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DEPARTMENT OF REVENUE

**2021 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

COLFAX COUNTY



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator 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 black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Viola Bender, Colfax County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods 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 on 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 a county assessor's assessment performance, the Division 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 value 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 and 92% to 100% for all other classes of real property.

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. The Division considers this chart and the analyses of factors impacting the COD 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 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 IAAO's recognition 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.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods 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.

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 professionally accepted mass appraisal methods. 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.

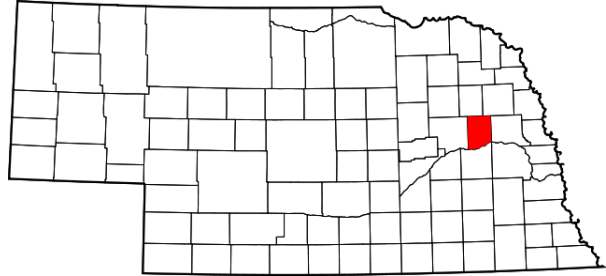
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

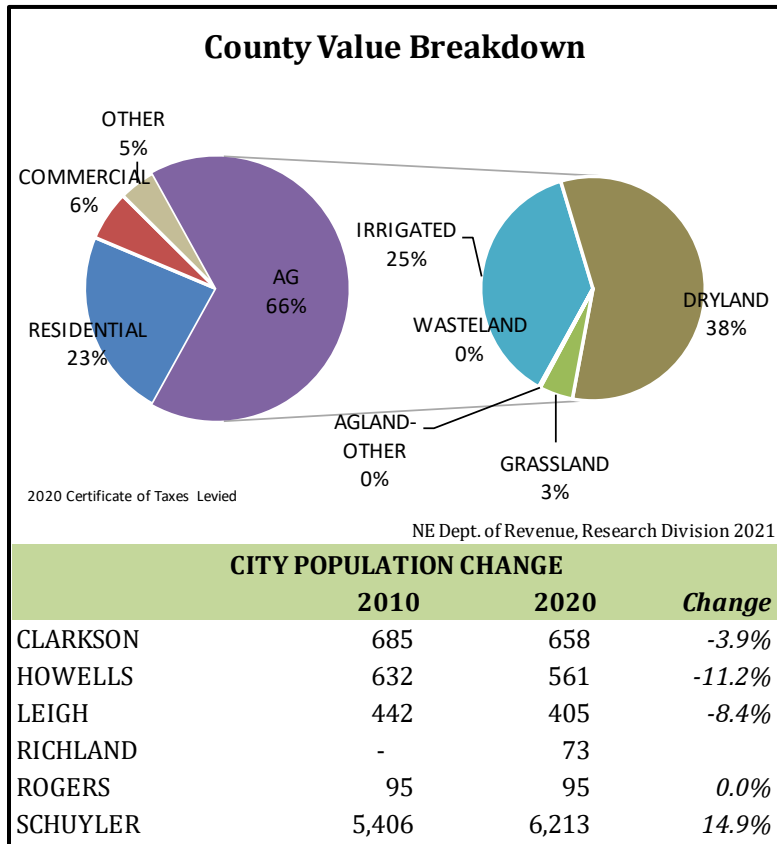
**Further information may be found in Exhibit 94*

County Overview

With a total area of 412 square miles, Colfax County has 10,709 residents, per the Census Bureau Quick Facts for 2019, a 2% population increase over the 2010 U.S. Census. Reports indicate that 71% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$104,981 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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 248 employer establishments with total employment of 4,016.



Agricultural land is the main component of the valuation base in the county. Dryland makes up a majority of the land in the county. Colfax County is included in both the Lower Elkhorn and Lower Platte North Natural Resources Districts (NRD). In value of sales by commodity group, Colfax County ranks fifth in hogs and pigs (USDA AgCensus).

2021 Residential Correlation for Colfax County

Assessment Action

For the 2021 assessment year the county assessor analyzed the sold parcels. Based on the analysis adjustments were made increasing 1 story, 1 ½ story and 2 story homes 3 to 5%. Lot values were reviewed and adjusted. All pick-up work was timely completed.

Assessment Practice Review

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

The county assessor utilizes a sales questionnaire to aid in the verification of all residential sales. The percentage of usable sales is compared to the state average. The county is comparable with the state average in the residential class, review of the non-qualified sales revealed no apparent bias in qualification of sales.

The valuation groups currently are represented in four geographic locations. The county assessor determined that the small villages should be considered together based on the size and characteristics. The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lot values are studied and updated at the same time the reappraisal is completed for each valuation group. Colfax County has an established six-year review and inspection cycle and is completing the review timely. The residential costing is dated 2016 for the towns and villages. The rural residential is 2019.

The county assessor has a written valuation methodology on file for the completion of the assessment actions and explanation of the process.

Description of Analysis

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

Valuation Group	Description
1	The towns of Clarkson, Howells & Leigh.
3	The villages of Richland & Rogers.
4	Rural residential homes.
5	Schuyler

2021 Residential Correlation for Colfax County

The residential statistical profile includes 139 residential sales, representing three of the four valuation groups. All valuation groups with a sufficient number of sales are within the acceptable parameters. The measures of central tendency and the qualitative statistics are all within the acceptable parameter and supportive of each other.

The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicated that the population changed in a similar manner to the sales. The changes are reflective of the stated assessment actions.

Equalization and Quality of Assessment

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

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	45	95.34	97.23	94.47	10.04	102.92
4	14	96.94	100.00	97.91	06.24	102.13
5	80	96.63	97.43	96.77	10.18	100.68
<u> ALL </u>	139	96.37	97.63	96.51	09.75	101.16

Level of Value

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

2021 Commercial Correlation for Colfax County

Assessment Actions

The County Assessor reported that minimal changes were done with the commercial class of property. The pick-up work was completed timely.

Assessment Practice Review

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

The county assessor utilizes a sales questionnaire to aid in the verification of all commercial sales. The percentage of usable sales is compared to the state average. The county is comparable with the state average in the commercial class. A review of the non-qualified sales revealed no apparent bias in qualification of sales.

The Valuation Groups currently are represented in two geographic locations. The village of Schuyler is the main hub of the county and the rest of the county represents the remainder of the commercial class.

The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lot values are studied and updated at the same time the reappraisal is completed for each valuation group. Colfax County has an established six-year review and inspection cycle and is completing the review timely. The county assessor has a written valuation methodology on file.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Schuyler
2	All parcels outside of Schuyler (Clarkson, Howells, Leigh, Richland, Rodgers and Rural)

There are 19 qualified sales in the commercial statistical profile. The sales represent both valuation groups and nine various occupancy codes. The median and mean are within the acceptable range. The weighted mean has been highly influenced by the sale price range from \$3,300 to \$1,247,000.

2021 Commercial Correlation for Colfax County

The sample has four sales with selling prices below \$11,000 and two sales over \$900,000. Hypothetically removing those extremes from the file indicates a COD of 19% and a PRD of 109%. The sale price range of the remaining sales range from \$18,000 to \$230,000. The weighted mean also moves from 70% to 87%, with removal of the extreme selling prices. Based on the fluctuation of the statistics with the extreme range of sale prices, the calculated statistics will not be used as a point estimate of the level of value.

The comparison of the value from the 2021 County Abstract of Assessment, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) indicated that the population changed minimally. This supports the assessment actions completed by the county for the 2021 assessment year.

Equalization and Quality of Assessment

Based on all relevant information, it appears that the commercial property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	88.17	83.40	62.65	18.86	133.12
2	15	95.08	97.78	75.37	26.90	129.73
____ ALL ____	19	95.08	94.75	70.47	24.92	134.45

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Colfax County has achieved the statutory level of value of 100%.

2021 Agricultural Correlation for Colfax County

Assessment Actions

The county assessor completed an analysis of the sold parcels. From the analysis the irrigated land values were decreased 3-4%. The dryland values did not change for the 2021 assessment year. The values assigned to the Conservation Reserve Program (CRP) was decreased approximately 20%. All pick-up work was completed timely.

Assessment Practice Review

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

The county assessor utilizes a sales questionnaire to aid in the verification of all agricultural sales. The percentage of usable sales is compared to the state average. The county is below the state average in the agricultural class, but a review of the non-qualified sales indicated several family transactions and partial interest sales. The analysis revealed no apparent bias in qualification of sales.

Colfax County identifies one market area, the county assessor has not seen sufficient consistent information to justify the development of multiple market areas. The county also identifies intensive use parcels. Agricultural homes and outbuildings were reviewed through a contracted appraiser during 2018 and 2019. The appraisal company implemented new cost tables, depreciation analysis and increased the land values for the 2020 assessment year. Colfax County has an established six-year review and inspection cycle and is completing the review timely. The county has a written valuation methodology on file for the completion of the assessment actions and explanation of the process.

Description of Analysis

There is one market area within Colfax County,

The statistical profile includes 38 sales within Colfax County. All measures of central tendency are within the acceptable range. The Majority Land Use (MLU) has sufficient sales in the irrigated and dryland and lacks sufficient sales in the grassland.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages.

2021 Agricultural Correlation for Colfax County

A review of the statistics with sufficient sales and the assessment practices suggest that the assessment within the county are valued within the acceptable parameters. A comparison of Colfax County values with adjoining counties shows that all values are comparable and therefore equalized. The quality of assessment of the agricultural land in Colfax County adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	11	75.15	79.31	78.51	23.42	101.02
1	11	75.15	79.31	78.51	23.42	101.02
____ Dry ____						
County	13	69.85	71.98	70.55	10.24	102.03
1	13	69.85	71.98	70.55	10.24	102.03
____ Grass ____						
County	2	67.20	67.20	63.14	27.51	106.43
1	2	67.20	67.20	63.14	27.51	106.43
____ ALL ____	38	71.95	73.84	73.19	14.50	100.89

Level of Value

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

2021 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Colfax County

Residential Real Property - Current

Number of Sales	139	Median	96.37
Total Sales Price	\$19,688,700	Mean	97.63
Total Adj. Sales Price	\$19,688,700	Wgt. Mean	96.51
Total Assessed Value	\$19,002,305	Average Assessed Value of the Base	\$86,970
Avg. Adj. Sales Price	\$141,645	Avg. Assessed Value	\$136,707

Confidence Interval - Current

95% Median C.I	94.69 to 98.15
95% Wgt. Mean C.I	94.71 to 98.32
95% Mean C.I	95.15 to 100.11
% of Value of the Class of all Real Property Value in the County	19.37
% of Records Sold in the Study Period	3.53
% of Value Sold in the Study Period	5.56

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	158	96	96.41
2019	160	93	92.74
2018	159	94	94.27
2017	167	98	97.69

2021 Commission Summary for Colfax County

Commercial Real Property - Current

Number of Sales	19	Median	95.08
Total Sales Price	\$3,244,898	Mean	94.75
Total Adj. Sales Price	\$3,244,898	Wgt. Mean	70.47
Total Assessed Value	\$2,286,770	Average Assessed Value of the Base	\$185,142
Avg. Adj. Sales Price	\$170,784	Avg. Assessed Value	\$120,356

Confidence Interval - Current

95% Median C.I	68.29 to 113.60
95% Wgt. Mean C.I	58.74 to 82.20
95% Mean C.I	79.25 to 110.25
% of Value of the Class of all Real Property Value in the County	6.04
% of Records Sold in the Study Period	3.30
% of Value Sold in the Study Period	2.14

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	21	100	97.45
2019	18	100	99.64
2018	24	97	97.31
2017	16	100	91.94

**19 Colfax
RESIDENTIAL**

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 139
 Total Sales Price : 19,688,700
 Total Adj. Sales Price : 19,688,700
 Total Assessed Value : 19,002,305
 Avg. Adj. Sales Price : 141,645
 Avg. Assessed Value : 136,707

MEDIAN : 96
 WGT. MEAN : 97
 MEAN : 98
 COD : 09.75
 PRD : 101.16

COV : 15.26
 STD : 14.90
 Avg. Abs. Dev : 09.40
 MAX Sales Ratio : 184.10
 MIN Sales Ratio : 62.17

95% Median C.I. : 94.69 to 98.15
 95% Wgt. Mean C.I. : 94.71 to 98.32
 95% Mean C.I. : 95.15 to 100.11

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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-18 To 31-DEC-18	19	99.53	101.28	100.23	07.44	101.05	87.00	123.65	94.69 to 108.88	130,526	130,824	
01-JAN-19 To 31-MAR-19	12	96.88	94.69	93.75	06.66	101.00	81.53	108.95	83.47 to 99.89	122,517	114,861	
01-APR-19 To 30-JUN-19	22	98.64	105.07	101.22	13.05	103.80	81.60	184.10	91.35 to 110.94	136,450	138,120	
01-JUL-19 To 30-SEP-19	21	94.26	95.66	95.91	09.35	99.74	68.72	112.89	90.01 to 103.77	141,167	135,394	
01-OCT-19 To 31-DEC-19	17	96.49	100.83	99.77	09.94	101.06	80.04	156.48	89.53 to 105.60	146,794	146,461	
01-JAN-20 To 31-MAR-20	8	97.27	95.10	93.46	14.24	101.75	62.17	127.17	62.17 to 127.17	122,438	114,435	
01-APR-20 To 30-JUN-20	12	96.25	95.40	96.53	04.23	98.83	87.59	102.95	88.77 to 99.39	166,867	161,070	
01-JUL-20 To 30-SEP-20	28	92.36	91.76	91.23	09.53	100.58	63.89	142.54	86.86 to 95.69	153,382	139,938	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	74	97.52	99.74	98.28	09.70	101.49	68.72	184.10	94.91 to 99.66	134,008	131,701	
01-OCT-19 To 30-SEP-20	65	94.87	95.22	94.72	09.58	100.53	62.17	156.48	92.49 to 96.83	150,340	142,406	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	72	97.28	99.59	98.17	10.29	101.45	68.72	184.10	94.85 to 99.75	137,946	135,418	
<u>ALL</u>	139	96.37	97.63	96.51	09.75	101.16	62.17	184.10	94.69 to 98.15	141,645	136,707	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	45	95.34	97.23	94.47	10.04	102.92	62.17	156.48	91.31 to 99.39	80,604	76,144	
4	14	96.94	100.00	97.91	06.24	102.13	90.68	142.54	92.62 to 102.36	209,821	205,444	
5	80	96.63	97.43	96.77	10.18	100.68	63.89	184.10	94.09 to 99.53	164,050	158,745	
<u>ALL</u>	139	96.37	97.63	96.51	09.75	101.16	62.17	184.10	94.69 to 98.15	141,645	136,707	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	136	96.40	97.70	96.50	09.82	101.24	62.17	184.10	94.72 to 98.15	141,873	136,911	
06	3	92.62	94.19	97.07	05.31	97.03	87.59	102.36	N/A	131,333	127,490	
07												
<u>ALL</u>	139	96.37	97.63	96.51	09.75	101.16	62.17	184.10	94.69 to 98.15	141,645	136,707	

19 Colfax
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 139
 Total Sales Price : 19,688,700
 Total Adj. Sales Price : 19,688,700
 Total Assessed Value : 19,002,305
 Avg. Adj. Sales Price : 141,645
 Avg. Assessed Value : 136,707

MEDIAN : 96
 WGT. MEAN : 97
 MEAN : 98
 COD : 09.75
 PRD : 101.16

COV : 15.26
 STD : 14.90
 Avg. Abs. Dev : 09.40
 MAX Sales Ratio : 184.10
 MIN Sales Ratio : 62.17

95% Median C.I. : 94.69 to 98.15
 95% Wgt. Mean C.I. : 94.71 to 98.32
 95% Mean C.I. : 95.15 to 100.11

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	4	119.12	122.82	121.68	15.95	100.94	96.57	156.48	N/A	25,500	31,028	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	139	96.37	97.63	96.51	09.75	101.16	62.17	184.10	94.69 to 98.15	141,645	136,707	
Greater Than 14,999	139	96.37	97.63	96.51	09.75	101.16	62.17	184.10	94.69 to 98.15	141,645	136,707	
Greater Than 29,999	135	95.92	96.88	96.38	09.27	100.52	62.17	184.10	94.26 to 97.69	145,087	139,838	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	4	119.12	122.82	121.68	15.95	100.94	96.57	156.48	N/A	25,500	31,028	
30,000 TO 59,999	17	95.92	100.88	99.95	10.57	100.93	87.05	137.10	88.67 to 111.53	45,559	45,535	
60,000 TO 99,999	30	96.26	101.13	100.96	12.28	100.17	81.53	184.10	91.37 to 101.77	74,133	74,842	
100,000 TO 149,999	33	90.50	90.02	90.14	09.75	99.87	62.17	116.61	85.29 to 94.16	124,548	112,264	
150,000 TO 249,999	41	99.66	97.97	98.30	05.82	99.66	63.89	109.62	96.13 to 102.27	191,507	188,257	
250,000 TO 499,999	13	96.37	95.61	95.37	05.04	100.25	81.80	113.17	92.03 to 99.59	312,792	298,322	
500,000 TO 999,999	1	99.53	99.53	99.53	00.00	100.00	99.53	99.53	N/A	560,000	557,395	
1,000,000 +												
___ ALL ___	139	96.37	97.63	96.51	09.75	101.16	62.17	184.10	94.69 to 98.15	141,645	136,707	

19 Colfax
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 19
Total Sales Price : 3,244,898
Total Adj. Sales Price : 3,244,898
Total Assessed Value : 2,286,770
Avg. Adj. Sales Price : 170,784
Avg. Assessed Value : 120,356

MEDIAN : 95
WGT. MEAN : 70
MEAN : 95
COD : 24.92
PRD : 134.45

COV : 33.94
STD : 32.16
Avg. Abs. Dev : 23.69
MAX Sales Ratio : 183.95
MIN Sales Ratio : 52.72

95% Median C.I. : 68.29 to 113.60
95% Wgt. Mean C.I. : 58.74 to 82.20
95% Mean C.I. : 79.25 to 110.25

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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-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	113.60	113.60	113.60	00.00	100.00	113.60	113.60	N/A	10,000	11,360
01-APR-18 To 30-JUN-18	2	118.34	118.34	53.27	55.45	222.15	52.72	183.95	N/A	451,900	240,748
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	2	117.80	117.80	114.68	19.29	102.72	95.08	140.52	N/A	52,749	60,490
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	72.82	72.82	60.63	19.77	120.11	58.42	87.22	N/A	70,400	42,680
01-JUL-19 To 30-SEP-19	3	95.52	89.51	69.43	12.71	128.92	68.29	104.72	N/A	431,667	299,702
01-OCT-19 To 31-DEC-19	2	88.62	88.62	82.59	30.97	107.30	61.17	116.06	N/A	51,250	42,328
01-JAN-20 To 31-MAR-20	2	84.09	84.09	103.09	24.32	81.57	63.64	104.53	N/A	46,650	48,090
01-APR-20 To 30-JUN-20	2	109.41	109.41	105.06	12.85	104.14	95.35	123.47	N/A	69,500	73,015
01-JUL-20 To 30-SEP-20	3	80.70	78.69	79.47	02.59	99.02	74.54	80.82	N/A	151,667	120,535
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	3	113.60	116.76	53.93	38.50	216.50	52.72	183.95	N/A	304,600	164,285
01-OCT-18 To 30-SEP-19	7	95.08	92.82	71.72	19.06	129.42	58.42	140.52	58.42 to 140.52	220,185	157,921
01-OCT-19 To 30-SEP-20	9	80.82	88.92	87.17	21.91	102.01	61.17	123.47	63.64 to 116.06	87,756	76,497
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	5	113.60	117.17	60.22	31.10	194.57	52.72	183.95	N/A	203,860	122,767
01-JAN-19 To 31-DEC-19	7	87.22	84.49	69.50	21.04	121.57	58.42	116.06	58.42 to 116.06	219,757	152,731
<u>ALL</u>	19	95.08	94.75	70.47	24.92	134.45	52.72	183.95	68.29 to 113.60	170,784	120,356

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	4	88.17	83.40	62.65	18.86	133.12	52.72	104.53	N/A	312,500	195,780
2	15	95.08	97.78	75.37	26.90	129.73	58.42	183.95	68.29 to 116.06	132,993	100,243
<u>ALL</u>	19	95.08	94.75	70.47	24.92	134.45	52.72	183.95	68.29 to 113.60	170,784	120,356

**19 Colfax
COMMERCIAL**

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 19
 Total Sales Price : 3,244,898
 Total Adj. Sales Price : 3,244,898
 Total Assessed Value : 2,286,770
 Avg. Adj. Sales Price : 170,784
 Avg. Assessed Value : 120,356

MEDIAN : 95
 WGT. MEAN : 70
 MEAN : 95
 COD : 24.92
 PRD : 134.45

COV : 33.94
 STD : 32.16
 Avg. Abs. Dev : 23.69
 MAX Sales Ratio : 183.95
 MIN Sales Ratio : 52.72

95% Median C.I. : 68.29 to 113.60
 95% Wgt. Mean C.I. : 58.74 to 82.20
 95% Mean C.I. : 79.25 to 110.25

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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	19	95.08	94.75	70.47	24.92	134.45	52.72	183.95	68.29 to 113.60	170,784	120,356
04											
<u>ALL</u>	19	95.08	94.75	70.47	24.92	134.45	52.72	183.95	68.29 to 113.60	170,784	120,356

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	2	123.80	123.80	128.03	48.59	96.70	63.64	183.95	N/A	3,550	4,545
Less Than 15,000	4	100.41	112.10	107.06	36.52	104.71	63.64	183.95	N/A	6,975	7,468
Less Than 30,000	5	104.72	110.63	106.14	28.02	104.23	63.64	183.95	N/A	9,180	9,744
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	95.08	91.34	70.35	20.41	129.84	52.72	140.52	68.29 to 113.60	190,459	133,981
Greater Than 14,999	15	95.08	90.13	70.16	21.28	128.46	52.72	140.52	68.29 to 104.72	214,467	150,460
Greater Than 29,999	14	87.95	89.09	69.96	23.87	127.34	52.72	140.52	61.17 to 116.06	228,500	159,861
<u>Incremental Ranges</u>											
0 TO 4,999	2	123.80	123.80	128.03	48.59	96.70	63.64	183.95	N/A	3,550	4,545
5,000 TO 14,999	2	100.41	100.41	99.90	13.14	100.51	87.22	113.60	N/A	10,400	10,390
15,000 TO 29,999	1	104.72	104.72	104.72	00.00	100.00	104.72	104.72	N/A	18,000	18,850
30,000 TO 59,999	4	119.77	118.89	121.27	10.94	98.04	95.52	140.52	N/A	40,875	49,570
60,000 TO 99,999	5	95.08	86.13	87.06	13.49	98.93	61.17	104.53	N/A	79,700	69,386
100,000 TO 149,999	2	69.56	69.56	69.56	16.01	100.00	58.42	80.70	N/A	130,000	90,428
150,000 TO 249,999	1	80.82	80.82	80.82	00.00	100.00	80.82	80.82	N/A	230,000	185,880
250,000 TO 499,999											
500,000 TO 999,999	1	52.72	52.72	52.72	00.00	100.00	52.72	52.72	N/A	900,000	474,505
1,000,000 +	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	1,247,000	851,600
<u>ALL</u>	19	95.08	94.75	70.47	24.92	134.45	52.72	183.95	68.29 to 113.60	170,784	120,356

**19 Colfax
COMMERCIAL**

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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 MEAN : 95
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 STD : 32.16
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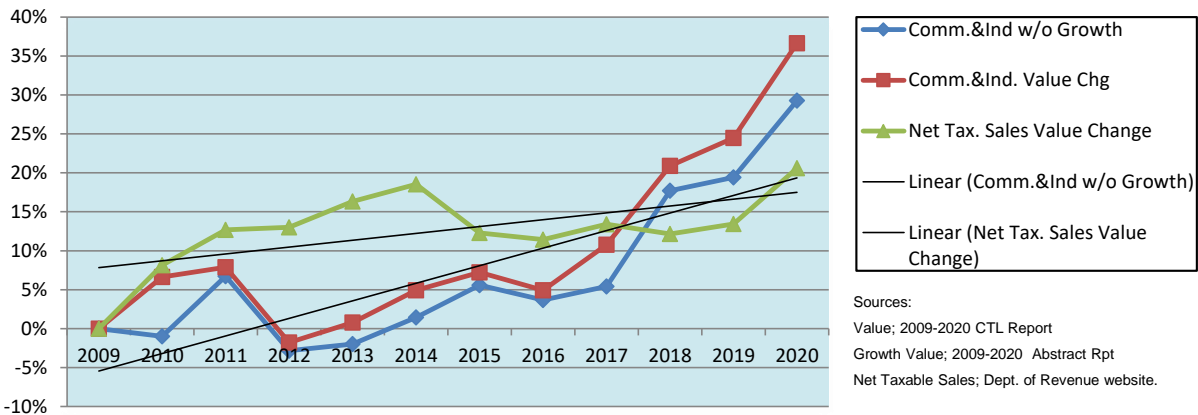
95% Median C.I. : 68.29 to 113.60
 95% Wgt. Mean C.I. : 58.74 to 82.20
 95% Mean C.I. : 79.25 to 110.25

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
185	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	1,247,000	851,600
340	1	116.06	116.06	116.06	00.00	100.00	116.06	116.06	N/A	40,000	46,425
352	1	52.72	52.72	52.72	00.00	100.00	52.72	52.72	N/A	900,000	474,505
353	4	100.12	117.85	102.10	26.45	115.43	87.22	183.95	N/A	15,650	15,979
384	1	113.60	113.60	113.60	00.00	100.00	113.60	113.60	N/A	10,000	11,360
406	4	92.68	97.38	89.18	17.93	109.19	80.70	123.47	N/A	124,500	111,035
442	1	140.52	140.52	140.52	00.00	100.00	140.52	140.52	N/A	45,498	63,935
471	2	62.41	62.41	61.29	01.99	101.83	61.17	63.64	N/A	32,900	20,165
528	4	84.81	80.85	77.28	16.94	104.62	58.42	95.35	N/A	94,000	72,640
<u>ALL</u>	19	95.08	94.75	70.47	24.92	134.45	52.72	183.95	68.29 to 113.60	170,784	120,356

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 77,106,356	\$ 225,160		\$ 76,881,196	--	\$ 47,044,149	--
2009	\$ 78,341,481	\$ 1,848,285	2.36%	\$ 76,493,196	--	\$ 44,741,089	--
2010	\$ 83,537,515	\$ 5,977,336	7.16%	\$ 77,560,179	-1.00%	\$ 48,388,246	8.15%
2011	\$ 84,505,938	\$ 882,935	1.04%	\$ 83,623,003	0.10%	\$ 50,410,657	4.18%
2012	\$ 76,943,074	\$ 822,829	1.07%	\$ 76,120,245	-9.92%	\$ 50,562,981	0.30%
2013	\$ 78,948,086	\$ 2,164,757	2.74%	\$ 76,783,329	-0.21%	\$ 52,049,971	2.94%
2014	\$ 82,190,826	\$ 2,717,935	3.31%	\$ 79,472,891	0.66%	\$ 53,027,477	1.88%
2015	\$ 83,997,891	\$ 1,278,925	1.52%	\$ 82,718,966	0.64%	\$ 50,232,650	-5.27%
2016	\$ 82,204,356	\$ 983,445	1.20%	\$ 81,220,911	-3.31%	\$ 49,852,267	-0.76%
2017	\$ 86,775,046	\$ 4,202,040	4.84%	\$ 82,573,006	0.45%	\$ 50,738,160	1.78%
2018	\$ 94,723,836	\$ 2,510,020	2.65%	\$ 92,213,816	6.27%	\$ 50,183,014	-1.09%
2019	\$ 97,531,026	\$ 3,972,285	4.07%	\$ 93,558,741	-1.23%	\$ 50,750,174	1.13%
2020	\$ 107,044,961	\$ 5,773,710	5.39%	\$ 101,271,251	3.83%	\$ 53,955,362	6.32%
Ann %chg	2.22%			Average	-0.75%	1.27%	1.32%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.00%	6.63%	8.15%
2011	6.74%	7.87%	12.67%
2012	-2.84%	-1.79%	13.01%
2013	-1.99%	0.77%	16.34%
2014	1.44%	4.91%	18.52%
2015	5.59%	7.22%	12.27%
2016	3.68%	4.93%	11.42%
2017	5.40%	10.77%	13.40%
2018	17.71%	20.91%	12.16%
2019	19.42%	24.49%	13.43%
2020	29.27%	36.64%	20.59%

County Number	19
County Name	Colfax

19 Colfax
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 38
Total Sales Price : 27,224,954
Total Adj. Sales Price : 27,224,954
Total Assessed Value : 19,926,360
Avg. Adj. Sales Price : 716,446
Avg. Assessed Value : 524,378

MEDIAN : 72
WGT. MEAN : 73
MEAN : 74
COD : 14.50
PRD : 100.89

COV : 19.81
STD : 14.63
Avg. Abs. Dev : 10.43
MAX Sales Ratio : 118.06
MIN Sales Ratio : 48.71

95% Median C.I. : 68.26 to 76.36
95% Wgt. Mean C.I. : 68.31 to 78.07
95% Mean C.I. : 69.19 to 78.49

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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-17 To 31-DEC-17	1	75.24	75.24	75.24	00.00	100.00	75.24	75.24	N/A	2,565,000	1,929,865
01-JAN-18 To 31-MAR-18	5	68.12	70.01	67.23	14.97	104.14	57.20	87.90	N/A	621,282	417,667
01-APR-18 To 30-JUN-18	2	63.27	63.27	61.80	09.12	102.38	57.50	69.03	N/A	593,320	366,653
01-JUL-18 To 30-SEP-18	2	109.62	109.62	108.39	07.70	101.13	101.18	118.06	N/A	687,390	745,055
01-OCT-18 To 31-DEC-18	3	74.27	72.45	72.06	05.45	100.54	65.47	77.61	N/A	881,667	635,362
01-JAN-19 To 31-MAR-19	6	72.39	75.72	79.90	08.27	94.77	65.41	99.48	65.41 to 99.48	674,804	539,181
01-APR-19 To 30-JUN-19	1	63.70	63.70	63.70	00.00	100.00	63.70	63.70	N/A	1,286,955	819,770
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	5	57.18	59.94	59.72	07.24	100.37	54.85	69.04	N/A	869,400	519,234
01-JAN-20 To 31-MAR-20	6	79.49	77.90	77.00	16.28	101.17	48.71	104.21	48.71 to 104.21	353,595	272,266
01-APR-20 To 30-JUN-20	7	75.15	76.04	76.91	07.05	98.87	68.26	88.78	68.26 to 88.78	648,968	499,149
01-JUL-20 To 30-SEP-20											
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	10	72.14	77.11	75.81	20.90	101.71	57.20	118.06	57.50 to 101.18	823,283	624,162
01-OCT-18 To 30-SEP-19	10	72.39	73.54	74.69	08.11	98.46	63.70	99.48	65.41 to 77.61	798,078	596,094
01-OCT-19 To 30-SEP-20	18	70.89	72.19	70.14	14.64	102.92	48.71	104.21	62.58 to 79.25	611,742	429,100
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	12	71.65	76.10	74.80	18.84	101.74	57.20	118.06	58.27 to 87.90	692,736	518,153
01-JAN-19 To 31-DEC-19	12	67.23	68.14	68.69	12.17	99.20	54.85	99.48	57.18 to 72.81	806,898	554,252
<u>ALL</u>	38	71.95	73.84	73.19	14.50	100.89	48.71	118.06	68.26 to 76.36	716,446	524,378

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	38	71.95	73.84	73.19	14.50	100.89	48.71	118.06	68.26 to 76.36	716,446	524,378
<u>ALL</u>	38	71.95	73.84	73.19	14.50	100.89	48.71	118.06	68.26 to 76.36	716,446	524,378

19 Colfax
AGRICULTURAL LAND

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Qualified

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MEDIAN : 72
WGT. MEAN : 73
MEAN : 74
COD : 14.50
PRD : 100.89

COV : 19.81
STD : 14.63
Avg. Abs. Dev : 10.43
MAX Sales Ratio : 118.06
MIN Sales Ratio : 48.71

95% Median C.I. : 68.26 to 76.36
95% Wgt. Mean C.I. : 68.31 to 78.07
95% Mean C.I. : 69.19 to 78.49

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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	6	80.37	77.38	76.96	18.97	100.55	56.05	101.18	56.05 to 101.18	615,623	473,763
1	6	80.37	77.38	76.96	18.97	100.55	56.05	101.18	56.05 to 101.18	615,623	473,763
Dry											
County	7	69.85	70.62	71.43	02.79	98.87	68.12	74.27	68.12 to 74.27	733,283	523,803
1	7	69.85	70.62	71.43	02.79	98.87	68.12	74.27	68.12 to 74.27	733,283	523,803
Grass											
County	1	85.68	85.68	85.68	00.00	100.00	85.68	85.68	N/A	180,000	154,220
1	1	85.68	85.68	85.68	00.00	100.00	85.68	85.68	N/A	180,000	154,220
ALL	38	71.95	73.84	73.19	14.50	100.89	48.71	118.06	68.26 to 76.36	716,446	524,378

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	11	75.15	79.31	78.51	23.42	101.02	56.05	118.06	57.18 to 101.18	748,978	588,050
1	11	75.15	79.31	78.51	23.42	101.02	56.05	118.06	57.18 to 101.18	748,978	588,050
Dry											
County	13	69.85	71.98	70.55	10.24	102.03	54.85	104.21	68.12 to 77.61	621,378	438,409
1	13	69.85	71.98	70.55	10.24	102.03	54.85	104.21	68.12 to 77.61	621,378	438,409
Grass											
County	2	67.20	67.20	63.14	27.51	106.43	48.71	85.68	N/A	230,500	145,545
1	2	67.20	67.20	63.14	27.51	106.43	48.71	85.68	N/A	230,500	145,545
ALL	38	71.95	73.84	73.19	14.50	100.89	48.71	118.06	68.26 to 76.36	716,446	524,378

Colfax County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Colfax	1	6000	5800	5600	5356	5300	5100	4800	4408	5374
Cuming	2	7044	n/a	6639	7040	4901	n/a	6130	5194	6632
Cuming	4	7195	6884	6766	7088	4784	n/a	6127	4997	6539
Dodge	1	6202	6005	5803	5609	5415	5215	5455	4821	5755
Dodge	2	7010	6785	6560	6345	6120	5900	5675	5450	6384
Butler	1	6398	5899	5760	5569	5301	5271	4882	4763	5863
Platte	6	9088	8500	7756	7500	6900	6498	6000	5400	7254
Stanton	1	5600	5307	5576	5214	4710	4960	4286	3970	5055

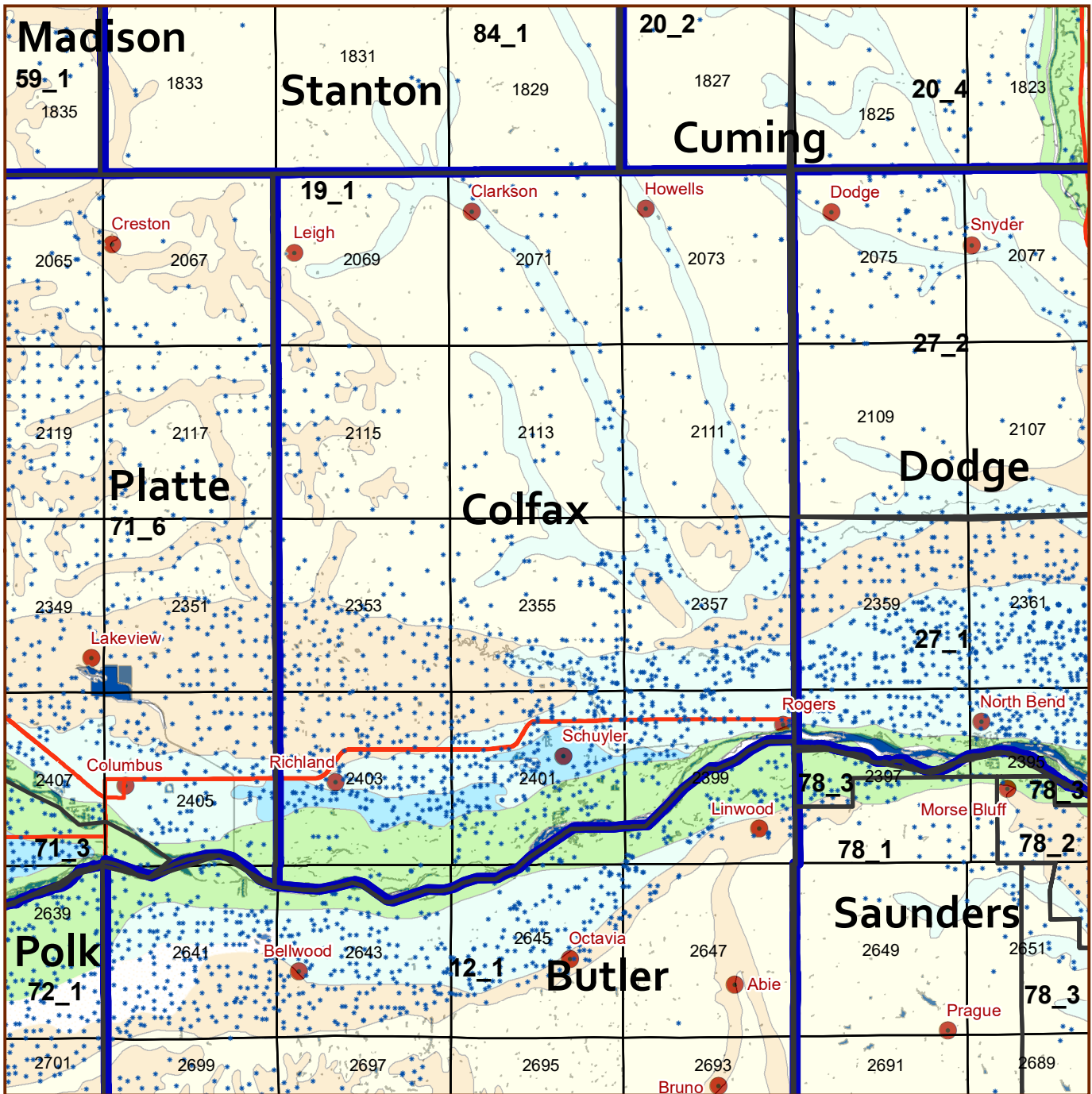
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Colfax	1	5742	5638	5397	5298	4972	4877	4502	4150	5126
Cuming	2	6724	6724	6325	n/a	5835	5835	4895	4895	6152
Cuming	4	6914	6910	6484	6414	3740	5959	4964	4722	6404
Dodge	1	5884	5725	5519	n/a	5134	4915	5189	4977	5474
Dodge	2	6820	6600	6367	6160	5930	5660	5500	5280	6221
Butler	1	5400	4900	4699	4600	4400	4000	3100	3000	4318
Platte	6	6493	6100	5551	5499	5100	4599	3800	2900	5216
Stanton	1	5355	5355	5315	3645	1933	4468	4176	4084	4614

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Colfax	1	1987	1987	1800	1800	n/a	1700	n/a	1600	1943
Cuming	2	2472	2370	1971	2210	n/a	n/a	n/a	n/a	2317
Cuming	4	2339	2314	1767	2002	n/a	n/a	n/a	n/a	2189
Dodge	1	2451	2459	2352	2333	n/a	n/a	n/a	n/a	2422
Dodge	2	2449	2449	2355	2355	n/a	n/a	n/a	n/a	2426
Butler	1	2293	2272	2234	2222	1864	2128	n/a	2050	2267
Platte	6	1585	1573	1507	1513	n/a	1459	1375	1398	1556
Stanton	1	1712	1790	1266	1750	715	n/a	n/a	1415	1462

County	Mkt Area	CRP	TIMBER	WASTE
Colfax	1	3984	1599	150
Cuming	2	5155	1148	125
Cuming	4	4797	1094	393
Dodge	1	3210	n/a	181
Dodge	2	3210	n/a	192
Butler	1	2881	1499	786
Platte	6	1581	1414	100
Stanton	1	2730	190	138

Source: 2021 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.

COLFAX COUNTY



Legend

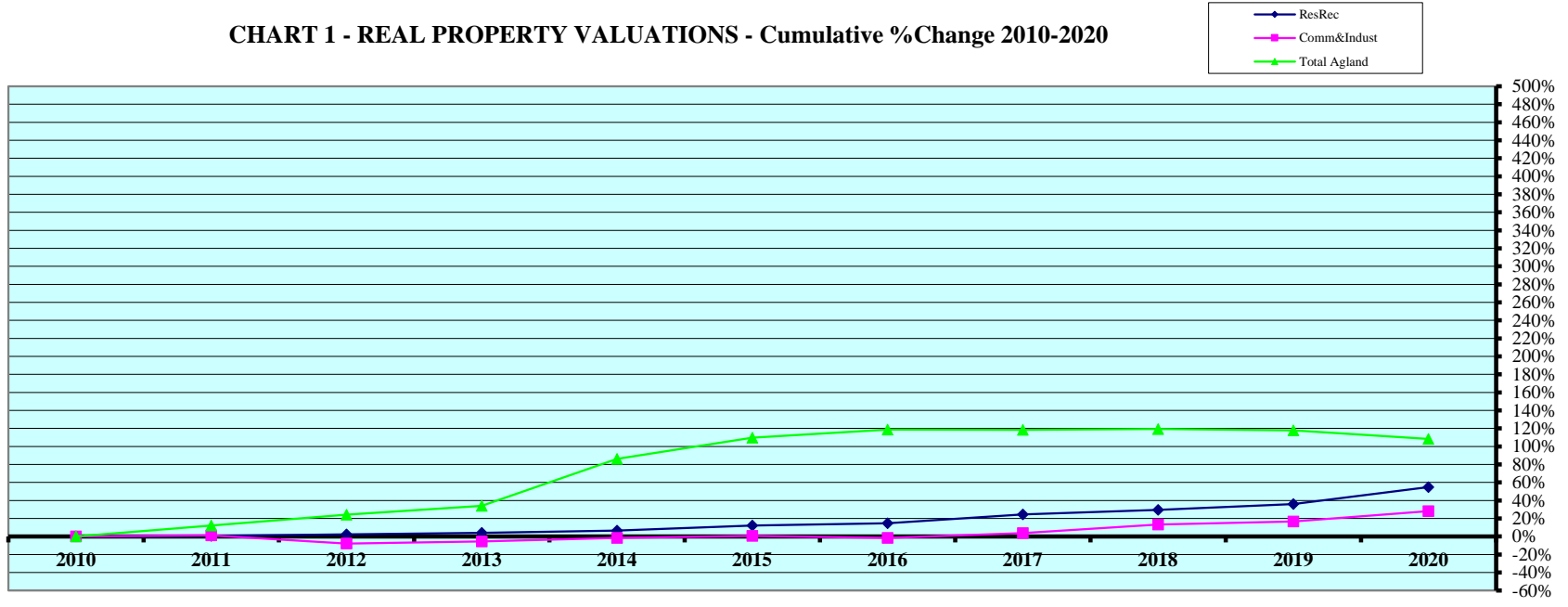
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2010-2020



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
2010	206,465,590	--	--	--	83,537,515	--	--	--	556,734,785	--	--	--
2011	207,685,860	1,220,270	0.59%	0.59%	84,505,938	968,423	1.16%	1.16%	623,621,980	66,887,195	12.01%	12.01%
2012	211,488,285	3,802,425	1.83%	2.43%	76,943,074	-7,562,864	-8.95%	-7.89%	692,131,525	68,509,545	10.99%	24.32%
2013	214,584,180	3,095,895	1.46%	3.93%	78,948,086	2,005,012	2.61%	-5.49%	745,551,015	53,419,490	7.72%	33.91%
2014	220,078,955	5,494,775	2.56%	6.59%	82,190,826	3,242,740	4.11%	-1.61%	1,035,922,325	290,371,310	38.95%	86.07%
2015	231,499,350	11,420,395	5.19%	12.12%	83,997,891	1,807,065	2.20%	0.55%	1,168,169,450	132,247,125	12.77%	109.83%
2016	236,565,970	5,066,620	2.19%	14.58%	82,204,356	-1,793,535	-2.14%	-1.60%	1,216,844,785	48,675,335	4.17%	118.57%
2017	257,314,195	20,748,225	8.77%	24.63%	86,775,046	4,570,690	5.56%	3.88%	1,216,628,840	-215,945	-0.02%	118.53%
2018	267,181,015	9,866,820	3.83%	29.41%	94,723,836	7,948,790	9.16%	13.39%	1,221,238,525	4,609,685	0.38%	119.36%
2019	280,885,535	13,704,520	5.13%	36.04%	97,531,026	2,807,190	2.96%	16.75%	1,213,292,885	-7,945,640	-0.65%	117.93%
2020	319,724,655	38,839,120	13.83%	54.86%	107,044,961	9,513,935	9.75%	28.14%	1,159,721,740	-53,571,145	-4.42%	108.31%

Rate Annual %chg: Residential & Recreational **4.47%**

Commercial & Industrial **2.51%**

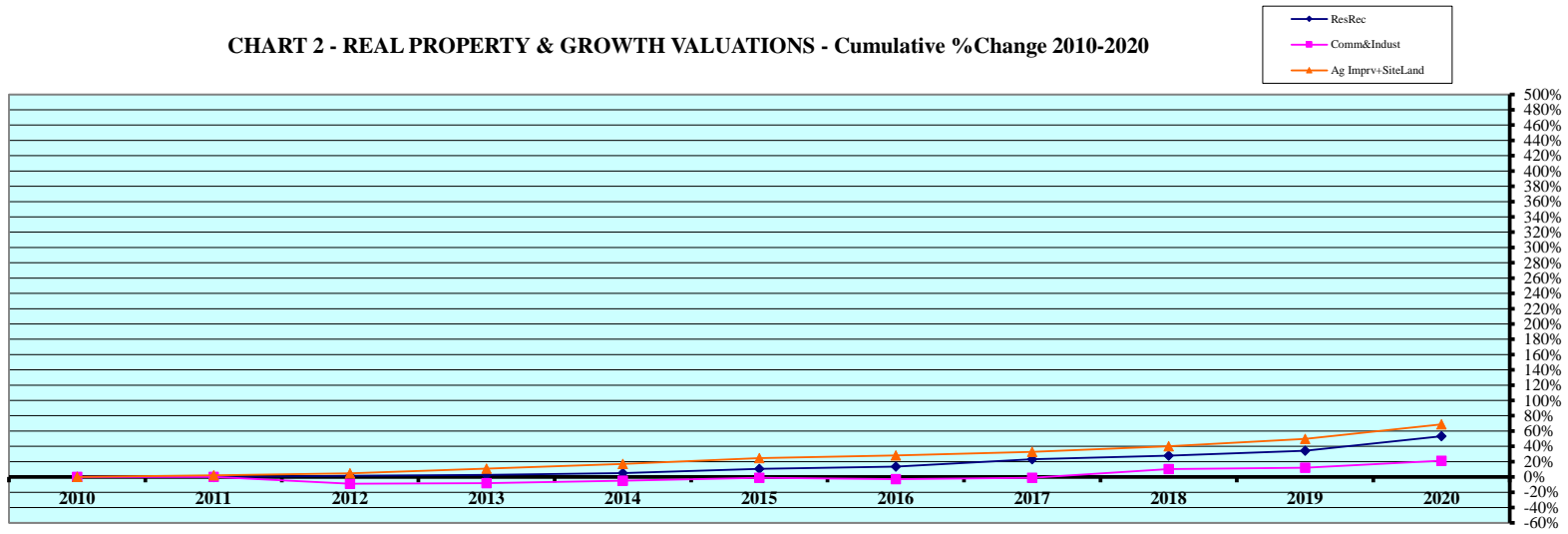
Agricultural Land **7.61%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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						
2010	206,465,590	1,737,660	0.84%	204,727,930	--	--	83,537,515	5,977,336	7.16%	77,560,179	--	--						
2011	207,685,860	1,714,925	0.83%	205,970,935	-0.24%	-0.24%	84,505,938	882,935	1.04%	83,623,003	0.10%	0.10%						
2012	211,488,285	2,162,960	1.02%	209,325,325	0.79%	1.39%	76,943,074	822,829	1.07%	76,120,245	-9.92%	-8.88%						
2013	214,584,180	2,839,265	1.32%	211,744,915	0.12%	2.56%	78,948,086	2,164,757	2.74%	76,783,329	-0.21%	-8.09%						
2014	220,078,955	3,147,148	1.43%	216,931,807	1.09%	5.07%	82,190,826	2,717,935	3.31%	79,472,891	0.66%	-4.87%						
2015	231,499,350	3,213,290	1.39%	228,286,060	3.73%	10.57%	83,997,891	1,278,925	1.52%	82,718,966	0.64%	-0.98%						
2016	236,565,970	2,082,080	0.88%	234,483,890	1.29%	13.57%	82,204,356	983,445	1.20%	81,220,911	-3.31%	-2.77%						
2017	257,314,195	3,043,290	1.18%	254,270,905	7.48%	23.15%	86,775,046	4,202,040	4.84%	82,573,006	0.45%	-1.15%						
2018	267,181,015	3,551,904	1.33%	263,629,111	2.45%	27.69%	94,723,836	2,510,020	2.65%	92,213,816	6.27%	10.39%						
2019	280,885,535	3,504,880	1.25%	277,380,655	3.82%	34.35%	97,531,026	3,972,285	4.07%	93,558,741	-1.23%	12.00%						
2020	319,724,655	3,414,695	1.07%	316,309,960	12.61%	53.20%	107,044,961	5,773,710	5.39%	101,271,251	3.83%	21.23%						
Rate Ann%chg	4.47%			Resid & Recreat w/o growth			3.32%			2.51%			C & I w/o growth			-0.27%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	59,171,110	35,723,947	94,895,057	2,805,538	2.96%	92,089,519	--	--		
2011	61,971,950	38,702,312	100,674,262	3,706,316	3.68%	96,967,946	2.18%	2.18%		
2012	62,681,790	43,497,022	106,178,812	6,886,148	6.49%	99,292,664	-1.37%	4.63%		
2013	64,662,950	47,573,275	112,236,225	7,069,610	6.30%	105,166,615	-0.95%	10.82%		
2014	66,288,365	49,172,505	115,460,870	4,528,330	3.92%	110,932,540	-1.16%	16.90%		
2015	69,441,770	52,238,085	121,679,855	3,348,740	2.75%	118,331,115	2.49%	24.70%		
2016	70,363,920	55,991,165	126,355,085	4,916,705	3.89%	121,438,380	-0.20%	27.97%		
2017	71,918,980	58,782,570	130,701,550	4,588,330	3.51%	126,113,220	-0.19%	32.90%		
2018	73,284,290	62,473,740	135,758,030	2,792,235	2.06%	132,965,795	1.73%	40.12%		
2019	81,369,755	64,211,970	145,581,725	3,439,330	2.36%	142,142,395	4.70%	49.79%		
2020	89,650,750	79,437,255	169,088,005	8,951,455	5.29%	160,136,550	10.00%	68.75%		
Rate Ann%chg	4.24%		8.32%		5.95%		Ag Imprv+Site w/o growth		1.72%	

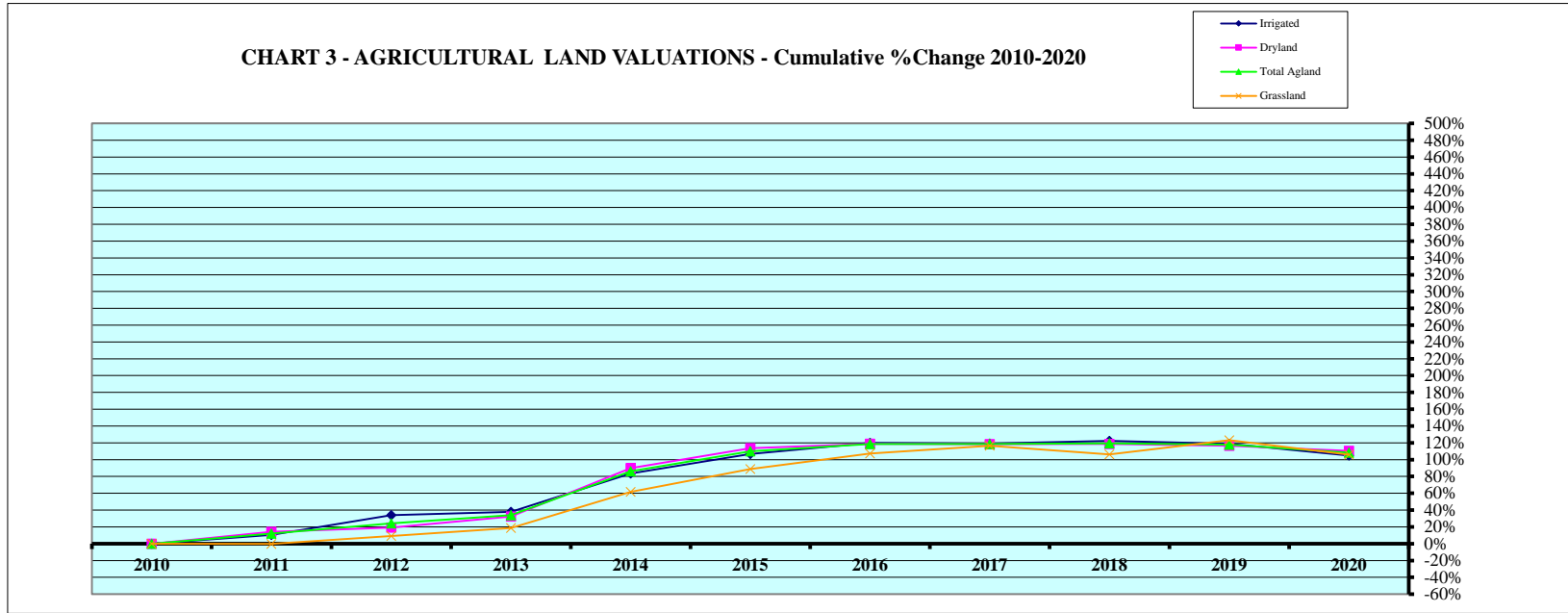
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 19
County COLFAX

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	211,308,130	--	--	--	317,323,920	--	--	--	27,291,530	--	--	--
2011	233,521,505	22,213,375	10.51%	10.51%	361,931,135	44,607,215	14.06%	14.06%	27,237,620	-53,910	-0.20%	-0.20%
2012	282,855,385	49,333,880	21.13%	33.86%	378,478,565	16,547,430	4.57%	19.27%	29,793,280	2,555,660	9.38%	9.17%
2013	291,600,990	8,745,605	3.09%	38.00%	420,177,510	41,698,945	11.02%	32.41%	32,355,770	2,562,490	8.60%	18.56%
2014	387,823,345	96,222,355	33.00%	83.53%	602,453,970	182,276,460	43.38%	89.85%	44,150,605	11,794,835	36.45%	61.77%
2015	437,160,715	49,337,370	12.72%	106.88%	677,992,995	75,539,025	12.54%	113.66%	51,502,350	7,351,745	16.65%	88.71%
2016	464,499,835	27,339,120	6.25%	119.82%	694,324,590	16,331,595	2.41%	118.81%	56,540,445	5,038,095	9.78%	107.17%
2017	463,097,500	-1,402,335	-0.30%	119.16%	692,979,100	-1,345,490	-0.19%	118.38%	59,114,625	2,574,180	4.55%	116.60%
2018	469,816,725	6,719,225	1.45%	122.34%	693,923,185	944,085	0.14%	118.68%	56,312,820	-2,801,805	-4.74%	106.34%
2019	462,630,615	-7,186,110	-1.53%	118.94%	687,297,015	-6,626,170	-0.95%	116.59%	60,908,085	4,595,265	8.16%	123.18%
2020	432,945,730	-29,684,885	-6.42%	104.89%	667,799,475	-19,497,540	-2.84%	110.45%	56,226,155	-4,681,930	-7.69%	106.02%

Rate Ann.%chg: Irrigated **7.44%** Dryland **7.72%** Grassland **7.50%**

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
2010	404,810	--	--	--	406,395	--	--	--	556,734,785	--	--	--
2011	397,290	-7,520	-1.86%	-1.86%	534,430	128,035	31.51%	31.51%	623,621,980	66,887,195	12.01%	12.01%
2012	397,310	20	0.01%	-1.85%	606,985	72,555	13.58%	49.36%	692,131,525	68,509,545	10.99%	24.32%
2013	783,140	385,830	97.11%	93.46%	633,605	26,620	4.39%	55.91%	745,551,015	53,419,490	7.72%	33.91%
2014	789,565	6,425	0.82%	95.05%	704,840	71,235	11.24%	73.44%	1,035,922,325	290,371,310	38.95%	86.07%
2015	820,095	30,530	3.87%	102.59%	693,295	-11,545	-1.64%	70.60%	1,168,169,450	132,247,125	12.77%	109.83%
2016	1,226,625	406,530	49.57%	203.01%	253,290	-440,005	-63.47%	-37.67%	1,216,844,785	48,675,335	4.17%	118.57%
2017	1,184,275	-42,350	-3.45%	192.55%	253,340	50	0.02%	-37.66%	1,216,628,840	-215,945	-0.02%	118.53%
2018	1,185,795	1,520	0.13%	192.93%	0	-253,340	-100.00%	-100.00%	1,221,238,525	4,609,685	0.38%	119.36%
2019	1,188,850	3,055	0.26%	193.68%	1,268,320	1,268,320	212.09%	212.09%	1,213,292,885	-7,945,640	-0.65%	117.93%
2020	1,045,140	-143,710	-12.09%	158.18%	1,705,240	436,920	34.45%	319.60%	1,159,721,740	-53,571,145	-4.42%	108.31%

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

Rate Ann.%chg: Total Agric Land **7.61%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	211,549,435	73,079	2,895			317,478,320	134,933	2,353			81,700,995	133,333	613		
2011	233,647,275	74,019	3,157	9.04%	9.04%	362,225,520	133,985	2,703	14.90%	14.90%	89,688,965	135,300	663	8.18%	9.46%
2012	282,858,870	74,311	3,806	20.59%	31.49%	378,506,415	133,682	2,831	4.73%	20.34%	89,574,800	130,628	686	3.44%	13.24%
2013	291,682,980	76,813	3,797	-0.24%	31.18%	420,185,810	131,612	3,193	12.76%	35.69%	97,239,960	127,646	762	11.09%	25.80%
2014	387,520,560	77,033	5,031	32.48%	73.78%	602,760,570	131,422	4,586	43.66%	94.93%	128,539,130	127,483	1,008	32.36%	66.50%
2015	437,235,070	77,461	5,645	12.21%	94.99%	678,294,330	132,170	5,132	11.89%	118.12%	149,636,865	127,257	1,176	16.62%	94.17%
2016	464,320,630	77,637	5,981	5.95%	106.60%	695,181,350	132,008	5,266	2.62%	123.82%	164,929,515	127,713	1,291	9.83%	113.25%
2017	463,079,995	77,393	5,983	0.05%	106.70%	693,296,250	131,654	5,266	0.00%	123.81%	174,353,050	127,360	1,369	6.01%	126.06%
2018	469,722,125	78,542	5,981	-0.05%	106.60%	694,233,725	131,830	5,266	0.00%	123.82%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	467,444,400	78,462	5,958	-0.38%	105.80%	687,821,500	130,708	5,262	-0.07%	123.65%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	433,023,925	77,671	5,575	-6.42%	92.59%	668,500,160	130,424	5,126	-2.60%	117.84%	55,950,195	26,114	2,143	66.19%	249.66%

Rate Annual %chg Average Value/Acre:

6.77%

8.10%

13.34%

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
2010	404,250	8,076	50			407,655	272	1,500			556,985,425	246,882	2,256		
2011	406,675	8,125	50	-0.01%	-0.01%	405,225	270	1,500	0.00%	0.00%	623,967,630	247,084	2,525	11.93%	11.93%
2012	397,220	7,936	50	0.00%	0.00%	204,010	340	600	-60.00%	-60.00%	691,749,285	246,606	2,805	11.08%	24.33%
2013	782,915	7,829	100	99.79%	99.78%	204,010	204,010	600	0.00%	-60.00%	691,749,285	246,518	3,023	7.77%	33.99%
2014	786,575	7,866	100	0.00%	99.78%	204,010	340	600	0.00%	-60.00%	1,035,457,935	246,544	4,200	38.93%	86.16%
2015	817,230	8,172	100	0.00%	99.78%	217,095	362	600	-0.01%	-60.00%	1,167,976,850	246,688	4,735	12.73%	109.86%
2016	1,225,990	8,171	150	50.05%	199.76%	253,290	362	700	16.67%	-53.33%	1,217,461,745	246,692	4,935	4.24%	118.75%
2017	1,154,980	7,698	150	-0.01%	199.74%	253,340	362	700	0.00%	-53.33%	1,217,132,880	246,311	4,941	0.13%	119.03%
2018	1,188,940	7,924	150	0.00%	199.74%	0	0				1,221,299,725	245,863	4,967	0.53%	120.18%
2019	1,180,795	7,870	150	0.00%	199.74%	0	0				1,218,168,125	245,788	4,956	-0.23%	119.68%
2020	1,037,300	6,914	150	0.00%	199.74%	1,695,730	1,412	1,201		-19.95%	1,160,207,310	242,534	4,784	-3.48%	112.04%

19
COLFAX

Rate Annual %chg Average Value/Acre:

7.81%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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
10,515	COLFAX	82,001,853	34,237,643	50,399,022	303,494,165	79,854,921	27,190,040	16,230,490	1,159,721,740	89,650,750	79,437,255	0	1,922,217,879
cnty sectorvalue % of total value:		4.27%	1.78%	2.62%	15.79%	4.15%	1.41%	0.84%	60.33%	4.66%	4.13%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
658	CLARKSON	2,645,279	47,834	20,663	19,134,540	5,959,051	0	0	113,905	0	0	0	27,921,272
6.26%	%sector of county sector	3.23%	0.14%	0.04%	6.30%	7.46%			0.01%				1.45%
	%sector of municipality	9.47%	0.17%	0.07%	68.53%	21.34%			0.41%				100.00%
561	HOWELLS	590,642	57,447	24,815	23,599,055	3,331,145	0	0	117,690	145,010	54,660	0	27,920,464
5.34%	%sector of county sector	0.72%	0.17%	0.05%	7.78%	4.17%			0.01%	0.16%	0.07%		1.45%
	%sector of municipality	2.12%	0.21%	0.09%	84.52%	11.93%			0.42%	0.52%	0.20%		100.00%
405	LEIGH	1,471,521	43,846	4,500	15,386,585	5,398,235	0	0	34,815	0	0	0	22,339,502
3.85%	%sector of county sector	1.79%	0.13%	0.01%	5.07%	6.76%			0.00%				1.16%
	%sector of municipality	6.59%	0.20%	0.02%	68.88%	24.16%			0.16%				100.00%
73	RICHLAND	135,771	139,603	851,698	1,502,080	1,393,985	0	0	556,095	0	0	0	4,579,232
0.69%	%sector of county sector	0.17%	0.41%	1.69%	0.49%	1.75%			0.05%				0.24%
	%sector of municipality	2.96%	3.05%	18.60%	32.80%	30.44%			12.14%				100.00%
95	ROGERS	3,478	238,855	1,467,772	1,239,490	406,120	0	0	133,565	0	0	0	3,489,280
0.90%	%sector of county sector	0.00%	0.70%	2.91%	0.41%	0.51%			0.01%				0.18%
	%sector of municipality	0.10%	6.85%	42.07%	35.52%	11.64%			3.83%				100.00%
6,213	SCHUYLER	4,998,770	2,681,242	4,735,857	159,612,070	38,848,490	9,240	5,180	713,100	0	0	0	211,603,949
59.09%	%sector of county sector	6.10%	7.83%	9.40%	52.59%	48.65%	0.03%	0.03%	0.06%				11.01%
	%sector of municipality	2.36%	1.27%	2.24%	75.43%	18.36%	0.00%	0.00%	0.34%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
8,005	Total Municipalities	9,845,461	3,208,827	7,105,305	220,473,820	55,337,026	9,240	5,180	1,669,170	145,010	54,660	0	297,853,699
76.13%	%all municip.sectors of cnty	12.01%	9.37%	14.10%	72.65%	69.30%	0.03%	0.03%	0.14%	0.16%	0.07%		15.50%

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

Total Real Property Sum Lines 17, 25, & 30	Records : 8,337	Value : 1,765,748,871	Growth 8,239,663	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	281	2,189,565	39	656,940	275	1,703,580	595	4,550,085	
02. Res Improve Land	2,494	24,457,595	88	4,826,155	317	11,521,675	2,899	40,805,425	
03. Res Improvements	2,657	210,941,495	121	22,061,675	358	46,834,315	3,136	279,837,485	
04. Res Total	2,938	237,588,655	160	27,544,770	633	60,059,570	3,731	325,192,995	3,094,770
% of Res Total	78.75	73.06	4.29	8.47	16.97	18.47	44.75	18.42	37.56
05. Com UnImp Land	66	956,310	6	443,320	4	614,350	76	2,013,980	
06. Com Improve Land	435	4,861,015	24	1,306,865	24	1,436,550	483	7,604,430	
07. Com Improvements	441	49,184,956	28	10,679,960	26	10,684,860	495	70,549,776	
08. Com Total	507	55,002,281	34	12,430,145	30	12,735,760	571	80,168,186	569,095
% of Com Total	88.79	68.61	5.95	15.51	5.25	15.89	6.85	4.54	6.91
09. Ind UnImp Land	1	9,240	0	0	0	0	1	9,240	
10. Ind Improve Land	0	0	3	1,035,630	0	0	3	1,035,630	
11. Ind Improvements	0	0	4	25,428,675	0	0	4	25,428,675	
12. Ind Total	1	9,240	4	26,464,305	0	0	5	26,473,545	0
% of Ind Total	20.00	0.03	80.00	99.97	0.00	0.00	0.06	1.50	0.00
13. Rec UnImp Land	1	5,180	5	73,735	66	4,726,555	72	4,805,470	
14. Rec Improve Land	0	0	29	592,650	48	4,461,835	77	5,054,485	
15. Rec Improvements	0	0	60	2,340,210	70	4,661,635	130	7,001,845	
16. Rec Total	1	5,180	65	3,006,595	136	13,850,025	202	16,861,800	12,923
% of Rec Total	0.50	0.03	32.18	17.83	67.33	82.14	2.42	0.95	0.16
Res & Rec Total	2,939	237,593,835	225	30,551,365	769	73,909,595	3,933	342,054,795	3,107,693
% of Res & Rec Total	74.73	69.46	5.72	8.93	19.55	21.61	47.18	19.37	37.72
Com & Ind Total	508	55,011,521	38	38,894,450	30	12,735,760	576	106,641,731	569,095
% of Com & Ind Total	88.19	51.59	6.60	36.47	5.21	11.94	6.91	6.04	6.91
17. Taxable Total	3,447	292,605,356	263	69,445,815	799	86,645,355	4,509	448,696,526	3,676,788
% of Taxable Total	76.45	65.21	5.83	15.48	17.72	19.31	54.08	25.41	44.62

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	4,132,685	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	4,132,685
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	139,715	4,132,685

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	302	2	220	524

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	24	1,625,755	7	917,770	2,896	886,525,350	2,927	889,068,875
28. Ag-Improved Land	1	107,595	0	0	857	286,975,010	858	287,082,605
29. Ag Improvements	1	161,630	0	0	900	140,739,235	901	140,900,865

30. Ag Total					3,828	1,317,052,345
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	20,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	128,420	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	4.29	21,450	0	0.00	0	
37. FarmSite Improvements	1	0.00	33,210	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	2	1.18	0	0	0.00	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	40	37.23	711,150	40	37.23	711,150	
32. HomeSite Improv Land	574	587.87	11,780,400	575	588.87	11,800,400	
33. HomeSite Improvements	592	0.00	78,540,250	593	0.00	78,668,670	0
34. HomeSite Total				633	626.10	91,180,220	
35. FarmSite UnImp Land	82	158.65	793,235	82	158.65	793,235	
36. FarmSite Improv Land	780	3,152.48	15,762,400	781	3,156.77	15,783,850	
37. FarmSite Improvements	863	0.00	62,198,985	864	0.00	62,232,195	4,562,875
38. FarmSite Total				946	3,315.42	78,809,280	
39. Road & Ditches	3,116	5,275.43	0	3,118	5,276.61	0	
40. Other- Non Ag Use	50	1,052.43	2,052,980	50	1,052.43	2,052,980	
41. Total Section VI				1,579	10,270.56	172,042,480	4,562,875

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,236.84	5.40%	25,421,040	6.03%	6,000.00
46. 1A	11,407.21	14.53%	66,161,835	15.68%	5,800.00
47. 2A1	19,675.50	25.07%	110,182,815	26.12%	5,600.00
48. 2A	19,440.59	24.77%	104,132,270	24.69%	5,356.44
49. 3A1	575.70	0.73%	3,051,215	0.72%	5,300.01
50. 3A	9,320.48	11.87%	47,534,495	11.27%	5,100.01
51. 4A1	11,115.91	14.16%	53,356,445	12.65%	4,800.01
52. 4A	2,718.09	3.46%	11,980,860	2.84%	4,407.82
53. Total	78,490.32	100.00%	421,820,975	100.00%	5,374.18
Dry					
54. 1D1	3,785.59	2.91%	21,736,250	3.26%	5,741.84
55. 1D	44,371.39	34.12%	250,178,770	37.53%	5,638.29
56. 2D1	13,589.49	10.45%	73,348,325	11.00%	5,397.43
57. 2D	1,257.35	0.97%	6,661,265	1.00%	5,297.86
58. 3D1	1,770.07	1.36%	8,801,185	1.32%	4,972.22
59. 3D	47,057.94	36.19%	229,502,295	34.43%	4,877.02
60. 4D1	2,338.56	1.80%	10,528,100	1.58%	4,501.96
61. 4D	15,871.96	12.21%	65,865,605	9.88%	4,149.81
62. Total	130,042.35	100.00%	666,621,795	100.00%	5,126.19
Grass					
63. 1G1	11,585.87	44.21%	23,992,245	44.00%	2,070.82
64. 1G	8,521.68	32.52%	18,221,595	33.42%	2,138.26
65. 2G1	4,174.70	15.93%	8,235,375	15.10%	1,972.69
66. 2G	1,834.23	7.00%	3,827,650	7.02%	2,086.79
67. 3G1	15.68	0.06%	56,290	0.10%	3,589.92
68. 3G	67.75	0.26%	177,930	0.33%	2,626.27
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	7.54	0.03%	12,065	0.02%	1,600.13
71. Total	26,207.45	100.00%	54,523,150	100.00%	2,080.44
Irrigated Total					
	78,490.32	32.41%	421,820,975	36.84%	5,374.18
Dry Total					
	130,042.35	53.69%	666,621,795	58.22%	5,126.19
Grass Total					
	26,207.45	10.82%	54,523,150	4.76%	2,080.44
72. Waste	6,784.38	2.80%	1,017,955	0.09%	150.04
73. Other	665.55	0.27%	1,025,990	0.09%	1,541.57
74. Exempt	2,965.87	1.22%	0	0.00%	0.00
75. Market Area Total	242,190.05	100.00%	1,145,009,865	100.00%	4,727.73

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	227.37	1,212,045	128.43	699,050	78,134.52	419,909,880	78,490.32	421,820,975
77. Dry Land	61.78	314,205	42.68	217,385	129,937.89	666,090,205	130,042.35	666,621,795
78. Grass	62.84	165,370	0.00	0	26,144.61	54,357,780	26,207.45	54,523,150
79. Waste	1.85	280	8.90	1,335	6,773.63	1,016,340	6,784.38	1,017,955
80. Other	0.00	0	0.00	0	665.55	1,025,990	665.55	1,025,990
81. Exempt	31.63	0	4.76	0	2,929.48	0	2,965.87	0
82. Total	353.84	1,691,900	180.01	917,770	241,656.20	1,142,400,195	242,190.05	1,145,009,865

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,490.32	32.41%	421,820,975	36.84%	5,374.18
Dry Land	130,042.35	53.69%	666,621,795	58.22%	5,126.19
Grass	26,207.45	10.82%	54,523,150	4.76%	2,080.44
Waste	6,784.38	2.80%	1,017,955	0.09%	150.04
Other	665.55	0.27%	1,025,990	0.09%	1,541.57
Exempt	2,965.87	1.22%	0	0.00%	0.00
Total	242,190.05	100.00%	1,145,009,865	100.00%	4,727.73

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	0	0	318	2,200,275	319	18,165,115	319	20,365,390	273,310
83.2 Clarkson Mh	0	0	10	64,715	10	324,195	10	388,910	0
83.3 Clarkson V	51	346,150	0	0	0	0	51	346,150	0
83.4 Howells	0	0	293	1,680,175	293	22,543,655	293	24,223,830	65,690
83.5 Howells Mh	0	0	2	11,750	2	54,515	2	66,265	0
83.6 Howells V	51	233,575	1	5,040	1	365	52	238,980	0
83.7 Leigh	2	6,200	213	1,466,030	213	13,727,900	215	15,200,130	86,155
83.8 Leigh V	29	162,105	1	1,600	1	330	30	164,035	0
83.9 Richland	0	0	44	33,625	44	1,459,010	44	1,492,635	0
83.10 Richland V	8	6,050	1	800	1	2,595	9	9,445	0
83.11 Rogers	0	0	36	35,415	36	1,085,950	36	1,121,365	600
83.12 Rogers V	8	6,680	0	0	0	0	8	6,680	0
83.13 Rural	272	1,788,855	373	16,189,365	421	50,105,835	693	68,084,055	1,093,935
83.14 Rural Mh	1	0	2	23,950	79	2,993,220	80	3,017,170	5,143
83.15 Rural V	83	4,734,955	1	2,995	1	75,885	84	4,813,835	0
83.16 Schuyler	1	9,900	1,575	19,023,740	1,576	152,043,035	1,577	171,076,675	935,738
83.17 Schuyler Mh	0	0	3	28,710	164	3,012,140	164	3,040,850	49,284
83.18 Schuyler Sub	1	39,605	99	5,054,080	101	21,021,785	102	26,115,470	597,838
83.19 Schuyler Sub V	28	597,395	1	10,370	1	5,000	29	612,765	0
83.20 Schuyler V	132	1,424,085	3	27,275	3	218,800	135	1,670,160	0
84 Residential Total	667	9,355,555	2,976	45,859,910	3,266	286,839,330	3,933	342,054,795	3,107,693

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	0	0	68	350,460	69	5,654,706	69	6,005,166	43,565
85.2	Clarkson V	14	52,785	0	0	0	0	14	52,785	0
85.3	Howells	0	0	55	148,785	55	3,172,575	55	3,321,360	0
85.4	Howells V	13	23,880	0	0	0	0	13	23,880	0
85.5	Leigh	1	1,940	53	215,350	54	5,198,530	55	5,415,820	74,640
85.6	Leigh V	8	31,335	0	0	0	0	8	31,335	0
85.7	Richland	0	0	11	26,535	11	712,835	11	739,370	0
85.8	Richland Mh	0	0	0	0	2	651,905	2	651,905	0
85.9	Richland V	2	2,710	0	0	0	0	2	2,710	0
85.10	Rogers	0	0	5	25,655	7	375,245	7	400,900	0
85.11	Rogers V	1	5,220	0	0	0	0	1	5,220	0
85.12	Rural	1	57,500	50	3,767,720	57	46,792,980	58	50,618,200	275,360
85.13	Rural Mh	0	0	0	0	1	9,580	1	9,580	0
85.14	Rural V	9	1,000,170	1	11,325	1	515	10	1,012,010	0
85.15	Schuyler	0	0	241	3,949,280	240	33,390,235	240	37,339,515	175,530
85.16	Schuyler V	28	847,680	2	144,950	2	19,345	30	1,011,975	0
86	Commercial Total	77	2,023,220	486	8,640,060	499	95,978,451	576	106,641,731	569,095

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	10,089.81	43.49%	20,050,785	44.48%	1,987.23
88. 1G	7,688.94	33.14%	15,277,890	33.89%	1,987.00
89. 2G1	3,815.25	16.45%	6,867,435	15.23%	1,800.00
90. 2G	1,567.22	6.76%	2,821,015	6.26%	1,800.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	30.62	0.13%	52,055	0.12%	1,700.03
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	7.54	0.03%	12,065	0.03%	1,600.13
95. Total	23,199.38	100.00%	45,081,245	100.00%	1,943.21
CRP					
96. 1C1	617.92	31.82%	2,536,445	32.78%	4,104.81
97. 1C	652.89	33.62%	2,655,955	34.33%	4,068.00
98. 2C1	351.37	18.09%	1,356,305	17.53%	3,860.05
99. 2C	267.01	13.75%	1,006,635	13.01%	3,770.03
100. 3C1	15.68	0.81%	56,290	0.73%	3,589.92
101. 3C	37.13	1.91%	125,875	1.63%	3,390.12
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,942.00	100.00%	7,737,505	100.00%	3,984.30
Timber					
105. 1T1	878.14	82.37%	1,405,015	82.43%	1,599.99
106. 1T	179.85	16.87%	287,750	16.88%	1,599.94
107. 2T1	8.08	0.76%	11,635	0.68%	1,439.98
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	1,066.07	100.00%	1,704,400	100.00%	1,598.77
<hr/>					
Grass Total	23,199.38	88.52%	45,081,245	82.68%	1,943.21
CRP Total	1,942.00	7.41%	7,737,505	14.19%	3,984.30
Timber Total	1,066.07	4.07%	1,704,400	3.13%	1,598.77
<hr/>					
114. Market Area Total	26,207.45	100.00%	54,523,150	100.00%	2,080.44

2021 County Abstract of Assessment for Real Property, Form 45
Compared with the 2020 Certificate of Taxes Levied Report (CTL)

19 Colfax

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	303,494,165	325,192,995	21,698,830	7.15%	3,094,770	6.13%
02. Recreational	16,230,490	16,861,800	631,310	3.89%	12,923	3.81%
03. Ag-Homesite Land, Ag-Res Dwelling	89,650,750	91,180,220	1,529,470	1.71%	0	1.71%
04. Total Residential (sum lines 1-3)	409,375,405	433,235,015	23,859,610	5.83%	3,107,693	5.07%
05. Commercial	79,854,921	80,168,186	313,265	0.39%	569,095	-0.32%
06. Industrial	27,190,040	26,473,545	-716,495	-2.64%	0	-2.64%
07. Total Commercial (sum lines 5-6)	107,044,961	106,641,731	-403,230	-0.38%	569,095	-0.91%
08. Ag-Farmsite Land, Outbuildings	78,092,945	78,809,280	716,335	0.92%	4,562,875	-4.93%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,344,310	2,052,980	708,670	52.72%		
11. Total Non-Agland (sum lines 8-10)	79,437,255	80,862,260	1,425,005	1.79%	4,562,875	-3.95%
12. Irrigated	432,945,730	421,820,975	-11,124,755	-2.57%		
13. Dryland	667,799,475	666,621,795	-1,177,680	-0.18%		
14. Grassland	56,226,155	54,523,150	-1,703,005	-3.03%		
15. Wasteland	1,045,140	1,017,955	-27,185	-2.60%		
16. Other Agland	1,705,240	1,025,990	-679,250	-39.83%		
17. Total Agricultural Land	1,159,721,740	1,145,009,865	-14,711,875	-1.27%		
18. Total Value of all Real Property (Locally Assessed)	1,755,579,361	1,765,748,871	10,169,510	0.58%	8,239,663	0.11%

2021 Assessment Survey for Colfax County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	The Deputy is an appraiser
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$237,130
7.	Adopted budget, or granted budget if different from above:
	\$237,130; 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. If a project is identified, the Board would have to fund it.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$51,300: this includes \$19,200 for MIPS and \$32,100 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,700
12.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, the county continues to maintain the cadastral maps.
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://colfax.gworks.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?
	unknown
10.	When was the aerial imagery last updated?
	May 2020 with Pictometry

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
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
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
	None
2.	If so, is the appraisal or listing service performed under contract?
	NA
3.	What appraisal certifications or qualifications does the County require?
	NA
4.	Have the existing contracts been approved by the PTA?
	NA
5.	Does the appraisal or listing service providers establish assessed values for the county?
	NA

2021 Residential Assessment Survey for Colfax County

1.	Valuation data collection done by:														
	Assessor, Appraiser and Office Staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>All rural residential parcels; typically</td> </tr> <tr> <td style="text-align: center;">5</td> <td>All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.	2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.	3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.	4	All rural residential parcels; typically	5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	All parcels in the towns of Clarkson, Howells and Leigh; these are the medium sized towns in the county. They have K-12 schools, some shopping and business.														
2	All recreational parcels; this valuation group is the countywide collection of recreational cabins, mobile homes and houses usually associated with river or lake locations.														
3	All parcels in the villages of Richland and Rogers; these are the smallest towns in the county. The towns have less than 100 parcels, no schools and few commercial parcels.														
4	All rural residential parcels; typically														
5	All parcels in the city limits of Schuyler and in the surrounding subdivisions; this is the county seat, and the principal town in the county. It has significantly more stores, businesses, employment and services than any other town in the county.														
AG	Agricultural homes and outbuildings														
3.	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.														
4.	For the cost approach does the County develop the deprecation 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 rural residential developed by Tax Valuation Inc.														
5.	Are individual depreciation tables developed for each valuation group?														
	Yes														
6.	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.														
7.	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.														
8.	Are there form 191 applications on file?														
	No														

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

N/A

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2016&2019	2019	2016;2018,2019
2	2019	2019	2019	2018-19
3	2016	2016	2016	2016
4	2019	2019	2019	2018-19
5	2016	2016	2016	2016
AG	2019	2019	2019	2018-19

----In V-group #1, Clarkson was inspected in 2018 and Howells. Leigh was reviewed in 2019 and new pricing and depreciation. Rural residential and agricultural homes are in the middle of a 2-year inspection and review(2018-2019) with new values being applied in 2020. New cost and depreciation tables will be updated as well as a lot study.

2021 Commercial Assessment Survey for Colfax County

1.	Valuation data collection done by:																		
	Assessor, Appraiser and Office Staff																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.	2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Valuation Grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. This group also includes any commercial parcels located in suburban Schuyler.																		
2	Valuation Grouping 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.																		
3.	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.																		
3a.	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.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	The county develops depreciation tables.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes; in some cases depreciation is developed for individual occupancy codes or groups.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Commercial lots are valued primarily using market information derived from vacant lot sales.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2016	2016	2016	2016	2	2019	2019	2019	2019
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2016	2016	2016	2016															
2	2019	2019	2019	2019															
	Valuation grouping #2 is being inspected and reviewed at the same time as the rural residential which will take place in 2018-2019 with new values being applied in 2020. Cost, depreciation and a lot study is expected to be completed.																		

2021 Agricultural Assessment Survey for Colfax County

1.	Valuation data collection done by:							
	Assessor, Appraiser and Office Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Area 1 is the only market area in the county so there are no unique characteristics that create a difference in value.	2017						
	Land use was verified by comparing the GIS base maps from 2014 to the most recent maps from 2016. If there were any questions that were not clearly shown on the maps, the land owner was called to verify the current land use.							
3.	Describe the process used to determine and monitor market areas.							
	The county plots and analyzes sales to annually monitor the potential for different markets.							
4.	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.							
5.	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 \$20,000; beginning in 2020. Secondary site acres are valued at \$5,000 for both ag and rural residential sites.							
6.	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.							
7.	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.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No							
	<u>If your county has special value applications, please answer the following</u>							
8a.	How many parcels have a special valuation application on file?							

	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	No
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

COLFAX COUNTY ASSESSOR
VIOLA M. BENDER
411 E. 11TH STREET
SCHUYLER, NE. 68661

June 1, 2020

I, Viola M. Bender, 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

Viola M. Bender
Colfax County Assessor

GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract
Colfax County has a total parcel count of 8,838 parcels.

Residential-----	3,725
Industrial-----	4
Commercial-----	567
Agricultural-----	3,803
Rec land-----	209
Exempt-----	530

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/Appraiser and two full time clerks.

Budget

2020 General Budget: 233,975

The general budget includes the salaries for the administrative personal, educational classes, office supplies, office equipment, data processing costs and GIS Workshop.

Procedures 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).

Personal Property abstract: Pursuant to section 77-1514 the assessor on or before July 20th of each year must electronically certify the personal property abstract to the Property Tax Administrator.

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 error (77-128) and any overvalued, undervalued, and omitted real property.

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

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 maintain 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

Residential: In 2020 for the towns of Schuyler, Clarkson, Howells, Richland and Rogers we plan on continuing to review current sales and address any problem areas. In the city of Clarkson, we also plan on reviewing the lots around the dike area. We also plan on a follow-up on the rural home reappraisal. All these changes will be

implemented for 2021.

In 2021 for the town of Clarkson, Howells, Richland and Rogers we plan on a review, take new Photos and implement new pricing. These changes will be implemented for 2022

The plans for 2022 are to review the city of Schuyler, take new photos and implement new pricing. These changes will be implemented for 2023.

The 2020 level of value is Assessment Ratio: 96, COD 9.79 and the PRD: 100.87

Computerized

Colfax County has Implemented MIPS new PC Administrative system and CAMA 3.052

Commercial Property

In 2020 for the towns of Schuyler, Clarkson, Howells, Richland and Rogers we plan on continuing to review current sales and address any problem areas. These changes will be implemented for 2021.

For 2021 the towns of Clarkson, Howells, Richland and Rogers we plan on a review, take new photos and implement new pricing. These changes will be implemented for 2022

In 2022 we plan on a review of commercial property in Schuyler, taking new photos and implementing new pricing. These changes will be implemented for 2023.

The 2020 level of value is Assessment Ratio: 100, COD 21.85 and the PRD: 138.71

Agricultural

We have one market area in the county. When we verify our agland sales we also check with the buyer or seller on the land use. We are continuing to update our GIS system.

We are working with gWorks from Lincoln, NE.

We plan on continuing to update our land use in the county. In 2020 we now have Eagleview Pictometry that will help with land use and structure changes.

For 2020 the level of value was Assessment Ratio: 71, COD: 17.05 and the PRD: 104.33

In the assessment years ahead, we plan on continuing reviewing our agland sales.

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 clerk's. 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 track 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 and/or appraiser 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).