

NEBRASKA

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DEPARTMENT OF REVENUE

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

COLFAX COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

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

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

For the Tax Commissioner

Sincerely,

A handwritten signature in cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Bill White, Colfax County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

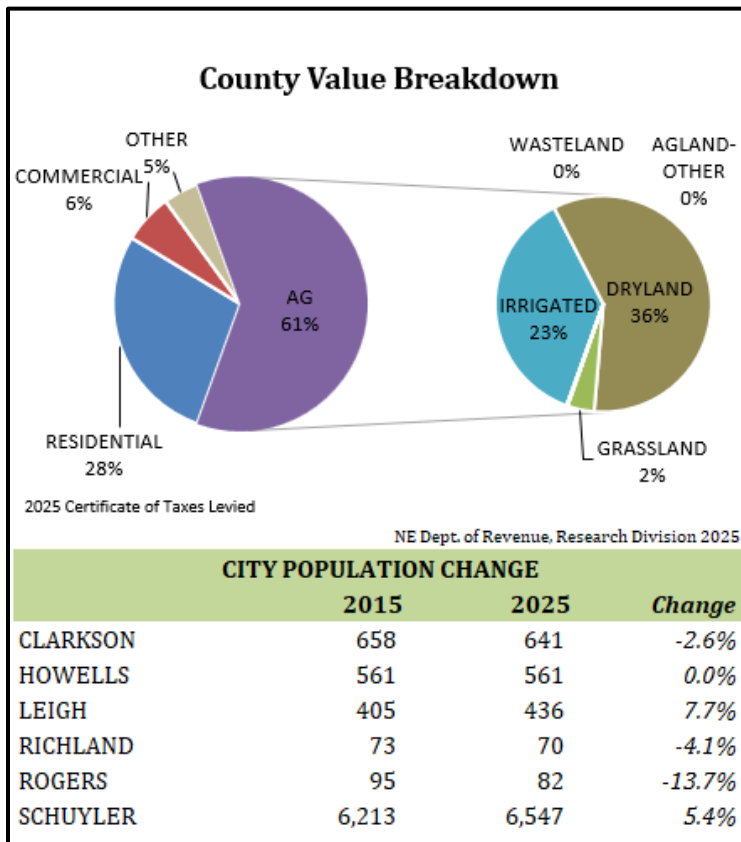
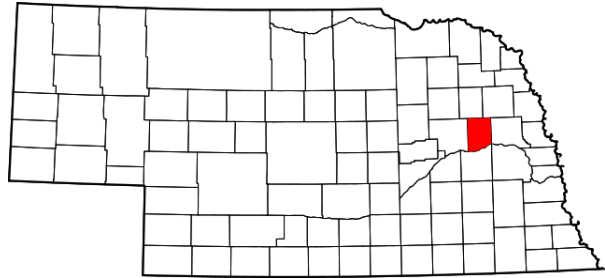
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 412 square miles, Colfax County has 10,826 residents, a 2% increase in population from the 2020 U.S. Census.¹ The report indicates that 76% of county housing is owner occupied and 96% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$174,909.²



The majority of the commercial properties in Colfax County are located in and around Schuyler, the county seat. According to information available from the U.S. Census Bureau, there are 254 employer establishments with a total employment figure of 4,555. This represents a 10% increase in total employment from 2022-2023.¹

Agricultural land is the main contributor to the valuation base in the county. Dryland makes up a majority of the agricultural land in the county. Colfax County is included in both the Lower Elkhorn and Lower Platte North Natural Resources Districts (NRD).

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

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

2026 Residential Correlation for Colfax County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor and staff complete a verification of sales information by contacting the buyer or seller by telephone, if there is no response, they will further follow-up by contacting the realtor involved with the sale. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

The Colfax County Assessor has five valuation groups identified. The largest group and county seat is Valuation Group 5, Schuyler. The second largest is Valuation Group 1, which is comprised of three small towns with similar characteristics. Valuation Group 2 is identified as recreational parcels associated with river or lake locations. Valuation Group 3 identifies with two very small towns located on either side of Schuyler. Valuation Group 4 is identified as the rural residential acreage parcels.

The six-year inspection and review cycle of the county assessor is examined. The six-year inspection and review cycle is not current, because the rural review and recreational were changed to a rotation of four townships to be completed in four years. The county assessor is in the process of reviewing these valuation groups; GEO codes 2399, 2041 and 2403 are scheduled to review for 2026, which would complete the review of rural and recreational for the next assessment year. Rural and recreational need to be completely reviewed for the next assessment year, as reported by the assessor; the six year inspection cycle for these valuation groups should then be adjusted for the future in order to remain within the six year inspection and review cycle statutory requirements. During the reappraisal, a new photo of the dwelling is taken, and changes are noted on the property record card. Pick-up work was not completed for the current assessment year.

The county assessor has never provided a written valuation methodology on file; one should be written for the current assessment year.

2026 Residential Correlation for Colfax County

2026 Residential Assessment Details for Colfax 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	Clarkson, Howells, Leigh	2022*	2022	2026*	2023	Increase 15% for dwellings, lot adjustment
2	Recreational	2022	2022	2025*	2017, 2025-2026*	Increased 1st Acre Value, dwellings increased 40%
3	Richland, Rogers	2022	2022	2026*	2025-2026*	Improvements increased 20%
4	Rural Residential	2022	2022	2025-2026*	2017, 2025-2026*	Increased 1st Acre Value, dwellings increased 40%
5	Schuyler and Schuyler Suburban	2022	2022	2025-2026*	2022* for Schuyler, and 2025-2026" for Suburban Schuyler	Schuyler dwellings built 2014 and older increased 20% Schuyler suburban, dwellings built 2001 and older increased 40%, 1st acre value increased.
<u>Additional comments:</u> Pick-up work not fully completed.						
* = assessment action for current year						

Description of Analysis

The statistical sample in the residential class consists of 146 sales. The overall measures of central tendency are within the acceptable range. The COD and PRD are within the acceptable range.

The two largest valuation groups have all measures of central tendency within acceptable range. The PRD of Valuation Group 1 is high; however, outliers on both ends of the sale price array indicate the sample is not regressive. Valuation Group 3 consists of a sample of 5 sales with a median slightly below recommended range. The array around the median of the small sample is 80% to 92%, indicating that the median is not reliable. Valuation Group 4 consists of a sample of 8 sales with a median in recommended range; the COD is within acceptable range. The PRD is high; however, outliers throughout the small sample indicate regressivity is not present. A substat of Valuation Groups 1, 3, and 4 can be found in the appendix of this report.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the sales in total increased four percentage points less than the abstract, however, by valuation group assessment changes were more similar, suggesting that valuation groups, such as rural and recreational areas, may not be proportionately represented. Review of data supports that values were equitably changed and assessments were applied uniformly.

2026 Residential Correlation for Colfax County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices indicate the assessments are uniform and proportionate across the overall residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	50	95.04	97.57	93.39	19.53	104.48
3	5	89.29	95.77	88.04	14.69	108.78
4	8	91.62	94.84	90.40	13.18	104.91
5	83	93.19	95.16	95.85	19.44	99.28
____ALL____	146	93.64	95.99	94.58	19.06	101.49

Level of Value

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

2026 Commercial Correlation for Colfax County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the commercial class is near the statewide average. The commercial usability rate has significantly improved from the previous assessment year. The county assessor and staff complete a verification of sales information by contacting the buyer or seller by telephone, if there is no response, they will further follow-up by contacting the realtor involved with the sale. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

The Colfax County Assessor identifies two valuation groups in the commercial class. Valuation Group 1 is the county seat and the hub of most of the commercial parcels. The remainder of the parcels are identified in Valuation Group 2.

The six-year inspection and review cycle of the county assessor has been examined and is in compliance with statutory requirements. During the reappraisal a new photo of the improvement is taken, and changes are noted on the property record card.

2025 Commercial Assessment Details for Colfax 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	Schuyler	2022	2022	2022	2022	30% increase for land, 40% increase for improvements
2	All parcels outside of Schuyler	2022	2022	2022	2021	70% increase on land and 35% improvement for all commercial, except for Rogers & Richland.
Additional comments:						
* = assessment action for current year						

Description of Analysis

The statistical sample in the commercial class consists of 25 sales. The median is within recommended range; the mean is high and the weighted mean is below range. The COD is above the IAAO recommended range; the PRD is significantly high.

2026 Commercial Correlation for Colfax County

The median of Valuation Group 1 is within acceptable range; the mean is high and the weighted mean is significantly low. The COD is high and the PRD is significantly high. The ratios of the small sample of 9 sales range from 42% to 172%. All measures of central tendency of Valuation Group 2 are within range and have similar correlation; however, the COD and PRD are slightly high. Due to the dispersion in the sample, the median will not be used as an indicator of the level of value.

There is minimal correlation between the measures of central tendency following extremely large percentage adjustments applied for 2026 assessment year, along with double-digit percent adjustments each year since 2023. A reappraisal of the commercial class is recommended for the next assessment year.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) is consistent with the reported actions of the assessor.

Equalization and Quality of Assessment

Review of all available information and the statistics, and the assessment practices suggest the assessments within the county are valued within the acceptable range. The quality of assessment complies with generally accepted mass appraisal techniques

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	9	95.98	105.50	56.25	29.26	187.56
2	16	93.42	99.74	93.49	26.55	106.69
____ ALL ____	25	95.11	101.82	63.42	27.35	160.55

Level of Value

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

2026 Agricultural Correlation for Colfax County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed. The sales usability rate for the agricultural class is below the statewide average. The county assessor and staff complete a verification of sales information by contacting the buyer or seller by telephone, if there is no response, they will further follow-up by contacting the realtor involved with the sale. The county assessor provides documented reasons for all sales that are disqualified which includes many family and private sale transactions. Therefore, all arm’s-length agricultural sales were available for measurement purposes.

The county assessor is in compliance with the six-year inspection and review cycle. A lot study for agricultural outbuildings and dwellings was last studied in 2019; this should be updated for the next assessment year. Review is completed utilizing aerial imagery. Staff members complete a physical inspection when further verification is needed. The county has identified a portion of the Conservation Reserve Program (CRP) and the Wetland Reserve Program. Intensive land use has been identified to include parcels with chicken, hog and feedlots.

2025 Agricultural Assessment Details for Colfax 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	2022	2019	2025-2026*	No change
AB DW	Agricultural dwellings	2022	2022	2019	2025-2026*	40% increase for dwellings. First acre increased to \$50,000, \$8,000 for the next five acres, and remainder at \$3,300 per acre.
<u>Additional comments:</u> Not all pick-up work was completed due to outstanding permits (including for farmsite areas).						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2025-2026*	Irrigated land and dry land increased 3%, grassland and CRP increased 2%.
<u>Additional comments:</u> Not all pick-up work was fully completed.			
* = assessment action for current year			

2026 Agricultural Correlation for Colfax County

Description of Analysis

The statistical sample for the agricultural class includes 34 sales. All three measures of central tendency are within the acceptable range, and the COD supports the use of the median as a point estimate of the level of value.

A review of the 80% Majority Land Use (MLU) reveals that majority of sales are dryland; all three measures of central tendency and qualitative measures are within acceptable range.

The median of irrigated sales is slightly above recommended range; the mean and weighted mean are within acceptable range. There are too few sales of irrigated land for measurement purposes, the ratios of the three sales range from 54% to 93%. However, comparison of acre values with adjacent counties shows comparable agricultural land values.

There are no grassland sales; the grassland represents 13% of the agricultural base and was increased 2%. Comparison of the grassland values with adjoining counties indicated that the grassland values are at least 14% lower than all adjacent counties. However, grassland is a minority land use in this region of the state, and all counties determine grassland values with few sales. The county assessor is strongly encouraged to increase grassland in the next assessment cycle to a level that is more comparable with adjacent counties; however, there are no sales in the county and too few comparable sales within the region with which to make a recommended adjustment.

The 2026 County Abstract of Assessment for Real Property Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Colfax County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report. The level of value is below acceptable range; however, the statistics only contain two sales, which are not reliable in determining an accurate level of value. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and have been valued at the statutory level of value. Agricultural land values are generally equalized at uniform portions of market value; all values are within the acceptable range and are comparable to adjoining counties. The quality of assessment of agricultural land complies with generally accepted mass appraisal techniques.

2026 Agricultural Correlation for Colfax County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	77.34	74.61	71.20	16.85	104.79
1	3	77.34	74.61	71.20	16.85	104.79
<u>Dry</u>						
County	21	69.60	70.09	69.49	08.86	100.86
1	21	69.60	70.09	69.49	08.86	100.86
<u>ALL</u>						
	34	69.91	71.82	71.62	13.59	100.28

Level of Value

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

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

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

2026 Opinions of the Property Tax Administrator for Colfax County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Colfax County

Residential Real Property - Current

Number of Sales	146	Median	93.64
Total Sales Price	\$32,297,586	Mean	95.99
Total Adj. Sales Price	\$32,297,586	Wgt. Mean	94.58
Total Assessed Value	\$30,548,500	Average Assessed Value of the Base	\$161,443
Avg. Adj. Sales Price	\$221,216	Avg. Assessed Value	\$209,236

Confidence Interval - Current

95% Median C.I	88.68 to 96.86
95% Wgt. Mean C.I	90.91 to 98.26
95% Mean C.I	92.15 to 99.83
% of Value of the Class of all Real Property Value in the County	24.27
% of Records Sold in the Study Period	3.58
% of Value Sold in the Study Period	4.64

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	155	92	91.72
2024	150	96	96.38
2023	166	96	96.11
2022	153	94	94.38

2026 Commission Summary for Colfax County

Commercial Real Property - Current

Number of Sales	25	Median	95.11
Total Sales Price	\$9,135,065	Mean	101.82
Total Adj. Sales Price	\$9,135,065	Wgt. Mean	63.42
Total Assessed Value	\$5,793,675	Average Assessed Value of the Base	\$346,488
Avg. Adj. Sales Price	\$365,403	Avg. Assessed Value	\$231,747

Confidence Interval - Current

95% Median C.I	86.09 to 115.05
95% Wgt. Mean C.I	35.73 to 91.11
95% Mean C.I	87.33 to 116.31
% of Value of the Class of all Real Property Value in the County	7.66
% of Records Sold in the Study Period	4.17
% of Value Sold in the Study Period	2.79

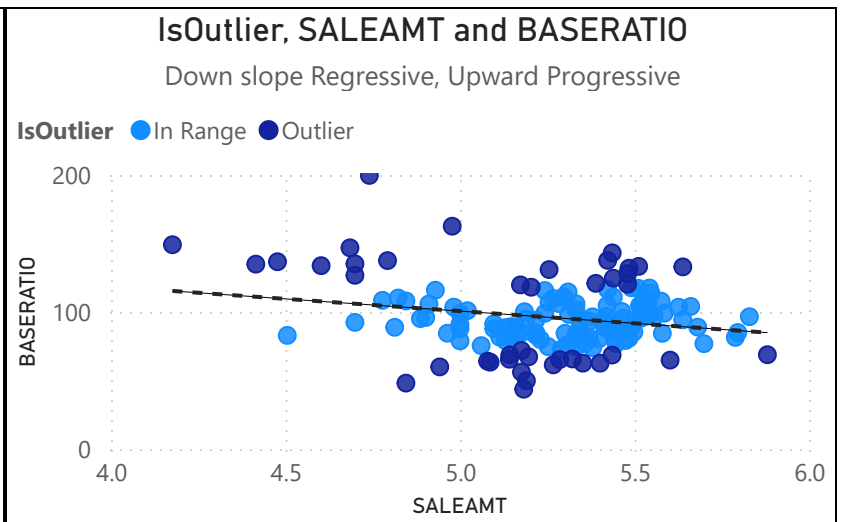
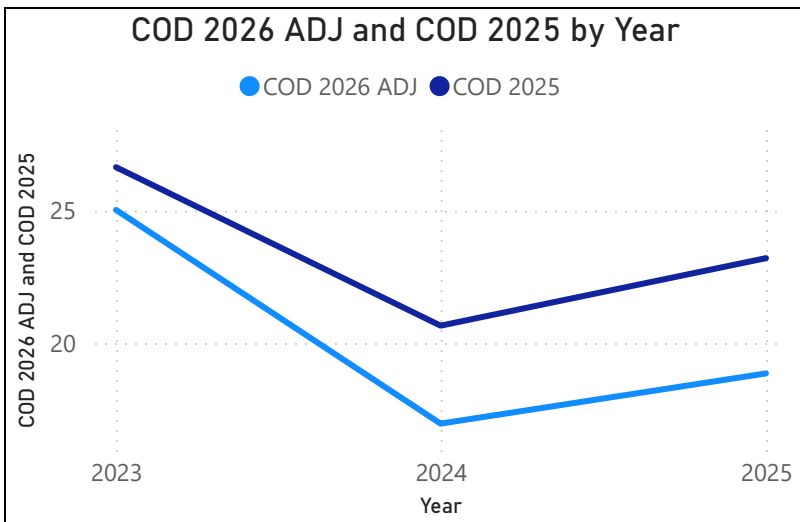
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	34	100	96.99
2024	19	100	97.90
2023	21	95	95.35
2022	24	100	92.69

Colfax Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	50	95.03	79.60	19.38%	97.57	81.00	20.46%	93.39	79.31	17.75%
3	5	89.29	67.74	31.81%	95.77	70.87	35.13%	88.04	69.12	27.38%
4	8	91.61	68.58	33.58%	94.84	70.89	33.79%	90.40	68.08	32.78%
5	83	93.19	85.48	9.01%	95.16	89.42	6.42%	95.85	90.67	5.70%
Total	146	93.64	79.99	17.06%	95.99	84.89	13.08%	94.58	85.38	10.78%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	50	19.53	18.04	8.26%	104.48	102.13	2.30%	43.64	35.81	21.89%	162.62	137.98	17.86%
3	5	14.69	7.16	105.07%	108.78	102.53	6.09%	80.35	64.20	25.16%	135.13	82.27	64.25%
4	8	13.19	10.39	27.03%	104.92	104.13	0.76%	68.83	54.33	26.68%	131.98	93.36	41.36%
5	83	19.44	24.50	-20.65%	99.29	98.62	0.68%	48.10	41.65	15.47%	199.69	184.02	8.52%
Total	146	19.06	22.55	-15.49%	101.49	99.42	2.08%	43.64	35.81	21.89%	199.69	184.02	8.52%



**19 Colfax
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 146
 Total Sales Price : 32,297,586
 Total Adj. Sales Price : 32,297,586
 Total Assessed Value : 30,548,500
 Avg. Adj. Sales Price : 221,216
 Avg. Assessed Value : 209,236

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 96
 COD : 19.06
 PRD : 101.49

COV : 24.66
 STD : 23.67
 Avg. Abs. Dev : 17.85
 MAX Sales Ratio : 199.69
 MIN Sales Ratio : 43.64

95% Median C.I. : 88.68 to 96.86
 95% Wgt. Mean C.I. : 90.91 to 98.26
 95% Mean C.I. : 92.15 to 99.83

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	24	95.98	107.25	102.14	25.03	105.00	64.88	199.69	84.42 to 124.66	223,988	228,789	
01-JAN-24 To 31-MAR-24	16	95.59	97.86	96.50	18.85	101.41	49.88	146.86	83.11 to 117.35	237,434	229,130	
01-APR-24 To 30-JUN-24	16	94.76	96.42	92.11	19.30	104.68	65.25	133.83	80.87 to 115.67	246,928	227,435	
01-JUL-24 To 30-SEP-24	20	97.83	101.88	102.45	17.49	99.44	65.54	137.68	87.87 to 110.22	201,100	206,028	
01-OCT-24 To 31-DEC-24	20	90.32	92.85	93.20	12.25	99.62	56.12	128.03	86.92 to 98.21	198,825	185,295	
01-JAN-25 To 31-MAR-25	12	75.39	83.95	84.93	22.83	98.85	48.10	134.92	67.29 to 100.98	190,150	161,502	
01-APR-25 To 30-JUN-25	17	89.27	89.65	90.01	15.17	99.60	62.65	114.67	74.74 to 106.14	233,118	209,829	
01-JUL-25 To 30-SEP-25	21	90.38	90.77	89.70	19.38	101.19	43.64	149.10	78.91 to 105.89	234,705	210,522	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	76	96.24	101.58	98.65	20.51	102.97	49.88	199.69	89.29 to 106.13	225,625	222,586	
01-OCT-24 To 30-SEP-25	70	89.11	89.92	89.98	16.90	99.93	43.64	149.10	84.44 to 95.41	216,430	194,743	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	72	94.73	97.27	96.08	16.95	101.24	49.88	146.86	89.24 to 99.14	218,726	210,160	
<u>ALL</u>	146	93.64	95.99	94.58	19.06	101.49	43.64	199.69	88.68 to 96.86	221,216	209,236	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648	
3	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050	
4	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674	
5	83	93.19	95.16	95.85	19.44	99.28	48.10	199.69	87.33 to 98.21	251,868	241,403	
<u>ALL</u>	146	93.64	95.99	94.58	19.06	101.49	43.64	199.69	88.68 to 96.86	221,216	209,236	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	142	94.13	96.33	95.35	19.12	101.03	43.64	199.69	88.85 to 96.98	217,272	207,171	
06	4	84.18	83.85	78.22	09.42	107.20	68.83	98.21	N/A	361,250	282,555	
07												
<u>ALL</u>	146	93.64	95.99	94.58	19.06	101.49	43.64	199.69	88.68 to 96.86	221,216	209,236	

**19 Colfax
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 146
 Total Sales Price : 32,297,586
 Total Adj. Sales Price : 32,297,586
 Total Assessed Value : 30,548,500
 Avg. Adj. Sales Price : 221,216
 Avg. Assessed Value : 209,236

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 96
 COD : 19.06
 PRD : 101.49

COV : 24.66
 STD : 23.67
 Avg. Abs. Dev : 17.85
 MAX Sales Ratio : 199.69
 MIN Sales Ratio : 43.64

95% Median C.I. : 88.68 to 96.86
 95% Wgt. Mean C.I. : 90.91 to 98.26
 95% Mean C.I. : 92.15 to 99.83

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	142.01	142.01	140.11	04.99	101.36	134.92	149.10	N/A	20,500	28,723
Ranges Excl. Low \$											
Greater Than 4,999	146	93.64	95.99	94.58	19.06	101.49	43.64	199.69	88.68 to 96.86	221,216	209,236
Greater Than 14,999	146	93.64	95.99	94.58	19.06	101.49	43.64	199.69	88.68 to 96.86	221,216	209,236
Greater Than 29,999	144	92.81	95.35	94.53	18.77	100.87	43.64	199.69	88.62 to 96.57	224,004	211,743
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	142.01	142.01	140.11	04.99	101.36	134.92	149.10	N/A	20,500	28,723
30,000 TO 59,999	8	134.48	131.79	134.82	16.95	97.75	82.92	199.69	82.92 to 199.69	44,424	59,893
60,000 TO 99,999	14	104.73	101.78	102.05	18.60	99.74	48.10	162.62	84.49 to 115.92	77,661	79,251
100,000 TO 149,999	21	84.67	84.25	84.21	11.55	100.05	63.38	119.80	78.91 to 89.29	126,167	106,245
150,000 TO 249,999	45	84.76	87.75	88.19	19.02	99.50	43.64	130.97	79.86 to 96.48	193,269	170,450
250,000 TO 499,999	51	96.98	100.48	100.72	15.13	99.76	62.65	143.16	92.30 to 104.77	319,458	321,749
500,000 TO 999,999	5	81.46	81.76	81.63	08.81	100.16	68.83	96.57	N/A	635,000	518,367
1,000,000 +											
ALL	146	93.64	95.99	94.58	19.06	101.49	43.64	199.69	88.68 to 96.86	221,216	209,236

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	50	Median :	95	COV :	24.59	95% Median C.I. :	84.76 to 104.87
Total Sales Price :	7,487,547	Wgt. Mean :	93	STD :	23.99	95% Wgt. Mean C.I. :	87.27 to 99.51
Total Adj. Sales Price :	7,637,547	Mean :	98	Avg. Abs. Dev :	18.56	95% Mean C.I. :	90.92 to 104.22
Total Assessed Value :	7,132,400						
Avg. Adj. Sales Price :	152,751	COD :	19.53	MAX Sales Ratio :	162.62		
Avg. Assessed Value :	142,648	PRD :	104.48	MIN Sales Ratio :	43.64		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	8	86.81	105.51	94.14	24.99	112.08	81.46	162.62	81.46 to 162.62	187,125	176,166
01/01/2024 To 03/31/2024	6	95.59	92.58	88.37	15.49	104.76	62.65	118.09	62.65 to 118.09	121,125	107,036
04/01/2024 To 06/30/2024	5	100.23	94.10	96.02	14.13	98.00	65.25	115.67	N/A	188,600	181,100
07/01/2024 To 09/30/2024	5	103.56	102.11	93.02	16.76	109.77	65.54	136.68	N/A	110,000	102,317
10/01/2024 To 12/31/2024	11	91.40	96.43	98.13	12.53	98.27	79.10	128.03	81.81 to 126.79	150,818	147,994
01/01/2025 To 03/31/2025	1	134.92	134.92	134.92		100.00	134.92	134.92	N/A	26,000	35,080
04/01/2025 To 06/30/2025	8	95.45	92.85	91.96	15.60	100.97	63.38	114.67	63.38 to 114.67	191,000	175,649
07/01/2025 To 09/30/2025	6	95.49	93.26	84.14	33.64	110.84	43.64	149.10	43.64 to 149.10	117,966	99,262
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	24	95.59	99.19	93.32	19.45	106.29	62.65	162.62	84.49 to 110.22	154,865	144,526
10/01/2024 To 09/30/2025	26	93.15	96.08	93.44	19.87	102.83	43.64	149.10	82.92 to 108.53	150,800	140,914
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	27	95.18	96.20	95.06	15.18	101.20	62.65	136.68	84.49 to 104.87	143,657	136,564
<u>ALL</u>											
10/01/2023 To 09/30/2025	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648
<u>ALL</u>											
10/01/2023 To 09/30/2025	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	50	Median :	95	COV :	24.59	95% Median C.I. :	84.76 to 104.87
Total Sales Price :	7,487,547	Wgt. Mean :	93	STD :	23.99	95% Wgt. Mean C.I. :	87.27 to 99.51
Total Adj. Sales Price :	7,637,547	Mean :	98	Avg. Abs. Dev :	18.56	95% Mean C.I. :	90.92 to 104.22
Total Assessed Value :	7,132,400						
Avg. Adj. Sales Price :	152,751	COD :	19.53	MAX Sales Ratio :	162.62		
Avg. Assessed Value :	142,648	PRD :	104.48	MIN Sales Ratio :	43.64		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	50	Median :	95	COV :	24.59	95% Median C.I. :	84.76 to 104.87
Total Sales Price :	7,487,547	Wgt. Mean :	93	STD :	23.99	95% Wgt. Mean C.I. :	87.27 to 99.51
Total Adj. Sales Price :	7,637,547	Mean :	98	Avg. Abs. Dev :	18.56	95% Mean C.I. :	90.92 to 104.22
Total Assessed Value :	7,132,400						
Avg. Adj. Sales Price :	152,751	COD :	19.53	MAX Sales Ratio :	162.62		
Avg. Assessed Value :	142,648	PRD :	104.48	MIN Sales Ratio :	43.64		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	142.01	142.01	140.11	04.99	101.36	134.92	149.10	N/A	20,500	28,723
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648
Greater Than 15,000	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648
Greater Than 30,000	48	94.73	95.72	93.13	18.34	102.78	43.64	162.62	84.67 to 103.56	158,261	147,395
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	142.01	142.01	140.11	04.99	101.36	134.92	149.10	N/A	20,500	28,723
30,000 TO 59,999	3	126.79	115.46	116.91	14.13	98.76	82.92	136.68	N/A	37,333	43,645
60,000 TO 99,999	12	105.83	105.91	105.75	16.92	100.15	59.93	162.62	88.85 to 115.92	77,979	82,463
100,000 TO 149,999	11	84.67	85.27	85.51	13.17	99.72	63.38	119.80	65.54 to 98.89	131,409	112,372
150,000 TO 249,999	17	94.89	91.26	91.18	17.16	100.09	43.64	118.09	74.74 to 111.12	186,223	169,793
250,000 TO 499,999	4	97.06	101.65	100.63	15.26	101.01	84.44	128.03	N/A	330,625	332,724
500,000 TO 999,999	1	81.46	81.46	81.46		100.00	81.46	81.46	N/A	615,000	501,000
1,000,000 +											
_____ ALL _____											
10/01/2023 To 09/30/2025	50	95.04	97.57	93.39	19.53	104.48	43.64	162.62	84.76 to 104.87	152,751	142,648

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	5	Median :	89	COV :	23.58	95% Median C.I. :	N/A
Total Sales Price :	625,000	Wgt. Mean :	88	STD :	22.58	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	625,000	Mean :	96	Avg. Abs. Dev :	13.12	95% Mean C.I. :	67.74 to 123.80
Total Assessed Value :	550,250						
Avg. Adj. Sales Price :	125,000	COD :	14.69	MAX Sales Ratio :	135.13		
Avg. Assessed Value :	110,050	PRD :	108.78	MIN Sales Ratio :	80.35		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	1	81.63	81.63	81.63	100.00	81.63	81.63	N/A		130,000	106,120
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	89.29	89.29	89.29	100.00	89.29	89.29	N/A		145,000	129,465
07/01/2024 To 09/30/2024	2	113.78	113.78	113.78	18.76	100.00	92.43	135.13	N/A	50,000	56,890
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025	1	80.35	80.35	80.35	100.00	80.35	80.35	N/A		250,000	200,885
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	4	90.86	99.62	93.16	15.58	106.93	81.63	135.13	N/A	93,750	87,341
10/01/2024 To 09/30/2025	1	80.35	80.35	80.35	100.00	80.35	80.35	N/A		250,000	200,885
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	3	92.43	105.62	99.28	16.53	106.39	89.29	135.13	N/A	81,667	81,082
<u>ALL</u>											
10/01/2023 To 09/30/2025	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050
<u>ALL</u>											
10/01/2023 To 09/30/2025	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	5	Median :	89	COV :	23.58	95% Median C.I. :	N/A
Total Sales Price :	625,000	Wgt. Mean :	88	STD :	22.58	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	625,000	Mean :	96	Avg. Abs. Dev :	13.12	95% Mean C.I. :	67.74 to 123.80
Total Assessed Value :	550,250						
Avg. Adj. Sales Price :	125,000	COD :	14.69	MAX Sales Ratio :	135.13		
Avg. Assessed Value :	110,050	PRD :	108.78	MIN Sales Ratio :	80.35		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	5	Median :	89	COV :	23.58	95% Median C.I. :	N/A
Total Sales Price :	625,000	Wgt. Mean :	88	STD :	22.58	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	625,000	Mean :	96	Avg. Abs. Dev :	13.12	95% Mean C.I. :	67.74 to 123.80
Total Assessed Value :	550,250						
Avg. Adj. Sales Price :	125,000	COD :	14.69	MAX Sales Ratio :	135.13		
Avg. Assessed Value :	110,050	PRD :	108.78	MIN Sales Ratio :	80.35		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050
Greater Than 15,000	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050
Greater Than 30,000	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	113.78	113.78	113.78	18.76	100.00	92.43	135.13	N/A	50,000	56,890
60,000 TO 99,999											
100,000 TO 149,999	2	85.46	85.46	85.67	04.48	99.75	81.63	89.29	N/A	137,500	117,793
150,000 TO 249,999											
250,000 TO 499,999	1	80.35	80.35	80.35		100.00	80.35	80.35	N/A	250,000	200,885
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	5	89.29	95.77	88.04	14.69	108.78	80.35	135.13	N/A	125,000	110,050

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	92	COV :	19.34	95% Median C.I. :	68.83 to 131.98
Total Sales Price :	3,130,000	Wgt. Mean :	90	STD :	18.34	95% Wgt. Mean C.I. :	73.26 to 107.53
Total Adj. Sales Price :	3,130,000	Mean :	95	Avg. Abs. Dev :	12.08	95% Mean C.I. :	79.50 to 110.18
Total Assessed Value :	2,829,390						
Avg. Adj. Sales Price :	391,250	COD :	13.18	MAX Sales Ratio :	131.98		
Avg. Assessed Value :	353,674	PRD :	104.91	MIN Sales Ratio :	68.83		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	2	113.73	113.73	113.01	16.05	100.64	95.48	131.98	N/A	317,500	358,820
01/01/2024 To 03/31/2024	1	94.26	94.26	94.26		100.00	94.26	94.26	N/A	435,000	410,020
04/01/2024 To 06/30/2024	1	68.83	68.83	68.83		100.00	68.83	68.83	N/A	760,000	523,085
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	88.97	88.97	88.97		100.00	88.97	88.97	N/A	480,000	427,045
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	2	86.62	86.62	86.56	01.47	100.07	85.35	87.89	N/A	302,500	261,858
07/01/2025 To 09/30/2025	1	105.99	105.99	105.99		100.00	105.99	105.99	N/A	215,000	227,885
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	4	94.87	97.64	90.20	16.96	108.25	68.83	131.98	N/A	457,500	412,686
10/01/2024 To 09/30/2025	4	88.43	92.05	90.67	06.14	101.52	85.35	105.99	N/A	325,000	294,661
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	3	88.97	84.02	81.20	09.53	103.47	68.83	94.26	N/A	558,333	453,383
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	92	COV :	19.34	95% Median C.I. :	68.83 to 131.98
Total Sales Price :	3,130,000	Wgt. Mean :	90	STD :	18.34	95% Wgt. Mean C.I. :	73.26 to 107.53
Total Adj. Sales Price :	3,130,000	Mean :	95	Avg. Abs. Dev :	12.08	95% Mean C.I. :	79.50 to 110.18
Total Assessed Value :	2,829,390						
Avg. Adj. Sales Price :	391,250	COD :	13.18	MAX Sales Ratio :	131.98		
Avg. Assessed Value :	353,674	PRD :	104.91	MIN Sales Ratio :	68.83		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	6	94.87	100.76	99.15	10.95	101.62	87.89	131.98	87.89 to 131.98	342,500	339,577
06	2	77.09	77.09	73.67	10.71	104.64	68.83	85.35	N/A	537,500	395,965
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	92	COV :	19.34	95% Median C.I. :	68.83 to 131.98
Total Sales Price :	3,130,000	Wgt. Mean :	90	STD :	18.34	95% Wgt. Mean C.I. :	73.26 to 107.53
Total Adj. Sales Price :	3,130,000	Mean :	95	Avg. Abs. Dev :	12.08	95% Mean C.I. :	79.50 to 110.18
Total Assessed Value :	2,829,390						
Avg. Adj. Sales Price :	391,250	COD :	13.18	MAX Sales Ratio :	131.98		
Avg. Assessed Value :	353,674	PRD :	104.91	MIN Sales Ratio :	68.83		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674
Greater Than 15,000	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674
Greater Than 30,000	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	105.99	105.99	105.99		100.00	105.99	105.99	N/A	215,000	227,885
250,000 TO 499,999	6	91.62	97.32	96.45	10.83	100.90	85.35	131.98	85.35 to 131.98	359,167	346,403
500,000 TO 999,999	1	68.83	68.83	68.83		100.00	68.83	68.83	N/A	760,000	523,085
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	8	91.62	94.84	90.40	13.18	104.91	68.83	131.98	68.83 to 131.98	391,250	353,674

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

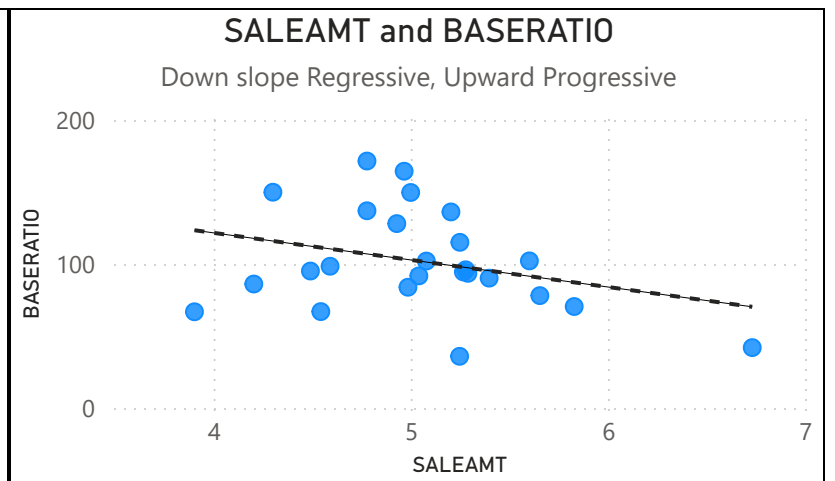
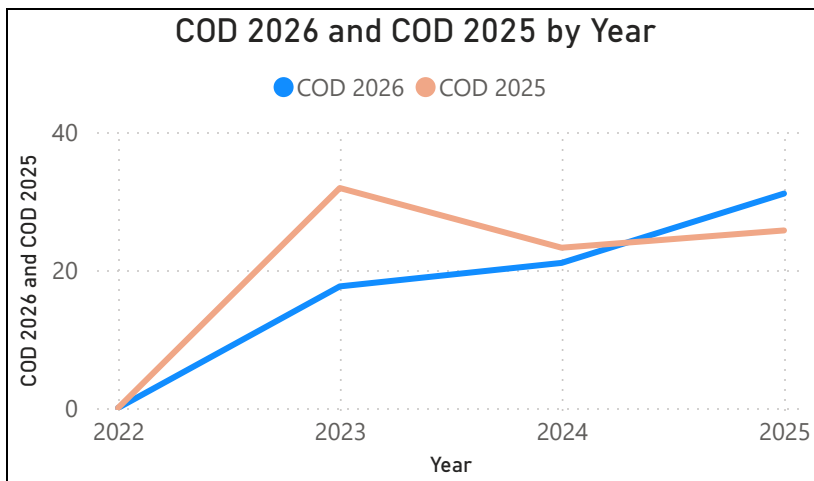
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

Colfax Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	9	95.98	66.44	44.46%	105.51	69.43	51.95%	56.25	40.77	37.96%
2	16	93.42	70.38	32.74%	99.74	79.64	25.24%	93.49	73.44	27.30%
Total	25	95.11	67.73	40.44%	101.82	75.97	34.03%	63.42	47.06	34.76%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	9	29.25	25.66	14.00%	187.57	170.30	51.95%	41.94	32.91	27.44%	171.50	109.88	56.09%
2	16	26.54	32.23	-17.65%	106.69	108.44	25.24%	35.90	26.54	35.27%	149.85	142.11	5.45%
Total	25	27.35	30.86	-11.38%	160.54	161.41	34.03%	35.90	26.54	35.27%	171.50	142.11	20.69%



**19 Colfax
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 25
 Total Sales Price : 9,135,065
 Total Adj. Sales Price : 9,135,065
 Total Assessed Value : 5,793,675
 Avg. Adj. Sales Price : 365,403
 Avg. Assessed Value : 231,747

MEDIAN : 95
 WGT. MEAN : 63
 MEAN : 102
 COD : 27.35
 PRD : 160.55

COV : 34.48
 STD : 35.11
 Avg. Abs. Dev : 26.01
 MAX Sales Ratio : 171.50
 MIN Sales Ratio : 35.90

95% Median C.I. : 86.09 to 115.05
 95% Wgt. Mean C.I. : 35.73 to 91.11
 95% Mean C.I. : 87.33 to 116.31

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	1	136.98	136.98	136.98	00.00	100.00	136.98	136.98	N/A	60,000	82,185
01-JAN-23 To 31-MAR-23	3	115.05	122.29	112.55	13.77	108.65	102.16	149.67	N/A	225,867	254,213
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	2	122.92	122.92	101.11	21.92	121.57	95.98	149.85	N/A	105,000	106,170
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24	1	98.44	98.44	98.44	00.00	100.00	98.44	98.44	N/A	39,000	38,390
01-APR-24 To 30-JUN-24	3	95.11	96.66	115.87	21.46	83.42	66.81	128.05	N/A	41,333	47,892
01-JUL-24 To 30-SEP-24	1	102.05	102.05	102.05	00.00	100.00	102.05	102.05	N/A	120,000	122,465
01-OCT-24 To 31-DEC-24	5	94.48	115.68	109.51	27.80	105.63	86.09	171.50	N/A	134,200	146,958
01-JAN-25 To 31-MAR-25	1	83.87	83.87	83.87	00.00	100.00	83.87	83.87	N/A	96,850	81,225
01-APR-25 To 30-JUN-25	4	81.10	72.91	71.09	24.32	102.56	35.90	93.52	N/A	289,250	205,628
01-JUL-25 To 30-SEP-25	4	72.50	87.84	46.72	46.07	188.01	41.94	164.43	N/A	1,494,904	698,364
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	6	126.02	124.95	111.56	16.31	112.00	95.98	149.85	95.98 to 149.85	157,933	176,194
01-OCT-23 To 30-SEP-24	5	98.44	98.09	107.61	13.86	91.15	66.81	128.05	N/A	56,600	60,906
01-OCT-24 To 30-SEP-25	14	88.14	93.23	56.07	30.69	166.27	35.90	171.50	66.94 to 136.15	564,605	316,570
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	5	115.05	122.54	109.84	17.63	111.56	95.98	149.85	N/A	177,520	194,996
01-JAN-24 To 31-DEC-24	10	96.78	106.89	108.94	21.03	98.12	66.81	171.50	86.09 to 136.15	95,400	103,932
<u>ALL</u>	25	95.11	101.82	63.42	27.35	160.55	35.90	171.50	86.09 to 115.05	365,403	231,747

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	95.98	105.50	56.25	29.26	187.56	41.94	171.50	70.47 to 164.43	819,468	460,927
2	16	93.42	99.74	93.49	26.55	106.69	35.90	149.85	78.05 to 136.15	109,991	102,833
<u>ALL</u>	25	95.11	101.82	63.42	27.35	160.55	35.90	171.50	86.09 to 115.05	365,403	231,747

**19 Colfax
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 25
 Total Sales Price : 9,135,065
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 Total Assessed Value : 5,793,675
 Avg. Adj. Sales Price : 365,403
 Avg. Assessed Value : 231,747

MEDIAN : 95
 WGT. MEAN : 63
 MEAN : 102
 COD : 27.35
 PRD : 160.55

COV : 34.48
 STD : 35.11
 Avg. Abs. Dev : 26.01
 MAX Sales Ratio : 171.50
 MIN Sales Ratio : 35.90

95% Median C.I. : 86.09 to 115.05
 95% Wgt. Mean C.I. : 35.73 to 91.11
 95% Mean C.I. : 87.33 to 116.31

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	25	95.11	101.82	63.42	27.35	160.55	35.90	171.50	86.09 to 115.05	365,403	231,747
04											
<u>ALL</u>	25	95.11	101.82	63.42	27.35	160.55	35.90	171.50	86.09 to 115.05	365,403	231,747

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	66.81	66.81	66.81	00.00	100.00	66.81	66.81	N/A	8,000	5,345
Less Than 30,000	3	86.09	100.92	111.57	32.15	90.45	66.81	149.85	N/A	14,667	16,363
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	25	95.11	101.82	63.42	27.35	160.55	35.90	171.50	86.09 to 115.05	365,403	231,747
Greater Than 14,999	24	95.55	103.28	63.42	27.13	162.85	35.90	171.50	86.09 to 128.05	380,294	241,180
Greater Than 29,999	22	95.55	101.94	63.19	26.56	161.32	35.90	171.50	83.87 to 128.05	413,230	261,118
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	66.81	66.81	66.81	00.00	100.00	66.81	66.81	N/A	8,000	5,345
15,000 TO 29,999	2	117.97	117.97	121.51	27.02	97.09	86.09	149.85	N/A	18,000	21,873
30,000 TO 59,999	3	95.11	86.83	86.96	11.04	99.85	66.94	98.44	N/A	35,000	30,435
60,000 TO 99,999	5	136.98	136.97	133.71	18.10	102.44	83.87	171.50	N/A	78,893	105,488
100,000 TO 149,999	3	102.05	114.48	113.04	18.92	101.27	91.73	149.67	N/A	110,000	124,347
150,000 TO 249,999	6	95.23	95.18	94.53	21.58	100.69	35.90	136.15	35.90 to 136.15	180,767	170,873
250,000 TO 499,999	3	90.19	90.13	89.56	08.91	100.64	78.05	102.16	N/A	367,333	328,968
500,000 TO 999,999	1	70.47	70.47	70.47	00.00	100.00	70.47	70.47	N/A	675,000	475,700
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999	1	41.94	41.94	41.94	00.00	100.00	41.94	41.94	N/A	5,400,000	2,264,955
10,000,000 +											
<u>ALL</u>	25	95.11	101.82	63.42	27.35	160.55	35.90	171.50	86.09 to 115.05	365,403	231,747

**19 Colfax
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 25
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 Total Adj. Sales Price : 9,135,065
 Total Assessed Value : 5,793,675
 Avg. Adj. Sales Price : 365,403
 Avg. Assessed Value : 231,747

MEDIAN : 95
 WGT. MEAN : 63
 MEAN : 102
 COD : 27.35
 PRD : 160.55

COV : 34.48
 STD : 35.11
 Avg. Abs. Dev : 26.01
 MAX Sales Ratio : 171.50
 MIN Sales Ratio : 35.90

95% Median C.I. : 86.09 to 115.05
 95% Wgt. Mean C.I. : 35.73 to 91.11
 95% Mean C.I. : 87.33 to 116.31

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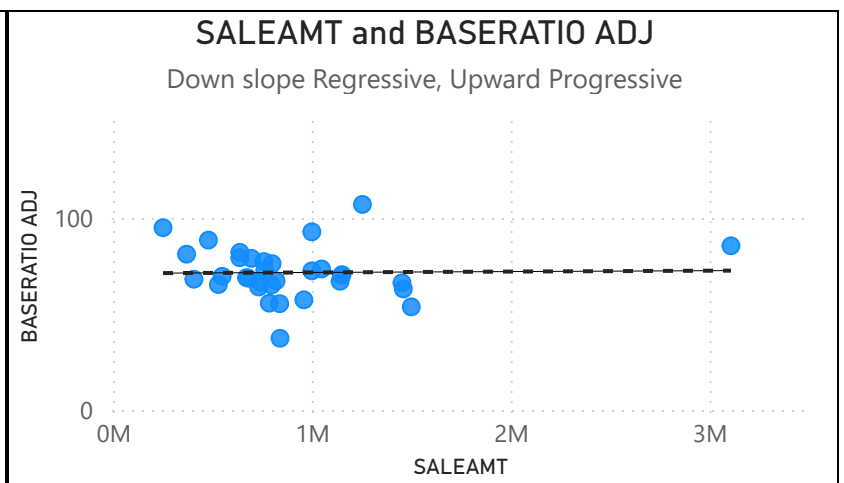
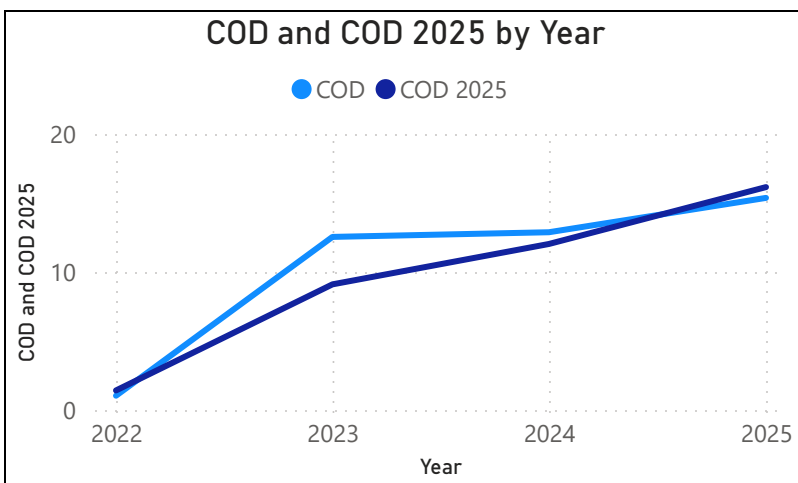
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
336	1	115.05	115.05	115.05	00.00	100.00	115.05	115.05	N/A	177,600	204,325
340	1	91.73	91.73	91.73	00.00	100.00	91.73	91.73	N/A	110,000	100,905
344	1	95.11	95.11	95.11	00.00	100.00	95.11	95.11	N/A	31,000	29,485
350	1	35.90	35.90	35.90	00.00	100.00	35.90	35.90	N/A	177,000	63,535
353	3	94.48	112.15	81.89	35.65	136.95	70.47	171.50	N/A	306,667	251,132
386	1	128.05	128.05	128.05	00.00	100.00	128.05	128.05	N/A	85,000	108,845
406	3	86.09	100.92	111.57	32.15	90.45	66.81	149.85	N/A	14,667	16,363
419	2	113.17	113.17	108.13	20.31	104.66	90.19	136.15	N/A	205,000	221,660
434	2	94.75	94.75	94.74	01.30	100.01	93.52	95.98	N/A	192,500	182,370
442	1	102.05	102.05	102.05	00.00	100.00	102.05	102.05	N/A	120,000	122,465
470	1	102.16	102.16	102.16	00.00	100.00	102.16	102.16	N/A	400,000	408,645
471	2	80.96	80.96	79.08	03.59	102.38	78.05	83.87	N/A	274,425	217,005
528	4	143.33	137.38	144.89	13.72	94.82	98.44	164.43	N/A	72,904	105,633
841	1	66.94	66.94	66.94	00.00	100.00	66.94	66.94	N/A	35,000	23,430
851	1	41.94	41.94	41.94	00.00	100.00	41.94	41.94	N/A	5,400,000	2,264,955
<u>ALL</u>	25	95.11	101.82	63.42	27.35	160.55	35.90	171.50	86.09 to 115.05	365,403	231,747

Colfax Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	34	69.91	67.94	2.89%	71.82	69.28	3.66%	71.62	69.47	3.09%
Total	34	69.91	67.94	2.89%	71.82	69.28	3.66%	71.62	69.47	3.09%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	34	13.58	13.19	2.98%	100.28	99.73	0.55%
Total	34	13.58	13.19	2.98%	100.28	99.73	0.55%



19 Colfax
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

Number of Sales : 34
Total Sales Price : 33,293,737
Total Adj. Sales Price : 33,293,737
Total Assessed Value : 23,844,340
Avg. Adj. Sales Price : 979,228
Avg. Assessed Value : 701,304

MEDIAN : 70
WGT. MEAN : 72
MEAN : 72
COD : 13.59
PRD : 100.28

COV : 18.32
STD : 13.16
Avg. Abs. Dev : 09.50
MAX Sales Ratio : 107.07
MIN Sales Ratio : 37.36

95% Median C.I. : 66.52 to 77.34
95% Wgt. Mean C.I. : 60.85 to 82.39
95% Mean C.I. : 67.40 to 76.24

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	3	72.47	71.91	71.76	01.03	100.21	70.50	72.75	N/A	972,000	697,523
01-JAN-23 To 31-MAR-23	2	80.15	80.15	74.87	18.47	107.05	65.35	94.94	N/A	390,815	292,613
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	66.52	66.52	66.52	00.00	100.00	66.52	66.52	N/A	740,000	492,280
01-OCT-23 To 31-DEC-23	1	63.03	63.03	63.03	00.00	100.00	63.03	63.03	N/A	1,460,000	920,300
01-JAN-24 To 31-MAR-24	2	55.52	55.52	55.51	00.25	100.02	55.38	55.65	N/A	812,007	450,728
01-APR-24 To 30-JUN-24	3	69.60	72.52	72.08	04.80	100.61	68.97	78.99	N/A	821,568	592,193
01-JUL-24 To 30-SEP-24	2	83.74	83.74	82.87	05.67	101.05	78.99	88.49	N/A	588,000	487,260
01-OCT-24 To 31-DEC-24	7	67.04	69.38	71.47	11.26	97.08	53.70	85.52	53.70 to 85.52	1,479,750	1,057,639
01-JAN-25 To 31-MAR-25	7	79.31	81.94	84.81	12.21	96.62	67.30	107.07	67.30 to 107.07	788,727	668,934
01-APR-25 To 30-JUN-25	2	73.23	73.23	72.69	04.11	100.74	70.22	76.23	N/A	975,000	708,683
01-JUL-25 To 30-SEP-25	4	61.83	58.61	60.39	18.18	97.05	37.36	73.44	N/A	1,075,513	649,509
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	6	71.49	73.76	71.44	08.81	103.25	65.35	94.94	65.35 to 94.94	739,605	528,346
01-OCT-23 To 30-SEP-24	8	69.29	69.89	68.00	13.18	102.78	55.38	88.49	55.38 to 88.49	840,590	571,607
01-OCT-24 To 30-SEP-25	20	69.43	72.01	72.75	15.14	98.98	37.36	107.07	66.27 to 79.31	1,106,569	805,071
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	4	65.94	72.46	67.00	12.54	108.15	63.03	94.94	N/A	745,408	499,451
01-JAN-24 To 31-DEC-24	14	68.55	70.12	70.77	12.88	99.08	53.70	88.49	55.65 to 82.11	1,115,926	789,716
<u>ALL</u>	34	69.91	71.82	71.62	13.59	100.28	37.36	107.07	66.52 to 77.34	979,228	701,304

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	34	69.91	71.82	71.62	13.59	100.28	37.36	107.07	66.52 to 77.34	979,228	701,304
<u>ALL</u>	34	69.91	71.82	71.62	13.59	100.28	37.36	107.07	66.52 to 77.34	979,228	701,304

19 Colfax
AGRICULTURAL LAND

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MEDIAN : 70
 WGT. MEAN : 72
 MEAN : 72
 COD : 13.59
 PRD : 100.28

COV : 18.32
 STD : 13.16
 Avg. Abs. Dev : 09.50
 MAX Sales Ratio : 107.07
 MIN Sales Ratio : 37.36

95% Median C.I. : 66.52 to 77.34
 95% Wgt. Mean C.I. : 60.85 to 82.39
 95% Mean C.I. : 67.40 to 76.24

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	77.34	77.34	77.34	00.00	100.00	77.34	77.34	N/A	758,955	586,955
1	1	77.34	77.34	77.34	00.00	100.00	77.34	77.34	N/A	758,955	586,955
Dry											
County	14	72.61	70.49	69.71	09.89	101.12	55.38	82.11	57.38 to 78.99	788,842	549,876
1	14	72.61	70.49	69.71	09.89	101.12	55.38	82.11	57.38 to 78.99	788,842	549,876
ALL	34	69.91	71.82	71.62	13.59	100.28	37.36	107.07	66.52 to 77.34	979,228	701,304

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	3	77.34	74.61	71.20	16.85	104.79	53.70	92.79	N/A	1,086,318	773,432
1	3	77.34	74.61	71.20	16.85	104.79	53.70	92.79	N/A	1,086,318	773,432
Dry											
County	21	69.60	70.09	69.49	08.86	100.86	55.38	82.11	66.52 to 76.23	799,987	555,878
1	21	69.60	70.09	69.49	08.86	100.86	55.38	82.11	66.52 to 76.23	799,987	555,878
ALL	34	69.91	71.82	71.62	13.59	100.28	37.36	107.07	66.52 to 77.34	979,228	701,304

Colfax County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	8,163	7,872	7,749	7,443	7,119	6,785	6,273	5,654	7,313
Cuming	2	9,179	n/a	8,645	9,152	6,671	n/a	7,948	6,716	8,622
Cuming	4	10,325	10,135	9,772	10,206	6,735	n/a	8,833	7,089	9,424
Dodge	1	8,900	8,870	8,729	8,704	8,645	8,558	8,500	8,480	8,744
Dodge	2	9,300	9,270	9,135	9,105	9,045	9,015	8,910	8,880	9,123
Butler	1	9,396	8,695	8,144	7,865	7,154	6,849	6,351	6,231	8,380
Stanton	1	9,209	8,258	9,131	7,942	6,892	8,157	7,178	6,937	8,042
Platte	6	10,630	10,280	9,289	9,053	8,350	7,933	7,590	7,129	8,860

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	7,955	7,833	7,503	7,453	6,902	6,776	6,261	5,762	7,122
Cuming	2	8,433	8,434	7,918	n/a	7,260	7,260	6,040	6,040	7,680
Cuming	4	9,680	9,673	9,085	8,943	5,423	8,329	6,886	6,551	8,962
Dodge	1	8,250	8,200	8,018	n/a	7,809	7,746	7,525	7,540	8,012
Dodge	2	8,250	8,200	8,030	7,980	7,810	7,760	7,563	7,540	8,010
Butler	1	8,500	7,700	7,400	7,200	6,800	6,500	6,200	5,900	7,168
Stanton	1	8,561	8,561	8,561	5,984	4,383	7,245	6,750	6,851	7,528
Platte	6	8,627	8,085	7,593	7,434	7,196	7,317	6,259	4,794	7,474

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	2,245	2,247	2,047	2,047	1,929	1,931	n/a	1,820	2,199
Cuming	2	3,924	3,789	3,213	3,481	n/a	n/a	n/a	n/a	3,693
Cuming	4	3,701	3,694	2,905	3,223	n/a	n/a	n/a	n/a	3,493
Dodge	1	2,610	2,600	2,510	2,500	n/a	n/a	n/a	2,265	2,580
Dodge	2	2,610	2,600	2,510	2,500	n/a	n/a	n/a	n/a	2,583
Butler	1	3,345	3,314	3,256	3,270	2,698	3,128	n/a	3,025	3,307
Stanton	1	3,228	3,416	2,681	3,338	2,318	n/a	n/a	2,700	3,001
Platte	6	3,132	3,243	3,044	3,015	2,931	n/a	2,695	2,585	3,141

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	4,670	1,657	264
Cuming	2	6,613	1,690	179
Cuming	4	7,295	1,644	415
Dodge	1	3,264	n/a	228
Dodge	2	3,246	n/a	268
Butler	1	3,825	1,899	748
Stanton	1	5,080	314	151
Platte	6	3,218	3,019	200

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

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	2	Median :	35	COV :	26.57	95% Median C.I. :	N/A
Total Sales Price :	2,009,000	Wgt. Mean :	36	STD :	09.40	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,557,000	Mean :	35	Avg.Abs.Dev :	06.65	95% Mean C.I. :	-49.07 to 119.83
Total Assessed Value :	928,753						
Avg. Adj. Sales Price :	1,278,500	COD :	18.80	MAX Sales Ratio :	42.02		
Avg. Assessed Value :	464,377	PRD :	97.41	MIN Sales Ratio :	28.73		

Printed : 03/19/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	42.02	42.02	42.02	100.00	42.02	42.02		N/A	1,460,000	613,533
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	28.73	28.73	28.73	100.00	28.73	28.73		N/A	1,097,000	315,220
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377
10/01/2024 To 09/30/2025											
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	42.02	42.02	42.02	100.00	42.02	42.02		N/A	1,460,000	613,533
01/01/2024 To 12/31/2024	1	28.73	28.73	28.73	100.00	28.73	28.73		N/A	1,097,000	315,220
<u>ALL</u>											
10/01/2022 To 09/30/2025	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	2	Median :	35	COV :	26.57	95% Median C.I. :	N/A
Total Sales Price :	2,009,000	Wgt. Mean :	36	STD :	09.40	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,557,000	Mean :	35	Avg.Abs.Dev :	06.65	95% Mean C.I. :	-49.07 to 119.83
Total Assessed Value :	928,753						
Avg. Adj. Sales Price :	1,278,500	COD :	18.80	MAX Sales Ratio :	42.02		
Avg. Assessed Value :	464,377	PRD :	97.41	MIN Sales Ratio :	28.73		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377
<u>ALL</u>											
10/01/2022 To 09/30/2025	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
190039											
190058	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377
190059											
190070											
190123											
270046											
270595											
<u>ALL</u>											
10/01/2022 To 09/30/2025	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	1	28.73	28.73	28.73		100.00	28.73	28.73	N/A	1,097,000	315,220
1	1	28.73	28.73	28.73		100.00	28.73	28.73	N/A	1,097,000	315,220
<u>ALL</u>											
10/01/2022 To 09/30/2025	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

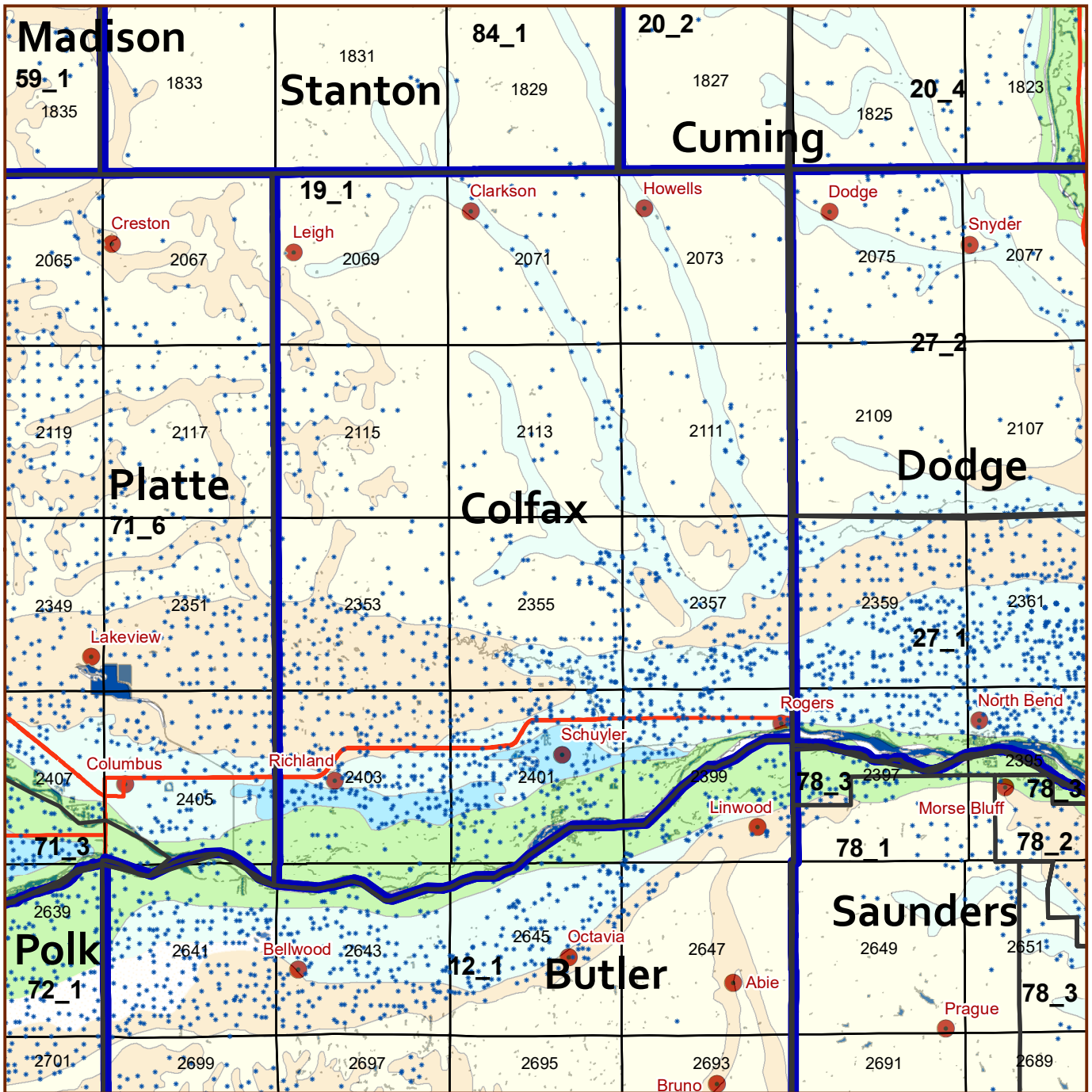
Number of Sales :	2	Median :	35	COV :	26.57	95% Median C.I. :	N/A
Total Sales Price :	2,009,000	Wgt. Mean :	36	STD :	09.40	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,557,000	Mean :	35	Avg.Abs.Dev :	06.65	95% Mean C.I. :	-49.07 to 119.83
Total Assessed Value :	928,753						
Avg. Adj. Sales Price :	1,278,500	COD :	18.80	MAX Sales Ratio :	42.02		
Avg. Assessed Value :	464,377	PRD :	97.41	MIN Sales Ratio :	28.73		

Printed : 03/19/2026

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Dry </u>											
County	1	28.73	28.73	28.73		100.00	28.73	28.73	N/A	1,097,000	315,220
1	1	28.73	28.73	28.73		100.00	28.73	28.73	N/A	1,097,000	315,220
<u> ALL </u>											
10/01/2022 To 09/30/2025	2	35.38	35.38	36.32	18.80	97.41	28.73	42.02	N/A	1,278,500	464,377

COLFAX COUNTY



Legend

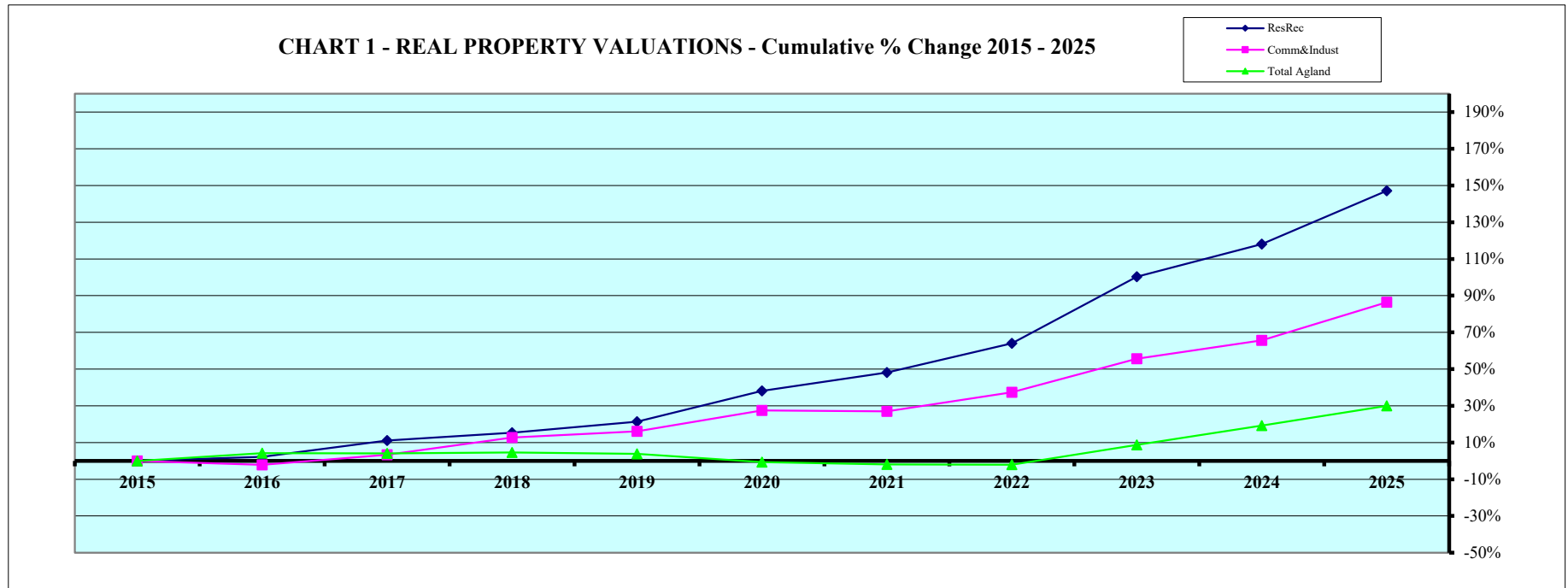
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	231,499,350	-	-	-	83,997,891	-	-	-	1,168,169,450	-	-	-
2016	236,565,970	5,066,620	2.19%	2.19%	82,204,356	-1,793,535	-2.14%	-2.14%	1,216,844,785	48,675,335	4.17%	4.17%
2017	257,314,195	20,748,225	8.77%	11.15%	86,775,046	4,570,690	5.56%	3.31%	1,216,628,840	-215,945	-0.02%	4.15%
2018	267,181,015	9,866,820	3.83%	15.41%	94,723,836	7,948,790	9.16%	12.77%	1,221,238,525	4,609,685	0.38%	4.54%
2019	280,885,535	13,704,520	5.13%	21.33%	97,531,026	2,807,190	2.96%	16.11%	1,213,292,885	-7,945,640	-0.65%	3.86%
2020	319,724,655	38,839,120	13.83%	38.11%	107,044,961	9,513,935	9.75%	27.44%	1,159,721,740	-53,571,145	-4.42%	-0.72%
2021	342,987,580	23,262,925	7.28%	48.16%	106,685,335	-359,626	-0.34%	27.01%	1,145,089,965	-14,631,775	-1.26%	-1.98%
2022	379,802,660	36,815,080	10.73%	64.06%	115,397,632	8,712,297	8.17%	37.38%	1,143,849,535	-1,240,430	-0.11%	-2.08%
2023	463,824,603	84,021,943	22.12%	100.36%	130,712,781	15,315,149	13.27%	55.61%	1,269,369,300	125,519,765	10.97%	8.66%
2024	504,936,209	41,111,606	8.86%	118.12%	139,151,071	8,438,290	6.46%	65.66%	1,393,000,595	123,631,295	9.74%	19.25%
2025	572,086,810	67,150,601	13.30%	147.12%	156,559,117	17,408,046	12.51%	86.38%	1,518,466,960	125,466,365	9.01%	29.99%

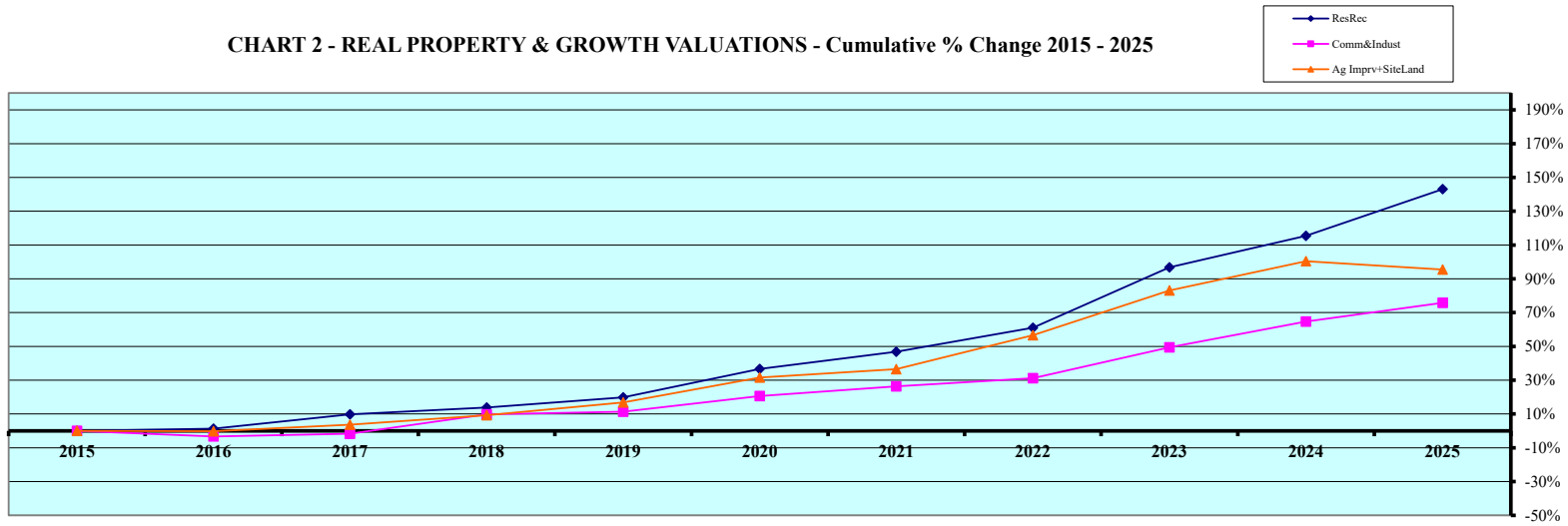
Rate Annual %chg: Residential & Recreational **9.47%** Commercial & Industrial **6.42%** Agricultural Land **2.66%**

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

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	231,499,350	3,213,290	1.39%	228,286,060	--	--	83,997,891	1,278,925	1.52%	82,718,966	--	--
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	1.29%	82,204,356	983,445	1.20%	81,220,911	-3.31%	-3.31%
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	9.84%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	-1.70%
2018	267,181,015	3,551,904	1.33%	263,629,111	2.45%	13.88%	94,723,836	2,510,020	2.65%	92,213,816	6.27%	9.78%
2019	280,885,535	3,504,880	1.25%	277,380,655	3.82%	19.82%	97,531,026	3,972,285	4.07%	93,558,741	-1.23%	11.38%
2020	319,724,655	3,414,695	1.07%	316,309,960	12.61%	36.64%	107,044,961	5,773,710	5.39%	101,271,251	3.83%	20.56%
2021	342,987,580	3,107,693	0.91%	339,879,887	6.30%	46.82%	106,685,335	569,095	0.53%	106,116,240	-0.87%	26.33%
2022	379,802,660	6,880,063	1.81%	372,922,597	8.73%	61.09%	115,397,632	5,171,145	4.48%	110,226,487	3.32%	31.23%
2023	463,824,603	8,201,374	1.77%	455,623,229	19.96%	96.81%	130,712,781	5,187,552	3.97%	125,525,229	8.78%	49.44%
2024	504,936,209	6,083,075	1.20%	498,853,134	7.55%	115.49%	139,151,071	762,920	0.55%	138,388,151	5.87%	64.75%
2025	572,086,810	9,436,780	1.65%	562,650,030	11.43%	143.05%	156,559,117	8,890,620	5.68%	147,668,497	6.12%	75.80%
Rate Ann%chg	9.47%	Resid & Recreat w/o growth				8.16%	C & I w/o growth				2.92%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	--	--
2016	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	-0.20%
2017	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	3.64%
2018	73,284,290	62,473,740	135,758,030	2,792,235	2.06%	132,965,795	1.73%	9.28%
2019	81,369,755	64,211,970	145,581,725	3,439,330	2.36%	142,142,395	4.70%	16.82%
2020	89,650,750	79,437,255	169,088,005	8,951,455	5.29%	160,136,550	10.00%	31.60%
2021	90,450,450	80,281,290	170,731,740	4,562,875	2.67%	166,168,865	-1.73%	36.56%
2022	112,376,985	83,312,440	195,689,425	5,144,189	2.63%	190,545,236	11.61%	56.60%
2023	140,457,680	83,976,460	224,434,140	1,624,820	0.72%	222,809,320	13.86%	83.11%
2024	148,142,815	100,125,807	248,268,622	4,395,105	1.77%	243,873,517	8.66%	100.42%
2025	129,077,800	112,075,746	241,153,546	3,274,065	1.36%	237,879,481	-4.18%	95.50%
Rate Ann%chg	6.40%	7.93%	7.08%	Ag Imprv+Site w/o growth			4.43%	

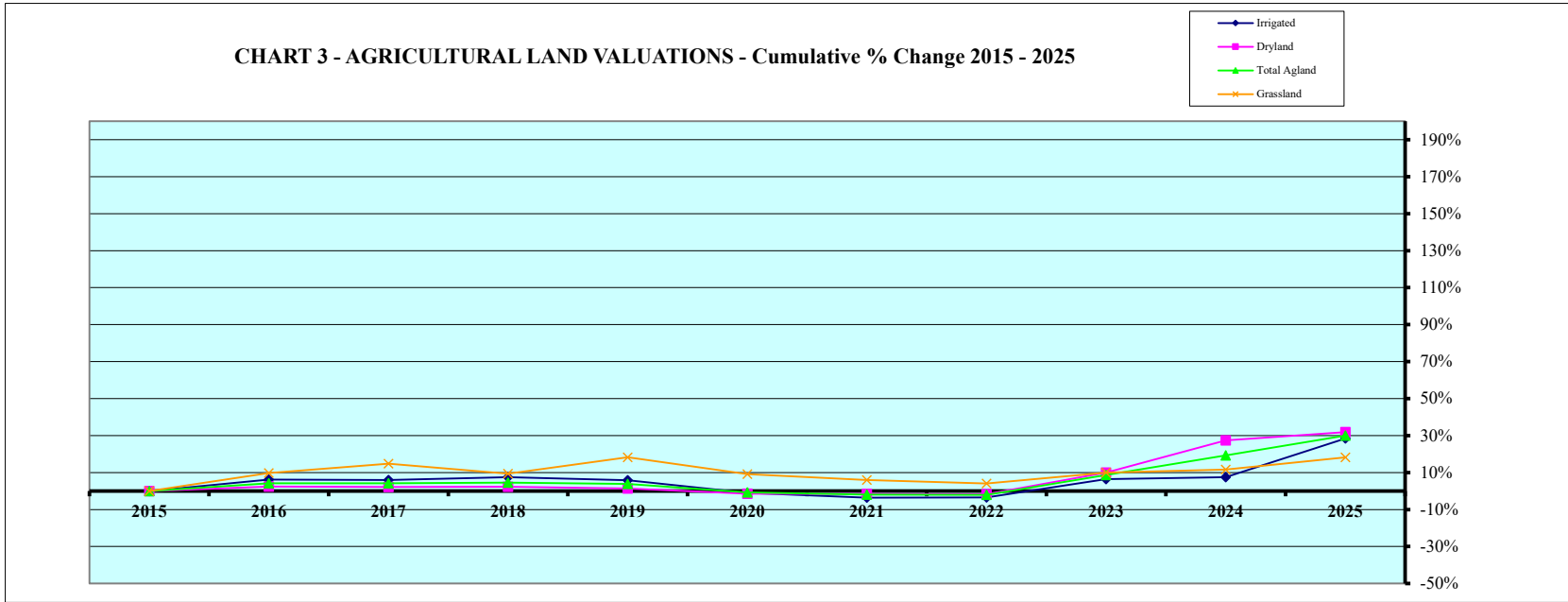
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 19
County COLFAX

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	437,160,715	-	-	-	677,992,995	-	-	-	51,502,350	-	-	-
2016	464,499,835	27,339,120	6.25%	6.25%	694,324,590	16,331,595	2.41%	2.41%	56,540,445	5,038,095	9.78%	9.78%
2017	463,097,500	-1,402,335	-0.30%	5.93%	692,979,100	-1,345,490	-0.19%	2.21%	59,114,625	2,574,180	4.55%	14.78%
2018	469,816,725	6,719,225	1.45%	7.47%	693,923,185	944,085	0.14%	2.35%	56,312,820	-2,801,805	-4.74%	9.34%
2019	462,630,615	-7,186,110	-1.53%	5.83%	687,297,015	-6,626,170	-0.95%	1.37%	60,908,085	4,595,265	8.16%	18.26%
2020	432,945,730	-29,684,885	-6.42%	-0.96%	667,799,475	-19,497,540	-2.84%	-1.50%	56,226,155	-4,681,930	-7.69%	9.17%
2021	421,437,825	-11,507,905	-2.66%	-3.60%	667,030,060	-769,415	-0.12%	-1.62%	54,583,080	-1,643,075	-2.92%	5.98%
2022	422,213,525	775,700	0.18%	-3.42%	666,377,805	-652,255	-0.10%	-1.71%	53,617,850	-965,230	-1.77%	4.11%
2023	465,354,915	43,141,390	10.22%	6.45%	745,398,150	79,020,345	11.86%	9.94%	56,622,165	3,004,315	5.60%	9.94%
2024	469,875,340	4,520,425	0.97%	7.48%	863,642,805	118,244,655	15.86%	27.38%	57,476,130	853,965	1.51%	11.60%
2025	561,316,275	91,440,935	19.46%	28.40%	893,965,275	30,322,470	3.51%	31.85%	60,856,190	3,380,060	5.88%	18.16%

Rate Ann.%chg: Irrigated **2.53%** Dryland **2.80%** Grassland **1.68%**

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
2015	820,095	-	-	-	693,295	-	-	-	1,168,169,450	-	-	-
2016	1,226,625	406,530	49.57%	49.57%	253,290	-440,005	-63.47%	-63.47%	1,216,844,785	48,675,335	4.17%	4.17%
2017	1,184,275	-42,350	-3.45%	44.41%	253,340	50	0.02%	-63.46%	1,216,628,840	-215,945	-0.02%	4.15%
2018	1,185,795	1,520	0.13%	44.59%	0	-253,340	-100.00%	-100.00%	1,221,238,525	4,609,685	0.38%	4.54%
2019	1,188,850	3,055	0.26%	44.96%	1,268,320	1,268,320		82.94%	1,213,292,885	-7,945,640	-0.65%	3.86%
2020	1,045,140	-143,710	-12.09%	27.44%	1,705,240	436,920	34.45%	145.96%	1,159,721,740	-53,571,145	-4.42%	-0.72%
2021	1,013,010	-32,130	-3.07%	23.52%	1,025,990	-679,250	-39.83%	47.99%	1,145,089,965	-14,631,775	-1.26%	-1.98%
2022	987,335	-25,675	-2.53%	20.39%	653,020	-372,970	-36.35%	-5.81%	1,143,849,535	-1,240,430	-0.11%	-2.08%
2023	977,590	-9,745	-0.99%	19.20%	1,016,480	363,460	55.66%	46.62%	1,269,369,300	125,519,765	10.97%	8.66%
2024	979,460	1,870	0.19%	19.43%	1,026,860	10,380	1.02%	48.11%	1,393,000,595	123,631,295	9.74%	19.25%
2025	1,277,290	297,830	30.41%	55.75%	1,051,930	25,070	2.44%	51.73%	1,518,466,960	125,466,365	9.01%	29.99%

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County **COLFAX**

Rate Ann.%chg: Total Agric Land **2.66%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	437,235,070	77,461	5,645			678,294,330	132,170	5,132			51,413,125	28,522	1,803		
2016	464,320,630	77,637	5,981	5.95%	5.95%	695,181,350	132,008	5,266	2.62%	2.62%	56,480,485	28,513	1,981	9.89%	9.89%
2017	463,079,995	77,393	5,983	0.05%	6.00%	693,296,250	131,654	5,266	0.00%	2.61%	59,348,315	29,204	2,032	2.59%	12.74%
2018	469,722,125	78,542	5,981	-0.05%	5.95%	694,233,725	131,830	5,266	0.00%	2.61%	56,154,935	27,567	2,037	0.24%	13.01%
2019	467,444,400	78,462	5,958	-0.38%	5.55%	687,821,500	130,708	5,262	-0.07%	2.54%	61,721,430	28,748	2,147	5.40%	19.11%
2020	433,023,925	77,671	5,575	-6.42%	-1.23%	668,500,160	130,424	5,126	-2.60%	-0.12%	55,950,195	26,114	2,143	-0.21%	18.86%
2021	421,820,975	78,490	5,374	-3.60%	-4.79%	666,621,795	130,042	5,126	0.01%	-0.11%	54,523,150	26,207	2,080	-2.90%	15.42%
2022	422,259,740	78,568	5,374	0.00%	-4.79%	666,534,355	130,035	5,126	-0.01%	-0.12%	53,612,010	25,720	2,084	0.19%	15.64%
2023	464,891,450	78,643	5,911	9.99%	4.73%	745,895,525	129,924	5,741	12.00%	11.87%	56,618,330	25,680	2,204	5.74%	22.28%
2024	470,004,315	78,721	5,970	1.00%	5.77%	863,445,025	129,830	6,651	15.84%	29.59%	57,569,470	25,687	2,242	1.71%	24.37%
2025	561,504,865	78,750	7,130	19.42%	26.32%	895,036,290	129,443	6,915	3.97%	34.73%	60,699,635	26,234	2,314	3.21%	28.36%

Rate Annual %chg Average Value/Acre: 2.53%

2.81%

1.67%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	817,230	8,172	100			217,095	362	600			1,167,976,850	246,688	4,735		
2016	1,225,990	8,171	150	50.05%	50.05%	253,290	362	700	16.67%	16.67%	1,217,461,745	246,692	4,935	4.24%	4.24%
2017	1,154,980	7,698	150	-0.01%	50.04%	253,340	362	700	0.00%	16.67%	1,217,132,880	246,311	4,941	0.13%	4.37%
2018	1,188,940	7,924	150	0.00%	50.04%	0	0				1,221,299,725	245,863	4,967	0.53%	4.92%
2019	1,180,795	7,870	150	0.00%	50.04%	0	0				1,218,168,125	245,788	4,956	-0.23%	4.68%
2020	1,037,300	6,914	150	0.00%	50.04%	1,695,730	1,412	1,201		100.14%	1,160,207,310	242,534	4,784	-3.48%	1.04%
2021	1,017,955	6,784	150	0.00%	50.04%	1,025,990	666	1,542	28.38%	156.95%	1,145,009,865	242,190	4,728	-1.17%	-0.15%
2022	988,150	6,586	150	0.00%	50.05%	653,020	574	1,137	-26.24%	89.53%	1,144,047,275	241,484	4,738	0.21%	0.06%
2023	978,205	6,519	150	0.00%	50.04%	961,810	601	1,599	40.65%	166.58%	1,269,345,320	241,374	5,259	11.00%	11.07%
2024	977,255	6,513	150	0.00%	50.04%	1,025,725	608	1,688	5.56%	181.41%	1,393,021,790	241,351	5,772	9.75%	21.91%
2025	1,281,230	6,245	205	36.73%	105.15%	1,049,280	696	1,508	-10.69%	151.32%	1,519,571,300	241,369	6,296	9.08%	32.97%

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COLFAX

Rate Annual %chg Average Value/Acre: 2.67%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10,582	COLFAX	143,814,345	24,641,545	56,468,097	543,420,720	127,420,024	29,139,093	28,666,090	1,518,466,960	129,077,800	112,075,746	0	2,713,190,420
cnty sector/value % of total value:		5.30%	0.91%	2.08%	20.03%	4.70%	1.07%	1.06%	55.97%	4.76%	4.13%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
641	CLARKSON	3,728,150	80,981	15,303	31,691,755	0	0	8,154,736	0	251,445	0	0	43,922,370
6.06%	%sector of county sector	2.59%	0.33%	0.03%	5.83%			28.45%		0.19%			1.62%
	%sector of municipality	8.49%	0.18%	0.03%	72.15%			18.57%		0.57%			100.00%
561	HOWELLS	554,728	123,678	18,379	42,817,755	0	380,755	4,286,135	0	261,760	139,645	0	48,582,835
5.30%	%sector of county sector	0.39%	0.50%	0.03%	7.88%		1.31%	14.95%		0.20%	0.12%		1.79%
	%sector of municipality	1.14%	0.25%	0.04%	88.13%		0.78%	8.82%		0.54%	0.29%		100.00%
436	LEIGH	2,204,679	195,481	22,649	26,496,160	0	0	7,145,905	0	0	0	0	36,064,874
4.12%	%sector of county sector	1.53%	0.79%	0.04%	4.88%			24.93%					1.33%
	%sector of municipality	6.11%	0.54%	0.06%	73.47%			19.81%					100.00%
70	RICHLAND	3,091,814	1,505,942	1,280,525	3,225,515	0	0	4,204,395	0	687,555	0	0	13,995,746
0.66%	%sector of county sector	2.15%	6.11%	2.27%	0.59%			14.67%		0.53%			0.52%
	%sector of municipality	22.09%	10.76%	9.15%	23.05%			30.04%		4.91%			100.00%
82	ROGERS	7,825	1,444,427	1,936,337	2,388,950	0	0	876,065	0	146,970	0	0	6,800,574
0.77%	%sector of county sector	0.01%	5.86%	3.43%	0.44%			3.06%		0.11%			0.25%
	%sector of municipality	0.12%	21.24%	28.47%	35.13%			12.88%		2.16%			100.00%
6,547	SCHUYLER	6,532,685	4,535,881	5,494,863	301,131,390	5,455	0	67,496,900	13,860	982,585	0	0	386,193,619
61.87%	%sector of county sector	4.54%	18.41%	9.73%	55.41%	0.00%		235.46%	0.00%	0.76%			14.23%
	%sector of municipality	1.69%	1.17%	1.42%	77.97%	0.00%		17.48%	0.00%	0.25%			100.00%
	%sector of county sector												
	%sector of municipality												
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8,338	Total Municipalities	16,119,882	7,886,391	8,768,057	407,751,529	5,455	380,755	92,164,140	13,860	2,330,315	139,645	0	535,560,024
78.79%	%all municip.sectors of cnty	11.21%	32.00%	15.53%	75.03%	0.00%	1.31%	321.51%	0.00%	1.81%	0.12%		19.74%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,532	Value : 2,714,425,248	Growth 1,568,515	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	274	5,496,490	42	862,025	310	7,257,145	626	13,615,660	
02. Res Improve Land	2,547	63,453,785	104	6,928,895	315	19,136,925	2,966	89,519,605	
03. Res Improvements	2,720	384,749,675	137	39,056,525	359	97,847,105	3,216	521,653,305	
04. Res Total	2,994	453,699,950	179	46,847,445	669	124,241,175	3,842	624,788,570	1,296,770
% of Res Total	77.93	72.62	4.66	7.50	17.41	19.89	45.03	23.02	82.68
05. Com UnImp Land	80	1,158,245	5	286,260	3	145,135	88	1,589,640	
06. Com Improve Land	450	14,722,190	25	1,158,365	22	2,369,440	497	18,249,995	
07. Com Improvements	455	118,404,235	29	19,892,905	24	20,616,735	508	158,913,875	
08. Com Total	535	134,284,670	34	21,337,530	27	23,131,310	596	178,753,510	0
% of Com Total	89.77	75.12	5.70	11.94	4.53	12.94	6.99	6.59	0.00
09. Ind UnImp Land	1	13,860	0	0	0	0	1	13,860	
10. Ind Improve Land	0	0	3	1,035,630	0	0	3	1,035,630	
11. Ind Improvements	0	0	3	28,089,603	0	0	3	28,089,603	
12. Ind Total	1	13,860	3	29,125,233	0	0	4	29,139,093	0
% of Ind Total	25.00	0.05	75.00	99.95	0.00	0.00	0.05	1.07	0.00
13. Rec UnImp Land	2	5,415	9	104,625	82	7,563,315	93	7,673,355	
14. Rec Improve Land	0	0	33	1,490,605	61	7,214,375	94	8,704,980	
15. Rec Improvements	0	0	62	5,396,145	84	12,287,570	146	17,683,715	
16. Rec Total	2	5,415	71	6,991,375	166	27,065,260	239	34,062,050	0
% of Rec Total	0.84	0.02	29.71	20.53	69.46	79.46	2.80	1.25	0.00
Res & Rec Total	2,996	453,705,365	250	53,838,820	835	151,306,435	4,081	658,850,620	1,296,770
% of Res & Rec Total	73.41	68.86	6.13	8.17	20.46	22.97	47.83	24.27	82.68
Com & Ind Total	536	134,298,530	37	50,462,763	27	23,131,310	600	207,892,603	0
% of Com & Ind Total	89.33	64.60	6.17	24.27	4.50	11.13	7.03	7.66	0.00
17. Taxable Total	3,532	588,003,895	287	104,301,583	862	174,437,745	4,681	866,743,223	1,296,770
% of Taxable Total	75.45	67.84	6.13	12.03	18.41	20.13	54.86	31.93	82.68

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	139,715	6,938,595	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	139,715	6,938,595
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	139,715	6,938,595

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	286	2	218	506

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	34	2,384,015	8	1,790,235	2,909	1,212,897,555	2,951	1,217,071,805
28. Ag-Improved Land	2	141,005	2	1,452,810	857	392,851,415	861	394,445,230
29. Ag Improvements	2	465,145	2	176,470	896	235,523,375	900	236,164,990

30. Ag Total					3,851	1,847,682,025
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	50,000	
32. HomeSite Improv Land	2	2.00	100,000	1	1.00	50,000	
33. HomeSite Improvements	2	0.00	356,460	1	0.00	127,895	
34. HomeSite Total							
35. FarmSite UnImp Land	2	0.79	6,320	0	0.00	0	
36. FarmSite Improv Land	1	3.08	24,640	2	4.41	35,280	
37. FarmSite Improvements	1	0.00	108,685	2	0.00	48,575	
38. FarmSite Total							
39. Road & Ditches	3	1.22	0	2	4.76	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	60	49.51	2,719,340	61	50.51	2,769,340	
32. HomeSite Improv Land	557	568.50	28,508,200	560	571.50	28,658,200	
33. HomeSite Improvements	571	0.00	150,522,645	574	0.00	151,007,000	40,795
34. HomeSite Total				635	622.01	182,434,540	
35. FarmSite UnImp Land	110	126.26	1,010,055	112	127.05	1,016,375	
36. FarmSite Improv Land	781	2,821.16	22,569,280	784	2,828.65	22,629,200	
37. FarmSite Improvements	863	0.00	85,000,730	866	0.00	85,157,990	230,950
38. FarmSite Total				978	2,955.70	108,803,565	
39. Road & Ditches	3,147	5,260.10	0	3,152	5,266.08	0	
40. Other- Non Ag Use	57	1,013.85	2,160,130	57	1,013.85	2,160,130	
41. Total Section VI				1,613	9,857.64	293,398,235	271,745

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	2	182.72	219,245	2	182.72	219,245

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,173.93	5.34%	34,071,795	5.96%	8,163.00
46. 1A	11,509.88	14.72%	90,605,745	15.85%	7,872.00
47. 2A1	19,515.27	24.96%	151,223,690	26.45%	7,748.99
48. 2A	19,454.07	24.88%	144,804,680	25.33%	7,443.41
49. 3A1	564.80	0.72%	4,020,820	0.70%	7,119.02
50. 3A	9,125.01	11.67%	61,913,200	10.83%	6,785.00
51. 4A1	11,126.76	14.23%	69,798,170	12.21%	6,273.00
52. 4A	2,714.26	3.47%	15,345,595	2.68%	5,653.69
53. Total	78,183.98	100.00%	571,783,695	100.00%	7,313.31
Dry					
54. 1D1	3,776.18	2.96%	30,038,885	3.30%	7,954.83
55. 1D	43,474.56	34.05%	340,556,355	37.45%	7,833.46
56. 2D1	13,224.24	10.36%	99,217,910	10.91%	7,502.73
57. 2D	1,307.68	1.02%	9,745,820	1.07%	7,452.76
58. 3D1	1,633.50	1.28%	11,274,660	1.24%	6,902.15
59. 3D	46,394.72	36.34%	314,389,920	34.58%	6,776.42
60. 4D1	2,270.12	1.78%	14,212,650	1.56%	6,260.75
61. 4D	15,593.57	12.21%	89,855,765	9.88%	5,762.36
62. Total	127,674.57	100.00%	909,291,965	100.00%	7,121.95
Grass					
63. 1G1	12,324.00	40.02%	28,724,525	40.35%	2,330.78
64. 1G	10,814.11	35.12%	25,521,075	35.85%	2,359.98
65. 2G1	5,376.38	17.46%	11,544,570	16.22%	2,147.28
66. 2G	2,075.81	6.74%	4,982,320	7.00%	2,400.18
67. 3G1	28.77	0.09%	112,540	0.16%	3,911.71
68. 3G	31.15	0.10%	61,385	0.09%	1,970.63
69. 4G1	31.56	0.10%	43,290	0.06%	1,371.67
70. 4G	109.96	0.36%	200,115	0.28%	1,819.89
71. Total	30,791.74	100.00%	71,189,820	100.00%	2,311.98
Irrigated Total					
	78,183.98	32.37%	571,783,695	36.79%	7,313.31
Dry Total					
	127,674.57	52.86%	909,291,965	58.50%	7,121.95
Grass Total					
	30,791.74	12.75%	71,189,820	4.58%	2,311.98
72. Waste	3,884.52	1.61%	1,026,830	0.07%	264.34
73. Other	977.51	0.40%	991,480	0.06%	1,014.29
74. Exempt	2,766.10	1.15%	0	0.00%	0.00
75. Market Area Total	241,512.32	100.00%	1,554,283,790	100.00%	6,435.63

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	226.58	1,627,125	298.38	2,272,690	77,659.02	567,883,880	78,183.98	571,783,695
77. Dry Land	85.69	610,180	93.20	674,120	127,495.68	908,007,665	127,674.57	909,291,965
78. Grass	48.33	156,435	71.33	158,520	30,672.08	70,874,865	30,791.74	71,189,820
79. Waste	1.61	320	12.19	2,435	3,870.72	1,024,075	3,884.52	1,026,830
80. Other	0.00	0	0.00	0	977.51	991,480	977.51	991,480
81. Exempt	31.72	0	9.42	0	2,724.96	0	2,766.10	0
82. Total	362.21	2,394,060	475.10	3,107,765	240,675.01	1,548,781,965	241,512.32	1,554,283,790

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,183.98	32.37%	571,783,695	36.79%	7,313.31
Dry Land	127,674.57	52.86%	909,291,965	58.50%	7,121.95
Grass	30,791.74	12.75%	71,189,820	4.58%	2,311.98
Waste	3,884.52	1.61%	1,026,830	0.07%	264.34
Other	977.51	0.40%	991,480	0.06%	1,014.29
Exempt	2,766.10	1.15%	0	0.00%	0.00
Total	241,512.32	100.00%	1,554,283,790	100.00%	6,435.63

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Clarkson	2	49,595	317	3,668,100	317	34,658,795	319	38,376,490	55,445
83.2 Clarkson Mh	0	0	9	96,040	10	596,650	10	692,690	0
83.3 Clarkson V	41	360,020	0	0	0	0	41	360,020	0
83.4 Howells	0	0	296	3,100,480	296	45,808,995	296	48,909,475	0
83.5 Howells Mh	0	0	2	21,825	2	41,350	2	63,175	0
83.6 Howells V	42	271,135	3	36,800	3	525,050	45	832,985	0
83.7 Leigh	0	0	218	2,516,100	218	27,217,350	218	29,733,450	2,430
83.8 Leigh V	43	369,410	5	42,025	5	808,960	48	1,220,395	0
83.9 Richland	0	0	45	604,855	46	3,514,905	46	4,119,760	0
83.10 Richland V	3	43,860	0	0	0	0	3	43,860	0
83.11 Rogers	0	0	34	507,175	34	2,909,660	34	3,416,835	319,805
83.12 Rogers Mh	0	0	3	27,350	3	72,150	3	99,500	0
83.13 Rogers V	6	86,510	0	0	0	0	6	86,510	0
83.14 Rural	298	7,183,650	363	25,612,860	398	105,403,575	696	138,200,085	0
83.15 Rural Mh	3	30,975	9	502,900	41	3,336,255	44	3,870,130	34,885
83.16 Rural V	91	7,532,010	3	150,000	3	1,009,460	94	8,691,470	333,805
83.17 Schuyler	4	133,950	1,594	52,100,165	1,596	258,625,535	1,600	310,859,650	293,900
83.18 Schuyler Mh	0	0	3	73,500	169	6,717,910	169	6,791,410	0
83.19 Schuyler Sub	13	302,965	124	8,155,930	132	40,311,480	145	48,770,375	0
83.20 Schuyler Sub Mh	0	0	6	120,000	59	1,315,780	59	1,435,780	0
83.21 Schuyler Sub V	38	737,510	3	176,815	3	525,755	41	1,440,080	0
83.22 Schuyler V	135	4,187,425	23	711,665	27	5,937,405	162	10,836,495	256,500
84 Residential Total	719	21,289,015	3,060	98,224,585	3,362	539,337,020	4,081	658,850,620	1,296,770

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Clarkson	1	815	68	640,700	68	9,893,020	69	10,534,535	0
85.2	Clarkson V	14	67,355	0	0	0	0	14	67,355	0
85.3	Howells	0	0	55	238,965	55	5,036,885	55	5,275,850	0
85.4	Howells V	13	27,155	0	0	0	0	13	27,155	0
85.5	Leigh	0	0	56	400,750	57	8,353,205	57	8,753,955	0
85.6	Leigh Mh	0	0	1	5,425	1	174,880	1	180,305	0
85.7	Leigh V	9	34,015	1	3,300	1	270,175	10	307,490	0
85.8	Richland	0	0	9	79,700	9	1,126,145	9	1,205,845	0
85.9	Richland Mh	0	0	0	0	2	651,905	2	651,905	0
85.10	Richland V	7	18,225	1	75,895	1	2,325,055	8	2,419,175	0
85.11	Rogers	0	0	5	59,625	7	833,250	7	892,875	0
85.12	Rogers V	1	7,740	0	0	0	0	1	7,740	0
85.13	Rural	1	57,500	48	4,408,120	54	67,962,983	55	72,428,603	0
85.14	Rural Mh	0	0	0	0	1	9,580	1	9,580	0
85.15	Rural V	8	397,090	1	99,165	1	253,620	9	749,875	0
85.16	Schuyler	5	95,550	246	12,238,580	245	86,492,445	250	98,826,575	0
85.17	Schuyler Sub	0	0	1	56,150	1	382,640	1	438,790	0
85.18	Schuyler V	30	898,055	8	979,250	8	3,237,690	38	5,114,995	0
86	Commercial Total	89	1,603,500	500	19,285,625	511	187,003,478	600	207,892,603	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,667.85	40.78%	23,950,430	41.65%	2,245.10
88. 1G	9,388.06	35.89%	21,097,560	36.69%	2,247.28
89. 2G1	4,182.38	15.99%	8,561,000	14.89%	2,046.92
90. 2G	1,777.89	6.80%	3,639,295	6.33%	2,046.97
91. 3G1	0.92	0.00%	1,775	0.00%	1,929.35
92. 3G	30.54	0.12%	58,970	0.10%	1,930.91
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	109.96	0.42%	200,115	0.35%	1,819.89
95. Total	26,157.60	100.00%	57,509,145	100.00%	2,198.56
CRP					
96. 1C1	628.84	31.56%	3,013,240	32.38%	4,791.74
97. 1C	652.20	32.73%	3,097,080	33.29%	4,748.67
98. 2C1	385.72	19.36%	1,738,805	18.69%	4,507.95
99. 2C	297.92	14.95%	1,343,025	14.43%	4,508.01
100. 3C1	27.29	1.37%	109,950	1.18%	4,028.95
101. 3C	0.61	0.03%	2,415	0.03%	3,959.02
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,992.58	100.00%	9,304,515	100.00%	4,669.58
Timber					
105. 1T1	1,027.31	38.89%	1,760,855	40.24%	1,714.04
106. 1T	773.85	29.30%	1,326,435	30.31%	1,714.07
107. 2T1	808.28	30.60%	1,244,765	28.44%	1,540.02
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.56	0.02%	815	0.02%	1,455.36
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	31.56	1.19%	43,290	0.99%	1,371.67
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,641.56	100.00%	4,376,160	100.00%	1,656.66
<hr/>					
Grass Total	26,157.60	84.95%	57,509,145	80.78%	2,198.56
CRP Total	1,992.58	6.47%	9,304,515	13.07%	4,669.58
Timber Total	2,641.56	8.58%	4,376,160	6.15%	1,656.66
<hr/>					
114. Market Area Total	30,791.74	100.00%	71,189,820	100.00%	2,311.98

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

19 Colfax

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	543,420,720	624,788,570	81,367,850	14.97%	1,296,770	14.73%
02. Recreational	28,666,090	34,062,050	5,395,960	18.82%	0	18.82%
03. Ag-Homesite Land, Ag-Res Dwelling	129,077,800	182,434,540	53,356,740	41.34%	40,795	41.31%
04. Total Residential (sum lines 1-3)	701,164,610	841,285,160	140,120,550	19.98%	1,337,565	19.79%
05. Commercial	127,420,024	178,753,510	51,333,486	40.29%	0	40.29%
06. Industrial	29,139,093	29,139,093	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	156,559,117	207,892,603	51,333,486	32.79%	0	32.79%
08. Ag-Farmsite Land, Outbuildings	110,017,256	108,803,565	-1,213,691	-1.10%	230,950	-1.31%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,058,490	2,160,130	101,640	4.94%		
11. Total Non-Agland (sum lines 8-10)	112,075,746	110,963,695	-1,112,051	-0.99%	230,950	-1.20%
12. Irrigated	561,316,275	571,783,695	10,467,420	1.86%		
13. Dryland	893,965,275	909,291,965	15,326,690	1.71%		
14. Grassland	60,856,190	71,189,820	10,333,630	16.98%		
15. Wasteland	1,277,290	1,026,830	-250,460	-19.61%		
16. Other Agland	1,051,930	991,480	-60,450	-5.75%		
17. Total Agricultural Land	1,518,466,960	1,554,283,790	35,816,830	2.36%		
18. Total Value of all Real Property (Locally Assessed)	2,488,266,433	2,714,425,248	226,158,815	9.09%	1,568,515	9.03%

2026 Assessment Survey for Colfax County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	Two
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	1 part-time clerk
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$322,465
7.	Adopted budget, or granted budget if different from above:
	\$322,465 All of the cost of health care and benefits are paid from the county general budget, not the assessor's budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	There is no separate fund. The County Board approves a budget for contracted services separate from the assessor budget. For 2026 there are not projects that require appraisal services.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$20,000 for MIPS, \$16,000 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$9,000 for training and travel
12.	Amount of last year's assessor's budget not used:
	\$18,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Fully GIS except for a cad index
5.	If so, who maintains the Cadastral Maps?
	Assessor office staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	https://beacon.schneidercorp.com
8.	Who maintains the GIS software and maps?
	Assessor office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagleview-Pictometry
10.	When was the aerial imagery last updated?
	Pictometry completed second set of imagery in April of 2023 (the third flyover will be April 2026)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	All except Leigh and Rogers
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	NA for 2026
2.	GIS Services:
	Beacon Schneider , select parcel maintenance and some in house
3.	Other services:
	Eagleview Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	N/A for 2026
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	To be a licensed, or certified appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2026 Residential Assessment Survey for Colfax County

1.	Valuation data collection done by:
	Assessor, Appraiser and Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is the primary method used to estimate market value, with Marshall and Swift costing used as the cost estimator. Depreciation is developed from the local market.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Tables are developed by the county, and the Schuyler residential developed by Stanard Appraisal.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	The county conducts an analysis of vacant lot sales as the primary method of establishing residential lot values.
6.	How are rural residential site values developed?
	A study was completed using vacant lot sales with additional value added with the septic, well and electrical amenities.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Colfax County

1.	Valuation data collection done by:
	Assessor, Appraiser and Office Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county hires specialized appraisers and searches for comparable sales in other counties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county develops depreciation tables.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes; in some cases depreciation is developed for individual occupancy codes or groups.
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lots are valued primarily using market information derived from vacant lot sales.

2026 Agricultural Assessment Survey for Colfax County

1.	Valuation data collection done by:
	Assessor, Appraiser and Office Staff
2.	Describe the process used to determine and monitor market areas.
	The county plots and analyzes sales to annually monitor the potential for different markets.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The county calls and fills out questionnaires with an interview, verifies land use, and physically reviews parcels. They also call landowners if there are any questions from the review. If questions remain, the county will drive to the property for on-site review if the parcel is accessible.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes; both have a first acre valued at \$50,000; beginning in 2026. Secondary site acres are valued at \$8,000 for both ag and rural residential sites.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Since there are no feedlot sales, the county took an average of the dry land capability group values. This methodology was based on the fact that the land owner could put the land back into crop ground.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The county relies on sales analysis and sales review to identify any potential influences. The county has used their own sales and also gathered and reviewed sales from nearby counties to analyze the market for WRP acres.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

COLFAX COUNTY ASSESSOR
BILL WHITE
411 E. 11TH STREET
SCHUYLER, NE. 68661

June 1, 2025

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

Respectively Submitted

William P. White
Colfax County Assessor

GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract
Colfax County has a total parcel count of 8,490 parcels.

Residential-----	3,821
Industrial-----	4
Commercial-----	594
Agricultural-----	3,833
Rec land-----	238
Exempt-----	514

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

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

Budget

(FY2025-26 budget request may differ from the final budget adopted by the County Board of Commissioners)

2025 General Budget: \$337,525

The general budget includes the salaries for the administrative personnel, educational classes, office supplies, office equipment, data processing costs. (Beacon, and GIS Services are picked up by the County General Fund).

Policy Manual

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

Responsibilities

Record maintenance: Cadastral Maps

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

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

Report Generation

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

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

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

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

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

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

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

Homestead Exemptions

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

Filing for Personal Property

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

Real Property

3 Year Plan

2025 Inspection Plan

Rural acreages and ag residencies in 19-2, 19-3, and 19-4 (Townships Wilson, Midland, and Maple Creek) will be inspected along with Land Use Review. Sales across County will be analyzed, and necessary adjustments to economic depreciation due to market factors will be applied to maintain an acceptable level of value per state statute.

Completion of Excel Corp and Cargil Meat Solutions, Schuyler inspection for 2025 Abstract of Assessment of Real Property.

2026 Inspection Plan

Rural acreages and ag residencies in 18-2, 18-3, and 18-4 (Townships Shell Creek, Grant, and Colfax) will be inspected along with Land Use Review. Sales across County will be analyzed, and necessary adjustments to economic depreciation due to market factors will be applied to maintain an acceptable level of value per state statute.

In tax year 2026, Colfax County will conduct aerial flights from our vendor Eagleview Pictometry. Our office will use their software, Change Finder to conduct review of Land Use and changes to buildings and improvements throughout the County. This data up-date will also be used for continuation of Inspection Plan (2027) for remaining Townships.

2027 Inspection Plan

Rural acreages and ag residencies in 16-2, 16-3, 17-2, 17-3, and 17-4 (Townships Richland, Schuyler, and Rogers) will be inspected along with Land Use Review. Community of Schuyler and Suburban area will require outside appraisal services for Inspection Plan (2028). Sales across County will be analyzed, and necessary adjustments to economic depreciation due to market factors will be applied to maintain an acceptable level of value per state statute.

2028 Inspection Plan *tentative*

Start the revaluation of Schuyler and Suburban area for tax year 2029. *See chart below:*

6 Year Review Plan

Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Schuyler & Suburban Residential													
Commercial Area 1													
Leigh, Clarkson, Howells Residential													
Commercial Area 2													
Rural Acreages & Ag Residences (TWP 20)													
Rural Acreages & Ag Residences (TWP 19)													
Rural Acreages & Ag Residences (TWP 18)													
Rural Acreages & Ag Residences (TWP 16 & 17)													

Other Events

CAMA Coding: This office will be conducting a review of our CAMA coding for Residential, Commercial, and Agricultural. The goal of this review is consistency in coding for use and zoning. This project began in 2024, continue throughout 2025 to be implemented for tax year 2026.

Tax Districts: This office will be conducting a review of the taxing districts in Colfax County to consolidate districts with the Political Subdivisions. Currently, there are 44 taxing districts distinct from the municipalities of Colfax County. Many of these districts share identical mill levy attributes.

2025 Level of Value

Residential

The 2025 level of value is Assessment Ratio: 92, COD 21.99 and the PRD: 102.24

Commercial

The 2025 level of value is Assessment Ratio: 100, COD 28.37 and the PRD:110.55

Agricultural

For 2025 the level of value was Assessment Ratio:72, COD: 17.53 and the PRD: 99.28

Pick-up Work

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

Sales Review

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

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