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2014 Commission Summary for Pierce County

Residential Real Property - Current

Number of Sales	163	Median	94.71
Total Sales Price	\$14,488,679	Mean	99.81
Total Adj. Sales Price	\$14,483,679	Wgt. Mean	91.29
Total Assessed Value	\$13,222,035	Average Assessed Value of the Base	\$78,324
Avg. Adj. Sales Price	\$88,857	Avg. Assessed Value	\$81,117

Confidence Interval - Current

95% Median C.I	91.98 to 96.47
95% Wgt. Mean C.I	88.34 to 94.24
95% Mean C.I	94.68 to 104.94
% of Value of the Class of all Real Property Value in the	13.55
% of Records Sold in the Study Period	5.70
% of Value Sold in the Study Period	5.90

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	156	94	94.37
2012	143	95	95.46
2011	154	95	95
2010	131	96	96

2014 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	18	Median	95.72
Total Sales Price	\$882,157	Mean	94.13
Total Adj. Sales Price	\$863,157	Wgt. Mean	95.05
Total Assessed Value	\$820,400	Average Assessed Value of the Base	\$134,587
Avg. Adj. Sales Price	\$47,953	Avg. Assessed Value	\$45,578

Confidence Interval - Current

95% Median C.I	83.47 to 110.91
95% Wgt. Mean C.I	82.89 to 107.21
95% Mean C.I	84.54 to 103.72
% of Value of the Class of all Real Property Value in the County	3.35
% of Records Sold in the Study Period	4.37
% of Value Sold in the Study Period	1.48

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	18		92.85
2012	12		95.75
2011	18	96	96
2010	13	96	96

2014 Opinions of the Property Tax Administrator for Pierce 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	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, 2014.



A handwritten signature in black ink, appearing to read "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Pierce County

The pickup work was completed of the new and omitted construction for the residential class.

The county reviewed Acreages for 2014 and made necessary adjustments as indicated by market analysis. The 1 story homes were increased by 20% and the 1 ½ and 2 story homes were increased by 40%.

The county reviewed Osmond for 2014 and made necessary adjustments as indicated by market analysis. Increases were made to 1 story homes 1980 – 1989.

The county also reviewed Pierce for 2014 and made necessary adjustments as indicated by market analysis. Increases were made to 1 story homes 1990 – 1999.

2014 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:																				
	Assessor and Staff																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Hadar - small village closest to Norfolk, approximate population of 293</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Breslau</td> </tr> <tr> <td style="text-align: center;">35</td> <td>West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767	05	Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246	10	Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.	15	Hadar - small village closest to Norfolk, approximate population of 293	20	Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.	25	McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36	30	Breslau	35	West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County	40	Rural Acreages
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Market Approach																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	Uses the tables provided by the CAMA vendor																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	Yes, models are developed by the appraiser when reappraising each valuation group.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Vacant lot sales.																				

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2010	2010	2010
	05	2008	2008	2008
	10	2007	2007	2007
	15	2010	2010	2010
	20	2008	2008	2008
	25	2008	2008	2008
	30	2008	2008	2008
	35	2008	2008	2008
	40	2011	2011	2011

2014 Residential Correlation Section for Pierce County

County Overview

Pierce County is located north of Madison County and is considered an extension of the economic conditions related to the city of Norfolk. The city of Pierce (Valuation Group 1) is northwest of Norfolk approximately 15 miles. There are several other communities in Pierce County. Three of the communities have a population of less than 100 persons. The community of Osmond (Valuation Group 10) has a population of over 750 and the community of Plainview (Valuation Group 5) has a population of over 1200.

Description of Analysis

Residential parcels are valued utilizing nine valuation groupings that closely follow the assessor locations or towns in the county. The largest in the valuation grouping is Pierce, the county seat, followed by Plainview. The residential sales file for Pierce County consists of 163 qualified arm's length sales. The sample is considered adequate and reliable for the measurement of the residential class of property. Two of the measures of central tendency are within the acceptable range and demonstrate support for each other with only the weighted mean one point below the range. All of the valuation groups are considered adequate and represent the population of the group.

Sales Qualification

Pierce County has a consistent process in place for the verification of sales of the residential class of property. The Division has reviewed each county's sales verification and documentation. Approximately 67% of the improved residential sales were considered arm-length sales as determined by the county. The conclusion is that there was no bias in the sales verification and that the Pierce County Assessor utilized all arm's length transactions available.

Equalization and Quality of Assessment

All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median, it has been confirmed that the assessment practices are reliable and applied consistently. It is believed that the residential property is treated in a uniform and proportionate manner.

Level of Value

Based on the analysis of all available information the level of value is determined to be 95% of market value for the residential class of property.

2014 Commercial Assessment Actions for Pierce County

The pickup work was completed of the new and omitted construction for the commercial class.

2014 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:																				
	Assessor and Staff																				
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																				
	Market approach																				
3a.	Describe the process used to determine the value of unique commercial properties.																				
	Check with other counties - use existing model, sales and Marshall and Swift																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	Yes																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	The whole county is valued the same.																				
6.	Describe the methodology used to determine the commercial lot values.																				
	Vacant lot sales																				

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
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	15	2009	2009	2009
	20	2009	2009	2009
	25	2009	2009	2009
	30	2009	2009	2009
	35	2009	2009	2009
	40	2009	2009	2009

2014 Commercial Correlation Section for Pierce County

County Overview

Pierce County is north of Norfolk Nebraska on highway 81 and then westerly on highway 13 approximately 15 miles. Norfolk, located in Madison County is a large economically based city with numerous active commercial properties. The villages of Plainview and Osmond are north of Pierce approximately 13 to 18 miles and located on Hwy. 20. Each of those towns has a small hospital, mini marts, and other commercial properties typical of the small towns. The commercial base for the remainder of the villages is limited. The commercial improved parcel count in Pierce County consists of 267 parcels as reported by the County Assessor.

Description of Analysis

Pierce County completed a commercial reappraisal in 2010. Since that time the county monitors the sales activity and considers all characteristics of the market when determining adjustments.

The statistical profile consists of 18 sales distributed amongst seven occupancy codes and will not be relied on to determine a level of value for Pierce County. The limited representation of the occupancy codes does not reflect the entire population of the commercial class of property.

Sales Qualification

The Division implemented a review of the sales verification and documentation of all counties in 2013. All non-qualified sales were reviewed to ensure that the reasons for disqualification were sufficient and documented. The measurement of the commercial class was completed utilizing all available information. The conclusion is that there is no bias in the sales verification and that Pierce County has utilized all arm's length transactions available.

The six year inspection and review cycle for the commercial class has been met with the completion of a reappraisal of the commercial class of property in 2010.

Equalization and Quality of Assessment

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substratum.

Level of Value

Based on the consideration of all available information and assessment practices, the level of value is determined to be at the statutory level of 100% of market value for the commercial class of property.

2014 Agricultural Assessment Actions for Pierce County

A market analysis was completed using the qualified sales required for the study period and increases were made in response of the analysis.

2014 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:				
	Assessor and staff.				
2.	List each market area, and describe the location and the specific characteristics that make each unique.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</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>The entire county is one market area.</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	1	The entire county is one market area.
<u>Market Area</u>	<u>Description of unique characteristics</u>				
1	The entire county is one market area.				
3.	Describe the process used to determine and monitor market areas.				
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area. To date Pierce County is considered one market area.				
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.				
	There is a 20 acre consideration for those parcels to be identified as residential.				
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?				
	They are valued the same.				
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.				
	GIS is now implemented.				
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.				
	No.				
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.				
	The value we have was established by sales from nearby counties because we have no sales of WRP.				

Pierce County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	5,481	5,292	4,960	4,870	4,778	4,634	3,685	3,495	4,769
Antelope	1	4,800	4,800	4,770	4,770	4,760	4,760	3,750	2,850	4,659
Antelope	3	5,899	5,850	5,580	5,473	5,275	5,048	4,100	3,900	5,372
Knox	1	5,560	5,538	5,338	5,337	5,197	5,217	4,893	4,922	5,220
Cedar	2	5,950	5,950	5,735	5,735	5,655	5,655	4,575	4,575	5,421
Madison	1	5,985	5,715	5,355	5,097	4,840	4,664	3,846	3,250	5,070
Wayne	1	5,900	5,900	5,800	5,800	5,560	5,075	4,750	4,000	5,476

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	4,570	4,425	4,170	3,980	3,765	3,665	2,330	2,035	3,938
Antelope	1	2,800	2,700	2,700	2,700	2,700	2,625	1,550	1,275	2,606
Antelope	3	5,375	5,065	4,490	4,490	4,175	4,175	3,550	2,984	4,404
Knox	1	3,850	3,850	3,695	3,534	3,445	3,225	3,015	3,015	3,436
Cedar	2	5,595	5,594	5,410	5,408	5,275	5,275	4,130	4,130	5,090
Madison	1	5,510	5,364	5,050	4,843	4,587	4,388	3,539	2,850	4,769
Wayne	1	5,460	5,400	5,200	4,910	4,635	4,480	4,140	3,670	4,804

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	1,708	1,947	1,711	1,572	1,650	1,488	1,152	995	1,373
Antelope	1	1,085	1,113	1,086	1,142	1,107	1,125	1,042	937	1,059
Antelope	3	1,228	1,297	1,254	1,316	1,348	1,174	1,282	1,144	1,208
Knox	1	1,189	1,200	1,199	1,200	1,190	1,190	1,188	1,190	1,192
Cedar	2	2,099	2,092	1,927	1,927	1,726	1,705	1,550	1,560	1,760
Madison	1	2,105	1,926	1,760	1,835	1,744	1,611	1,336	959	1,544
Wayne	1	2,501	2,559	2,170	2,068	2,313	1,984	1,808	1,270	2,148

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

2014 Agricultural Correlation Section for Pierce County

County Overview

Pierce County is located in the northeastern portion of the state and is currently defined as one market area. A large portion of the county is identified with excessively drained sandy soils. The land use is represented by 44% irrigated acres, 34% dry acres and 19% grass acres. The adjoining counties around Pierce County represent similar soil characteristics and the sandy soils tend to extend through the adjacent counties. Pierce County is bordered on the north by Knox County, on the east by Cedar and Wayne Counties on the south by Madison County and on the west by Antelope County.

Description of Analysis

An analysis was completed of the three year sample. The sample was expanded with comparable sales from Pierce's neighboring counties to ensure time proportionality while maintaining representativeness by Majority Land use.

The total of 91 sales were used in the agricultural analysis of the County, the Assessor's actions included increasing the irrigated land 41%, dry land 47% and grass 14%. The current values are comparable with the adjoining county values. Two of the measures of central tendency are within the acceptable range. The statistical profile also breaks down subclasses of 95% and 80% majority land use. The majority land use of 80% irrigated with 30 sales is slightly below the acceptable range. When reviewing the per acre value in the irrigated class for Pierce County the values are comparable if not slightly higher than the values in neighboring counties. Therefore, it is believed that the county has achieved an acceptable level for the irrigated land.

Sales Qualification

A sales qualification review was completed by the Department for all counties in 2013. This involved reviewing the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. The review revealed that no apparent bias existed in the qualification determinations, and that all arm's length sales were made available for the measurement of real property in the county.

Equalization and Quality of Assessment

The values established by the assessor have created intra-county and inter-county equalization. The calculated statistics also indicate that the values are acceptable.

Level of Value

2014 Agricultural Correlation Section for Pierce County

Based on the analysis of all available information, the level of value is determined to be 71% of market value for the agricultural class of property, and all subclasses with sufficient representation are determined to be valued within the acceptable range.

70 Pierce
RESIDENTIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 163
 Total Sales Price : 14,488,679
 Total Adj. Sales Price : 14,483,679
 Total Assessed Value : 13,222,035
 Avg. Adj. Sales Price : 88,857
 Avg. Assessed Value : 81,117

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 100
 COD : 20.41
 PRD : 109.33

COV : 33.47
 STD : 33.41
 Avg. Abs. Dev : 19.33
 MAX Sales Ratio : 287.90
 MIN Sales Ratio : 46.06

95% Median C.I. : 91.98 to 96.47
 95% Wgt. Mean C.I. : 88.34 to 94.24
 95% Mean C.I. : 94.68 to 104.94

Printed:3/25/2014 10:49:59AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-11 To 31-DEC-11	15	96.83	95.86	96.58	15.17	99.25	48.45	129.60	86.08 to 109.69	104,753	101,175
01-JAN-12 To 31-MAR-12	21	96.95	105.57	96.49	20.44	109.41	61.30	239.42	89.58 to 105.60	94,542	91,224
01-APR-12 To 30-JUN-12	25	92.75	104.16	94.92	25.14	109.73	52.63	287.90	88.58 to 99.40	85,230	80,902
01-JUL-12 To 30-SEP-12	22	95.52	105.38	94.11	18.04	111.98	79.05	173.29	88.05 to 122.57	90,857	85,509
01-OCT-12 To 31-DEC-12	22	95.57	100.37	88.06	21.49	113.98	58.72	193.92	83.29 to 108.41	66,811	58,831
01-JAN-13 To 31-MAR-13	12	95.65	104.57	96.05	14.72	108.87	85.05	143.13	90.80 to 124.06	73,125	70,233
01-APR-13 To 30-JUN-13	26	92.47	96.01	83.13	25.11	115.49	46.06	262.60	76.50 to 102.40	85,850	71,369
01-JUL-13 To 30-SEP-13	20	83.43	86.60	85.32	16.27	101.50	59.79	111.94	73.43 to 96.47	110,897	94,614
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	83	95.47	103.34	95.46	20.26	108.25	48.45	287.90	92.68 to 97.64	92,606	88,398
01-OCT-12 To 30-SEP-13	80	92.75	96.14	86.58	20.72	111.04	46.06	262.60	85.06 to 96.47	84,968	73,562
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	90	95.43	103.86	93.79	21.37	110.74	52.63	287.90	92.58 to 97.39	84,276	79,041
<u>ALL</u>	163	94.71	99.81	91.29	20.41	109.33	46.06	287.90	91.98 to 96.47	88,857	81,117

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	68	92.52	94.22	87.74	17.92	107.39	46.06	239.42	86.89 to 96.83	85,976	75,439
05	39	97.64	110.58	93.92	28.37	117.74	48.45	287.90	91.48 to 109.75	51,056	47,951
10	27	92.58	104.53	90.20	27.69	115.89	58.72	193.92	84.67 to 122.92	50,448	45,504
15	6	96.10	96.47	95.99	04.16	100.50	86.63	105.60	86.63 to 105.60	109,367	104,978
40	23	93.95	93.39	94.29	09.38	99.05	63.31	115.22	86.06 to 96.82	201,211	189,722
<u>ALL</u>	163	94.71	99.81	91.29	20.41	109.33	46.06	287.90	91.98 to 96.47	88,857	81,117

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	160	94.69	99.82	91.16	20.61	109.50	46.06	287.90	91.98 to 96.43	89,450	81,547
06											
07	3	102.30	98.86	101.70	06.38	97.21	87.34	106.93	N/A	57,208	58,182
<u>ALL</u>	163	94.71	99.81	91.29	20.41	109.33	46.06	287.90	91.98 to 96.47	88,857	81,117

70 Pierce
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 163
 Total Sales Price : 14,488,679
 Total Adj. Sales Price : 14,483,679
 Total Assessed Value : 13,222,035
 Avg. Adj. Sales Price : 88,857
 Avg. Assessed Value : 81,117

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 100
 COD : 20.41
 PRD : 109.33

COV : 33.47
 STD : 33.41
 Avg. Abs. Dev : 19.33
 MAX Sales Ratio : 287.90
 MIN Sales Ratio : 46.06

95% Median C.I. : 91.98 to 96.47
 95% Wgt. Mean C.I. : 88.34 to 94.24
 95% Mean C.I. : 94.68 to 104.94

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	17	136.54	151.89	147.48	36.36	102.99	65.76	287.90	92.91 to 193.92	8,959	13,212
Less Than 30,000	39	104.22	122.85	112.10	34.57	109.59	52.63	287.90	94.84 to 124.06	16,209	18,170
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	163	94.71	99.81	91.29	20.41	109.33	46.06	287.90	91.98 to 96.47	88,857	81,117
Greater Than 14,999	146	93.59	93.74	90.69	15.32	103.36	46.06	184.90	90.56 to 95.64	98,160	89,023
Greater Than 29,999	124	92.64	92.56	90.34	14.41	102.46	46.06	171.66	88.58 to 95.39	111,706	100,915
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	17	136.54	151.89	147.48	36.36	102.99	65.76	287.90	92.91 to 193.92	8,959	13,212
15,000 TO 29,999	22	99.85	100.41	100.87	18.90	99.54	52.63	184.90	87.34 to 109.75	21,811	22,000
30,000 TO 59,999	27	105.18	105.72	103.30	19.10	102.34	61.30	171.66	86.38 to 110.74	43,297	44,727
60,000 TO 99,999	37	92.35	91.70	91.70	10.21	100.00	62.25	138.36	87.84 to 95.33	77,064	70,666
100,000 TO 149,999	28	85.56	85.01	85.16	14.29	99.82	58.72	110.08	75.21 to 96.83	120,225	102,382
150,000 TO 249,999	27	91.73	87.84	88.54	12.06	99.21	46.06	115.22	81.38 to 95.97	183,161	162,171
250,000 TO 499,999	5	95.09	95.64	95.15	06.63	100.51	81.09	109.28	N/A	303,900	289,171
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	163	94.71	99.81	91.29	20.41	109.33	46.06	287.90	91.98 to 96.47	88,857	81,117

70 Pierce
COMMERCIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 18
 Total Sales Price : 882,157
 Total Adj. Sales Price : 863,157
 Total Assessed Value : 820,400
 Avg. Adj. Sales Price : 47,953
 Avg. Assessed Value : 45,578

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 94

 COD : 15.53
 PRD : 99.03

COV : 20.49
 STD : 19.29
 Avg. Abs. Dev : 14.87

 MAX Sales Ratio : 120.88
 MIN Sales Ratio : 45.49

95% Median C.I. : 83.47 to 110.91
 95% Wgt. Mean C.I. : 82.89 to 107.21
 95% Mean C.I. : 84.54 to 103.72

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Qrtrs </u>											
01-OCT-10 To 31-DEC-10	1	111.82	111.82	111.82	00.00	100.00	111.82	111.82	N/A	25,000	27,955
01-JAN-11 To 31-MAR-11	1	83.50	83.50	83.50	00.00	100.00	83.50	83.50	N/A	6,000	5,010
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11	2	100.68	100.68	100.15	20.06	100.53	80.48	120.88	N/A	51,350	51,428
01-JAN-12 To 31-MAR-12	3	81.31	78.55	72.83	08.25	107.85	67.10	87.24	N/A	50,019	36,427
01-APR-12 To 30-JUN-12	2	67.50	67.50	61.99	32.61	108.89	45.49	89.50	N/A	40,000	24,798
01-JUL-12 To 30-SEP-12	3	102.70	103.27	107.11	04.78	96.41	96.19	110.91	N/A	35,467	37,987
01-OCT-12 To 31-DEC-12	1	101.17	101.17	101.17	00.00	100.00	101.17	101.17	N/A	61,500	62,220
01-JAN-13 To 31-MAR-13	3	103.55	102.27	104.66	11.69	97.72	83.47	119.80	N/A	94,333	98,733
01-APR-13 To 30-JUN-13	1	95.24	95.24	95.24	00.00	100.00	95.24	95.24	N/A	10,500	10,000
01-JUL-13 To 30-SEP-13	1	114.01	114.01	114.01	00.00	100.00	114.01	114.01	N/A	38,000	43,325
<u> Study Yrs </u>											
01-OCT-10 To 30-SEP-11	2	97.66	97.66	106.34	14.50	91.84	83.50	111.82	N/A	15,500	16,483
01-OCT-11 To 30-SEP-12	10	88.37	88.18	85.55	17.95	103.07	45.49	120.88	67.10 to 110.91	43,916	37,569
01-OCT-12 To 30-SEP-13	6	102.36	102.87	104.77	09.36	98.19	83.47	119.80	83.47 to 119.80	65,500	68,624
<u> Calendar Yrs </u>											
01-JAN-11 To 31-DEC-11	3	83.50	94.95	99.23	16.13	95.69	80.48	120.88	N/A	36,233	35,955
01-JAN-12 To 31-DEC-12	9	89.50	86.85	84.19	16.12	103.16	45.49	110.91	67.10 to 102.70	44,217	37,228
<u> ALL </u>	18	95.72	94.13	95.05	15.53	99.03	45.49	120.88	83.47 to 110.91	47,953	45,578

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	6	95.34	91.88	90.41	19.98	101.63	45.49	119.80	45.49 to 119.80	35,083	31,718
05	7	96.19	94.61	94.60	11.06	100.01	67.10	114.01	67.10 to 114.01	60,771	57,490
10	4	84.28	92.48	94.95	13.74	97.40	80.48	120.88	N/A	38,189	36,260
15	1	110.91	110.91	110.91	00.00	100.00	110.91	110.91	N/A	74,500	82,625
<u> ALL </u>	18	95.72	94.13	95.05	15.53	99.03	45.49	120.88	83.47 to 110.91	47,953	45,578

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	18	95.72	94.13	95.05	15.53	99.03	45.49	120.88	83.47 to 110.91	47,953	45,578
04											
<u> ALL </u>	18	95.72	94.13	95.05	15.53	99.03	45.49	120.88	83.47 to 110.91	47,953	45,578

70 Pierce
COMMERCIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 18
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 Total Assessed Value : 820,400
 Avg. Adj. Sales Price : 47,953
 Avg. Assessed Value : 45,578

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 94
 COD : 15.53
 PRD : 99.03

COV : 20.49
 STD : 19.29
 Avg. Abs. Dev : 14.87
 MAX Sales Ratio : 120.88
 MIN Sales Ratio : 45.49

95% Median C.I. : 83.47 to 110.91
 95% Wgt. Mean C.I. : 82.89 to 107.21
 95% Mean C.I. : 84.54 to 103.72

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	95.24	93.81	95.40	06.72	98.33	83.50	102.70	N/A	8,833	8,427
Less Than 30,000	8	91.24	92.68	93.17	09.64	99.47	81.31	111.82	81.31 to 111.82	17,307	16,126
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	18	95.72	94.13	95.05	15.53	99.03	45.49	120.88	83.47 to 110.91	47,953	45,578
Greater Than 14,999	15	96.19	94.19	95.04	17.15	99.11	45.49	120.88	81.31 to 111.82	55,777	53,008
Greater Than 29,999	10	102.36	95.29	95.40	18.11	99.88	45.49	120.88	67.10 to 119.80	72,470	69,140
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	95.24	93.81	95.40	06.72	98.33	83.50	102.70	N/A	8,833	8,427
15,000 TO 29,999	5	87.24	92.01	92.65	09.92	99.31	81.31	111.82	N/A	22,391	20,745
30,000 TO 59,999	6	101.76	95.03	93.27	22.80	101.89	45.49	120.88	45.49 to 120.88	43,117	40,217
60,000 TO 99,999	2	106.04	106.04	106.50	04.59	99.57	101.17	110.91	N/A	68,000	72,423
100,000 TO 149,999	1	67.10	67.10	67.10	00.00	100.00	67.10	67.10	N/A	100,000	67,095
150,000 TO 249,999	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	230,000	238,155
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	18	95.72	94.13	95.05	15.53	99.03	45.49	120.88	83.47 to 110.91	47,953	45,578

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	96.19	96.19	96.19	00.00	100.00	96.19	96.19	N/A	21,900	21,065
344	3	101.17	94.09	86.54	15.46	108.72	67.10	114.01	N/A	66,500	57,547
352	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	230,000	238,155
353	6	91.24	95.00	96.48	12.35	98.47	80.48	120.88	80.48 to 120.88	27,200	26,243
406	5	89.50	90.02	85.96	22.94	104.72	45.49	119.80	N/A	29,800	25,617
442	1	110.91	110.91	110.91	00.00	100.00	110.91	110.91	N/A	74,500	82,625
444	1	81.31	81.31	81.31	00.00	100.00	81.31	81.31	N/A	25,057	20,375
<u>ALL</u>	18	95.72	94.13	95.05	15.53	99.03	45.49	120.88	83.47 to 110.91	47,953	45,578

70 Pierce**AGRICULTURAL LAND****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 91	MEDIAN : 71	COV : 39.76	95% Median C.I. : 65.29 to 81.08
Total Sales Price : 56,529,409	WGT. MEAN : 74	STD : 32.91	95% Wgt. Mean C.I. : 68.62 to 79.46
Total Adj. Sales Price : 55,929,084	MEAN : 83	Avg. Abs. Dev : 23.69	95% Mean C.I. : 76.02 to 89.54
Total Assessed Value : 41,407,640			
Avg. Adj. Sales Price : 614,605	COD : 33.23	MAX Sales Ratio : 185.60	
Avg. Assessed Value : 455,029	PRD : 111.80	MIN Sales Ratio : 36.75	

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10	8	94.33	96.47	94.30	25.22	102.30	49.25	145.31	49.25 to 145.31	402,982	380,017
01-JAN-11 To 31-MAR-11	6	95.92	94.38	90.30	24.77	104.52	56.14	134.83	56.14 to 134.83	506,603	457,438
01-APR-11 To 30-JUN-11	7	105.58	123.16	108.10	32.40	113.93	65.34	185.60	65.34 to 185.60	709,320	766,790
01-JUL-11 To 30-SEP-11	6	83.15	90.92	85.76	18.56	106.02	71.29	134.98	71.29 to 134.98	344,108	295,115
01-OCT-11 To 31-DEC-11	19	61.63	80.04	69.26	38.03	115.56	50.79	184.71	57.52 to 81.55	587,034	406,571
01-JAN-12 To 31-MAR-12	6	85.72	89.43	76.41	31.54	117.04	46.68	132.93	46.68 to 132.93	447,091	341,609
01-APR-12 To 30-JUN-12	7	65.24	65.97	62.88	10.52	104.91	55.06	91.21	55.06 to 91.21	1,176,661	739,931
01-JUL-12 To 30-SEP-12	2	81.75	81.75	75.27	14.75	108.61	69.69	93.80	N/A	717,500	540,055
01-OCT-12 To 31-DEC-12	23	65.29	69.34	66.41	17.45	104.41	49.50	139.89	59.47 to 73.24	581,440	386,108
01-JAN-13 To 31-MAR-13	4	59.92	59.07	59.98	18.22	98.48	36.75	79.69	N/A	891,140	534,518
01-APR-13 To 30-JUN-13	2	66.02	66.02	54.24	26.83	121.72	48.31	83.72	N/A	955,300	518,165
01-JUL-13 To 30-SEP-13	1	141.49	141.49	141.49	00.00	100.00	141.49	141.49	N/A	279,625	395,655
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	27	95.91	101.69	97.21	27.09	104.61	49.25	185.60	77.07 to 120.75	492,347	478,629
01-OCT-11 To 30-SEP-12	34	65.33	78.90	68.21	33.17	115.67	46.68	184.71	58.73 to 81.55	691,406	471,592
01-OCT-12 To 30-SEP-13	30	64.58	70.16	65.09	22.05	107.79	36.75	141.49	59.54 to 73.24	637,597	415,018
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	38	79.60	91.96	82.96	37.14	110.85	50.79	185.60	62.76 to 98.85	558,504	463,360
01-JAN-12 To 31-DEC-12	38	65.53	72.55	66.82	21.85	108.58	46.68	139.89	60.63 to 73.24	677,034	452,362
<u>ALL</u>	91	71.29	82.78	74.04	33.23	111.80	36.75	185.60	65.29 to 81.08	614,605	455,029

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	91	71.29	82.78	74.04	33.23	111.80	36.75	185.60	65.29 to 81.08	614,605	455,029
<u>ALL</u>	91	71.29	82.78	74.04	33.23	111.80	36.75	185.60	65.29 to 81.08	614,605	455,029

70 Pierce
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 91
 Total Sales Price : 56,529,409
 Total Adj. Sales Price : 55,929,084
 Total Assessed Value : 41,407,640
 Avg. Adj. Sales Price : 614,605
 Avg. Assessed Value : 455,029

MEDIAN : 71
 WGT. MEAN : 74
 MEAN : 83
 COD : 33.23
 PRD : 111.80

COV : 39.76
 STD : 32.91
 Avg. Abs. Dev : 23.69
 MAX Sales Ratio : 185.60
 MIN Sales Ratio : 36.75

95% Median C.I. : 65.29 to 81.08
 95% Wgt. Mean C.I. : 68.62 to 79.46
 95% Mean C.I. : 76.02 to 89.54

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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	2	91.50	91.50	83.91	31.97	109.05	62.25	120.75	N/A	643,099	539,613
1	2	91.50	91.50	83.91	31.97	109.05	62.25	120.75	N/A	643,099	539,613
____Dry____											
County	28	65.54	79.24	72.12	33.14	109.87	49.25	184.71	57.71 to 81.08	512,615	369,691
1	28	65.54	79.24	72.12	33.14	109.87	49.25	184.71	57.71 to 81.08	512,615	369,691
____Grass____											
County	8	71.52	75.56	66.38	29.91	113.83	36.75	134.98	36.75 to 134.98	123,502	81,976
1	8	71.52	75.56	66.38	29.91	113.83	36.75	134.98	36.75 to 134.98	123,502	81,976
____ALL____	91	71.29	82.78	74.04	33.23	111.80	36.75	185.60	65.29 to 81.08	614,605	455,029

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	30	68.12	87.22	73.53	41.47	118.62	48.31	185.60	60.29 to 95.91	963,021	708,103
1	30	68.12	87.22	73.53	41.47	118.62	48.31	185.60	60.29 to 95.91	963,021	708,103
____Dry____											
County	35	69.76	81.21	73.98	32.45	109.77	49.25	184.71	61.63 to 83.72	492,664	364,451
1	35	69.76	81.21	73.98	32.45	109.77	49.25	184.71	61.63 to 83.72	492,664	364,451
____Grass____											
County	8	71.52	75.56	66.38	29.91	113.83	36.75	134.98	36.75 to 134.98	123,502	81,976
1	8	71.52	75.56	66.38	29.91	113.83	36.75	134.98	36.75 to 134.98	123,502	81,976
____ALL____	91	71.29	82.78	74.04	33.23	111.80	36.75	185.60	65.29 to 81.08	614,605	455,029

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,208

Value : 1,654,685,948

Growth 10,692,156

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	282	1,210,995	29	316,835	73	1,405,495	384	2,933,325	
02. Res Improve Land	1,820	10,765,230	106	1,921,085	498	9,401,715	2,424	22,088,030	
03. Res Improvements	1,855	105,366,620	106	13,966,030	516	79,635,740	2,477	198,968,390	
04. Res Total	2,137	117,342,845	135	16,203,950	589	90,442,950	2,861	223,989,745	3,050,945
% of Res Total	74.69	52.39	4.72	7.23	20.59	40.38	46.09	13.54	28.53
05. Com UnImp Land	48	189,620	7	46,870	12	163,910	67	400,400	
06. Com Improve Land	256	1,300,680	37	364,050	37	1,111,350	330	2,776,080	
07. Com Improvements	261	21,058,630	38	3,683,735	45	5,553,610	344	30,295,975	
08. Com Total	309	22,548,930	45	4,094,655	57	6,828,870	411	33,472,455	1,026,865
% of Com Total	75.18	67.37	10.95	12.23	13.87	20.40	6.62	2.02	9.60
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	1	231,250	1	231,250	
11. Ind Improvements	0	0	0	0	1	21,746,105	1	21,746,105	
12. Ind Total	0	0	0	0	1	21,977,355	1	21,977,355	2,409,820
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	1.33	22.54
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	123,190	1	123,190	
15. Rec Improvements	0	0	0	0	1	49,680	1	49,680	
16. Rec Total	0	0	0	0	1	172,870	1	172,870	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,137	117,342,845	135	16,203,950	590	90,615,820	2,862	224,162,615	3,050,945
% of Res & Rec Total	74.67	52.35	4.72	7.23	20.61	40.42	46.10	13.55	28.53
Com & Ind Total	309	22,548,930	45	4,094,655	58	28,806,225	412	55,449,810	3,436,685
% of Com & Ind Total	75.00	40.67	10.92	7.38	14.08	51.95	6.64	3.35	32.14
17. Taxable Total	2,446	139,891,775	180	20,298,605	648	119,422,045	3,274	279,612,425	6,487,630
% of Taxable Total	74.71	50.03	5.50	7.26	19.79	42.71	52.74	16.90	60.68

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	15	15,340	547,825		0	0	0
19. Commercial	0	0	0		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		15	15,340	547,825
19. Commercial	0	0	0		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					15	15,340	547,825

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	166	0	8	174

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	5	54,160	1,851	791,884,170	1,856	791,938,330
28. Ag-Improved Land	0	0	3	99,210	969	500,394,670	972	500,493,880
29. Ag Improvements	0	0	3	22,450	1,075	82,618,863	1,078	82,641,313
30. Ag Total							2,934	1,375,073,523

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	4.64	5,160	
37. FarmSite Improvements	0	0.00	0	3	0.00	22,450	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.23	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	10,000	1	1.00	10,000	
32. HomeSite Improv Land	83	88.04	864,160	83	88.04	864,160	
33. HomeSite Improvements	656	84.04	52,547,063	656	84.04	52,547,063	4,204,526
34. HomeSite Total				657	89.04	53,421,223	
35. FarmSite UnImp Land	161	827.49	725,155	161	827.49	725,155	
36. FarmSite Improv Land	962	5,516.18	10,740,140	965	5,520.82	10,745,300	
37. FarmSite Improvements	991	0.00	30,071,800	994	0.00	30,094,250	0
38. FarmSite Total				1,155	6,348.31	41,564,705	
39. Road & Ditches	0	7,374.11	0	0	7,375.34	0	
40. Other- Non Ag Use	0	1.01	1,515	0	1.01	1,515	
41. Total Section VI				1,812	13,813.70	94,987,443	4,204,526

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. Recapture Value N/A	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

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,459.79	9.47%	79,260,800	10.89%	5,481.46
46. 1A	19,737.77	12.93%	104,460,270	14.35%	5,292.40
47. 2A1	17,603.48	11.53%	87,310,205	11.99%	4,959.83
48. 2A	22,581.41	14.79%	109,978,265	15.11%	4,870.30
49. 3A1	20,891.70	13.69%	99,819,630	13.71%	4,777.96
50. 3A	40,030.32	26.22%	185,517,135	25.48%	4,634.42
51. 4A1	5,221.52	3.42%	19,239,770	2.64%	3,684.71
52. 4A	12,125.38	7.94%	42,379,280	5.82%	3,495.09
53. Total	152,651.37	100.00%	727,965,355	100.00%	4,768.81
Dry					
54. 1D1	12,263.05	10.48%	56,042,295	12.16%	4,570.01
55. 1D	25,517.03	21.81%	112,913,180	24.51%	4,425.01
56. 2D1	10,013.73	8.56%	41,757,305	9.06%	4,170.01
57. 2D	15,641.93	13.37%	62,254,885	13.51%	3,980.00
58. 3D1	17,959.42	15.35%	67,617,255	14.68%	3,765.00
59. 3D	28,344.04	24.22%	103,881,055	22.55%	3,665.01
60. 4D1	5,018.10	4.29%	11,692,230	2.54%	2,330.01
61. 4D	2,254.68	1.93%	4,588,310	1.00%	2,035.02
62. Total	117,011.98	100.00%	460,746,515	100.00%	3,937.60
Grass					
63. 1G1	1,612.60	2.43%	2,753,800	3.02%	1,707.68
64. 1G	2,596.48	3.91%	5,055,675	5.55%	1,947.13
65. 2G1	3,222.60	4.86%	5,512,880	6.05%	1,710.69
66. 2G	5,042.56	7.60%	7,926,985	8.70%	1,572.02
67. 3G1	5,864.94	8.84%	9,675,800	10.62%	1,649.77
68. 3G	23,482.97	35.40%	34,946,385	38.35%	1,488.16
69. 4G1	5,447.65	8.21%	6,274,635	6.89%	1,151.81
70. 4G	19,071.71	28.75%	18,973,515	20.82%	994.85
71. Total	66,341.51	100.00%	91,119,675	100.00%	1,373.49
Irrigated Total	152,651.37	44.59%	727,965,355	56.87%	4,768.81
Dry Total	117,011.98	34.18%	460,746,515	35.99%	3,937.60
Grass Total	66,341.51	19.38%	91,119,675	7.12%	1,373.49
72. Waste	2,254.52	0.66%	89,900	0.01%	39.88
73. Other	4,116.33	1.20%	164,635	0.01%	40.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,375.71	100.00%	1,280,086,080	100.00%	3,738.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	152,651.37	727,965,355	152,651.37	727,965,355
77. Dry Land	0.00	0	29.36	106,955	116,982.62	460,639,560	117,011.98	460,746,515
78. Grass	0.00	0	32.61	41,105	66,308.90	91,078,570	66,341.51	91,119,675
79. Waste	0.00	0	0.34	15	2,254.18	89,885	2,254.52	89,900
80. Other	0.00	0	3.40	135	4,112.93	164,500	4,116.33	164,635
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	65.71	148,210	342,310.00	1,279,937,870	342,375.71	1,280,086,080

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	152,651.37	44.59%	727,965,355	56.87%	4,768.81
Dry Land	117,011.98	34.18%	460,746,515	35.99%	3,937.60
Grass	66,341.51	19.38%	91,119,675	7.12%	1,373.49
Waste	2,254.52	0.66%	89,900	0.01%	39.88
Other	4,116.33	1.20%	164,635	0.01%	40.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,375.71	100.00%	1,280,086,080	100.00%	3,738.83

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

70 Pierce

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	201,433,200	223,989,745	22,556,545	11.20%	3,050,945	9.68%
02. Recreational	138,225	172,870	34,645	25.06%	0	25.06%
03. Ag-Homesite Land, Ag-Res Dwelling	46,212,510	53,421,223	7,208,713	15.60%	4,204,526	6.50%
04. Total Residential (sum lines 1-3)	247,783,935	277,583,838	29,799,903	12.03%	7,255,471	9.10%
05. Commercial	32,664,730	33,472,455	807,725	2.47%	1,026,865	-0.67%
06. Industrial	19,567,535	21,977,355	2,409,820	12.32%	2,409,820	0.00%
07. Ag-Farmsite Land, Outbuildings	43,468,150	41,564,705	-1,903,445	-4.38%	0	-4.38%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	95,700,415	97,014,515	1,314,100	1.37%	3,436,685	-2.22%
10. Total Non-Agland Real Property	343,484,350	374,599,868	31,115,518	9.06%	10,692,156	5.95%
11. Irrigated	514,820,415	727,965,355	213,144,940	41.40%		
12. Dryland	313,008,845	460,746,515	147,737,670	47.20%		
13. Grassland	79,856,170	91,119,675	11,263,505	14.10%		
14. Wasteland	83,545	89,900	6,355	7.61%		
15. Other Agland	161,435	164,635	3,200	1.98%		
16. Total Agricultural Land	907,930,410	1,280,086,080	372,155,670	40.99%		
17. Total Value of all Real Property (Locally Assessed)	1,251,414,760	1,654,685,948	403,271,188	32.23%	10,692,156	31.37%

PIERCE COUNTY 3-YEAR PLAN June 15, 2013

COUNTY DESCRIPTION

Per the 2013 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2851	46.00%	\$201,962,871	16.15%	\$24,910,765	\$177,052,106
Recreation	1	0.02%	\$154,880	0.01%	\$109,890	\$44,990
Commercial	410	6.61%	\$32,994,955	2.64%	\$3,331,940	\$29,663,015
Industrial	1	0.02%	\$19,567,535	1.56%	\$231,250	\$19,336,285
Agricultural	2,935 / \$342,300.90	47.35%	\$996,298,770	79.64%	\$918,054,025	\$78,244,745
Total	6,198	100%	\$1,250,979,011	100%	\$946,637,870	\$304,341,141

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2011-2012 Requested Budget	\$151,165.00	\$41,900.00
2011-2012 Adopted Budget	\$147,010.00	\$41,900.00
2012-2013 Requested Budget	\$148,580.00	\$43,715.00
2012-2013 Adopted Budget	\$148,580.00	\$43,715.00
2013-2014 Requested Budget	\$151,575.00	\$43,430.00
2013-2014 Adopted Budget	\$151,575.00	\$43,430.00

STAFF

1 Assessor
1 Deputy Assessor
2 Full-Time Clerks (7-Hour Day)
1 Part-Time Clerk

NEW PROPERTY: For assessment year 2013, there were 105 building permits filed for new property construction/additions in the county.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report

3. Personal Property: administer annual filing of 1,068 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of 42 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 31 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 366 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all county personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

For 2010 the assessor and deputy attended County Assessor's Spring Workshop at Grand Island in April; the assessor, deputy and three office clerks took New Sales File Training online in July; the assessor attended the County Assessor's Fall Workshop at North Platte in September; the assessor and three office clerks attended Advanced GIS Seminar at Norfolk and Lincoln in October; and the assessor, deputy and three office clerks took PAD Governmental – Permissive Exemptions online in October. For 2011 the assessor attended County Board of Equalization Workshop at Kearney in May, and the County Assessor's Fall Workshop at Lincoln in August. The deputy attended Mathematics for Assessors at Kearney in October. For 2012 two full –time office clerks and one part-time office clerk attended Real Property Data Collection at Norfolk in May, the assessor and deputy attended County Assessor's Workshop at Kearney in August, and the assessor and deputy attended Excel 1 Training at Norfolk in November.

2013 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	94.00	21.29	109.98
Commercial	93.00	29.21	117.95
Agricultural Unimproved	73.00	37.54	125.30

3 YEAR APPRAISAL PLAN

2014

Residential

Complete the review and reappraise all agricultural homes and outbuildings (1,100 + parcels). They were last reviewed 2006-2008, and revalued for 2009. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2014.

Agricultural

The only tasks required should be market analysis of land and pick up work.

2015

Residential

The county plans to reappraise the town of Osmond (330+ parcels) for implementation in 2015. They were last appraised in 2008. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2015.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2016

Residential

The county plans to reappraise the towns of Plainview, Foster, McLean, Breslau and West Randolph (690 parcels) for implementation in 2016. They were last appraised in 2009. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2016.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

The following is a time line table to give an overview of accomplishments and the next three-year plan schedule.

CLASS	2006	2007	2008	2009	2010
RESIDENTIAL	Appraisal maintenance.	Appraisal maintenance.	Reappraised Osmond (360 Parcels). Appraisal maintenance.	Reappraise all agricultural homes (1,100+ parcels). Reappraise Plainview, Foster, McLean, Breslau and West Randolph (690 parcels). Appraisal maintenance.	Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Reappraise all commercial properties (350 parcels). Appraisal Maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Reappraise all agricultural outbuildings (1,100+ parcels). Appraisal maintenance.	Appraisal maintenance.
	2011	2012	2013	2014	2015
RESIDENTIAL	Reappraise Pierce and Hadar (800+ parcels). Appraisal maintenance.	Reappraise the rural residential properties (550+ improved parcels). Appraisal maintenance.	Review agricultural homes and outbuildings (1,100+ parcels). Review and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural homes and outbuildings (1,100+ parcels). Appraisal maintenance.	Reappraise Osmond (330+ parcels). Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Review agricultural outbuildings (1,100+ parcels and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural outbuildings (1,100+ parcels). Appraisal maintenance.	Appraisal maintenance.
	2016	2017	2018	2019	2020
RESIDENTIAL	Reappraise Plainview, Foster, McLean, Breslau and West Randolph				
COMMERCIAL	Appraisal Maintenance				
AGRICULTURAL	Appraisal Maintenance				

The above information is intended to demonstrate the need for the following requested 2012-2013 budgets:

Office Budget	\$ 151,575.00
Appraisal Budget	\$ 43,430.00

Respectfully submitted –

Peggy Wragge
Pierce County Assessor

2014 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$151,575.00
7.	Adopted budget, or granted budget if different from above:
	\$151,575.00
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:
	\$43,430.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$10,500.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$600.00
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$2,679.39

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.pierce.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Staff
8.	Personal Property software:
	Terra Scan

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?
	Hadar, Pierce, Plainview and Osmond
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	CAMASS Appraisal, Residential Reappraisal
2.	GIS Services:
	GIS Workshop, GIS and Assessor Website
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	That the appraiser is currently certified and has experience in the valuation grouping that we are reappraising.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal service develops a model using the current sales data for each valuation grouping for our office staff to use to establish assessed values.

2014 Certification for Pierce County

This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Pierce County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

