales Ratio :	36.60		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	6	70.76	71.50	68.26	10.08	104.75	60.52	88.57	60.52 to 88.57	1,216,966	830,702
01/01/2023 To 03/31/2023	12	68.72	67.74	68.16	10.78	99.38	36.60	83.03	64.00 to 75.85	1,136,715	774,803
04/01/2023 To 06/30/2023	4	80.40	81.12	74.69	14.05	108.61	60.52	103.18	N/A	1,238,509	925,056
07/01/2023 To 09/30/2023	1	89.82	89.82	89.82		100.00	89.82	89.82	N/A	706,000	634,135
10/01/2023 To 12/31/2023	12	70.19	70.73	69.62	06.10	101.59	61.99	83.40	65.85 to 73.48	1,400,670	975,126
01/01/2024 To 03/31/2024	5	79.33	80.28	78.67	08.47	102.05	67.75	89.67	N/A	1,027,368	808,233
04/01/2024 To 06/30/2024	3	69.90	73.11	72.72	05.08	100.54	69.38	80.04	N/A	1,617,495	1,176,298
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	6	68.98	64.24	66.06	13.11	97.24	46.14	80.16	46.14 to 80.16	975,219	644,252
01/01/2025 To 03/31/2025	11	80.26	87.12	85.42	20.86	101.99	54.54	152.52	66.01 to 106.78	1,083,264	925,350
04/01/2025 To 06/30/2025	2	75.46	75.46	77.53	12.51	97.33	66.02	84.90	N/A	1,107,500	858,613
07/01/2025 To 09/30/2025	2	82.83	82.83	79.58	06.22	104.08	77.68	87.98	N/A	946,750	753,430
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	23	71.96	72.01	69.98	12.97	102.90	36.60	103.18	65.99 to 76.33	1,156,627	809,401
10/01/2023 To 09/30/2024	20	70.98	73.47	71.92	08.20	102.16	61.99	89.67	69.20 to 78.23	1,339,868	963,579
10/01/2024 To 09/30/2025	21	77.68	79.06	78.94	18.77	100.15	46.14	152.52	68.76 to 84.90	1,041,700	822,307
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	29	70.77	71.58	70.16	10.92	102.02	36.60	103.18	66.05 to 75.85	1,245,126	873,569
01/01/2024 To 12/31/2024	14	70.19	71.87	72.19	12.47	99.56	46.14	89.67	67.75 to 80.16	1,131,474	816,827
<u>ALL</u>											
10/01/2022 To 09/30/2025	64	72.11	74.78	73.27	14.10	102.06	36.60	152.52	69.38 to 76.47	1,176,180	861,816

AGRICULTURAL

Type : Qualified

Number of Sales :	64	Median :	72	COV :	20.97	95% Median C.I. :	69.38 to 76.47
Total Sales Price :	73,440,481	Wgt. Mean :	73	STD :	15.68	95% Wgt. Mean C.I. :	70.30 to 76.24
Total Adj. Sales Price :	75,275,490	Mean :	75	Avg. Abs. Dev :	10.17	95% Mean C.I. :	70.94 to 78.62
Total Assessed Value :	55,156,239						
Avg. Adj. Sales Price :	1,176,180	COD :	14.10	MAX Sales Ratio :	152.52		
Avg. Assessed Value :	861,816	PRD :	102.06	MIN Sales Ratio :	36.60		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	64	72.11	74.78	73.27	14.10	102.06	36.60	152.52	69.38 to 76.47	1,176,180	861,816

ALL

10/01/2022 To 09/30/2025	64	72.11	74.78	73.27	14.10	102.06	36.60	152.52	69.38 to 76.47	1,176,180	861,816
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	15	69.21	71.02	70.15	08.77	101.24	60.52	85.88	65.99 to 76.33	1,454,622	1,020,383
1	15	69.21	71.02	70.15	08.77	101.24	60.52	85.88	65.99 to 76.33	1,454,622	1,020,383
<u>Dry</u>											
County	4	75.10	71.22	69.99	10.61	101.76	54.54	80.16	N/A	642,660	449,805
1	4	75.10	71.22	69.99	10.61	101.76	54.54	80.16	N/A	642,660	449,805
<u>Grass</u>											
County	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
1	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
<u>ALL</u>											
10/01/2022 To 09/30/2025	64	72.11	74.78	73.27	14.10	102.06	36.60	152.52	69.38 to 76.47	1,176,180	861,816

AGRICULTURAL

Type : Qualified

Number of Sales :	64	Median :	72	COV :	20.97	95% Median C.I. :	69.38 to 76.47
Total Sales Price :	73,440,481	Wgt. Mean :	73	STD :	15.68	95% Wgt. Mean C.I. :	70.30 to 76.24
Total Adj. Sales Price :	75,275,490	Mean :	75	Avg. Abs. Dev :	10.17	95% Mean C.I. :	70.94 to 78.62
Total Assessed Value :	55,156,239						
Avg. Adj. Sales Price :	1,176,180	COD :	14.10	MAX Sales Ratio :	152.52		
Avg. Assessed Value :	861,816	PRD :	102.06	MIN Sales Ratio :	36.60		

What IF

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 Value
<u>Irrigated</u>											
County	49	71.18	76.16	73.98	12.67	102.95	60.52	152.52	69.38 to 76.47	1,316,340	973,822
1	49	71.18	76.16	73.98	12.67	102.95	60.52	152.52	69.38 to 76.47	1,316,340	973,822
<u>Dry</u>											
County	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804
1	5	71.96	67.12	65.86	14.77	101.91	50.69	80.16	N/A	654,128	430,804
<u>Grass</u>											
County	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
1	3	72.26	68.99	62.05	19.57	111.18	46.14	88.57	N/A	312,757	194,072
<u>ALL</u>											
10/01/2022 To 09/30/2025	64	72.11	74.78	73.27	14.10	102.06	36.60	152.52	69.38 to 76.47	1,176,180	861,816

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	20%
80%MLU By Market Area	Dry_1	Total	Increase	20%

What IF

Clay County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	8,345	8,345	8,220	8,220	n/a	7,915	7,735	7,735	8,230
Hamilton	1	8,488	8,490	8,367	8,399	2,200	8,085	7,875	7,875	8,411
York	1	9,898	9,900	9,100	9,100	n/a	8,694	8,400	8,400	9,583
Fillmore	2	8,240	8,010	7,890	7,780	n/a	6,980	6,980	6,920	7,888
Thayer	1	8,855	8,760	8,475	8,210	7,875	7,625	7,465	7,385	8,336
Nuckolls	1	6,712	6,712	6,029	6,029	n/a	5,966	5,283	5,283	6,252
Webster	1	6,595	6,545	6,469	6,492	5,827	6,265	6,198	6,090	6,385
Adams	4	7,622	7,541	7,386	7,232	6,395	6,924	6,887	6,615	7,441
Hall	1	7,240	6,970	5,277	5,261	5,161	5,104	4,705	4,713	6,284

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	4,275	4,275	3,905	3,905	3,670	3,670	3,545	3,545	4,038
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
York	1	5,900	5,892	5,400	5,400	5,295	n/a	5,300	5,300	5,658
Fillmore	2	4,525	4,465	4,405	4,235	4,060	4,060	3,950	3,720	4,352
Thayer	1	6,000	5,850	5,500	5,275	4,900	4,600	4,420	4,395	5,398
Nuckolls	1	3,142	3,142	2,970	2,970	2,685	2,685	2,628	2,628	2,989
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157
Adams	4	4,197	3,974	3,738	3,483	3,486	3,486	3,249	3,253	3,843
Hall	1	2,855	2,866	2,445	2,445	2,155	2,155	1,925	1,935	2,499

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1,695	1,695	1,695	1,695	n/a	n/a	n/a	1,580	1,687
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
York	1	1,790	1,754	1,789	1,800	n/a	n/a	n/a	1,400	1,780
Fillmore	2	1,925	1,925	1,815	n/a	n/a	n/a	n/a	n/a	1,868
Thayer	1	1,895	1,895	1,895	n/a	1,895	1,895	n/a	1,895	1,895
Nuckolls	1	1,508	1,508	1,496	1,496	n/a	1,485	1,486	1,485	1,499
Webster	1	1,715	1,715	1,555	1,555	1,495	1,495	1,340	1,340	1,632
Adams	4	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	1,580
Hall	1	1,529	1,529	1,455	1,452	1,380	1,380	1,335	1,335	1,490

County	Mkt Area	CRP	TIMBER	WASTE
Clay	1	1,260	n/a	n/a
Hamilton	1	n/a	n/a	900
York	1	800	n/a	600
Fillmore	2	1,825	n/a	796
Thayer	1	3,225	850	650
Nuckolls	1	1,312	126	124
Webster	1	1,885	500	500
Adams	4	n/a	n/a	206
Hall	1	n/a	n/a	596

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Clay County 2026 Average Acre Value Comparison

Hypothetical Increase of 20% to Dry and Grass

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	8,345	8,345	8,220	8,220	n/a	7,915	7,735	7,735	8,230
Hamilton	1	8,488	8,490	8,367	8,399	2,200	8,085	7,875	7,875	8,411
York	1	9,898	9,900	9,100	9,100	n/a	8,694	8,400	8,400	9,583
Fillmore	2	8,240	8,010	7,890	7,780	n/a	6,980	6,980	6,920	7,888
Thayer	1	8,855	8,760	8,475	8,210	7,875	7,625	7,465	7,385	8,336
Nuckolls	1	6,712	6,712	6,029	6,029	n/a	5,966	5,283	5,283	6,252
Webster	1	6,595	6,545	6,469	6,492	5,827	6,265	6,198	6,090	6,385
Adams	4	7,622	7,541	7,386	7,232	6,395	6,924	6,887	6,615	7,441
Hall	1	7,240	6,970	5,277	5,261	5,161	5,104	4,705	4,713	6,284

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	5,130	5,130	4,686	4,686	4,404	4,404	4,254	4,254	4,845
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
York	1	5,900	5,892	5,400	5,400	5,295	n/a	5,300	5,300	5,658
Fillmore	2	4,525	4,465	4,405	4,235	4,060	4,060	3,950	3,720	4,352
Thayer	1	6,000	5,850	5,500	5,275	4,900	4,600	4,420	4,395	5,398
Nuckolls	1	3,142	3,142	2,970	2,970	2,685	2,685	2,628	2,628	2,989
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157
Adams	4	4,197	3,974	3,738	3,483	3,486	3,486	3,249	3,253	3,843
Hall	1	2,855	2,866	2,445	2,445	2,155	2,155	1,925	1,935	2,499

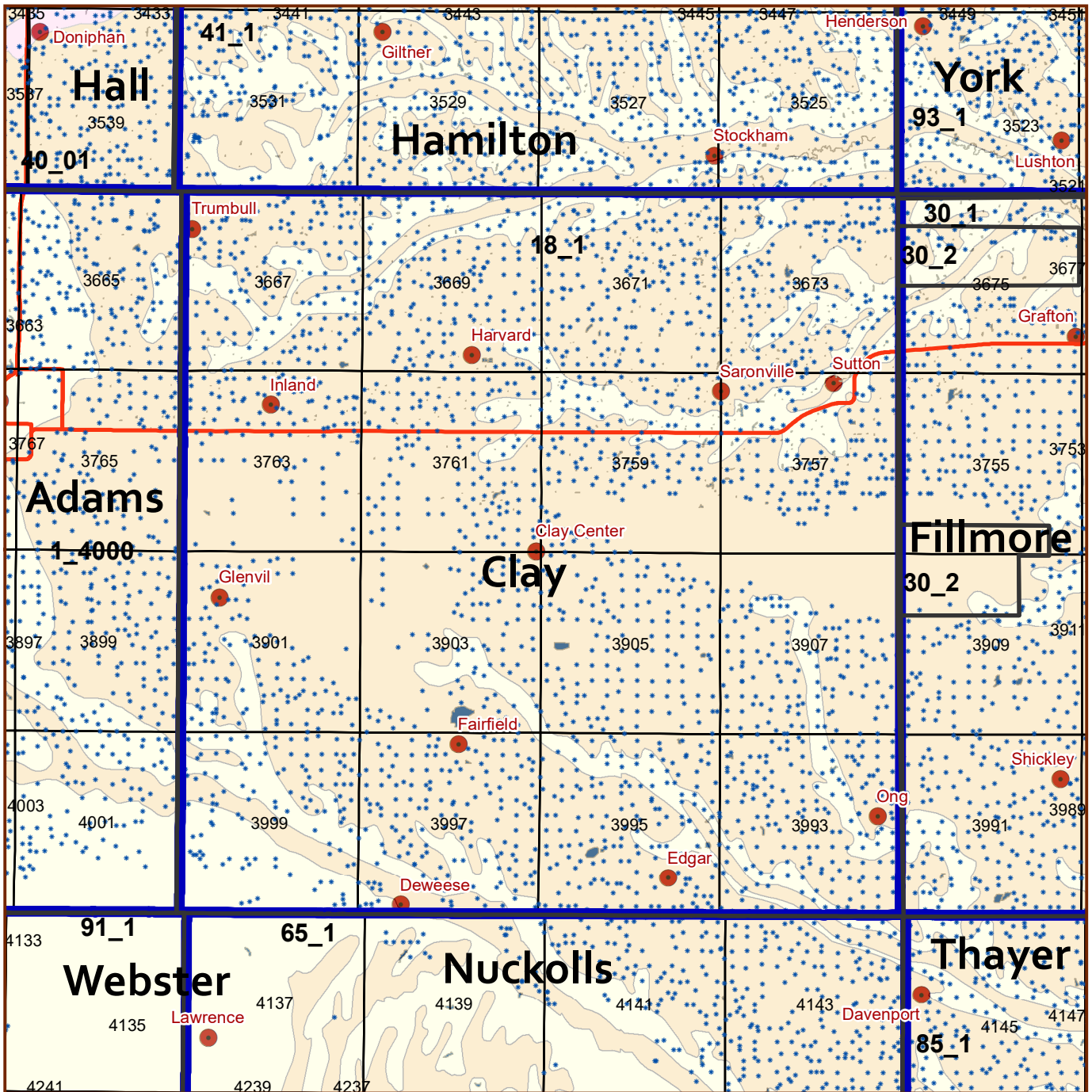
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	2,034	2,034	2,034	2,034	n/a	n/a	n/a	1,896	2,024
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
York	1	1,790	1,754	1,789	1,800	n/a	n/a	n/a	1,400	1,780
Fillmore	2	1,925	1,925	1,815	n/a	n/a	n/a	n/a	n/a	1,868
Thayer	1	1,895	1,895	1,895	n/a	1,895	1,895	n/a	1,895	1,895
Nuckolls	1	1,508	1,508	1,496	1,496	n/a	1,485	1,486	1,485	1,499
Webster	1	1,715	1,715	1,555	1,555	1,495	1,495	1,340	1,340	1,632
Adams	4	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	1,580
Hall	1	1,529	1,529	1,455	1,452	1,380	1,380	1,335	1,335	1,490

County	Mkt Area	CRP	TIMBER	WASTE
Clay	1	1,260	n/a	n/a
Hamilton	1	n/a	n/a	900
York	1	800	n/a	600
Fillmore	2	1,825	n/a	796
Thayer	1	3,225	850	650
Nuckolls	1	1,312	126	124
Webster	1	1,885	500	500
Adams	4	n/a	n/a	206
Hall	1	n/a	n/a	596

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

CLAY COUNTY



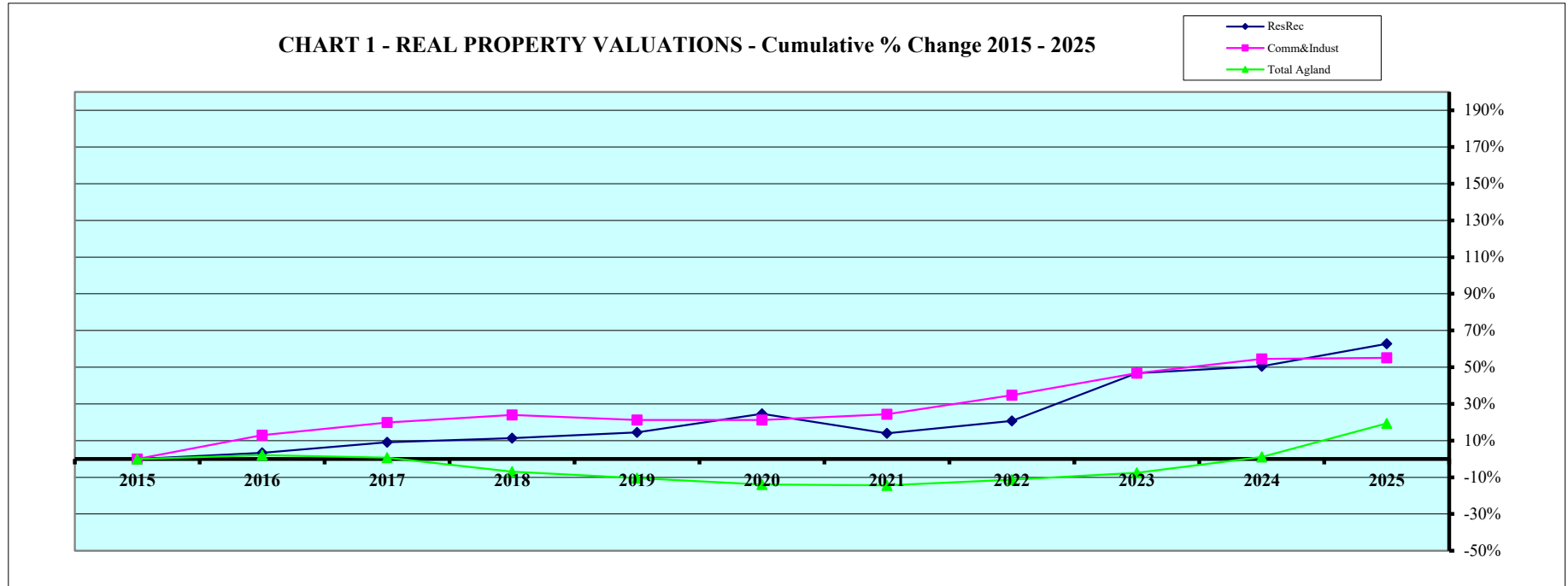
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	192,821,550	-	-	-	71,922,400	-	-	-	1,693,093,650	-	-	-
2016	199,306,025	6,484,475	3.36%	3.36%	81,266,430	9,344,030	12.99%	12.99%	1,728,755,515	35,661,865	2.11%	2.11%
2017	210,416,245	11,110,220	5.57%	9.12%	86,217,540	4,951,110	6.09%	19.88%	1,704,326,015	-24,429,500	-1.41%	0.66%
2018	214,813,030	4,396,785	2.09%	11.41%	89,215,625	2,998,085	3.48%	24.04%	1,576,679,720	-127,646,295	-7.49%	-6.88%
2019	220,672,640	5,859,610	2.73%	14.44%	87,213,010	-2,002,615	-2.24%	21.26%	1,516,793,105	-59,886,615	-3.80%	-10.41%
2020	240,316,112	19,643,472	8.90%	24.63%	87,201,500	-11,510	-0.01%	21.24%	1,456,467,830	-60,325,275	-3.98%	-13.98%
2021	219,741,750	-20,574,362	-8.56%	13.96%	89,473,905	2,272,405	2.61%	24.40%	1,449,768,525	-6,699,305	-0.46%	-14.37%
2022	232,704,690	12,962,940	5.90%	20.68%	96,913,045	7,439,140	8.31%	34.75%	1,501,884,240	52,115,715	3.59%	-11.29%
2023	283,076,240	50,371,550	21.65%	46.81%	105,532,915	8,619,870	8.89%	46.73%	1,566,137,570	64,253,330	4.28%	-7.50%
2024	290,241,740	7,165,500	2.53%	50.52%	111,153,675	5,620,760	5.33%	54.55%	1,712,434,495	146,296,925	9.34%	1.14%
2025	313,797,780	23,556,040	8.12%	62.74%	111,550,825	397,150	0.36%	55.10%	2,021,073,000	308,638,505	18.02%	19.37%

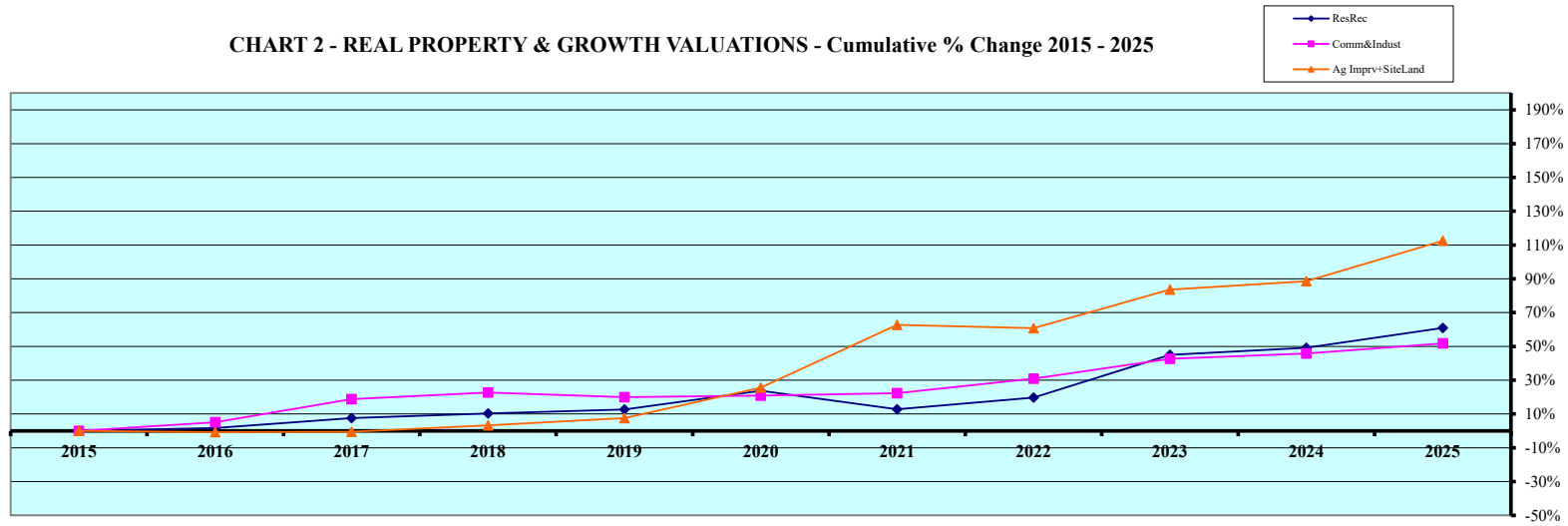
Rate Annual %chg: Residential & Recreational **4.99%** Commercial & Industrial **4.49%** Agricultural Land **1.79%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



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	
2015	192,821,550	2,092,415	1.09%	190,729,135	--	--	71,922,400	1,351,320	1.88%	70,571,080	--	--	
2016	199,306,025	3,165,180	1.59%	196,140,845	1.72%	1.72%	81,266,430	5,715,100	7.03%	75,551,330	5.05%	5.05%	
2017	210,416,245	3,105,885	1.48%	207,310,360	4.02%	7.51%	86,217,540	751,720	0.87%	85,465,820	5.17%	18.83%	
2018	214,813,030	2,119,225	0.99%	212,693,805	1.08%	10.31%	89,215,625	1,004,405	1.13%	88,211,220	2.31%	22.65%	
2019	220,672,640	3,421,390	1.55%	217,251,250	1.14%	12.67%	87,213,010	897,425	1.03%	86,315,585	-3.25%	20.01%	
2020	240,316,112	1,734,830	0.72%	238,581,282	8.12%	23.73%	87,201,500	272,100	0.31%	86,929,400	-0.33%	20.87%	
2021	219,741,750	2,289,111	1.04%	217,452,639	-9.51%	12.77%	89,473,905	1,479,280	1.65%	87,994,625	0.91%	22.35%	
2022	232,704,690	1,841,610	0.79%	230,863,080	5.06%	19.73%	96,913,045	2,715,305	2.80%	94,197,740	5.28%	30.97%	
2023	283,076,240	3,544,465	1.25%	279,531,775	20.12%	44.97%	105,532,915	2,918,360	2.77%	102,614,555	5.88%	42.67%	
2024	290,241,740	2,457,385	0.85%	287,784,355	1.66%	49.25%	111,153,675	6,259,030	5.63%	104,894,645	-0.60%	45.84%	
2025	313,797,780	3,481,195	1.11%	310,316,585	6.92%	60.93%	111,550,825	2,389,115	2.14%	109,161,710	-1.79%	51.78%	
Rate Ann%chg	4.99%	Resid & Recreat w/o growth				4.03%		4.49%	C & I w/o growth				1.86%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	31,548,995	40,416,630	71,965,625	3,437,600	4.78%	68,528,025	--	--
2016	31,601,455	41,926,135	73,527,590	2,108,665	2.87%	71,418,925	-0.76%	-0.76%
2017	30,782,345	41,600,110	72,382,455	739,558	1.02%	71,642,897	-2.56%	-0.45%
2018	31,853,445	44,251,670	76,105,115	1,754,095	2.30%	74,351,020	2.72%	3.31%
2019	32,670,000	46,880,745	79,550,745	2,166,713	2.72%	77,384,032	1.68%	7.53%
2020	40,277,690	51,362,145	91,639,835	1,223,590	1.34%	90,416,245	13.66%	25.64%
2021	57,666,155	61,610,055	119,276,210	2,130,441	1.79%	117,145,769	27.83%	62.78%
2022	57,595,545	60,602,360	118,197,905	2,523,620	2.14%	115,674,285	-3.02%	60.74%
2023	62,361,370	72,672,840	135,034,210	2,862,120	2.12%	132,172,090	11.82%	83.66%
2024	64,307,445	75,106,180	139,413,625	3,690,285	2.65%	135,723,340	0.51%	88.59%
2025	76,077,255	80,178,190	156,255,445	3,315,825	2.12%	152,939,620	9.70%	112.52%
Rate Ann%chg	9.20%	7.09%	8.06%	Ag Imprv+Site w/o growth			6.16%	

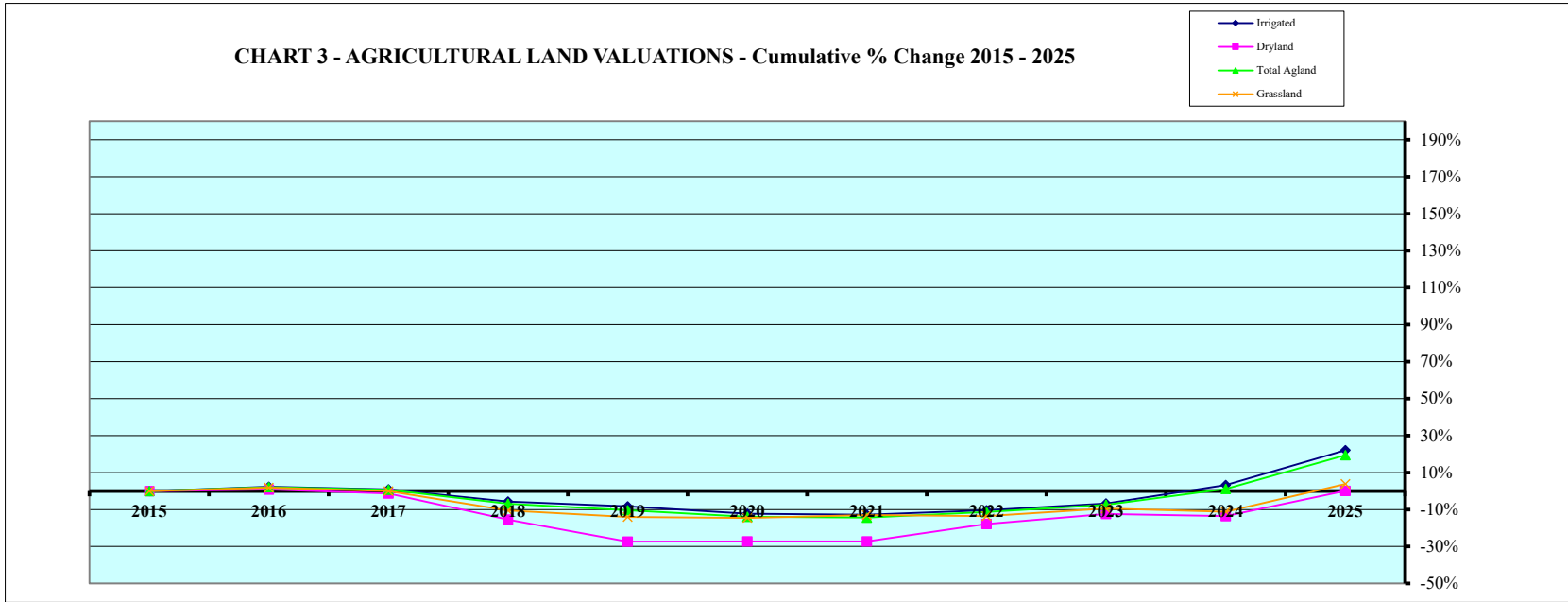
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 18
County CLAY

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltvy%chg	Value	Value Chg	Ann%chg	Cmltvy%chg	Value	Value Chg	Ann%chg	Cmltvy%chg
2015	1,487,557,385	-	-	-	170,506,500	-	-	-	32,729,215	-	-	-
2016	1,521,380,235	33,822,850	2.27%	2.27%	171,908,165	1,401,665	0.82%	0.82%	33,346,415	617,200	1.89%	1.89%
2017	1,501,179,235	-20,201,000	-1.33%	0.92%	168,312,395	-3,595,770	-2.09%	-1.29%	32,714,265	-632,150	-1.90%	-0.05%
2018	1,403,116,825	-98,062,410	-6.53%	-5.68%	144,212,040	-24,100,355	-14.32%	-15.42%	29,295,120	-3,419,145	-10.45%	-10.49%
2019	1,364,336,395	-38,780,430	-2.76%	-8.28%	123,850,960	-20,361,080	-14.12%	-27.36%	28,126,495	-1,168,625	-3.99%	-14.06%
2020	1,303,915,080	-60,421,315	-4.43%	-12.35%	124,105,800	254,840	0.21%	-27.21%	27,956,915	-169,580	-0.60%	-14.58%
2021	1,296,675,845	-7,239,235	-0.56%	-12.83%	124,112,420	6,620	0.01%	-27.21%	28,492,500	535,585	1.92%	-12.94%
2022	1,333,018,355	36,342,510	2.80%	-10.39%	140,077,575	15,965,155	12.86%	-17.85%	28,300,375	-192,125	-0.67%	-13.53%
2023	1,386,688,015	53,669,660	4.03%	-6.78%	149,321,565	9,243,990	6.60%	-12.42%	29,641,735	1,341,360	4.74%	-9.43%
2024	1,535,308,060	148,620,045	10.72%	3.21%	147,385,770	-1,935,795	-1.30%	-13.56%	29,068,625	-573,110	-1.93%	-11.18%
2025	1,815,833,635	280,525,575	18.27%	22.07%	170,596,730	23,210,960	15.75%	0.05%	33,971,875	4,903,250	16.87%	3.80%

Rate Ann.%chg: Irrigated **2.01%** Dryland **0.01%** Grassland **0.37%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltvy%chg	Value	Value Chg	Ann%chg	Cmltvy%chg	Value	Value Chg	Ann%chg	Cmltvy%chg
2015	0	-	-	-	2,300,550	-	-	-	1,693,093,650	-	-	-
2016	0	0	-	-	2,120,700	-179,850	-7.82%	-7.82%	1,728,755,515	35,661,865	2.11%	2.11%
2017	0	0	-	-	2,120,120	-580	-0.03%	-7.84%	1,704,326,015	-24,429,500	-1.41%	0.66%
2018	0	0	-	-	55,735	-2,064,385	-97.37%	-97.58%	1,576,679,720	-127,646,295	-7.49%	-6.88%
2019	0	0	-	-	479,255	423,520	759.88%	-79.17%	1,516,793,105	-59,886,615	-3.80%	-10.41%
2020	10,765	10,765	-	-	479,270	15	0.00%	-79.17%	1,456,467,830	-60,325,275	-3.98%	-13.98%
2021	10,765	0	0.00%	-	476,995	-2,275	-0.47%	-79.27%	1,449,768,525	-6,699,305	-0.46%	-14.37%
2022	10,765	0	0.00%	-	477,170	175	0.04%	-79.26%	1,501,884,240	52,115,715	3.59%	-11.29%
2023	10,765	0	0.00%	-	475,490	-1,680	-0.35%	-79.33%	1,566,137,570	64,253,330	4.28%	-7.50%
2024	10,765	0	0.00%	-	661,275	185,785	39.07%	-71.26%	1,712,434,495	146,296,925	9.34%	1.14%
2025	10,765	0	0.00%	-	659,995	-1,280	-0.19%	-71.31%	2,021,073,000	308,638,505	18.02%	19.37%

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

Rate Ann.%chg: Total Agric Land **1.79%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	1,488,956,660	225,574	6,601			169,864,995	50,901	3,337			32,699,155	22,591	1,447		
2016	1,521,763,570	226,001	6,733	2.01%	2.01%	171,905,635	50,510	3,403	1.98%	1.98%	33,330,335	22,562	1,477	2.06%	2.06%
2017	1,501,446,970	228,102	6,582	-2.24%	-0.28%	168,272,000	49,414	3,405	0.06%	2.04%	32,703,025	22,136	1,477	0.01%	2.06%
2018	1,403,619,840	228,287	6,148	-6.59%	-6.85%	143,954,780	49,264	2,922	-14.19%	-12.44%	29,346,490	22,037	1,332	-9.86%	-8.00%
2019	1,364,427,045	227,528	5,997	-2.47%	-9.15%	124,041,535	49,859	2,488	-14.86%	-25.45%	28,183,180	22,210	1,269	-4.71%	-12.33%
2020	1,303,914,900	227,585	5,729	-4.46%	-13.20%	124,096,255	49,950	2,484	-0.14%	-25.55%	28,154,085	22,249	1,265	-0.28%	-12.58%
2021	1,296,986,970	227,733	5,695	-0.60%	-13.72%	124,152,800	49,973	2,484	0.00%	-25.55%	28,292,835	22,358	1,265	0.01%	-12.58%
2022	1,333,105,175	228,084	5,845	2.63%	-11.45%	140,078,130	49,302	2,841	14.36%	-14.86%	28,301,940	22,747	1,244	-1.68%	-14.04%
2023	1,386,699,770	228,144	6,078	3.99%	-7.92%	149,308,645	49,315	3,028	6.56%	-9.27%	29,638,280	22,675	1,307	5.05%	-9.70%
2024	1,535,308,345	228,903	6,707	10.35%	1.61%	147,415,210	48,683	3,028	0.01%	-9.26%	29,060,470	22,233	1,307	0.00%	-9.70%
2025	1,815,891,695	229,438	7,915	18.00%	19.90%	170,678,190	48,196	3,541	16.95%	6.12%	33,931,275	22,262	1,524	16.61%	5.30%

Rate Annual %chg Average Value/Acre: 2.00%

0.05%

0.37%

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
2015	0	0				2,022,990	1,462	1,384			1,693,543,800	300,527	5,635		
2016	0	0				2,063,170	1,462	1,411	1.99%	1.99%	1,729,062,710	300,535	5,753	2.09%	2.09%
2017	0	0				2,120,120	1,500	1,414	0.15%	2.14%	1,704,542,115	301,152	5,660	-1.62%	0.44%
2018	0	0				55,735	111	500	-64.63%	-63.87%	1,576,976,845	299,699	5,262	-7.04%	-6.63%
2019	0	0				479,255	391	1,227	145.41%	-11.34%	1,517,131,015	299,987	5,057	-3.89%	-10.26%
2020	10,765	22	500			479,270	391	1,227	0.00%	-11.34%	1,456,655,275	300,197	4,852	-4.05%	-13.89%
2021	10,765	22	500	0.00%		476,995	386	1,236	0.70%	-10.72%	1,449,920,365	300,472	4,825	-0.55%	-14.37%
2022	10,765	22	500	0.00%		477,170	386	1,235	-0.05%	-10.77%	1,501,973,180	300,541	4,998	3.57%	-11.32%
2023	10,765	22	500	0.00%		475,490	383	1,241	0.52%	-10.30%	1,566,132,950	300,538	5,211	4.27%	-7.53%
2024	10,765	22	500	0.00%		661,275	495	1,337	7.69%	-3.40%	1,712,456,065	300,335	5,702	9.42%	1.18%
2025	10,765	22	500	0.00%		659,995	492	1,341	0.33%	-3.09%	2,021,171,920	300,409	6,728	18.00%	19.39%

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CLAY

Rate Annual %chg Average Value/Acre: 1.78%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,104	CLAY	128,331,548	34,041,802	103,888,955	313,521,015	86,881,880	24,668,945	276,765	2,021,073,000	76,077,255	80,178,190	0	2,868,939,355
cnty sectorvalue % of total value:		4.47%	1.19%	3.62%	10.93%	3.03%	0.86%	0.01%	70.45%	2.65%	2.79%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
735	CLAY CENTER	1,216,364	1,640,493	93,644	44,719,620	0	0	6,113,725	0	107,070	1,240	0	53,892,156
12.04%	%sector of county sector	0.95%	4.82%	0.09%	14.26%			2208.99%		0.14%	0.00%		1.88%
	%sector of municipality	2.26%	3.04%	0.17%	82.98%			11.34%		0.20%	0.00%		100.00%
42	DEWEESE	630,096	123,101	3,863	2,139,930	0	0	843,465	0	8,085	118,340	0	3,866,880
0.69%	%sector of county sector	0.49%	0.36%	0.00%	0.68%			304.76%		0.01%	0.15%		0.13%
	%sector of municipality	16.29%	3.18%	0.10%	55.34%			21.81%		0.21%	3.06%		100.00%
428	EDGAR	675,000	1,787,691	2,425,299	21,248,420	0	97,935	3,745,560	0	461,620	891,835	0	31,333,360
7.01%	%sector of county sector	0.53%	5.25%	2.33%	6.78%		0.40%	1353.34%		0.61%	1.11%		1.09%
	%sector of municipality	2.15%	5.71%	7.74%	67.81%		0.31%	11.95%		1.47%	2.85%		100.00%
330	FAIRFIELD	2,218,450	2,330,340	4,902,380	17,381,310	0	586,190	5,056,390	0	374,120	48,760	0	32,897,940
5.41%	%sector of county sector	1.73%	6.85%	4.72%	5.54%		2.38%	1826.96%		0.49%	0.06%		1.15%
	%sector of municipality	6.74%	7.08%	14.90%	52.83%		1.78%	15.37%		1.14%	0.15%		100.00%
260	GLENVIL	147,275	944,064	3,742,053	13,155,695	0	0	742,550	0	22,990	0	0	18,754,627
4.26%	%sector of county sector	0.11%	2.77%	3.60%	4.20%			268.30%		0.03%			0.65%
	%sector of municipality	0.79%	5.03%	19.95%	70.15%			3.96%		0.12%			100.00%
951	HARVARD	900,606	1,792,399	1,052,890	28,766,035	0	81,695	2,657,165	0	130,585	154,070	0	35,535,445
15.58%	%sector of county sector	0.70%	5.27%	1.01%	9.18%		0.33%	960.08%		0.17%	0.19%		1.24%
	%sector of municipality	2.53%	5.04%	2.96%	80.95%		0.23%	7.48%		0.37%	0.43%		100.00%
49	ONG	1,220	105,077	3,298	1,309,810	0	0	708,050	0	162,615	9,520	0	2,299,590
0.80%	%sector of county sector	0.00%	0.31%	0.00%	0.42%			255.83%		0.21%	0.01%		0.08%
	%sector of municipality	0.05%	4.57%	0.14%	56.96%			30.79%		7.07%	0.41%		100.00%
35	SARONVILLE	32,413	188,965	296,750	1,549,235	0	0	3,584,240	0	136,305	0	0	5,787,908
0.57%	%sector of county sector	0.03%	0.56%	0.29%	0.49%			1295.05%		0.18%			0.20%
	%sector of municipality	0.56%	3.26%	5.13%	26.77%			61.93%		2.35%			100.00%
1,447	SUTTON	17,807,202	3,591,833	1,732,009	100,092,985	0	137,940	26,733,755	0	743,970	1,100,315	0	151,940,009
23.71%	%sector of county sector	13.88%	10.55%	1.67%	31.93%		0.56%	9659.37%		0.98%	1.37%		5.30%
	%sector of municipality	11.72%	2.36%	1.14%	65.88%		0.09%	17.59%		0.49%	0.72%		100.00%
194	TRUMBULL	357,828	911,618	680,689	10,589,385	0	0	3,629,905	0	685,520	457,030	0	17,311,975
3.18%	%sector of county sector	0.28%	2.68%	0.66%	3.38%			1311.55%		0.90%	0.57%		0.60%
	%sector of municipality	2.07%	5.27%	3.93%	61.17%			20.97%		3.96%	2.64%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
4,472	Total Municipalities	23,986,455	13,415,582	14,932,876	240,952,432	0	903,760	53,815,001	0	2,832,880	2,781,110	0	353,619,900
73.26%	%all municip.sectors of cnty	18.69%	39.41%	14.37%	76.85%		3.66%	19444.29%		3.72%	3.47%		12.33%

18 CLAY

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,550	Value : 2,749,641,715	Growth 11,889,505	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	439	3,296,370	1	24,420	337	226,835	777	3,547,625	
02. Res Improve Land	2,214	21,860,325	0	0	323	9,140,800	2,537	31,001,125	
03. Res Improvements	2,230	243,008,545	0	0	333	73,815,740	2,563	316,824,285	
04. Res Total	2,669	268,165,240	1	24,420	670	83,183,375	3,340	351,373,035	6,795,760
% of Res Total	79.91	76.32	0.03	0.01	20.06	23.67	44.24	12.78	57.16
05. Com UnImp Land	107	263,925	0	0	14	101,465	121	365,390	
06. Com Improve Land	366	1,272,875	0	0	72	4,725,605	438	5,998,480	
07. Com Improvements	370	49,827,110	0	0	85	29,239,930	455	79,067,040	
08. Com Total	477	51,363,910	0	0	99	34,067,000	576	85,430,910	952,930
% of Com Total	82.81	60.12	0.00	0.00	17.19	39.88	7.63	3.11	8.01
09. Ind UnImp Land	0	0	0	0	11	94,335	11	94,335	
10. Ind Improve Land	0	0	0	0	73	618,380	73	618,380	
11. Ind Improvements	0	0	0	0	74	23,846,505	74	23,846,505	
12. Ind Total	0	0	0	0	85	24,559,220	85	24,559,220	10,145
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.13	0.89	0.09
13. Rec UnImp Land	0	0	0	0	7	244,555	7	244,555	
14. Rec Improve Land	0	0	0	0	1	26,535	1	26,535	
15. Rec Improvements	0	0	0	0	1	5,970	1	5,970	
16. Rec Total	0	0	0	0	8	277,060	8	277,060	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.11	0.01	0.00
Res & Rec Total	2,669	268,165,240	1	24,420	678	83,460,435	3,348	351,650,095	6,795,760
% of Res & Rec Total	79.72	76.26	0.03	0.01	20.25	23.73	44.34	12.79	57.16
Com & Ind Total	477	51,363,910	0	0	184	58,626,220	661	109,990,130	963,075
% of Com & Ind Total	72.16	46.70	0.00	0.00	27.84	53.30	8.75	4.00	8.10
17. Taxable Total	3,146	319,529,150	1	24,420	862	142,086,655	4,009	461,640,225	7,758,835
% of Taxable Total	78.47	69.22	0.02	0.01	21.50	30.78	53.10	16.79	65.26

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	17,345	719,855	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	17,345	719,855
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	17,345	719,855

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	294	0	123	417

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	118	2,785,350	0	0	2,580	1,761,026,880	2,698	1,763,812,230
28. Ag-Improved Land	28	532,885	0	0	741	377,914,765	769	378,447,650
29. Ag Improvements	33	3,538,550	0	0	810	142,203,060	843	145,741,610

30. Ag Total				3,541	2,288,001,490
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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	6	6.39	114,055	0	0.00	0	
33. HomeSite Improvements	6	0.00	789,705	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	2	0.28	700	0	0.00	0	
36. FarmSite Improv Land	24	23.53	58,830	0	0.00	0	
37. FarmSite Improvements	33	0.00	2,748,845	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	5	1.34	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	11	8.30	199,200	11	8.30	199,200	
32. HomeSite Improv Land	402	419.44	10,066,560	408	425.83	10,180,615	
33. HomeSite Improvements	410	0.00	68,827,175	416	0.00	69,616,880	1,087,755
34. HomeSite Total				427	434.13	79,996,695	
35. FarmSite UnImp Land	24	37.17	92,925	26	37.45	93,625	
36. FarmSite Improv Land	710	1,792.55	4,481,375	734	1,816.08	4,540,205	
37. FarmSite Improvements	798	0.00	73,375,885	831	0.00	76,124,730	3,042,915
38. FarmSite Total				857	1,853.53	80,758,560	
39. Road & Ditches	3,107	8,165.23	0	3,112	8,166.57	0	
40. Other- Non Ag Use	31	1,647.00	2,405,070	31	1,647.00	2,405,070	
41. Total Section VI				1,284	12,101.23	163,160,325	4,130,670

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	26	1,477.85	6,579,365	26	1,477.85	6,579,365

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	64,072.36	27.82%	534,683,770	28.21%	8,345.00
46. 1A	44,426.01	19.29%	370,734,965	19.56%	8,345.00
47. 2A1	74,810.26	32.48%	614,940,305	32.44%	8,220.00
48. 2A	21,143.44	9.18%	173,799,065	9.17%	8,220.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	7,108.40	3.09%	56,262,960	2.97%	7,915.00
51. 4A1	11,106.38	4.82%	85,907,825	4.53%	7,735.00
52. 4A	7,636.63	3.32%	59,069,355	3.12%	7,735.00
53. Total	230,303.48	100.00%	1,895,398,245	100.00%	8,230.00
Dry					
54. 1D1	9,423.21	19.83%	40,284,355	21.00%	4,275.01
55. 1D	12,936.99	27.22%	55,305,860	28.82%	4,275.02
56. 2D1	12,667.90	26.66%	49,468,355	25.78%	3,905.02
57. 2D	6,502.50	13.68%	25,392,305	13.23%	3,905.01
58. 3D1	1,185.17	2.49%	4,349,655	2.27%	3,670.07
59. 3D	294.25	0.62%	1,079,860	0.56%	3,669.87
60. 4D1	2,676.43	5.63%	9,487,955	4.94%	3,545.00
61. 4D	1,834.95	3.86%	6,504,870	3.39%	3,544.98
62. Total	47,521.40	100.00%	191,873,215	100.00%	4,037.62
Grass					
63. 1G1	11,203.49	50.71%	18,885,145	51.16%	1,685.65
64. 1G	2,694.77	12.20%	4,516,185	12.24%	1,675.91
65. 2G1	6,419.95	29.06%	10,747,165	29.12%	1,674.03
66. 2G	134.21	0.61%	203,810	0.55%	1,518.59
67. 3G1	0.36	0.00%	460	0.00%	1,277.78
68. 3G	18.36	0.08%	23,660	0.06%	1,288.67
69. 4G1	60.34	0.27%	76,945	0.21%	1,275.19
70. 4G	1,561.67	7.07%	2,457,475	6.66%	1,573.62
71. Total	22,093.15	100.00%	36,910,845	100.00%	1,670.69
Irrigated Total					
	230,303.48	76.66%	1,895,398,245	89.20%	8,230.00
Dry Total					
	47,521.40	15.82%	191,873,215	9.03%	4,037.62
Grass Total					
	22,093.15	7.35%	36,910,845	1.74%	1,670.69
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	491.46	0.16%	658,860	0.03%	1,340.62
74. Exempt	7,781.68	2.59%	0	0.00%	0.00
75. Market Area Total	300,409.49	100.00%	2,124,841,165	100.00%	7,073.15

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	184.14	1,519,650	0.00	0	230,119.34	1,893,878,595	230,303.48	1,895,398,245
77. Dry Land	356.16	1,468,845	0.00	0	47,165.24	190,404,370	47,521.40	191,873,215
78. Grass	92.13	156,155	0.00	0	22,001.02	36,754,690	22,093.15	36,910,845
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	491.46	658,860	491.46	658,860
81. Exempt	9.13	0	0.00	0	7,772.55	0	7,781.68	0
82. Total	632.43	3,144,650	0.00	0	299,777.06	2,121,696,515	300,409.49	2,124,841,165

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	230,303.48	76.66%	1,895,398,245	89.20%	8,230.00
Dry Land	47,521.40	15.82%	191,873,215	9.03%	4,037.62
Grass	22,093.15	7.35%	36,910,845	1.74%	1,670.69
Waste	0.00	0.00%	0	0.00%	0.00
Other	491.46	0.16%	658,860	0.03%	1,340.62
Exempt	7,781.68	2.59%	0	0.00%	0.00
Total	300,409.49	100.00%	2,124,841,165	100.00%	7,073.15

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Clay Center	43	331,145	342	4,460,025	343	43,391,640	386	48,182,810	21,860
83.2 Deweese	21	31,085	47	127,925	49	2,572,310	70	2,731,320	22,340
83.3 Edgar	65	224,505	260	1,600,350	261	19,481,330	326	21,306,185	149,035
83.4 Fairfield	29	107,705	200	1,323,440	201	16,016,895	230	17,448,040	85,490
83.5 Glenvil	16	79,035	138	1,239,295	138	14,478,240	154	15,796,570	359,915
83.6 Harvard	55	280,960	293	2,613,325	297	27,205,020	352	30,099,305	63,075
83.7 Harvard Courts	9	9,550	99	96,060	99	1,098,055	108	1,203,665	14,420
83.8 Ong	37	61,330	60	177,400	61	1,539,865	98	1,778,595	23,060
83.9 Rural	10	244,555	4	121,170	4	523,455	14	889,180	276,195
83.10 Rural Res 1 (north Half)	179	99,690	176	4,670,205	179	41,152,660	358	45,922,555	1,187,590
83.11 Rural Res 2 (south Half)	155	127,145	143	4,341,790	150	31,584,040	305	36,052,975	993,935
83.12 Saronville	17	26,230	31	92,240	31	1,740,420	48	1,858,890	43,965
83.13 Sutton	139	2,129,040	658	9,243,245	662	103,554,625	801	114,926,910	3,246,435
83.14 Trumbull	9	40,205	87	921,190	89	12,491,700	98	13,453,095	308,445
84 Residential Total	784	3,792,180	2,538	31,027,660	2,564	316,830,255	3,348	351,650,095	6,795,760

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clay Center	20	27,770	52	145,560	52	5,929,820	72	6,103,150	1,105
85.2	Deweese	5	8,590	13	31,880	13	799,105	18	839,575	0
85.3	Edgar	12	26,600	63	142,310	64	3,577,465	76	3,746,375	815
85.4	Fairfield	6	9,040	38	85,700	39	4,961,650	45	5,056,390	0
85.5	Glenvil	3	3,470	15	22,900	15	716,180	18	742,550	0
85.6	Harvard	15	33,905	34	79,455	36	2,541,450	51	2,654,810	4,000
85.7	Harvard Courts	0	0	1	3,835	1	3,230	1	7,065	0
85.8	Nad B-1	4	7,995	47	151,260	47	7,744,785	51	7,904,040	10,145
85.9	Nad B-2	4	10,150	21	73,810	22	4,541,940	26	4,625,900	0
85.10	Nad Glenvil	1	2,550	23	111,805	23	1,868,580	24	1,982,935	0
85.11	Nad Inland	3	76,190	17	3,299,515	17	16,502,535	20	19,878,240	0
85.12	Nad Lynn	0	0	1	89,370	1	1,411,060	1	1,500,430	0
85.13	Ong	9	7,165	11	14,665	11	686,220	20	708,050	0
85.14	Rural	13	98,915	34	1,615,905	47	20,485,470	60	22,200,290	1,860
85.15	Rural Res 1 (north Half)	0	0	2	2,320	2	532,065	2	534,385	532,065
85.16	Saronville	9	5,950	4	4,110	4	806,520	13	816,580	0
85.17	Sutton	24	135,705	122	694,075	122	26,229,680	146	27,059,460	413,085
85.18	Trumbull	4	5,730	13	48,385	13	3,575,790	17	3,629,905	0
86	Commercial Total	132	459,725	511	6,616,860	529	102,913,545	661	109,990,130	963,075

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,965.93	51.57%	18,587,330	51.82%	1,695.01
88. 1G	2,575.51	12.11%	4,365,460	12.17%	1,694.99
89. 2G1	6,114.75	28.76%	10,364,620	28.90%	1,695.02
90. 2G	77.98	0.37%	132,170	0.37%	1,694.92
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,529.11	7.19%	2,416,035	6.74%	1,580.03
95. Total	21,263.28	100.00%	35,865,615	100.00%	1,686.74
CRP					
96. 1C1	237.56	28.63%	297,815	28.49%	1,253.64
97. 1C	119.26	14.37%	150,725	14.42%	1,263.84
98. 2C1	305.20	36.78%	382,545	36.60%	1,253.42
99. 2C	56.23	6.78%	71,640	6.85%	1,274.05
100. 3C1	0.36	0.04%	460	0.04%	1,277.78
101. 3C	18.36	2.21%	23,660	2.26%	1,288.67
102. 4C1	60.34	7.27%	76,945	7.36%	1,275.19
103. 4C	32.56	3.92%	41,440	3.96%	1,272.73
104. Total	829.87	100.00%	1,045,230	100.00%	1,259.51
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	21,263.28	96.24%	35,865,615	97.17%	1,686.74
CRP Total	829.87	3.76%	1,045,230	2.83%	1,259.51
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,093.15	100.00%	36,910,845	100.00%	1,670.69

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

18 Clay

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	313,521,015	351,373,035	37,852,020	12.07%	6,795,760	9.91%
02. Recreational	276,765	277,060	295	0.11%	0	0.11%
03. Ag-Homesite Land, Ag-Res Dwelling	76,077,255	79,996,695	3,919,440	5.15%	1,087,755	3.72%
04. Total Residential (sum lines 1-3)	389,875,035	431,646,790	41,771,755	10.71%	7,883,515	8.69%
05. Commercial	86,881,880	85,430,910	-1,450,970	-1.67%	952,930	-2.77%
06. Industrial	24,668,945	24,559,220	-109,725	-0.44%	10,145	-0.49%
07. Total Commercial (sum lines 5-6)	111,550,825	109,990,130	-1,560,695	-1.40%	963,075	-2.26%
08. Ag-Farmsite Land, Outbuildings	77,781,025	80,758,560	2,977,535	3.83%	3,042,915	-0.08%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,397,165	2,405,070	7,905	0.33%		
11. Total Non-Agland (sum lines 8-10)	80,178,190	83,163,630	2,985,440	3.72%	3,042,915	-0.07%
12. Irrigated	1,815,833,635	1,895,398,245	79,564,610	4.38%		
13. Dryland	170,596,730	191,873,215	21,276,485	12.47%		
14. Grassland	33,971,875	36,910,845	2,938,970	8.65%		
15. Wasteland	10,765	0	-10,765	-100.00%		
16. Other Agland	659,995	658,860	-1,135	-0.17%		
17. Total Agricultural Land	2,021,073,000	2,124,841,165	103,768,165	5.13%		
18. Total Value of all Real Property (Locally Assessed)	2,602,677,050	2,749,641,715	146,964,665	5.65%	11,889,505	5.19%

2026 Assessment Survey for Clay County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$412,762.55
7.	Adopted budget, or granted budget if different from above:
	\$412,762.55
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$134,500.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$17,760.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500.00 (education only - not including lodging and mileage)
12.	Amount of last year's assessor's budget not used:
	\$39,712.07 (because of staffing issues, larger amount was left)

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS - County Solutions
2.	CAMA software:
	MIPS - County Solutions
3.	Personal Property software:
	MIPS - County Solutions
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes https://clay.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Aerial imagery from gWorks.
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Clay Center, Deweese, Edgar, Fairfield, Glenvil, Harvard, Saronville, Sutton & Trumbull & Ong.
4.	When was zoning implemented?
	In 1975, with updated rules and permit requirements in 2004.

D. Contracted Services

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

E. Appraisal /Listing Services

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

2026 Residential Assessment Survey for Clay County

1.	Valuation data collection done by:
	Assessor and staff, along with Stanard Appraisals
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost Approach and Sales Comparison
3.	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 contracted appraisers conduct the depreciation studies and the tables are entered into the CAMA system if a table currently in the system does not fit the depreciation table needed based on the current market.
4.	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, if needed based on the current market.
5.	Describe the methodology used to determine the residential lot values?
	Currently on square foot. Once costing tables are updated on improvements, a land to building ratio study is conducted. Lot values are adjusted accordingly. We do not have a lot of qualified unimproved lot sales in the county to value lots at market value. For the reviewed cities of Edgar and Fairfield, vacant lots have been discounted 40%.
6.	How are rural residential site values developed?
	Values are the same for all rural sites. \$24,000 for the first acre home site, and \$2,500 per acre for either the building site on agricultural properties, or the remaining acres for the single-family rural locations. Looks at the land to building ratio and also what the surrounding counties value their homesites at. Such a large range of values, so do rely on that land to building ratio the majority of the time.
7.	Are there form 191 applications on file?
	N/A
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Clay County

1.	Valuation data collection done by:
	Assessor, Staff, and Appraiser.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost Approach, Income Approach, and Sales Comparison.
2a.	Describe the process used to determine the value of unique commercial properties.
	The contract appraiser utilizes sales of similar properties from across the state and adjusting for local market.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The contract appraiser develops the depreciation studies
4.	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. A review of all commercial properties is scheduled for 2026. At that time all commercial properties in the county will be put on the same costing tables and will be reviewed at the same time going forward in our review rotation schedule.
5.	Describe the methodology used to determine the commercial lot values.
	All lots are valued per square foot or by the acres for the larger parcels, based on any sales comparisons however, there are very few commercial lot sales in the county.

2026 Agricultural Assessment Survey for Clay County

1.	Valuation data collection done by:
	Assessor, Staff, and Appraiser.
2.	Describe the process used to determine and monitor market areas.
	Annually, sales are plotted, the available sales are verified and analyzed. Any changes in value statistics are noted and incorporated into the valuation process if necessary.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Sales verification from questionnaires received, reviewed sales, and checking real estate listings.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, the first acre, for farm homes and the rural residential home sites are valued at \$24,000 for the first acre and the outbuilding site acres are valued at \$2,500 per acre. The acre of the site is determined on a parcel-by-parcel basis using GIS data. Look at the land to building ratio and also what the surrounding counties value their homesites at. Such a large range of values, so do rely on that land to building ratio the majority of the time.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	A separate land classification for feedlots was established in Clay County for 2019. There were no sales of feedlots in the area for a conclusive market analysis. The value was arrived at by taking the average price per acre for feedlots in the surrounding area and applying it to the feedlots in Clay County.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Sale verification; information obtained from buyers and sellers is the methods used. The land is assessed at 100% of market value.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A

7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A



THREE YEAR PLAN OF ASSESSMENT

Pursuant to Nebraska Revised Statute, 77-1311.02

BRENDA HANSEN
CLAY COUNTY ASSESSOR

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

Re: 2025 Three Year Plan of Assessment for Clay County

Plan of Assessment Requirements

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

Real Property Assessment Requirements

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

The assessment range required for real property are as follows:

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

Based on analysis of all available information, the Clay County level of value for 2024, as called by the Nebraska Department of Revenue Property Assessment Division, is:

- 1) 96% for residential property
- 2) 97% for commercial property
- 3) 70% for agricultural property

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

Current Resources

Staff

Assessor – current certification and 71.75 hours of the required 60 hours of continuing education from January 1, 2023, to December 31, 2026.

Deputy –

Certified Clerk – current certification and 74 hours of the required 60 hours of continuing education from January 1, 2023, to December 31, 2026.

Clerks – Currently we have 2 clerks. One will be testing on August 7th, 2025 and promoted to Deputy Assessor once certification is obtained.

Budget

Clay County's fiscal year is July 1 through June 30. The adopted budget for 2024-2025 was \$384,642.76.

Budget amounts for the Assessor's Office include:

MIPS & GIS maintenance - \$31,576.68

gWorks Website Cost - \$5,014

Dues/registration/training - \$2,765

Travel expense/hotel for educational & training purposes - \$5,225

Appraiser Fees - \$111,310

Equipment

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

Education

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

Assessor's Duties and Responsibilities

Record Maintenance, Mapping & Ownership Changes

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

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

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

Administrative Reports

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

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

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

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

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

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

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

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

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

Nebraska Property Tax Request Act - County assessor shall mail the required postcards to all affected property taxpayers at least seven calendar days before the joint public hearing that is held between September 17th and September 29th.

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

Homestead Exemption Summary Certificate Form 458S – Certified to the Tax Commissioner, for tax loss due to homestead exemptions for the current tax year, on or before November 30th, annually.

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

County Assessor's Report, Form 425A - The county assessor shall inspect and review all properties for which a Damaged Real Property, Form 425, was filed and submit a comprehensive report of all properties to the county board of equalization on or before July 20 of the current assessment year.

Permissive Exemptions

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

Personal Property

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

Homestead Exemptions

Clay County had 271 approved Homestead Exemption applicants in 2024. Applicants that are eligible file for the exemption between February 1st and June 30th yearly. Beginning February 2nd, 2021, all Homestead Exemption applications are being entered into the Nebraska Department of Revenue's database by the Clay County Assessor office staff. In 2021 the previous part-time office clerk was brought on as a full-time employee to accommodate the time needed to complete this requirement of the Department of Revenue Property Assessment Division.

Centrally Assessed Properties

Railroads and public service entities such as pipelines, utilities, and telecommunication companies are subject to central assessment by the Property Tax Administrator. The taxable

value is determined as of January 1 each year. Each county assessor is responsible for maintaining and reviewing the information given by the Department of Revenue Property Assessment Division.

Protest Process

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

Tax List Corrections

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

Tax Rates and Districts

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

Tax Equalization and Review Commission (TERC)

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

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

Approaches to Value

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

Market Approach

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

Income Approach

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

Cost Approach

Clay County utilizes the Marshall & Swift costing tables for commercial and residential values. For 2025 tax year the tables were updated to 2024 costing tables for the parcels reviewed. These costing tables will be used until a complete review rotation is finished, then updated again for the next.

Assessment Plans for 2026 – Tax Year 2027

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service for the continuation of the reappraisal of real property in Clay County, assessor staff reviews of exempt, and agricultural land use in the south half of Clay County. This is to ensure that the following properties are reappraised in 2026 to remain within our scheduled rotation:

All Commercial Properties

Assessment Plans for 2027 – Tax Year 2028

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service for the continuation of the reappraisal of real property in Clay County, assessor staff reviews of exempt, certain residential, and agricultural improved parcels, and agricultural land use in the north half of Clay County. This is to ensure that the following residential and agricultural properties are reappraised in 2027 to remain within our scheduled rotation:

Sutton City
Glenvil NAD

Inland NAD
NAD Area B1

Lynn NAD
NAD Area B2

Assessment Plans for 2028 – Tax Year 2029

The Clay County Assessor plans to continue to budget for a contract with Stanard Appraisal Service for the continuation of the reappraisal of real property in Clay County, assessor staff reviews of exempt, certain residential, and agricultural improved parcels, and agricultural land use. This is to ensure that the following residential properties are reappraised in 2028 to remain within our scheduled rotation:

Clay Center City

Harvard City

Trumbull

Glenvil Village

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



Brenda Hansen
Clay County Assessor