

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

---

**CLAY COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 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,

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Brenda Hansen, Clay County Assessor

# Table of Contents

---

## **2025 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

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

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

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

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

## Introduction

---

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of Assessment Practices:**

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

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

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

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

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

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

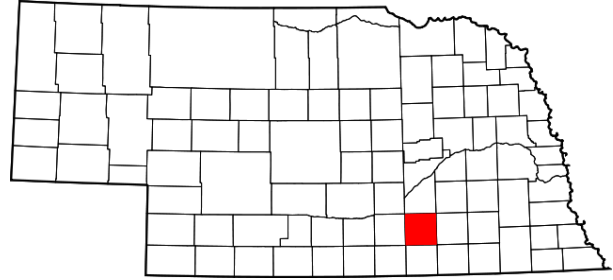
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

*\*Further information may be found in Exhibit 94*

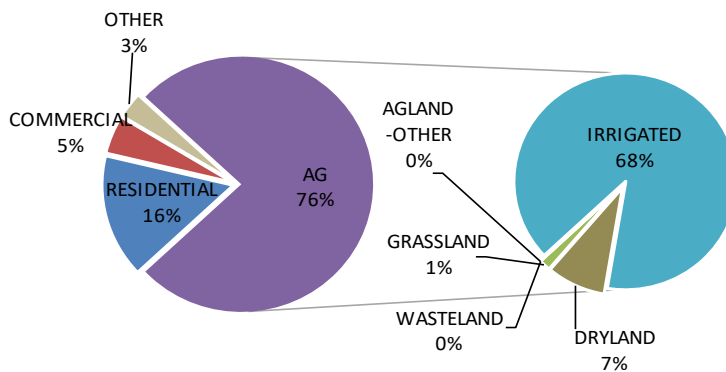


## County Overview

With a total area of 572 square miles, Clay County has 6,116 residents, per the Census Bureau Quick Facts for 2023, a slight population increase from the 2020 U.S. Census. Reports indicate that 81% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$117,809 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



**County Value Breakdown**



2024 Certificate of Taxes Levied

NE Dept. of Revenue, Research Division 2024

**CITY POPULATION CHANGE**

	2014	2024	Change
CLAY CENTER	760	735	-3.3%
DEWEESE	67	42	-37.3%
EDGAR	498	428	-14.1%
FAIRFIELD	387	330	-14.7%
GLENVIL	310	260	-16.1%
HARVARD	1,013	951	-6.1%
ONG	63	49	-22.2%
SARONVILLE	47	35	-25.5%
SUTTON	1,502	1,447	-3.7%
TRUMBULL	205	194	-5.4%

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 total employment of 1,026, a 6% decrease.

Agricultural land accounts for the majority of the countywide valuation base. Irrigated land makes up the majority land in the county. Clay County is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). In top livestock inventory items, Clay County ranks first in sheep and lambs (USDA AgCensus).

## 2025 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.

Sales verification and qualifications practices are reviewed. The usability percentage for residential was below the statewide average early in this cycle. However, review of the non-qualified sales rosters supports all arm's-length sales have been utilized for the measurement of the property class. The assessor worked at increasing her usability in all classes and improved her usability numbers significantly.

The Clay County Assessor also worked to reduce the number of valuation groups from twelve down to seven. The valuation groups are examined to ensure that economic differences are adequately identified and stratified. The first valuation group includes the two largest populated towns in the county; both are viable and competitive residential markets. The next groups are individual towns and are the small to midsized villages; they vary as to amenities and are therefore kept separate. The next grouping contains the county's rural residential parcels. The final valuation group is Sutton, the largest town in the county, is its own valuation grouping because it is the biggest town and due to its location in the northeast corner of the county along Highway 6.

The six-year inspection and review cycle is reviewed. The county hires an outside appraiser to do all its residential property class during this cycle. The Clay County Assessor in works on a 5-year cycle to always stay ahead of the statutory requirements. Standard Appraisal, Inc. also completes the depreciation.

## 2025 Residential Correlation for Clay County

2025 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	2023	2023	
4	Edgar & Fairfield	2024*	2024*	2024*	2024*	Applied a 40% vacancy factor on all unimproved residential land.
5	Glenvil & Trumbull	2023	2022	2023	2023	Removed the 3% economic depreciation on dwellings and site improvements given in 2024.
6	Deweese/Ong/Sar onville	2021	2019	2021	2021	
7	Harvard Courts	2023	2022	2023	2023	Decreased improvements 35% with an economic depreciation. Decreased land 15%.
15	Rural Residential	2022-2024*	2022-2024*	2024*	2022-2024*	North Half Rural Residential and Farm Sites were reviewed; new costing and depreciation tables were applied in the North half only. The 1st acre homesites updated to \$24,000 for all rural residential.
17	Sutton	2022	2022	2022-2024*	2022	Lot values were updated in the Scwab Addition only.
<p>Additional comments: The county assessor is currently still merging individual valuation groups into larger groups as part of the current appraisal cycle. Costing and depreciation tables will be established for each of the new valuation groupings. All pickup work completed.</p> <p>North half rural residential includes the townships of School Creek, Eldorado, Harvard, Leicester, Inland, Lynn, Lewis and Sutton. South half rural residential includes the townships of Sheridan, Marshall, Lone Tree, Glenvil, Spring Rach, Fairfield, Edgar and Logan.</p> <p>* = assessment action for current year</p>						

### *Description of Analysis*

Within the residential class, seven valuation groups are used to stratify the sales in the county, all seven of the groups were represented with sales in the current study period.

Review of the statistical profile indicates 141 sales overall in the county. All measures of central tendency are within the acceptable range and the COD and PRD support that assessments are equalized.

Review of the valuation groups substrata indicates that all the valuation groups have a median within the acceptable range, and where sufficient sales exist the qualitative statistics support valuation uniformity.

Comparison of the sales file and the 2025 Abstract of Assessment, Form 45 to the 2024 Certificate of Taxes Levied (CTL) shows that the valuation changes were made uniformly within the residential class.

## 2025 Residential Correlation for Clay County

---

### *Equalization and Quality of Assessment*

The county assessor implemented a CAMA derived valuation process last year and has improved equalization this year. The level of value of residential property is within the acceptable range and is therefore equalized. The quality of assessment of residential property in Clay County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	40	96.56	93.47	89.25	12.29	104.73
4	24	99.66	102.29	97.69	07.84	104.71
5	13	93.47	98.65	91.28	21.37	108.07
6	2	93.70	93.70	93.51	00.43	100.20
7	5	97.47	92.31	86.24	48.26	107.04
15	8	93.61	85.70	85.57	15.89	100.15
17	49	94.28	96.14	94.66	16.60	101.56
____ALL____	141	96.14	95.90	92.07	15.36	104.16

### *Level of Value*

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

## 2025 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 Clay County Assessor typically qualifies a percentage of commercial sales above or near the state average. The county assessor took steps to increase her usability and all arm's length transactions were used. The sales qualification process was reviewed and there was no indication of any bias in sales qualification.

The commercial sales are stratified into three valuation groupings the rural area villages, the NAD Naval Ammunition Depot and the largest town of Sutton which continues to have a very active downtown district and industrial manufacturing properties. Sutton sees the most economic growth in Clay County.

The county assessor is up to date with the six-year inspection and review cycle. Commercial properties were reviewed by a third-party appraiser for this year. The appraiser also developed the depreciation and costing tables for the commercial properties. The tables were updated for the properties that had a physical inspection.

2025 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	
<b>Additional comments:</b> Edgar, Fairfield, and North half rural commercial were reviewed with new costing and depreciation. All pick-up work completed. * = assessment action for current year						

### *Description of Analysis*

The commercial class of properties has three valuation groups, with 25 sales in the study period. Only Valuation Group 2 and 12 have qualified sales for the current study period. Two of the three measures of central tendency are within the acceptable range. The COD is high, the PRD is only slightly higher than the recommended range... Both the COD and PRD are impacted by one low-dollar outlier; the COD improves by six points and the PRD by almost four points.

## 2025 Commercial Correlation for Clay County

---

All the valuation groups have a median within the acceptable range. The qualitative statistics in Valuation Group 2 are high; they are impacted by the previously mentioned outlier sale.

Review of the sales indicates that the properties have been adjusted to reflect the current trend in the market. The assessor has a routine reappraisal cycle based on the appraisal tables. The reappraisal work has improved the quality of assessment within the county, but the entire class has yet to be reviewed. Based all the information available, commercial property is assessed within the acceptable range.

Review of the sales file suggests that the median decreased, while value in the sample increased overall. The increase is attributable to a single sale with a nearly \$400k increase. Review of the 2024 Certificate of Taxes Levied (CTL) Report and the Form 45, Abstract of Assessment reflects a slight decrease to the class, consistent with the change in the median.

### *Equalization and Quality of Assessment*

Review of the assessment practices of the county supports the commercial property class has been assessed in the acceptable range. The quality of assessment of commercial property in Clay County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	15	96.83	105.59	91.11	39.53	115.89
12	10	98.93	99.82	111.51	20.51	89.52
____ALL____	25	96.83	103.28	98.68	32.10	104.66

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Clay County is 97%.

# 2025 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 sale verification review indicates that the Clay County Assessor qualified all available sales and has a usability rate comparable to the state average. Examination of the sales qualification process revealed no apparent sales bias. The sales roster shows that all non-qualified sales have documentation to support their disqualification. All arm's-length sales have been included in the state sales file for measurement of this property class. The county assessor completes a desk review of agricultural parcels when new imagery is available, new arials were available in 2024 to assist in the review.

With no apparent differences in selling price or 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 as intensive use. Annually, the sales are plotted, and available sales are verified and analyzed. Land use is reviewed using aerial imagery, questionnaires and FSA certifications. New wells are limited but are picked up using NRD reports.

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2024*	Land use review completed using aerial imagery, questionnaires, and FSA certifications.  Irrigated land increased 18%; dryland and grassland increased 17%
<u>Additional comments:</u> *assessment action for current year			

2025 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 & 2024*	2023 & 2024*	2024*	2023 & 2024*	
AG DW	Agricultural dwellings	2022 & 2024*	2023 & 2024*	2024*	2023 & 2024*	
<u>Additional comments:</u> North half reviewed with new costing and depreciation All pick-up work completed.  * = assessment action for current year						

## 2025 Agricultural Correlation for Clay County

### *Description of Analysis*

There are 64 sales in the agricultural class, all three measures of central tendency are within the acceptable range and the COD is low enough to support the level of value.

Review of the 80% Majority Land Use (MLU) by market area substratum shows that irrigated land represents 51 of the sales and is within the acceptable range, review of the Average Acre Value Comparison Chart shows that dryland and grassland are within 10% of most adjacent counties; only Hamilton and York are significantly higher for dryland and Thayer Area 1 is significantly higher for grassland. neighboring counties.

Comparison of the 2024 Certificate of Taxes Levied (CTL) to the 2025 County Abstract of Assessment, Form 45 supports the reported actions of the county assessor and indicates that irrigated land values have been uniformly adjusted.

### *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
____ Irrigated ____						
County	51	72.39	78.58	72.18	18.55	108.87
1	51	72.39	78.58	72.18	18.55	108.87
____ Dry ____						
County	2	54.90	54.90	54.06	04.19	101.55
1	2	54.90	54.90	54.06	04.19	101.55
____ Grass ____						
County	3	54.71	52.86	49.71	18.41	106.34
1	3	54.71	52.86	49.71	18.41	106.34
____ ALL ____	64	70.44	75.06	71.03	19.70	105.67

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Clay County is 70%.



## 2025 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott  
Property Tax Administrator

## APPENDICES

---

## 2025 Commission Summary for Clay County

### Residential Real Property - Current

Number of Sales	141	Median	96.14
Total Sales Price	\$21,065,015	Mean	95.90
Total Adj. Sales Price	\$21,065,015	Wgt. Mean	92.07
Total Assessed Value	\$19,394,920	Average Assessed Value of the Base	\$93,964
Avg. Adj. Sales Price	\$149,397	Avg. Assessed Value	\$137,553

### Confidence Interval - Current

95% Median C.I	94.09 to 98.54
95% Wgt. Mean C.I	88.45 to 95.69
95% Mean C.I	92.35 to 99.45
% of Value of the Class of all Real Property Value in the County	12.07
% of Records Sold in the Study Period	4.22
% of Value Sold in the Study Period	6.17

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	141	98	97.03
2023	160	98	97.57
2022	171	95	95.17
2021	165	95	94.90

## 2025 Commission Summary for Clay County

### Commercial Real Property - Current

Number of Sales	25	Median	96.83
Total Sales Price	\$2,887,495	Mean	103.28
Total Adj. Sales Price	\$2,887,495	Wgt. Mean	98.68
Total Assessed Value	\$2,849,385	Average Assessed Value of the Base	\$173,416
Avg. Adj. Sales Price	\$115,500	Avg. Assessed Value	\$113,975

### Confidence Interval - Current

95% Median C.I	79.60 to 116.15
95% Wgt. Mean C.I	82.08 to 115.28
95% Mean C.I	83.85 to 122.71
% of Value of the Class of all Real Property Value in the County	4.32
% of Records Sold in the Study Period	3.86
% of Value Sold in the Study Period	2.54

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	11	95	92.71
2023	19	95	95.25
2022	29	100	94.19
2021	26	100	99.67

**18 Clay**  
**RESIDENTIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 141  
Total Sales Price : 21,065,015  
Total Adj. Sales Price : 21,065,015  
Total Assessed Value : 19,394,920  
Avg. Adj. Sales Price : 149,397  
Avg. Assessed Value : 137,553

MEDIAN : 96  
WGT. MEAN : 92  
MEAN : 96  
  
COD : 15.36  
PRD : 104.16

COV : 22.45  
STD : 21.53  
Avg. Abs. Dev : 14.77  
  
MAX Sales Ratio : 161.99  
MIN Sales Ratio : 14.70

95% Median C.I. : 94.09 to 98.54  
95% Wgt. Mean C.I. : 88.45 to 95.69  
95% Mean C.I. : 92.35 to 99.45

Printed:3/20/2025 10:52:33AM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____ Qtrts ____											
01-OCT-22 To 31-DEC-22	19	100.70	104.64	106.63	07.56	98.13	91.57	134.56	97.47 to 109.67	108,726	115,932
01-JAN-23 To 31-MAR-23	16	98.95	103.82	97.30	13.02	106.70	80.84	140.37	91.80 to 119.38	116,957	113,799
01-APR-23 To 30-JUN-23	15	95.13	95.25	95.40	10.28	99.84	49.72	119.61	92.73 to 101.02	133,220	127,098
01-JUL-23 To 30-SEP-23	21	100.77	111.67	104.75	14.41	106.61	92.75	161.99	96.84 to 116.95	155,248	162,616
01-OCT-23 To 31-DEC-23	19	93.47	94.28	90.64	21.53	104.02	53.39	141.19	70.34 to 113.83	144,897	131,335
01-JAN-24 To 31-MAR-24	16	85.25	82.67	82.71	13.74	99.95	56.85	100.29	73.42 to 96.28	171,438	141,793
01-APR-24 To 30-JUN-24	15	87.11	87.95	86.04	13.61	102.22	61.09	120.32	78.46 to 98.70	180,467	155,274
01-JUL-24 To 30-SEP-24	20	86.47	83.27	80.65	21.19	103.25	14.70	128.90	71.68 to 98.54	183,318	147,843
____ Study Yrs ____											
01-OCT-22 To 30-SEP-23	71	100.36	104.55	101.62	11.52	102.88	49.72	161.99	97.47 to 103.63	129,516	131,618
01-OCT-23 To 30-SEP-24	70	89.24	87.12	84.67	18.16	102.89	14.70	141.19	80.53 to 94.46	169,563	143,572
____ Calendar Yrs ____											
01-JAN-23 To 31-DEC-23	71	98.65	101.78	97.52	15.48	104.37	49.72	161.99	95.13 to 101.02	139,195	135,740
____ ALL ____	141	96.14	95.90	92.07	15.36	104.16	14.70	161.99	94.09 to 98.54	149,397	137,553

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	40	96.56	93.47	89.25	12.29	104.73	56.85	141.19	92.73 to 100.15	152,044	135,698
4	24	99.66	102.29	97.69	07.84	104.71	81.23	138.38	95.85 to 103.79	124,271	121,396
5	13	93.47	98.65	91.28	21.37	108.07	65.88	161.99	74.43 to 127.53	100,146	91,418
6	2	93.70	93.70	93.51	00.43	100.20	93.30	94.09	N/A	31,058	29,043
7	5	97.47	92.31	86.24	48.26	107.04	14.70	160.70	N/A	10,400	8,969
15	8	93.61	85.70	85.57	15.89	100.15	45.18	118.25	45.18 to 118.25	353,563	302,552
17	49	94.28	96.14	94.66	16.60	101.56	55.38	140.37	88.50 to 99.55	158,291	149,831
____ ALL ____	141	96.14	95.90	92.07	15.36	104.16	14.70	161.99	94.09 to 98.54	149,397	137,553

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	141	96.14	95.90	92.07	15.36	104.16	14.70	161.99	94.09 to 98.54	149,397	137,553
06											
07											
____ ALL ____	141	96.14	95.90	92.07	15.36	104.16	14.70	161.99	94.09 to 98.54	149,397	137,553

18 Clay  
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)  
Qualified  
Date Range: 10/1/2022 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 141	MEDIAN : 96	COV : 22.45	95% Median C.I. : 94.09 to 98.54
Total Sales Price : 21,065,015	WGT. MEAN : 92	STD : 21.53	95% Wgt. Mean C.I. : 88.45 to 95.69
Total Adj. Sales Price : 21,065,015	MEAN : 96	Avg. Abs. Dev : 14.77	95% Mean C.I. : 92.35 to 99.45
Total Assessed Value : 19,394,920			
Avg. Adj. Sales Price : 149,397	COD : 15.36	MAX Sales Ratio : 161.99	
Avg. Assessed Value : 137,553	PRD : 104.16	MIN Sales Ratio : 14.70	Printed:3/20/2025 10:52:33AM

SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
___Low \$ Ranges___											
Less Than 5,000											
Less Than 15,000	4	119.73	103.72	107.22	38.51	96.74	14.70	160.70	N/A	8,125	8,711
Less Than 30,000	10	99.65	100.51	102.36	29.66	98.19	14.70	160.70	49.72 to 138.94	15,200	15,559
___Ranges Excl. Low \$___											
Greater Than 4,999	141	96.14	95.90	92.07	15.36	104.16	14.70	161.99	94.09 to 98.54	149,397	137,553
Greater Than 14,999	137	96.11	95.67	92.05	14.35	103.93	45.18	161.99	94.01 to 98.46	153,522	141,314
Greater Than 29,999	131	96.11	95.55	92.00	14.13	103.86	45.18	161.99	93.84 to 98.46	159,641	146,865
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999	4	119.73	103.72	107.22	38.51	96.74	14.70	160.70	N/A	8,125	8,711
15,000 TO 29,999	6	98.13	98.37	101.04	18.28	97.36	49.72	138.38	49.72 to 138.38	19,917	20,123
30,000 TO 59,999	15	113.69	112.73	112.42	16.64	100.28	69.24	161.99	95.14 to 128.90	44,538	50,067
60,000 TO 99,999	27	100.61	102.64	102.39	13.10	100.24	55.38	141.19	96.28 to 113.18	78,026	79,888
100,000 TO 149,999	30	96.37	91.23	90.99	11.97	100.26	58.15	119.38	88.50 to 100.70	129,800	118,101
150,000 TO 249,999	36	94.15	91.47	91.53	10.31	99.93	56.85	134.56	89.97 to 96.53	189,254	173,218
250,000 TO 499,999	22	91.53	87.84	87.90	15.63	99.93	45.18	139.92	78.98 to 95.85	315,005	276,889
500,000 TO 999,999	1	92.00	92.00	92.00	00.00	100.00	92.00	92.00	N/A	501,000	460,910
1,000,000 +											
___ALL___	141	96.14	95.90	92.07	15.36	104.16	14.70	161.99	94.09 to 98.54	149,397	137,553

**18 Clay**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 25  
Total Sales Price : 2,887,495  
Total Adj. Sales Price : 2,887,495  
Total Assessed Value : 2,849,385  
Avg. Adj. Sales Price : 115,500  
Avg. Assessed Value : 113,975

MEDIAN : 97  
WGT. MEAN : 99  
MEAN : 103  
  
COD : 32.10  
PRD : 104.66

COV : 45.58  
STD : 47.08  
Avg. Abs. Dev : 31.08  
  
MAX Sales Ratio : 258.69  
MIN Sales Ratio : 22.88

95% Median C.I. : 79.60 to 116.15  
95% Wgt. Mean C.I. : 82.08 to 115.28  
95% Mean C.I. : 83.85 to 122.71

Printed: 3/20/2025 10:52:35AM

**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-21 To 31-DEC-21	2	168.77	168.77	94.64	53.29	178.33	78.84	258.69	N/A	74,000	70,030
01-JAN-22 To 31-MAR-22	2	101.33	101.33	103.02	21.88	98.36	79.16	123.49	N/A	102,850	105,955
01-APR-22 To 30-JUN-22	1	116.15	116.15	116.15	00.00	100.00	116.15	116.15	N/A	100,000	116,150
01-JUL-22 To 30-SEP-22	3	86.70	84.47	84.68	28.41	99.75	46.41	120.29	N/A	53,133	44,995
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	121.11	141.49	16.09	85.60	96.83	152.06	N/A	112,468	159,133
01-APR-23 To 30-JUN-23											
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	55.88	65.07	43.22	85.88	22.88	89.77	N/A	75,000	48,803
01-JUL-24 To 30-SEP-24	3	79.60	83.97	77.50	13.67	108.35	69.83	102.48	N/A	186,667	144,658
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	8	101.43	113.72	98.37	40.36	115.60	46.41	258.69	46.41 to 258.69	76,638	75,388
01-OCT-22 To 30-SEP-23	5	123.95	134.18	138.37	20.07	96.97	96.83	183.60	N/A	94,481	130,735
01-OCT-23 To 30-SEP-24	12	92.06	83.45	88.38	23.13	94.42	22.88	127.61	69.83 to 102.48	150,166	132,717
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	7	116.15	99.45	104.56	19.12	95.11	46.41	123.95	46.41 to 123.95	83,586	87,397
01-JAN-23 To 31-DEC-23	7	114.45	125.18	127.45	20.56	98.22	95.63	183.60	95.63 to 183.60	105,628	134,621
<u>ALL</u>	25	96.83	103.28	98.68	32.10	104.66	22.88	258.69	79.60 to 116.15	115,500	113,975

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	15	96.83	105.59	91.11	39.53	115.89	22.88	258.69	69.91 to 123.49	121,100	110,339
12	10	98.93	99.82	111.51	20.51	89.52	46.41	152.06	79.16 to 127.61	107,100	119,430
<u>ALL</u>	25	96.83	103.28	98.68	32.10	104.66	22.88	258.69	79.60 to 116.15	115,500	113,975

18 Clay  
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)  
Qualified  
Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 25	MEDIAN : 97	COV : 45.58	95% Median C.I. : 79.60 to 116.15
Total Sales Price : 2,887,495	WGT. MEAN : 99	STD : 47.08	95% Wgt. Mean C.I. : 82.08 to 115.28
Total Adj. Sales Price : 2,887,495	MEAN : 103	Avg. Abs. Dev : 31.08	95% Mean C.I. : 83.85 to 122.71
Total Assessed Value : 2,849,385			
Avg. Adj. Sales Price : 115,500	COD : 32.10	MAX Sales Ratio : 258.69	
Avg. Assessed Value : 113,975	PRD : 104.66	MIN Sales Ratio : 22.88	Printed:3/20/2025 10:52:35AM

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	22	99.53	104.10	104.45	32.73	99.66	22.88	258.69	79.16 to 120.29	81,477	85,102
04	1	69.83	69.83	69.83	00.00	100.00	69.83	69.83	N/A	425,000	296,765
____ALL____	25	96.83	103.28	98.68	32.10	104.66	22.88	258.69	79.60 to 116.15	115,500	113,975

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	2	169.15	169.15	208.94	52.94	80.96	79.60	258.69	N/A	9,000	18,805
Less Than 30,000	5	96.83	131.94	133.32	66.45	98.96	40.97	258.69	N/A	13,600	18,132
____Ranges Excl. Low \$____											
Greater Than 4,999	25	96.83	103.28	98.68	32.10	104.66	22.88	258.69	79.60 to 116.15	115,500	113,975
Greater Than 14,999	23	96.83	97.55	97.99	26.85	99.55	22.88	183.60	79.16 to 116.15	124,761	122,251
Greater Than 29,999	20	98.93	96.12	97.84	23.02	98.24	22.88	152.06	79.16 to 116.15	140,975	137,936
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999	2	169.15	169.15	208.94	52.94	80.96	79.60	258.69	N/A	9,000	18,805
15,000 TO 29,999	3	96.83	107.13	106.10	49.10	100.97	40.97	183.60	N/A	16,667	17,683
30,000 TO 59,999	5	95.63	86.89	85.01	22.21	102.21	46.41	120.29	N/A	37,880	32,202
60,000 TO 99,999	4	82.93	75.80	73.88	29.88	102.60	22.88	114.45	N/A	84,351	62,319
100,000 TO 149,999	6	119.82	112.09	111.55	10.79	100.48	78.84	127.61	78.84 to 127.61	123,450	137,713
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	110.95	110.95	100.44	37.06	110.46	69.83	152.06	N/A	338,500	339,973
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 +											
____ALL____	25	96.83	103.28	98.68	32.10	104.66	22.88	258.69	79.60 to 116.15	115,500	113,975



**18 Clay**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

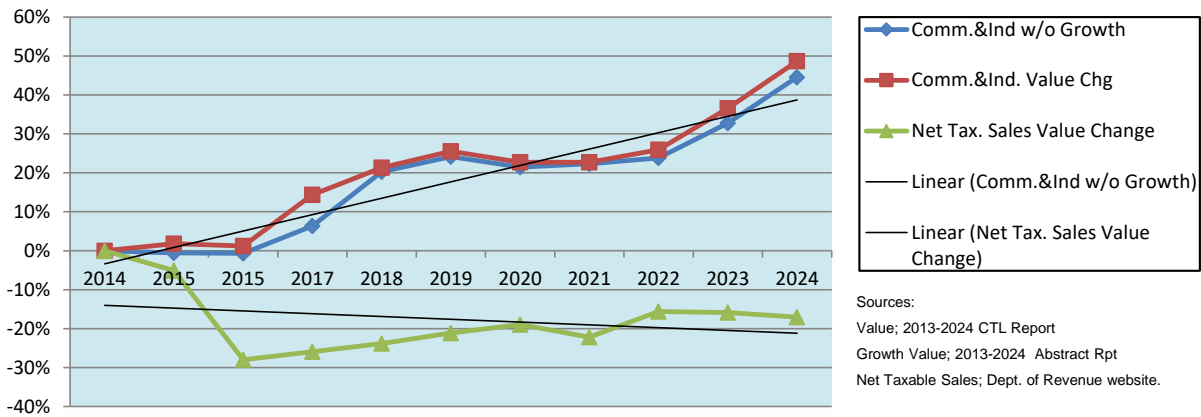
Number of Sales : 25	MEDIAN : 97	COV : 45.58	95% Median C.I. : 79.60 to 116.15
Total Sales Price : 2,887,495	WGT. MEAN : 99	STD : 47.08	95% Wgt. Mean C.I. : 82.08 to 115.28
Total Adj. Sales Price : 2,887,495	MEAN : 103	Avg. Abs. Dev : 31.08	95% Mean C.I. : 83.85 to 122.71
Total Assessed Value : 2,849,385			
Avg. Adj. Sales Price : 115,500	COD : 32.10	MAX Sales Ratio : 258.69	
Avg. Assessed Value : 113,975	PRD : 104.66	MIN Sales Ratio : 22.88	

*Printed: 3/20/2025 10:52:35AM*

**OCCUPANCY CODE**

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	152.06	152.06	152.06	00.00	100.00	152.06	152.06	N/A	252,000	383,180
344	3	79.16	128.09	87.47	89.39	146.44	46.41	258.69	N/A	47,667	41,693
350	2	113.20	113.20	108.09	06.26	104.73	106.11	120.29	N/A	116,195	125,595
352	2	110.98	110.98	101.55	14.98	109.29	94.35	127.61	N/A	335,000	340,185
353	3	123.49	109.99	87.18	43.38	126.16	22.88	183.60	N/A	70,233	61,232
406	4	87.62	86.89	78.76	13.89	110.32	69.83	102.48	N/A	150,500	118,535
426	1	114.45	114.45	114.45	00.00	100.00	114.45	114.45	N/A	65,405	74,855
442	1	116.15	116.15	116.15	00.00	100.00	116.15	116.15	N/A	100,000	116,150
470	2	63.84	63.84	80.29	35.82	79.51	40.97	86.70	N/A	53,500	42,955
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
528	1	78.84	78.84	78.84	00.00	100.00	78.84	78.84	N/A	135,000	106,430
<u>ALL</u>	<u>25</u>	96.83	103.28	98.68	32.10	104.66	22.88	258.69	79.60 to 116.15	115,500	113,975

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 71,052,295	\$ 1,254,885	1.77%	\$ 69,797,410		\$ 31,948,398	
2014	\$ 72,347,915	\$ 1,697,925	2.35%	\$ 70,649,990	-0.57%	\$ 30,330,711	-5.06%
2015	\$ 71,922,400	\$ 1,351,320	1.88%	\$ 70,571,080	-2.46%	\$ 23,002,080	-24.16%
2016	\$ 81,266,430	\$ 5,715,100	7.03%	\$ 75,551,330	5.05%	\$ 23,667,048	2.89%
2017	\$ 86,217,540	\$ 751,720	0.87%	\$ 85,465,820	5.17%	\$ 24,329,811	2.80%
2018	\$ 89,215,625	\$ 1,004,405	1.13%	\$ 88,211,220	2.31%	\$ 25,187,408	3.52%
2019	\$ 87,213,010	\$ 897,425	1.03%	\$ 86,315,585	-3.25%	\$ 25,897,797	2.82%
2020	\$ 87,201,500	\$ 272,100	0.31%	\$ 86,929,400	-0.33%	\$ 24,859,802	-4.01%
2021	\$ 89,473,905	\$ 1,479,280	1.65%	\$ 87,994,625	0.91%	\$ 26,969,527	8.49%
2022	\$ 97,058,235	\$ 2,715,305	2.80%	\$ 94,342,930	5.44%	\$ 26,875,435	-0.35%
2023	\$ 105,643,030	\$ 2,918,360	2.76%	\$ 102,724,670	5.84%	\$ 26,506,989	-1.37%
2024	\$ 111,239,460	\$ 6,259,030	5.63%	\$ 104,980,430	-0.63%	\$ 26,302,891	-0.77%
Ann %chg	4.40%			Average	1.59%	-1.41%	-1.38%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.57%	1.82%	-5.06%
2015	-0.68%	1.22%	-28.00%
2016	6.33%	14.38%	-25.92%
2017	20.29%	21.34%	-23.85%
2018	24.15%	25.56%	-21.16%
2019	21.48%	22.74%	-18.94%
2020	22.35%	22.73%	-22.19%
2021	23.84%	25.93%	-15.58%
2022	32.78%	36.60%	-15.88%
2023	44.58%	48.68%	-17.03%
2024	47.75%	56.56%	-17.67%

County Number	18
County Name	Clay

**18 Clay****AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 64  
 Total Sales Price : 70,558,904  
 Total Adj. Sales Price : 70,558,904  
 Total Assessed Value : 50,115,925  
 Avg. Adj. Sales Price : 1,102,483  
 Avg. Assessed Value : 783,061

MEDIAN : 70  
 WGT. MEAN : 71  
 MEAN : 75  
 COD : 19.70  
 PRD : 105.67

COV : 26.61  
 STD : 19.97  
 Avg. Abs. Dev : 13.88  
 MAX Sales Ratio : 141.39  
 MIN Sales Ratio : 32.48

95% Median C.I. : 66.45 to 75.48  
 95% Wgt. Mean C.I. : 67.28 to 74.77  
 95% Mean C.I. : 70.17 to 79.95

*Printed: 3/20/2025 10:52:37AM***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-21 To 31-DEC-21	7	85.96	87.01	83.38	13.65	104.35	71.26	114.15	71.26 to 114.15	789,811	658,571
01-JAN-22 To 31-MAR-22	4	96.38	100.78	98.01	16.24	102.83	80.07	130.27	N/A	552,887	541,869
01-APR-22 To 30-JUN-22	4	119.50	119.05	121.21	09.98	98.22	95.82	141.39	N/A	580,300	703,385
01-JUL-22 To 30-SEP-22	3	59.61	70.54	64.05	24.39	110.13	54.20	97.81	N/A	1,626,027	1,041,457
01-OCT-22 To 31-DEC-22	6	63.47	62.79	62.54	09.01	100.40	52.60	71.95	52.60 to 71.95	1,216,966	761,048
01-JAN-23 To 31-MAR-23	13	65.62	64.60	65.88	12.66	98.06	32.48	79.63	57.90 to 73.34	1,126,199	741,941
01-APR-23 To 30-JUN-23	4	76.82	77.72	71.64	14.42	108.49	58.18	99.06	N/A	1,238,509	887,310
01-JUL-23 To 30-SEP-23	1	86.07	86.07	86.07	00.00	100.00	86.07	86.07	N/A	706,000	607,655
01-OCT-23 To 31-DEC-23	12	66.29	66.16	66.08	06.26	100.12	57.19	79.91	61.05 to 70.04	1,400,670	925,528
01-JAN-24 To 31-MAR-24	6	74.36	75.15	74.07	09.04	101.46	65.14	85.64	65.14 to 85.64	996,140	737,809
01-APR-24 To 30-JUN-24	4	66.42	61.39	66.87	14.80	91.80	36.83	75.89	N/A	1,308,026	874,735
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	18	93.27	94.44	85.11	20.10	110.96	54.20	141.39	75.48 to 114.15	829,972	706,410
01-OCT-22 To 30-SEP-23	24	66.49	67.23	66.55	14.06	101.02	32.48	99.06	60.41 to 73.34	1,150,101	765,351
01-OCT-23 To 30-SEP-24	22	66.86	67.74	67.93	09.77	99.72	36.83	85.64	65.14 to 73.00	1,273,499	865,097
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	17	80.07	86.33	75.82	29.86	113.86	52.60	141.39	59.61 to 118.43	983,096	745,392
01-JAN-23 To 31-DEC-23	30	66.45	67.69	67.12	12.04	100.85	32.48	99.06	63.40 to 70.71	1,236,955	830,282
<u>ALL</u>	64	70.44	75.06	71.03	19.70	105.67	32.48	141.39	66.45 to 75.48	1,102,483	783,061

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	64	70.44	75.06	71.03	19.70	105.67	32.48	141.39	66.45 to 75.48	1,102,483	783,061
<u>ALL</u>	64	70.44	75.06	71.03	19.70	105.67	32.48	141.39	66.45 to 75.48	1,102,483	783,061

**18 Clay**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 64	MEDIAN : 70	COV : 26.61	95% Median C.I. : 66.45 to 75.48
Total Sales Price : 70,558,904	WGT. MEAN : 71	STD : 19.97	95% Wgt. Mean C.I. : 67.28 to 74.77
Total Adj. Sales Price : 70,558,904	MEAN : 75	Avg. Abs. Dev : 13.88	95% Mean C.I. : 70.17 to 79.95
Total Assessed Value : 50,115,925			
Avg. Adj. Sales Price : 1,102,483	COD : 19.70	MAX Sales Ratio : 141.39	
Avg. Assessed Value : 783,061	PRD : 105.67	MIN Sales Ratio : 32.48	

*Printed: 3/20/2025 10:52:37AM*

**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	21	68.02	75.15	68.91	17.74	109.06	58.18	120.56	63.46 to 80.07	1,370,775	944,640
1	21	68.02	75.15	68.91	17.74	109.06	58.18	120.56	63.46 to 80.07	1,370,775	944,640
____Dry____											
County	2	54.90	54.90	54.06	04.19	101.55	52.60	57.19	N/A	755,329	408,303
1	2	54.90	54.90	54.06	04.19	101.55	52.60	57.19	N/A	755,329	408,303
____Grass____											
County	2	60.88	60.88	60.96	10.13	99.87	54.71	67.05	N/A	217,136	132,368
1	2	60.88	60.88	60.96	10.13	99.87	54.71	67.05	N/A	217,136	132,368
____ALL____	64	70.44	75.06	71.03	19.70	105.67	32.48	141.39	66.45 to 75.48	1,102,483	783,061

**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	51	72.39	78.58	72.18	18.55	108.87	58.18	141.39	67.17 to 78.53	1,195,515	862,963
1	51	72.39	78.58	72.18	18.55	108.87	58.18	141.39	67.17 to 78.53	1,195,515	862,963
____Dry____											
County	2	54.90	54.90	54.06	04.19	101.55	52.60	57.19	N/A	755,329	408,303
1	2	54.90	54.90	54.06	04.19	101.55	52.60	57.19	N/A	755,329	408,303
____Grass____											
County	3	54.71	52.86	49.71	18.41	106.34	36.83	67.05	N/A	271,297	134,852
1	3	54.71	52.86	49.71	18.41	106.34	36.83	67.05	N/A	271,297	134,852
____ALL____	64	70.44	75.06	71.03	19.70	105.67	32.48	141.39	66.45 to 75.48	1,102,483	783,061

## Clay County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	8,025	8,025	7,905	7,905	n/a	7,610	7,435	7,435	7,915
Hamilton	1	8,085	8,086	7,970	7,999	2,200	7,700	7,500	7,500	8,011
York	1	9,496	9,500	8,698	8,700	n/a	8,292	8,000	8,000	9,182
Fillmore	2	7,490	7,280	7,175	7,070	n/a	6,345	6,345	6,290	7,171
Thayer	1	7,975	7,800	7,600	7,400	7,350	7,100	6,950	6,950	7,536
Nuckolls	1	6,102	6,102	5,481	5,481	n/a	5,424	4,803	4,803	5,683
Webster	1	5,570	5,529	5,464	5,480	4,914	5,290	5,231	5,139	5,391
Adams	1	7,259	7,183	7,035	6,888	6,449	6,596	6,559	6,305	7,087
Hall	1	6,767	6,515	4,930	4,918	4,770	4,770	4,395	4,395	5,872

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	3,750	3,750	3,425	3,425	3,220	3,220	3,110	3,110	3,541
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
York	1	5,699	5,692	5,200	5,197	5,087	n/a	5,100	5,098	5,455
Fillmore	2	4,115	4,060	4,005	3,850	3,690	3,690	3,590	3,380	3,956
Thayer	1	5,200	5,000	4,800	4,700	4,500	4,350	4,175	4,175	4,764
Nuckolls	1	3,080	3,080	2,912	2,912	2,632	2,632	2,576	2,576	2,930
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157
Adams	1	3,998	3,785	3,560	3,317	3,320	3,320	3,095	3,099	3,660
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,898	2,454

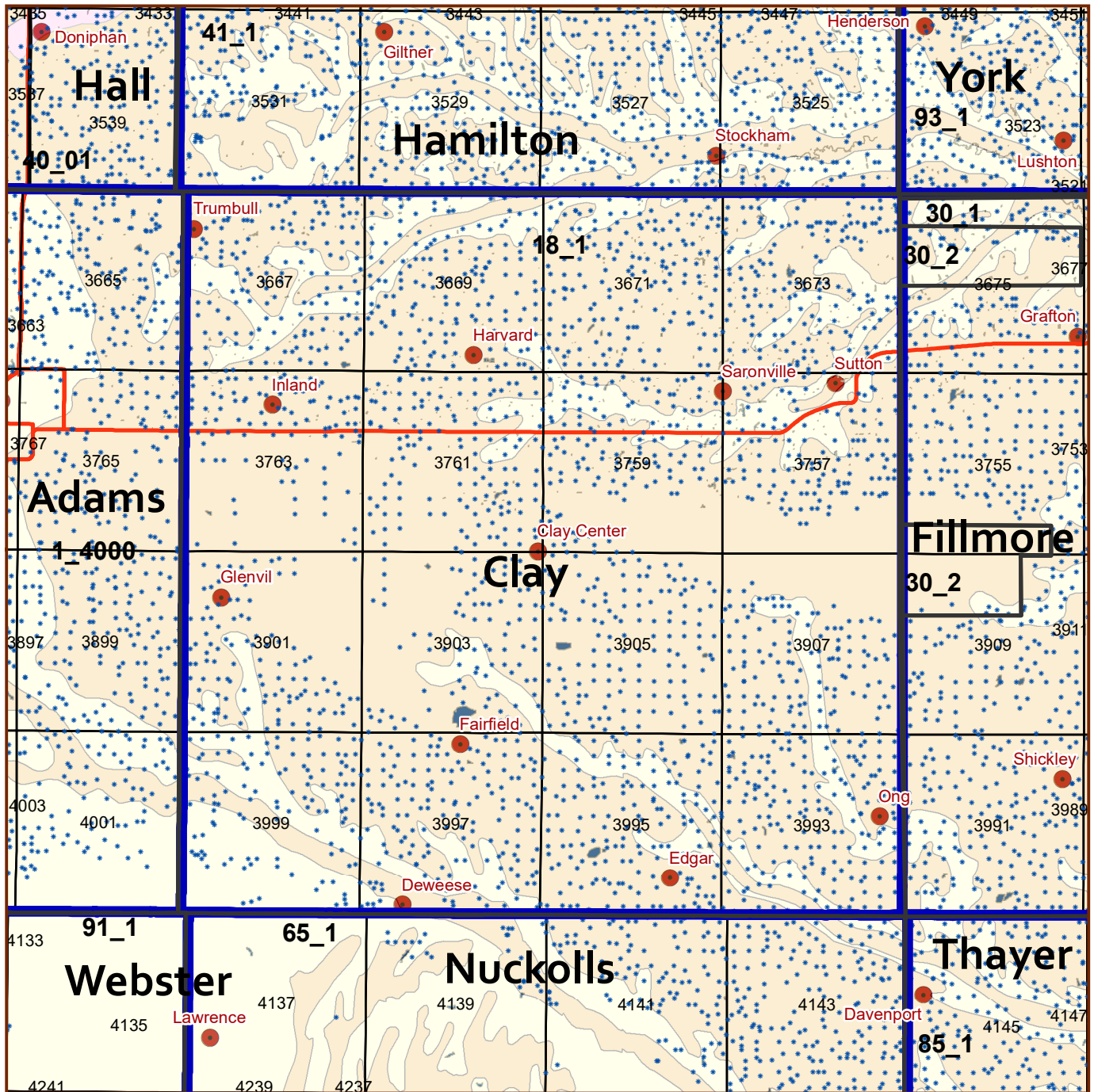
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1,540	1,540	1,540	1,540	n/a	n/a	n/a	1,435	1,533
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
York	1	1,698	1,655	1,688	1,700	n/a	n/a	n/a	1,314	1,684
Fillmore	2	1,750	1,750	1,650	n/a	n/a	n/a	n/a	n/a	1,698
Thayer	1	1,895	1,895	1,895	n/a	1,895	1,895	n/a	1,895	1,895
Nuckolls	1	1,478	1,478	1,467	1,467	n/a	1,456	1,453	1,456	1,470
Webster	1	1,665	1,665	1,510	1,510	1,450	1,450	1,300	1,300	1,585
Adams	1	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	1,580
Hall	1	1,485	1,489	1,415	1,415	1,340	1,340	1,300	1,300	1,449

County	Mkt Area	CRP	TIMBER	WASTE
Clay	1	1,257	n/a	500
Hamilton	1	n/a	n/a	900
York	1	800	n/a	601
Fillmore	2	1,659	n/a	796
Thayer	1	3,225	700	500
Nuckolls	1	1,312	120	120
Webster	1	1,831	500	500
Adams	1	n/a	n/a	206
Hall	1	n/a	n/a	599

Source: 2025 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

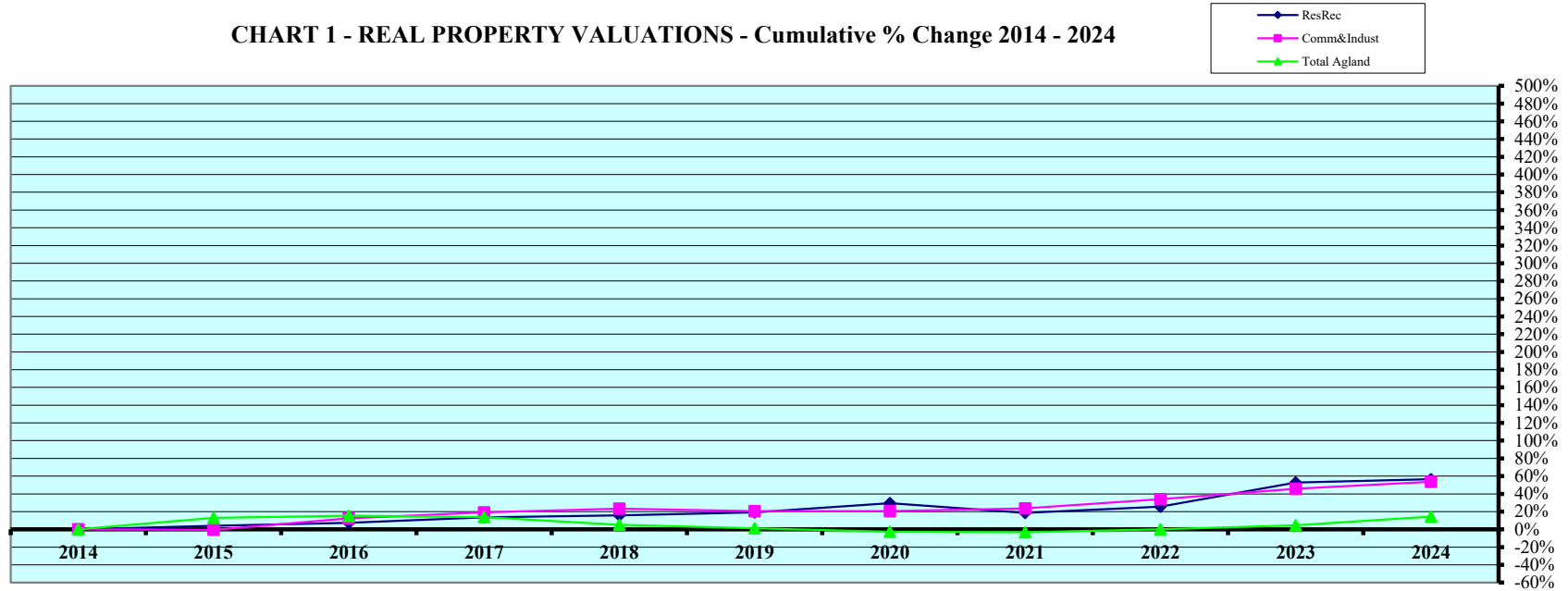
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

## 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 2014 - 2024**



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
2014	185,421,505	-	-	-	72,347,915	-	-	-	1,498,931,305	-	-	-
2015	192,821,550	7,400,045	3.99%	3.99%	71,922,400	-425,515	-0.59%	-0.59%	1,693,093,650	194,162,345	12.95%	12.95%
2016	199,306,025	6,484,475	3.36%	7.49%	81,266,430	9,344,030	12.99%	12.33%	1,728,755,515	35,661,865	2.11%	15.33%
2017	210,416,245	11,110,220	5.57%	13.48%	86,217,540	4,951,110	6.09%	19.17%	1,704,326,015	-24,429,500	-1.41%	13.70%
2018	214,813,030	4,396,785	2.09%	15.85%	89,215,625	2,998,085	3.48%	23.31%	1,576,679,720	-127,646,295	-7.49%	5.19%
2019	220,672,640	5,859,610	2.73%	19.01%	87,213,010	-2,002,615	-2.24%	20.55%	1,516,793,105	-59,886,615	-3.80%	1.19%
2020	240,316,112	19,643,472	8.90%	29.61%	87,201,500	-11,510	-0.01%	20.53%	1,456,467,830	-60,325,275	-3.98%	-2.83%
2021	219,741,750	-20,574,362	-8.56%	18.51%	89,473,905	2,272,405	2.61%	23.67%	1,449,768,525	-6,699,305	-0.46%	-3.28%
2022	232,704,690	12,962,940	5.90%	25.50%	96,913,045	7,439,140	8.31%	33.95%	1,501,884,240	52,115,715	3.59%	0.20%
2023	283,076,240	50,371,550	21.65%	52.67%	105,532,915	8,619,870	8.89%	45.87%	1,566,137,570	64,253,330	4.28%	4.48%
2024	290,241,740	7,165,500	2.53%	56.53%	111,153,675	5,620,760	5.33%	53.64%	1,712,434,495	146,296,925	9.34%	14.24%

Rate Annual %chg: Residential & Recreational **4.58%** Commercial & Industrial **4.39%** Agricultural Land **1.34%**

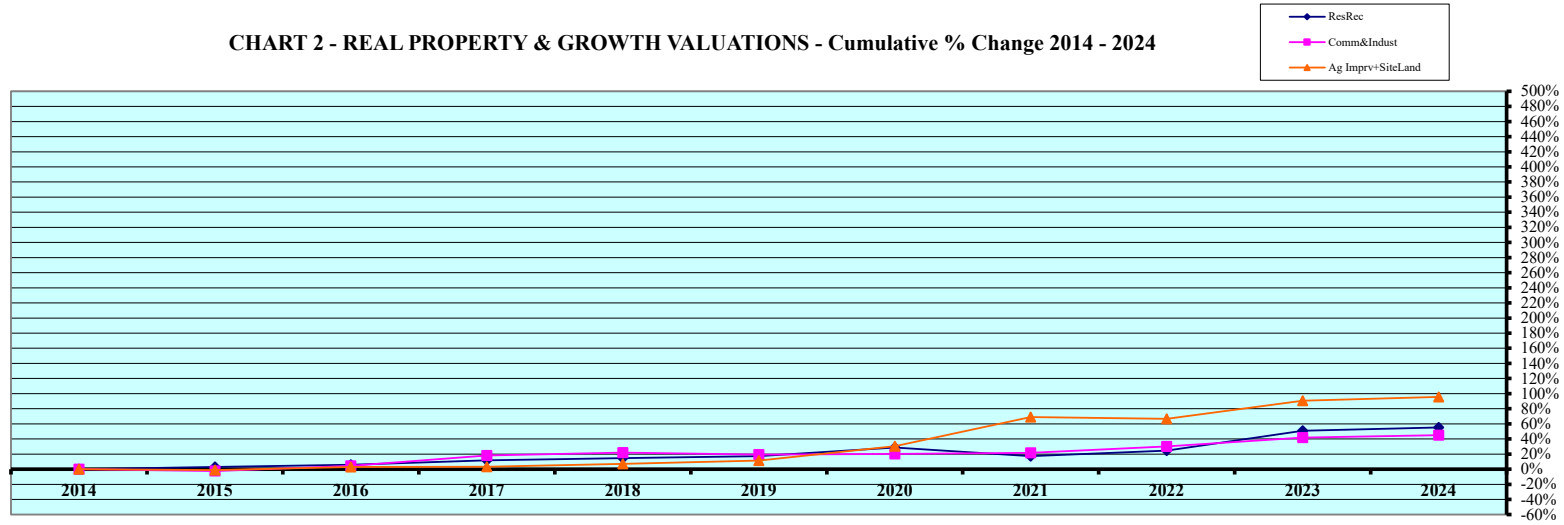
Cnty# **18**  
County **CLAY**

**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.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	185,421,505	2,294,315	1.24%	183,127,190	--	--	72,347,915	1,697,925	2.35%	70,649,990	--	--
2015	192,821,550	2,092,415	1.09%	190,729,135	2.86%	2.86%	71,922,400	1,351,320	1.88%	70,571,080	-2.46%	-2.46%
2016	199,306,025	3,165,180	1.59%	196,140,845	1.72%	5.78%	81,266,430	5,715,100	7.03%	75,551,330	5.05%	4.43%
2017	210,416,245	3,105,885	1.48%	207,310,360	4.02%	11.80%	86,217,540	751,720	0.87%	85,465,820	5.17%	18.13%
2018	214,813,030	2,119,225	0.99%	212,693,805	1.08%	14.71%	89,215,625	1,004,405	1.13%	88,211,220	2.31%	21.93%
2019	220,672,640	3,421,390	1.55%	217,251,250	1.14%	17.17%	87,213,010	897,425	1.03%	86,315,585	-3.25%	19.31%
2020	240,316,112	1,734,830	0.72%	238,581,282	8.12%	28.67%	87,201,500	272,100	0.31%	86,929,400	-0.33%	20.15%
2021	219,741,750	2,289,111	1.04%	217,452,639	-9.51%	17.27%	89,473,905	1,479,280	1.65%	87,994,625	0.91%	21.63%
2022	232,704,690	1,841,610	0.79%	230,863,080	5.06%	24.51%	96,913,045	2,715,305	2.80%	94,197,740	5.28%	30.20%
2023	283,076,240	3,544,465	1.25%	279,531,775	20.12%	50.75%	105,532,915	2,918,360	2.77%	102,614,555	5.88%	41.83%
2024	290,241,740	2,457,385	0.85%	287,784,355	1.66%	55.21%	111,153,675	6,259,030	5.63%	104,894,645	-0.60%	44.99%
Rate Ann%chg	4.58%	Resid & Recreat w/o growth				3.63%	4.39%	C & I w/o growth				1.80%

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		
2014	30,755,265	38,615,065	69,370,330	4,943,670	7.13%	64,426,660	--	--
2015	31,548,995	40,416,630	71,965,625	3,437,600	4.78%	68,528,025	-1.21%	-1.21%
2016	31,601,455	41,926,135	73,527,590	2,108,665	2.87%	71,418,925	-0.76%	2.95%
2017	30,782,345	41,600,110	72,382,455	739,558	1.02%	71,642,897	-2.56%	3.28%
2018	31,853,445	44,251,670	76,105,115	1,754,095	2.30%	74,351,020	2.72%	7.18%
2019	32,670,000	46,880,745	79,550,745	2,166,713	2.72%	77,384,032	1.68%	11.55%
2020	40,277,690	51,362,145	91,639,835	1,223,590	1.34%	90,416,245	13.66%	30.34%
2021	57,666,155	61,610,055	119,276,210	2,130,441	1.79%	117,145,769	27.83%	68.87%
2022	57,595,545	60,602,360	118,197,905	2,523,620	2.14%	115,674,285	-3.02%	66.75%
2023	62,361,370	72,672,840	135,034,210	2,862,120	2.12%	132,172,090	11.82%	90.53%
2024	64,307,445	75,106,180	139,413,625	3,690,285	2.65%	135,723,340	0.51%	95.65%
Rate Ann%chg	7.65%	6.88%	7.23%	Ag Imprv+Site w/o growth			5.07%	

(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; 2014 - 2024 CTL  
 Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.  
 Prepared as of 02/11/2025

Cnty#  
County

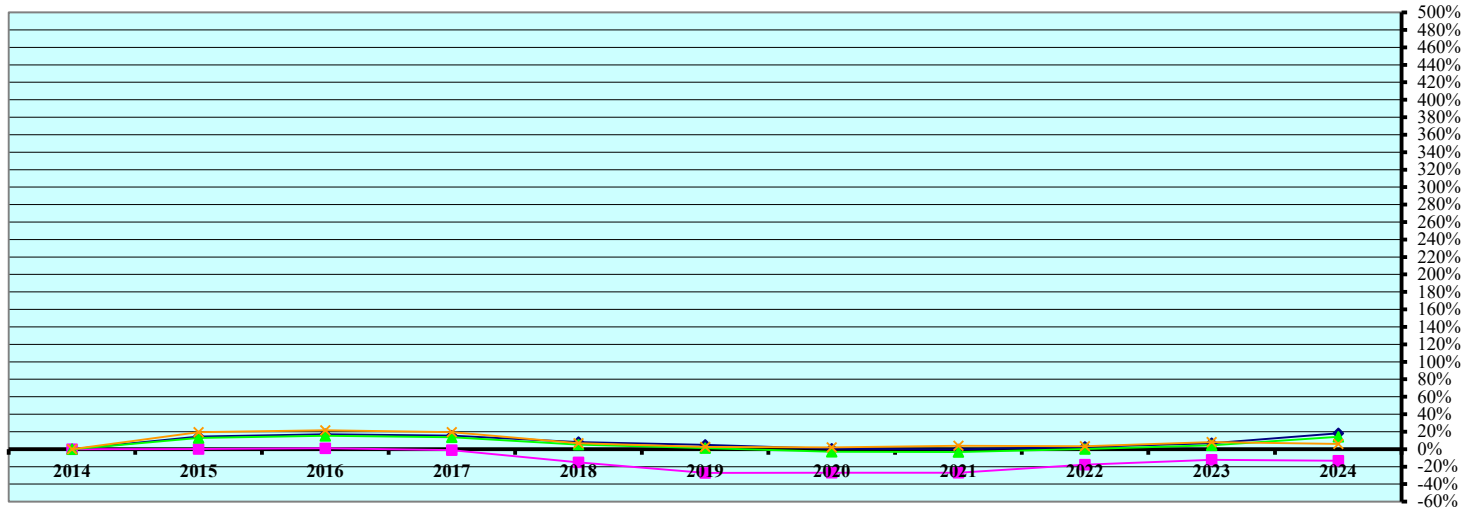
18
CLAY

CHART 2

NE Dept. of Revenue, Property Assessment Division



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	1,299,208,940	-	-	-	170,036,780	-	-	-	27,407,210	-	-	-
2015	1,487,557,385	188,348,445	14.50%	14.50%	170,506,500	469,720	0.28%	0.28%	32,729,215	5,322,005	19.42%	19.42%
2016	1,521,380,235	33,822,850	2.27%	17.10%	171,908,165	1,401,665	0.82%	1.10%	33,346,415	617,200	1.89%	21.67%
2017	1,501,179,235	-20,201,000	-1.33%	15.55%	168,312,395	-3,595,770	-2.09%	-1.01%	32,714,265	-632,150	-1.90%	19.36%
2018	1,403,116,825	-98,062,410	-6.53%	8.00%	144,212,040	-24,100,355	-14.32%	-15.19%	29,295,120	-3,419,145	-10.45%	6.89%
2019	1,364,336,395	-38,780,430	-2.76%	5.01%	123,850,960	-20,361,080	-14.12%	-27.16%	28,126,495	-1,168,625	-3.99%	2.62%
2020	1,303,915,080	-60,421,315	-4.43%	0.36%	124,105,800	254,840	0.21%	-27.01%	27,956,915	-169,580	-0.60%	2.01%
2021	1,296,675,845	-7,239,235	-0.56%	-0.19%	124,112,420	6,620	0.01%	-27.01%	28,492,500	535,585	1.92%	3.96%
2022	1,333,018,355	36,342,510	2.80%	2.60%	140,077,575	15,965,155	12.86%	-17.62%	28,300,375	-192,125	-0.67%	3.26%
2023	1,386,688,015	53,669,660	4.03%	6.73%	149,321,565	9,243,990	6.60%	-12.18%	29,641,735	1,341,360	4.74%	8.15%
2024	1,535,308,060	148,620,045	10.72%	18.17%	147,385,770	-1,935,795	-1.30%	-13.32%	29,068,625	-573,110	-1.93%	6.06%

Rate Ann.%chg: Irrigated **1.68%** Dryland **-1.42%** Grassland **0.59%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	0	-	-	-	2,278,375	-	-	-	1,498,931,305	-	-	-
2015	0	0			2,300,550	22,175	0.97%	0.97%	1,693,093,650	194,162,345	12.95%	12.95%
2016	0	0			2,120,700	-179,850	-7.82%	-6.92%	1,728,755,515	35,661,865	2.11%	15.33%
2017	0	0			2,120,120	-580	-0.03%	-6.95%	1,704,326,015	-24,429,500	-1.41%	13.70%
2018	0	0			55,735	-2,064,385	-97.37%	-97.55%	1,576,679,720	-127,646,295	-7.49%	5.19%
2019	0	0			479,255	423,520	759.88%	-78.97%	1,516,793,105	-59,886,615	-3.80%	1.19%
2020	10,765	10,765			479,270	15	0.00%	-78.96%	1,456,467,830	-60,325,275	-3.98%	-2.83%
2021	10,765	0	0.00%		476,995	-2,275	-0.47%	-79.06%	1,449,768,525	-6,699,305	-0.46%	-3.28%
2022	10,765	0	0.00%		477,170	175	0.04%	-79.06%	1,501,884,240	52,115,715	3.59%	0.20%
2023	10,765	0	0.00%		475,490	-1,680	-0.35%	-79.13%	1,566,137,570	64,253,330	4.28%	4.48%
2024	10,765	0	0.00%		661,275	185,785	39.07%	-70.98%	1,712,434,495	146,296,925	9.34%	14.24%

Cnty# **18** Rate Ann.%chg: Total Agric Land **1.34%**  
 County **CLAY**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	1,300,047,640	222,010	5,856			169,727,610	53,944	3,146			27,281,580	22,943	1,189		
2015	1,488,956,660	225,574	6,601	12.72%	12.72%	169,864,995	50,901	3,337	6.06%	6.06%	32,699,155	22,591	1,447	21.73%	21.73%
2016	1,521,763,570	226,001	6,733	2.01%	14.99%	171,905,635	50,510	3,403	1.98%	8.17%	33,330,335	22,562	1,477	2.06%	24.23%
2017	1,501,446,970	228,102	6,582	-2.24%	12.41%	168,272,000	49,414	3,405	0.06%	8.23%	32,703,025	22,136	1,477	0.01%	24.24%
2018	1,403,619,840	228,287	6,148	-6.59%	5.00%	143,954,780	49,264	2,922	-14.19%	-7.13%	29,346,490	22,037	1,332	-9.86%	11.99%
2019	1,364,427,045	227,528	5,997	-2.47%	2.41%	124,041,535	49,859	2,488	-14.86%	-20.93%	28,183,180	22,210	1,269	-4.71%	6.71%
2020	1,303,914,900	227,585	5,729	-4.46%	-2.16%	124,096,255	49,950	2,484	-0.14%	-21.04%	28,154,085	22,249	1,265	-0.28%	6.41%
2021	1,296,986,970	227,733	5,695	-0.60%	-2.74%	124,152,800	49,973	2,484	0.00%	-21.04%	28,292,835	22,358	1,265	0.01%	6.42%
2022	1,333,105,175	228,084	5,845	2.63%	-0.19%	140,078,130	49,302	2,841	14.36%	-9.70%	28,301,940	22,747	1,244	-1.68%	4.63%
2023	1,386,699,770	228,144	6,078	3.99%	3.80%	149,308,645	49,315	3,028	6.56%	-3.77%	29,638,280	22,675	1,307	5.05%	9.92%
2024	1,535,308,345	228,903	6,707	10.35%	14.54%	147,415,210	48,683	3,028	0.01%	-3.76%	29,060,470	22,233	1,307	0.00%	9.92%

Rate Annual %chg Average Value/Acre:

1.68%

-1.40%

0.63%

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
2014	0	0				1,730,110	1,465	1,181			1,498,786,940	300,362	4,990		
2015	0	0				2,022,990	1,462	1,384	17.20%	17.20%	1,693,543,800	300,527	5,635	12.93%	12.93%
2016	0	0				2,063,170	1,462	1,411	1.99%	19.53%	1,729,062,710	300,535	5,753	2.09%	15.30%
2017	0	0				2,120,120	1,500	1,414	0.15%	19.71%	1,704,542,115	301,152	5,660	-1.62%	13.43%
2018	0	0				55,735	111	500	-64.63%	-57.66%	1,576,976,845	299,699	5,262	-7.04%	5.45%
2019	0	0				479,255	391	1,227	145.41%	3.91%	1,517,131,015	299,987	5,057	-3.89%	1.35%
2020	10,765	22	500			479,270	391	1,227	0.00%	3.91%	1,456,655,275	300,197	4,852	-4.05%	-2.76%
2021	10,765	22	500	0.00%		476,995	386	1,236	0.70%	4.64%	1,449,920,365	300,472	4,825	-0.55%	-3.30%
2022	10,765	22	500	0.00%		477,170	386	1,235	-0.05%	4.58%	1,501,973,180	300,541	4,998	3.57%	0.15%
2023	10,765	22	500	0.00%		475,490	383	1,241	0.52%	5.13%	1,566,132,950	300,538	5,211	4.27%	4.43%
2024	10,765	22	500	0.00%		661,275	495	1,337	7.69%	13.21%	1,712,456,065	300,335	5,702	9.42%	14.27%

18

CLAY

Rate Annual %chg Average Value/Acre:

1.34%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,104	CLAY	117,456,094	35,063,287	107,948,725	289,966,935	86,717,950	24,435,725	274,805	1,712,434,495	64,307,445	75,106,180	0	2,513,711,641
cnty sectorvalue % of total value:		4.67%	1.39%	4.29%	11.54%	3.45%	0.97%	0.01%	68.12%	2.56%	2.99%		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	1,641,899	1,526,864	108,444	44,763,635	6,130,015	0	0	91,150	0	1,240	0	54,263,247
12.04%	%sector of county sector	1.40%	4.35%	0.10%	15.44%	7.07%			0.01%		0.00%		2.16%
	%sector of municipality	3.03%	2.81%	0.20%	82.49%	11.30%			0.17%		0.00%		100.00%
42	DEWEESE	648,415	129,612	3,960	2,134,500	843,465	0	0	6,905	0	118,340	0	3,885,197
0.69%	%sector of county sector	0.55%	0.37%	0.00%	0.74%	0.97%			0.00%		0.16%		0.15%
	%sector of municipality	16.69%	3.34%	0.10%	54.94%	21.71%			0.18%		3.05%		100.00%
428	EDGAR	728,289	1,659,616	2,494,921	18,022,835	3,231,670	0	0	393,885	45,230	557,750	0	27,134,196
7.01%	%sector of county sector	0.62%	4.73%	2.31%	6.22%	3.73%			0.02%	0.07%	0.74%		1.08%
	%sector of municipality	2.68%	6.12%	9.19%	66.42%	11.91%			1.45%	0.17%	2.06%		100.00%
330	FAIRFIELD	2,243,668	2,194,505	5,031,023	13,017,680	4,256,700	0	0	317,820	164,140	12,315	0	27,237,851
5.41%	%sector of county sector	1.91%	6.26%	4.66%	4.49%	4.91%			0.02%	0.26%	0.02%		1.08%
	%sector of municipality	8.24%	8.06%	18.47%	47.79%	15.63%			1.17%	0.60%	0.05%		100.00%
260	GLENVIL	235,156	931,071	3,831,612	13,166,030	712,035	0	0	19,645	0	0	0	18,895,549
4.26%	%sector of county sector	0.20%	2.66%	3.55%	4.54%	0.82%			0.00%				0.75%
	%sector of municipality	1.24%	4.93%	20.28%	69.68%	3.77%			0.10%				100.00%
951	HARVARD	477,075	1,674,508	1,160,399	29,082,305	2,655,050	0	0	117,575	77,695	152,570	0	35,397,177
15.58%	%sector of county sector	0.41%	4.78%	1.07%	10.03%	3.06%			0.01%	0.12%	0.20%		1.41%
	%sector of municipality	1.35%	4.73%	3.28%	82.16%	7.50%			0.33%	0.22%	0.43%		100.00%
49	ONG	1,646	110,635	3,381	1,309,810	712,590	0	0	138,090	0	9,520	0	2,285,672
0.80%	%sector of county sector	0.00%	0.32%	0.00%	0.45%	0.82%			0.01%		0.01%		0.09%
	%sector of municipality	0.07%	4.84%	0.15%	57.31%	31.18%			6.04%		0.42%		100.00%
35	SARONVILLE	13,457	175,973	326,148	1,549,000	3,584,240	0	0	115,875	0	0	0	5,764,693
0.57%	%sector of county sector	0.01%	0.50%	0.30%	0.53%	4.13%			0.01%		0.23%		0.23%
	%sector of municipality	0.23%	3.05%	5.66%	26.87%	62.18%			2.01%				100.00%
1,447	SUTTON	13,287,266	3,361,050	1,903,412	85,915,750	30,584,200	0	0	632,435	133,940	1,100,315	0	136,918,368
23.71%	%sector of county sector	11.31%	9.59%	1.76%	29.63%	35.27%			0.04%	0.21%	1.47%		5.45%
	%sector of municipality	9.70%	2.45%	1.39%	62.75%	22.34%			0.46%	0.10%	0.80%		100.00%
194	TRUMBULL	404,548	677,662	738,571	10,333,875	3,629,905	0	0	582,290	0	457,030	0	16,823,881
3.18%	%sector of county sector	0.34%	1.93%	0.68%	3.56%	4.19%			0.03%		0.61%		0.67%
	%sector of municipality	2.40%	4.03%	4.39%	61.42%	21.58%			3.46%		2.72%		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	19,681,420	12,441,497	15,601,872	219,295,427	56,339,873	0	0	2,415,670	421,005	2,409,080	0	328,605,841
73.26%	%all municip.sectors of cnty	16.76%	35.48%	14.45%	75.63%	64.97%			0.14%	0.65%	3.21%		13.07%

Sources: 2024 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 02/11/2025

CHART 5

Total Real Property  
Sum Lines 17, 25, & 30

Records : 7,527

Value : 2,604,122,475

Growth 9,186,135

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	440	3,625,255	1	24,420	334	275,080	775	3,924,755	
02. Res Improve Land	2,211	16,385,515	0	0	321	8,985,505	2,532	25,371,020	
03. Res Improvements	2,227	221,314,685	0	0	334	63,327,415	2,561	284,642,100	
04. Res Total	2,667	241,325,455	1	24,420	668	72,588,000	3,336	313,937,875	3,481,195
% of Res Total	79.95	76.87	0.03	0.01	20.02	23.12	44.32	12.06	37.90
05. Com UnImp Land	101	252,165	0	0	13	98,915	114	351,080	
06. Com Improve Land	373	1,284,615	0	0	62	4,632,790	435	5,917,405	
07. Com Improvements	377	53,066,180	0	0	71	28,370,260	448	81,436,440	
08. Com Total	478	54,602,960	0	0	84	33,101,965	562	87,704,925	2,176,390
% of Com Total	85.05	62.26	0.00	0.00	14.95	37.74	7.47	3.37	23.69
09. Ind UnImp Land	0	0	0	0	11	94,335	11	94,335	
10. Ind Improve Land	0	0	0	0	74	621,175	74	621,175	
11. Ind Improvements	0	0	0	0	75	23,953,435	75	23,953,435	
12. Ind Total	0	0	0	0	86	24,668,945	86	24,668,945	212,725
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.14	0.95	2.32
13. Rec UnImp Land	0	0	0	0	7	244,260	7	244,260	
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	276,765	8	276,765	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	2,667	241,325,455	1	24,420	676	72,864,765	3,344	314,214,640	3,481,195
% of Res & Rec Total	79.75	76.80	0.03	0.01	20.22	23.19	44.43	12.07	37.90
Com & Ind Total	478	54,602,960	0	0	170	57,770,910	648	112,373,870	2,389,115
% of Com & Ind Total	73.77	48.59	0.00	0.00	26.23	51.41	8.61	4.32	26.01
17. Taxable Total	3,145	295,928,415	1	24,420	846	130,635,675	3,992	426,588,510	5,870,310
% of Taxable Total	78.78	69.37	0.03	0.01	21.19	30.62	53.04	16.38	63.90

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	293	0	123	416

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	118	2,495,530	0	0	2,565	1,666,360,795	2,683	1,668,856,325
28. Ag-Improved Land	29	511,035	0	0	749	369,439,975	778	369,951,010
29. Ag Improvements	34	3,511,185	0	0	818	135,215,445	852	138,726,630

30. Ag Total				3,535	2,177,533,965
--------------	--	--	--	-------	---------------

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	23.57	58,930	0	0.00	0	
37. FarmSite Improvements	34	0.00	2,721,480	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			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	9.00	216,000	9	9.00	216,000	
32. HomeSite Improv Land	406	425.74	10,217,760	412	432.13	10,331,815	
33. HomeSite Improvements	410	0.00	64,853,415	416	0.00	65,643,120	1,210,650
34. HomeSite Total				425	441.13	76,190,935	
35. FarmSite UnImp Land	23	36.63	91,575	25	36.91	92,275	
36. FarmSite Improv Land	720	1,815.69	4,539,230	744	1,839.26	4,598,160	
37. FarmSite Improvements	807	0.00	70,362,030	841	0.00	73,083,510	2,105,175
38. FarmSite Total				866	1,876.17	77,773,945	
39. Road & Ditches	3,100	8,143.59	0	3,105	8,144.93	0	
40. Other- Non Ag Use	31	1,642.82	2,397,165	31	1,642.82	2,397,165	
41. Total Section VI				1,291	12,105.05	156,362,045	3,315,825

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	26	1,476.72	6,114,230	26	1,476.72	6,114,230

Schedule VIII : Agricultural Records : Special Value

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

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	63,872.41	27.84%	512,576,275	28.23%	8,025.00
46. 1A	44,268.04	19.29%	355,251,230	19.56%	8,025.00
47. 2A1	74,656.22	32.54%	590,157,485	32.50%	7,905.00
48. 2A	21,042.47	9.17%	166,340,730	9.16%	7,905.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	7,079.68	3.09%	53,876,480	2.97%	7,610.02
51. 4A1	10,951.19	4.77%	81,422,115	4.48%	7,435.00
52. 4A	7,567.90	3.30%	56,267,380	3.10%	7,435.01
53. Total	229,437.91	100.00%	1,815,891,695	100.00%	7,914.52
Dry					
54. 1D1	9,574.36	19.87%	35,905,295	21.04%	3,750.15
55. 1D	13,109.87	27.20%	49,164,440	28.81%	3,750.19
56. 2D1	12,806.35	26.57%	43,862,150	25.70%	3,425.03
57. 2D	6,569.28	13.63%	22,499,990	13.18%	3,425.03
58. 3D1	1,190.25	2.47%	3,832,585	2.25%	3,219.98
59. 3D	303.33	0.63%	976,715	0.57%	3,219.97
60. 4D1	2,812.87	5.84%	8,748,060	5.13%	3,110.01
61. 4D	1,829.23	3.80%	5,688,955	3.33%	3,110.03
62. Total	48,195.54	100.00%	170,678,190	100.00%	3,541.37
Grass					
63. 1G1	11,325.46	50.87%	17,376,910	51.21%	1,534.32
64. 1G	2,699.72	12.13%	4,127,110	12.16%	1,528.72
65. 2G1	6,521.99	29.30%	9,972,415	29.39%	1,529.04
66. 2G	117.80	0.53%	172,240	0.51%	1,462.14
67. 3G1	0.36	0.00%	460	0.00%	1,277.78
68. 3G	18.36	0.08%	23,660	0.07%	1,288.67
69. 4G1	15.29	0.07%	19,500	0.06%	1,275.34
70. 4G	1,563.15	7.02%	2,238,980	6.60%	1,432.35
71. Total	22,262.13	100.00%	33,931,275	100.00%	1,524.17
Irrigated Total	229,437.91	76.38%	1,815,891,695	89.84%	7,914.52
Dry Total	48,195.54	16.04%	170,678,190	8.44%	3,541.37
Grass Total	22,262.13	7.41%	33,931,275	1.68%	1,524.17
72. Waste	21.53	0.01%	10,765	0.00%	500.00
73. Other	492.07	0.16%	659,995	0.03%	1,341.26
74. Exempt	7,731.88	2.57%	0	0.00%	0.00
75. Market Area Total	300,409.18	100.00%	2,021,171,920	100.00%	6,728.06



Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	169.00	1,339,930	0.00	0	229,268.91	1,814,551,765	229,437.91	1,815,891,695
77. Dry Land	373.31	1,350,110	0.00	0	47,822.23	169,328,080	48,195.54	170,678,190
78. Grass	92.77	142,840	0.00	0	22,169.36	33,788,435	22,262.13	33,931,275
79. Waste	0.00	0	0.00	0	21.53	10,765	21.53	10,765
80. Other	0.00	0	0.00	0	492.07	659,995	492.07	659,995
81. Exempt	9.13	0	0.00	0	7,722.75	0	7,731.88	0
82. Total	635.08	2,832,880	0.00	0	299,774.10	2,018,339,040	300,409.18	2,021,171,920

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	229,437.91	76.38%	1,815,891,695	89.84%	7,914.52
Dry Land	48,195.54	16.04%	170,678,190	8.44%	3,541.37
Grass	22,262.13	7.41%	33,931,275	1.68%	1,524.17
Waste	21.53	0.01%	10,765	0.00%	500.00
Other	492.07	0.16%	659,995	0.03%	1,341.26
Exempt	7,731.88	2.57%	0	0.00%	0.00
Total	300,409.18	100.00%	2,021,171,920	100.00%	6,728.06

## 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	42	493,615	343	4,055,705	344	40,187,285	386	44,736,605	104,410
83.2 Deweese	19	21,785	47	67,880	48	2,050,265	67	2,139,930	4,130
83.3 Edgar	64	220,955	261	1,603,515	262	19,424,760	326	21,249,230	281,400
83.4 Fairfield	29	112,420	200	1,329,520	201	15,963,855	230	17,405,795	295,275
83.5 Glenvil	17	138,395	137	1,232,645	137	11,784,655	154	13,155,695	11,690
83.6 Harvard	55	426,385	294	2,384,690	298	25,138,245	353	27,949,320	110,285
83.7 Harvard Courts	9	15,920	100	97,150	100	707,460	109	820,530	0
83.8 Ong	37	53,495	60	135,195	61	1,121,120	98	1,309,810	0
83.9 Rural	7	244,260	1	26,535	1	5,970	8	276,765	0
83.10 Rural Res	1	0	1	29,175	1	219,775	2	248,950	0
83.11 Rural Res 1 (north Half)	177	113,765	173	4,588,940	177	34,267,805	354	38,970,510	680,530
83.12 Rural Res 2 (south Half)	155	127,145	147	4,367,390	156	28,839,835	311	33,334,370	954,190
83.13 Saronville	16	9,165	32	41,490	32	1,498,345	48	1,549,000	0
83.14 Sutton	144	2,116,170	651	4,525,055	656	93,837,520	800	100,478,745	1,006,305
83.15 Trumbull	10	75,540	86	912,670	88	9,601,175	98	10,589,385	32,980
84 Residential Total	782	4,169,015	2,533	25,397,555	2,562	284,648,070	3,344	314,214,640	3,481,195

## Schedule XII : Commercial 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>	
85.1	Clay Center	16	24,275	56	149,055	56	5,957,195	72	6,130,525	0
85.2	Deweese	5	8,590	14	33,770	14	801,105	19	843,465	0
85.3	Edgar	12	26,600	63	142,310	64	3,600,195	76	3,769,105	11,090
85.4	Fairfield	6	9,040	38	85,700	39	4,961,650	45	5,056,390	149,225
85.5	Glenvil	3	3,470	15	22,900	15	716,180	18	742,550	34,025
85.6	Harvard	15	32,195	34	79,455	36	2,538,450	51	2,650,100	1,815
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	7,709,990	51	7,869,245	67,230
85.9	Nad B-2	4	10,150	22	76,605	23	4,683,665	27	4,770,420	145,495
85.10	Nad Glenvil	0	0	15	79,410	15	1,405,880	15	1,485,290	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	1,557,805	43	20,610,565	56	22,267,285	965,295
85.15	Saronville	8	2,945	5	7,230	5	3,574,065	13	3,584,240	0
85.16	Sutton	23	132,155	123	697,310	123	26,652,100	146	27,481,565	1,014,940
85.17	Trumbull	4	5,730	13	48,385	13	3,575,790	17	3,629,905	0
86	Commercial Total	125	445,415	509	6,538,580	523	105,389,875	648	112,373,870	2,389,115

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

## Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,102.80	51.43%	17,098,090	51.68%	1,539.98
88. 1G	2,589.84	12.00%	3,988,340	12.06%	1,539.99
89. 2G1	6,273.71	29.06%	9,661,450	29.20%	1,539.99
90. 2G	83.40	0.39%	128,435	0.39%	1,539.99
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	1,537.92	7.12%	2,206,885	6.67%	1,434.98
95. Total	21,587.67	100.00%	33,083,200	100.00%	1,532.50
CRP					
96. 1C1	222.66	33.01%	278,820	32.88%	1,252.22
97. 1C	109.88	16.29%	138,770	16.36%	1,262.92
98. 2C1	248.28	36.81%	310,965	36.67%	1,252.48
99. 2C	34.40	5.10%	43,805	5.17%	1,273.40
100. 3C1	0.36	0.05%	460	0.05%	1,277.78
101. 3C	18.36	2.72%	23,660	2.79%	1,288.67
102. 4C1	15.29	2.27%	19,500	2.30%	1,275.34
103. 4C	25.23	3.74%	32,095	3.78%	1,272.10
104. Total	674.46	100.00%	848,075	100.00%	1,257.41
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
Grass Total	21,587.67	96.97%	33,083,200	97.50%	1,532.50
CRP Total	674.46	3.03%	848,075	2.50%	1,257.41
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	22,262.13	100.00%	33,931,275	100.00%	1,524.17

**2025 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

**18 Clay**

	<b>2024 CTL County Total</b>	<b>2025 Form 45 County Total</b>	<b>Value Difference (2025 form 45 - 2024 CTL)</b>	<b>Percent Change</b>	<b>2025 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	289,966,935	313,937,875	23,970,940	8.27%	3,481,195	7.07%
02. Recreational	274,805	276,765	1,960	0.71%	0	0.71%
03. Ag-Homesite Land, Ag-Res Dwelling	64,307,445	76,190,935	11,883,490	18.48%	1,210,650	16.60%
<b>04. Total Residential (sum lines 1-3)</b>	<b>354,549,185</b>	<b>390,405,575</b>	<b>35,856,390</b>	<b>10.11%</b>	<b>4,691,845</b>	<b>8.79%</b>
05. Commercial	86,717,950	87,704,925	986,975	1.14%	2,176,390	-1.37%
06. Industrial	24,435,725	24,668,945	233,220	0.95%	212,725	0.08%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>111,153,675</b>	<b>112,373,870</b>	<b>1,220,195</b>	<b>1.10%</b>	<b>2,389,115</b>	<b>-1.05%</b>
08. Ag-Farmsite Land, Outbuildings	72,716,700	77,773,945	5,057,245	6.95%	2,105,175	4.06%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,389,480	2,397,165	7,685	0.32%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>75,106,180</b>	<b>80,171,110</b>	<b>5,064,930</b>	<b>6.74%</b>	<b>2,105,175</b>	<b>3.94%</b>
12. Irrigated	1,535,308,060	1,815,891,695	280,583,635	18.28%		
13. Dryland	147,385,770	170,678,190	23,292,420	15.80%		
14. Grassland	29,068,625	33,931,275	4,862,650	16.73%		
15. Wasteland	10,765	10,765	0	0.00%		
16. Other Agland	661,275	659,995	-1,280	-0.19%		
<b>17. Total Agricultural Land</b>	<b>1,712,434,495</b>	<b>2,021,171,920</b>	<b>308,737,425</b>	<b>18.03%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,253,243,535</b>	<b>2,604,122,475</b>	<b>350,878,940</b>	<b>15.57%</b>	<b>9,186,135</b>	<b>15.16%</b>

## 2025 Assessment Survey for Clay County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$402,328.00
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$402,328.00
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$161,240.00
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$16,408.00
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,500.00 (education only - not including lodging and mileage)
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$16,049.81

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

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

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

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

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

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

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



## 2025 Residential Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Assessor and staff, along with Stanard Appraisals
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Cost Approach and Sales Comparison
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The 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.
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	Yes, if needed based on the current market.
<b>5.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	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.
<b>6.</b>	<b>How are rural residential site values developed?</b>
	Values are the same for all rural sites. \$20,000 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.
<b>7.</b>	<b>Are there form 191 applications on file?</b>
	N/A
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	All lots are valued per square foot, considering the neighborhood where the lot is located. Vacant lots are valued as all other lots in the area. Overall, there are very few vacant lots in the county.

## 2025 Commercial Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Assessor, Staff, and Appraiser.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	Cost Approach, Income Approach, and Sales Comparison.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	The contract appraiser utilizes sales of similar properties from across the state and adjusting for local market.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The contract appraiser develops the depreciation studies
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	Yes
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	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.

## 2025 Agricultural Assessment Survey for Clay County

1.	<b>Valuation data collection done by:</b>
	Assessor, Staff, and Appraiser.
2.	<b>Describe the process used to determine and monitor market areas.</b>
	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.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	Sales verification from questionnaires received, reviewed sales, and checking real estate listings.
4.	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	Yes, the first acre, for farm homes and the rural residential home sites are valued at \$20,000 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.	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	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.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	Sale verification; information obtained from buyers and sellers is the methods used. The land is assessed at 100% of market value.
6a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	N/A
	<b><u>If your county has special value applications, please answer the following</u></b>
7a.	<b>How many parcels have a special valuation application on file?</b>
	N/A
7b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></b>
7c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A

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

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

Re: 2024 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.

Acceptable assessment range required for real property are as follows:

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

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

- 1) 100% for residential property
- 2) 100% for commercial property
- 3) 73% 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 30 hours of the required 60 hours of continuing education from January 1, 2023 to December 31, 2026.

*Deputy* – current certification and 25 hours of the required 60 hours of continuing education from January 1, 2023 to December 31, 2026.

*Certified Clerk* – current certification and 20.5 hours of the required 60 hours of continuing education from January 1, 2023 to December 31, 2026.

*Administrative Assistant* – Not certified.

### **Budget**

Clay County's fiscal year is July 1 through June 30. The adopted budget for 2023-2024 was \$445,501.

Budget amounts for the Assessor's Office include:

MIPS & GIS maintenance - \$30,528.00

gWorks Website Cost - \$4,785

Dues/registration/training - \$2,220

Travel expense/hotel for educational & training purposes - \$4,250

Appraiser Fees - \$217,410

### **Equipment**

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

### **Education**

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

## **Assessor's Duties and Responsibilities**

### **Record Maintenance, Mapping & Ownership Changes**

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

Mapping is kept current through the GIS system and cadastral maps in the office. In July of 2021, we switched to Standard Support with gWorks. gWorks updates our land use and parcel records. MIPS admin for the 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. Sales files are updated every month on or before the 15<sup>th</sup>, with the most current information.

### **Administrative Reports**

*Real Estate Transfer Statement Form 521* - County assessors must electronically file on or before the 15<sup>th</sup> 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 19<sup>th</sup> annually.

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

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

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

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

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

*Annual Inventory Statement* – On or before August 31<sup>st</sup> 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 17<sup>th</sup> and September 29<sup>th</sup>.

*Tax List* – Must be completed and delivered to the county treasurer on or before November 22<sup>nd</sup> 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 30<sup>th</sup>, annually.

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

### **Permissive Exemptions**

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

### **Personal Property**

Personal property returns filed in the office, online and through 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 15<sup>th</sup>. 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 250 approved Homestead Exemption applicants in 2023. Applicants that are eligible file for the exemption between February 1<sup>st</sup> and June 30<sup>th</sup> yearly. Beginning February 2<sup>nd</sup>, 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 2024 tax year the tables were updated to 2022 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 2025 – Tax Year 2026**

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 properties are reappraised in 2025 to remain within our scheduled rotation:

Deweese	Saronville	Ong
Spring Ranch Village	Spring Ranch Township	Fairfield Township
Edgar Township	Logan Township	Sheridan Township
Marshall Township	Lone Tree Township	Glenvil Township

### **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 Clay County 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 properties are reappraised in 2027 to remain within our scheduled rotation:

Sutton City	Inland NAD	Lynn NAD
Glenvil NAD	NAD Area B1	NAD Area B2

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

Brenda Hansen



Clay County Assessor