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2015 Commission Summary for Richardson County

Residential Real Property - Current

Number of Sales	215	Median	97.43
Total Sales Price	\$11,168,163	Mean	105.83
Total Adj. Sales Price	\$11,191,830	Wgt. Mean	95.82
Total Assessed Value	\$10,724,165	Average Assessed Value of the Base	\$41,526
Avg. Adj. Sales Price	\$52,055	Avg. Assessed Value	\$49,880

Confidence Interval - Current

95% Median C.I	94.93 to 100.75
95% Wgt. Mean C.I	91.37 to 100.27
95% Mean C.I	98.05 to 113.61
% of Value of the Class of all Real Property Value in the	13.66
% of Records Sold in the Study Period	5.00
% of Value Sold in the Study Period	6.01

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	186	98	97.81
2013	156	98	98.20
2012	199	95	95.41
2011	277	96	96

2015 Commission Summary for Richardson County

Commercial Real Property - Current

Number of Sales	19	Median	84.56
Total Sales Price	\$693,500	Mean	90.93
Total Adj. Sales Price	\$670,250	Wgt. Mean	89.01
Total Assessed Value	\$596,619	Average Assessed Value of the Base	\$55,350
Avg. Adj. Sales Price	\$35,276	Avg. Assessed Value	\$31,401

Confidence Interval - Current

95% Median C.I	72.27 to 97.72
95% Wgt. Mean C.I	76.46 to 101.57
95% Mean C.I	74.93 to 106.93
% of Value of the Class of all Real Property Value in the County	2.66
% of Records Sold in the Study Period	3.02
% of Value Sold in the Study Period	1.71

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	21	100	84.95
2013	18		94.18
2012	25		97.70
2011	38	94	94

2015 Opinions of the Property Tax Administrator for Richardson 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	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, 2015.



Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Richardson County

RESIDENTIAL - VILLAGES

The county completed a review and reappraisal for the following areas or property types:

- Village of Humboldt
- Village of Verdon
- Rural Residential, First year of a two year project values will be updated for 2016

Reappraisal procedures enacted:

Field review and new photo inventory of all subject properties was completed. Interior inspections were completed when possible. Measurements were verified for all parcels.

Cost approach

- Market value review of vacant land and update if necessary
- Update physical & functional depreciation on all improvements from observations.
- Review current economic depreciation for area and update if necessary

AREA UPDATES

- Acreages (rural res) – entire county Land & Buildings 5% market increase

The County also completed all pickup and permit work for the residential class. This included all new construction as well as observed construction without a permit and then adding or subtracting appropriate market & equalized value for the change within the CAMA system. The county reviewed all sales and completed a statistical analysis for the residential class.

2015 Residential Assessment Survey for Richardson 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="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>Falls City- County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Dawson-population of 150 limited services limited retail</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Humboldt-population 877 Retail, HTRS High School. retail</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Stella-population 151, limited retail and services</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Salem- population 111, limited services</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Rulo-population 112, cafe, limited retail and services</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Verdon-population170- limited services and retail</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Shubert-population 149- limited services</td> </tr> <tr> <td style="text-align: center;">11</td> <td>rural residential</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Falls City- County seat and largest community, trade center for county	02	Dawson-population of 150 limited services limited retail	03	Humboldt-population 877 Retail, HTRS High School. retail	04	Stella-population 151, limited retail and services	05	Salem- population 111, limited services	06	Rulo-population 112, cafe, limited retail and services	07	Verdon-population170- limited services and retail	08	Shubert-population 149- limited services	11	rural residential
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08	Shubert-population 149- limited services																				
11	rural residential																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost Approach and Market Analysis. The county uses the Cost approach and arrives at market value by making adjustments for items of depreciation.																				
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?																				
	The County utilizes local market information in developing the depreciation tables.																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	Yes, They are reviewed during the reappraisal cycle.																				
6.	Describe the methodology used to determine the residential lot values?																				
	The County completes a market analysis on the vacant land sales and uses an allocation procedure on improved sales to verify the results of the vacant land analysis.																				
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																				
	The vacant lots are being valued at market value.																				

8.	<u>Valuation Grouping</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>
	01	2012	2012	2012	2013
	02	2011	2011	2011	2012
	03	2014	2014	2014	2015
	04	2011	2011	2011	2012
	05	2013	2013	2013	2014
	06	2013	2013	2013	2014
	07	2014	2014	2014	2015
	08	2011	2011	2011	2012
	11	2014	2014	2014	2015

The County feels that each town has its own unique market and each offer distinct amenities that affect the market values of the residential properties. They also have an appraisal cycle set up to review each location. In their analysis a market study is set up to follow these valuation groups.

2015 Residential Correlation Section for Richardson County

County Overview

Richardson County is located in southeast Nebraska. The largest town and county seat is Falls City which is located towards the southeast corner of the County. Richardson is bordered to the south by the state of Kansas and to the east by Missouri. Nemaha County is directly north and Pawnee County is to the west. Richardson County has seen a decline of over a thousand people over the past 10 years and the economic trend is relatively flat. The 2013 estimated population is 8,125 which reflects a decline of over 15% since 2000. The residential market trend has been relatively flat over the two year study period.

Description of Analysis

Residential parcels are valued utilizing 8 valuation groupings that closely follow the assessor locations or towns in the county. One group reflects the rural residential parcels outside of any corporate limits in the county. The largest of all the valuation groups is 01, (Falls City) which represents over 65% of the residential parcels in the County.

The sales file consists of 215 qualified residential sales and is considered to be an adequate and reliable sample for 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 mean being above the range by 6 points. In reviewing the statistical report the effect of low dollar sales on the mean is evident. The mean drops into the range when excluding the sales under 15,000.

Sales Qualification

Richardson County has a consistent procedure for sales verification for the residential sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Approximately 57% of the improved residential sales were considered arm-length sales as determined by the county. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The department conducts a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Richardson county was reviewed in 2014. All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median, and it has been confirmed that the assessment practices are acceptable. It is believed that residential property is treated in a uniform and proportionate manner.

2015 Residential Correlation Section for Richardson County

Level of Value

Based on analysis of all available information, the LOV is determined to be 97% of market value for the residential class of property.

2015 Commercial Assessment Actions for Richardson County

The County reviewed the following assessor locations.

- Stella
- Shubert

Reappraisal procedures enacted:

Field review and photo inventory of all subject properties was completed.

Cost approach

- Market value review of vacant land and update if necessary
- Update physical & functional depreciation on all improvements from observations.
- Review current economic depreciation for area and update if necessary

New construction for the commercial class was completed for the *entire* county by reviewing all building permits as well as observed construction without a permit and then adding or subtracting appropriate market & equalized value for the change within the CAMA system.

The county also conducted a sales analysis and verified sales for the class.

2015 Commercial Assessment Survey for Richardson County

1.	Valuation data collection done by:																							
	Assessor staff																							
2.	List the valuation groupings 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 Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Falls City-County seat, trade center for county, manufacturing, retail, all services</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Humboldt-retail, most services, high school</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Remainder of the county- comprised of smaller communities without an organized commercial market,</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Falls City-County seat, trade center for county, manufacturing, retail, all services	02	Humboldt-retail, most services, high school	03	Remainder of the county- comprised of smaller communities without an organized commercial market,												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Along with the cost approach the county relies on sales of similar property outside the county. The county then applies multipliers to adjust to the local market of commercial properties.																							
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?																							
	The County develops depreciation tables based on the local market.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county uses a sq. ft method derived from vacant lot sales.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</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;">01</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2012</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<u>Valuation Grouping</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>	01	2008	2008	2008	2012	02	2008	2008	2008	2013	03	2008	2008	2008	2013
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01	2008	2008	2008	2012																				
02	2008	2008	2008	2013																				
03	2008	2008	2008	2013																				
	Groups 01 and 02 comprise the more populated communities in the county, with each reflecting their own unique market. Grouping 03 is a grouping of convenience where the remainder of the county is combined. The market in this group varies substantially with limited sales to array any statistical data that would provide any confidence in any statistical analysis.																							

2015 Commercial Correlation Section for Richardson County

County Overview

Richardson County is located in southeast Nebraska. The largest town and county seat is Falls City which is located towards the southeast corner of the County. Richardson is bordered to the south by the state of Kansas and to the east by Missouri. Nemaha County is directly north and Pawnee County is to the west. Richardson County has seen a decline of over a thousand people over the past 10 years and the economic trend is relatively flat. The 2012 estimated population is 8,290 which indicate a decline of over 13% since 2000. The commercial market has increased over the three year study period.

Description of Analysis

Commercial properties are measured utilizing three valuation groups. Valuation group (01) represents Falls City, with (02) Humboldt, and (03) representing the remainder of the assessor locations in the county. The statistical profile contains 19 qualified sales for the study period with 10 of the qualified sales in valuation group (01). While valuation grouping 01 has ten sales and a calculated median in the range the median will not be used to call a LOV.

All three measures of central tendency are below the acceptable range. Of the qualitative statistics the COD is above the range with the PRD in the range. Nine occupancies are represented in the sales profile with occupancy code 350 (restaurant) having the largest representation in the file. This demonstrates that the profile is unlikely to be representative of the class of property. Low dollar sales impact the file with 6 of the 21 sales having a sale price under 15,000.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Measurement was done using all available information and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

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

2015 Commercial Correlation Section for Richardson County

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.

2015 Agricultural Assessment Actions for Richardson County

Irrigated, dry, grass, and timber land values increased approximately 17% overall to reflect the current agricultural market. The quality statistics generated from this change are typical for the rapid increase to the overall agricultural market. The County verified the sales and updated land use by reviewing well registrations and water allocations through the NRD and NRCS. The county also utilized the GIS imagery as well as Google earth. The staff also conducted physical inspections for parcels where it was reported by individuals that there was water being applied. The county completed a spreadsheet analysis of the sales for the agricultural class.

The county completed all pickup, and permit work for the class.

2015 Agricultural Assessment Survey for Richardson 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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">50</td> <td>The entire county is considered as one market area.</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	50	The entire county is considered as one market area.	2013
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
50	The entire county is considered as one market area.	2013					
	The counties agricultural land is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	They review all areas in the county to determine if there is enough information available to determine if there are characteristics that affect the market differently from one location to the next. Typically they will review the sales /assessment ratio on sales in the various townships in the county to see if the market value is different or tends to trend in one direction or the other. During the review the county remains cognizant of the time frame of the sales as well as the impact of different land uses.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	No, farm home site 10,000, rural res 11,130.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	A thorough sales verification process is in place. The county sends out questionnaires on the transfers and asks for the motivation of the buyer in purchasing the property. The county uses similar sales within the county to arrive at the market value for the parcels enrolled.						
7.	Have special valuation applications been filed in the county? If so, answer the following:						
	No						

Richardson County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	50	5,290	5,170	4,088	4,705	4,580	4,480	3,026	3,100	4,594
Nemaha	8300	5,600	5,400	5,100	5,000	4,900	4,800	4,000	3,900	4,980
Pawnee	1	4,400	4,400	n/a	3,840	3,120	n/a	2,880	2,520	3,814

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	50	4,541	4,450	4,123	4,089	3,942	3,850	2,831	2,690	3,929
Nemaha	8300	4,734	4,600	4,299	4,100	3,800	3,600	2,850	2,600	3,827
Pawnee	1	3,700	3,700	3,275	3,200	2,600	2,540	2,400	2,100	2,951

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	50	1,297	1,469	1,146	1,385	1,391	1,302	1,236	983	1,222
Nemaha	8300	1,261	1,608	1,401	1,630	2,079	1,450	1,539	1,050	1,401
Pawnee	1	1,872	2,076	1,429	1,890	1,608	1,564	1,707	1,437	1,667

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

2015 Agricultural Correlation Section for Nemaha County

County Overview

Nemaha County is located in southeast Nebraska. Nemaha is bordered to the south by Richardson County, with Johnson County to the east and Otoe County to the north. The county has the Missouri River for a majority of its eastern border with the McKissick Island portion of the county lying on the east side of the Missouri River. Nemaha County is comprised of approximately 4% irrigated land, 74% dry crop land, and 20% grass/pasture land. Annually sales are reviewed and plotted to verify accuracy of the market area determination. For 2015 the county determined that the agricultural market did not necessitate the use of market areas for Nemaha County.

Description of Analysis

There are 68 qualified sales being used in the agricultural analysis for the three year study period. The agricultural market in the County along with the area and state is seeing a rapid increase and has for the past several years. The statistical sample consists of sales that meet the required balance as to date of sale and are proportionate by majority land use. This was met by including comparable sales from the same general market all within six miles of the subject county. The 80% majority land use dry shows a median 70 which mirrors the county as a whole.

Nemaha County for 2015 valued agricultural land by the LCG structure. A comparison of average values by LCG demonstrates that Nemaha is in the same relative range between Otoe, and Richardson counties for all majority land uses. The county made a conscious effort to bring up the lower classes of irrigation so that the irrigated would be valued at a premium over dry. All indications support that Nemaha County has achieved equalization both within the county as well as with adjoining counties.

Sales Qualification

Nemaha County has a consistent procedure for sales verification for the agricultural sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

2015 Agricultural Correlation Section for Nemaha County

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, and it has been confirmed that the assessment practices are acceptable. It is believed that agricultural property is treated in a uniform and proportionate manner.

Level of Value

Based on the consideration of all available information, the level of value is determined to be 70% of market value for the agricultural class of property, and all subclasses are determined to be valued within the acceptable range.

2015 Agricultural Correlation Section for Richardson County

County Overview

Richardson County is located in the southeast corner of Nebraska. Richardson is bordered to the south by the state of Kansas and to the east by Missouri. Nemaha County is directly north and Pawnee County is to the west. The agricultural market in the County along with the area and state is seeing a rapid increase and has for the past several years.

Richardson County is predominately dry crop land, (72%) with only two per cent irrigated, with the balance of pasture. Annually sales are reviewed and plotted for accuracy of the market area determination. As has been the case for the past several years the county utilizes one market area for the valuation of agricultural land.

Description of Analysis

For 2014 there are 64 agricultural sales in the statistical profile. Two measures of central tendency are in the range with only the weighted mean being below the range. The overall spread for these measures is four points. The rapidly increasing market, along with the duration of the study period, contributes to the impact on the quality statistics. The statistical sample consists of sales that meet the required balance as to date of sale and are proportionate by majority land use.

The 80% majority land use statistics demonstrate that the level of value is in the range for Richardson County for dry land. In analyzing the grass it is noted the very limited number of sales available for analysis. In comparing the average LCG values with neighboring counties it is noted that the Richardson values for grass are below both the Pawnee and Nemaha counties averages by LCG while the dry land average is higher. The grass values may be skewed by a higher percentage of timbered grass in Richardson than in Pawnee.

The county has made a concentrated effort to review the land use of irrigation by utilizing several data sources as well as reviewing imagery from both google maps as well as the GIS system in the county. This analysis added just over 3,300 acres to the irrigated class of land.

Sales Qualification

A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

2015 Agricultural Correlation Section for Richardson County

Equalization and Quality of Assessment

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

Level of Value

Based on analysis of all available information, the LOV is determined to be 70% of market value for the agricultural class of property.

74 Richardson

RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 215
 Total Sales Price : 11,168,163
 Total Adj. Sales Price : 11,191,830
 Total Assessed Value : 10,724,165
 Avg. Adj. Sales Price : 52,055
 Avg. Assessed Value : 49,880

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 106
 COD : 26.31
 PRD : 110.45

COV : 55.00
 STD : 58.21
 Avg. Abs. Dev : 25.63
 MAX Sales Ratio : 776.40
 MIN Sales Ratio : 17.88

95% Median C.I. : 94.93 to 100.75
 95% Wgt. Mean C.I. : 91.37 to 100.27
 95% Mean C.I. : 98.05 to 113.61

Printed:3/24/2015 10:24:30AM

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>Qtrts</u>											
01-OCT-12 To 31-DEC-12	22	100.03	112.77	107.68	26.39	104.73	55.31	292.10	91.29 to 130.80	63,127	67,974
01-JAN-13 To 31-MAR-13	22	97.67	104.91	98.07	19.82	106.97	61.91	210.70	90.92 to 109.70	43,669	42,827
01-APR-13 To 30-JUN-13	24	92.52	99.16	97.86	20.29	101.33	55.50	163.48	84.47 to 111.09	65,433	64,032
01-JUL-13 To 30-SEP-13	36	96.75	106.31	87.50	25.00	121.50	28.50	252.76	91.35 to 108.04	66,899	58,533
01-OCT-13 To 31-DEC-13	35	90.21	91.84	88.98	19.82	103.21	21.75	136.41	83.32 to 103.06	51,143	45,506
01-JAN-14 To 31-MAR-14	17	107.55	103.96	94.85	19.42	109.60	40.46	157.55	80.48 to 126.48	34,515	32,739
01-APR-14 To 30-JUN-14	27	99.67	107.01	97.40	23.57	109.87	54.30	307.76	88.64 to 114.02	41,585	40,505
01-JUL-14 To 30-SEP-14	32	100.95	121.47	102.62	46.42	118.37	17.88	776.40	89.62 to 121.60	42,625	43,741
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	104	97.54	105.73	96.10	23.12	110.02	28.50	292.10	94.76 to 102.16	60,849	58,477
01-OCT-13 To 30-SEP-14	111	97.04	105.93	95.46	29.38	110.97	17.88	776.40	92.46 to 103.08	43,816	41,825
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	117	95.53	100.25	91.82	21.49	109.18	21.75	252.76	91.35 to 98.95	57,517	52,811
<u>ALL</u>	215	97.43	105.83	95.82	26.31	110.45	17.88	776.40	94.93 to 100.75	52,055	49,880

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	139	98.87	102.83	99.10	21.43	103.76	21.75	307.76	96.10 to 103.44	53,362	52,882
02	8	94.97	101.59	84.89	25.91	119.67	65.76	151.70	65.76 to 151.70	28,800	24,449
03	35	95.50	99.42	90.99	18.61	109.26	51.78	151.13	88.91 to 107.55	39,421	35,867
04	2	90.85	90.85	83.52	10.51	108.78	81.30	100.39	N/A	70,750	59,093
05	4	121.88	125.95	112.19	45.70	112.26	54.30	205.74	N/A	9,150	10,265
06	2	135.32	135.32	185.65	86.79	72.89	17.88	252.76	N/A	7,000	12,996
07	8	98.60	176.35	90.89	100.06	194.03	65.70	776.40	65.70 to 776.40	14,250	12,952
11	17	93.94	105.90	87.92	28.98	120.45	28.50	292.10	84.16 to 120.02	109,311	96,104
<u>ALL</u>	215	97.43	105.83	95.82	26.31	110.45	17.88	776.40	94.93 to 100.75	52,055	49,880

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	209	97.21	102.58	95.61	23.21	107.29	17.88	307.76	94.28 to 100.39	53,159	50,827
06											
07	6	108.55	219.17	124.31	115.72	176.31	65.70	776.40	65.70 to 776.40	13,583	16,885
<u>ALL</u>	215	97.43	105.83	95.82	26.31	110.45	17.88	776.40	94.93 to 100.75	52,055	49,880

74 Richardson

RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 215
 Total Sales Price : 11,168,163
 Total Adj. Sales Price : 11,191,830
 Total Assessed Value : 10,724,165
 Avg. Adj. Sales Price : 52,055
 Avg. Assessed Value : 49,880

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 106
 COD : 26.31
 PRD : 110.45

COV : 55.00
 STD : 58.21
 Avg. Abs. Dev : 25.63
 MAX Sales Ratio : 776.40
 MIN Sales Ratio : 17.88

95% Median C.I. : 94.93 to 100.75
 95% Wgt. Mean C.I. : 91.37 to 100.27
 95% Mean C.I. : 98.05 to 113.61

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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	
<u>Low \$ Ranges</u>												
Less Than 5,000	14	110.01	172.22	132.27	82.59	130.20	17.88	776.40	84.09 to 210.70	4,155	5,495	
Less Than 15,000	47	110.96	128.64	110.53	47.83	116.38	17.88	776.40	96.62 to 119.90	7,741	8,556	
Less Than 30,000	93	106.53	118.92	109.72	36.05	108.38	17.88	776.40	97.04 to 114.02	14,138	15,513	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	201	97.04	101.21	95.63	21.48	105.83	21.75	292.10	94.21 to 99.67	55,391	52,971	
Greater Than 14,999	168	96.74	99.45	95.33	17.98	104.32	28.50	292.10	93.94 to 98.95	64,452	61,441	
Greater Than 29,999	122	94.52	95.85	93.97	15.80	102.00	28.50	168.83	91.29 to 97.64	80,959	76,077	
<u>Incremental Ranges</u>												
0 TO 4,999	14	110.01	172.22	132.27	82.59	130.20	17.88	776.40	84.09 to 210.70	4,155	5,495	
5,000 TO 14,999	33	112.17	110.15	106.39	32.98	103.53	21.75	252.76	88.93 to 119.90	9,262	9,854	
15,000 TO 29,999	46	103.63	109.00	109.41	22.19	99.63	55.31	292.10	94.93 to 114.02	20,675	22,621	
30,000 TO 59,999	50	95.77	96.25	94.91	18.08	101.41	40.46	148.03	88.45 to 103.08	43,109	40,913	
60,000 TO 99,999	39	96.91	97.97	97.36	15.18	100.63	66.52	163.48	88.91 to 101.96	73,769	71,821	
100,000 TO 149,999	18	93.35	91.72	91.52	08.82	100.22	73.51	114.02	81.96 to 97.64	126,306	115,590	
150,000 TO 249,999	14	93.27	93.79	91.03	17.00	103.03	28.50	168.83	84.16 to 102.16	164,357	149,620	
250,000 TO 499,999	1	96.10	96.10	96.10	00.00	100.00	96.10	96.10	N/A	270,000	259,479	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	215	97.43	105.83	95.82	26.31	110.45	17.88	776.40	94.93 to 100.75	52,055	49,880	

74 Richardson

COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 19
 Total Sales Price : 693,500
 Total Adj. Sales Price : 670,250
 Total Assessed Value : 596,619
 Avg. Adj. Sales Price : 35,276
 Avg. Assessed Value : 31,401

MEDIAN : 85
 WGT. MEAN : 89
 MEAN : 91
 COD : 23.07
 PRD : 102.16

COV : 36.50
 STD : 33.19
 Avg. Abs. Dev : 19.51
 MAX Sales Ratio : 206.73
 MIN Sales Ratio : 54.14

95% Median C.I. : 72.27 to 97.72
 95% Wgt. Mean C.I. : 76.46 to 101.57
 95% Mean C.I. : 74.93 to 106.93

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-11 To 31-DEC-11	3	74.93	83.90	82.53	19.93	101.66	65.99	110.78	N/A	39,333	32,460	
01-JAN-12 To 31-MAR-12												
01-APR-12 To 30-JUN-12	1	84.56	84.56	84.56	00.00	100.00	84.56	84.56	N/A	46,750	39,533	
01-JUL-12 To 30-SEP-12	3	96.02	94.38	96.77	02.90	97.53	89.39	97.72	N/A	35,333	34,191	
01-OCT-12 To 31-DEC-12	1	72.40	72.40	72.40	00.00	100.00	72.40	72.40	N/A	7,000	5,068	
01-JAN-13 To 31-MAR-13	4	78.32	73.93	71.84	13.70	102.91	54.14	84.95	N/A	36,250	26,041	
01-APR-13 To 30-JUN-13												
01-JUL-13 To 30-SEP-13	1	119.22	119.22	119.22	00.00	100.00	119.22	119.22	N/A	72,500	86,432	
01-OCT-13 To 31-DEC-13	2	98.94	98.94	87.00	15.26	113.72	83.84	114.03	N/A	50,250	43,717	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14	2	79.36	79.36	76.21	10.94	104.13	70.68	88.03	N/A	23,500	17,911	
01-JUL-14 To 30-SEP-14	2	132.20	132.20	138.97	56.38	95.13	57.66	206.73	N/A	13,750	19,108	
<u>Study Yrs</u>												
01-OCT-11 To 30-SEP-12	7	89.39	88.48	88.45	12.63	100.03	65.99	110.78	65.99 to 110.78	38,679	34,212	
01-OCT-12 To 30-SEP-13	6	78.38	81.22	87.15	19.07	93.20	54.14	119.22	54.14 to 119.22	37,417	32,610	
01-OCT-13 To 30-SEP-14	6	85.94	103.50	92.27	38.13	112.17	57.66	206.73	57.66 to 206.73	29,167	26,912	
<u>Calendar Yrs</u>												
01-JAN-12 To 31-DEC-12	5	89.39	88.02	92.13	08.23	95.54	72.40	97.72	N/A	31,950	29,435	
01-JAN-13 To 31-DEC-13	7	84.36	87.54	87.43	18.28	100.13	54.14	119.22	54.14 to 119.22	45,429	39,718	
<u>ALL</u>	19	84.56	90.93	89.01	23.07	102.16	54.14	206.73	72.27 to 97.72	35,276	31,401	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	10	92.03	90.05	89.72	19.03	100.37	54.14	119.22	65.99 to 114.03	42,900	38,492	
02	3	89.39	122.84	145.98	50.10	84.15	72.40	206.73	N/A	9,667	14,111	
03	6	79.65	76.46	79.80	10.26	95.81	57.66	84.95	57.66 to 84.95	35,375	28,228	
<u>ALL</u>	19	84.56	90.93	89.01	23.07	102.16	54.14	206.73	72.27 to 97.72	35,276	31,401	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	19	84.56	90.93	89.01	23.07	102.16	54.14	206.73	72.27 to 97.72	35,276	31,401	
04												
<u>ALL</u>	19	84.56	90.93	89.01	23.07	102.16	54.14	206.73	72.27 to 97.72	35,276	31,401	

**74 Richardson
COMMERCIAL**

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 19
Total Sales Price : 693,500
Total Adj. Sales Price : 670,250
Total Assessed Value : 596,619
Avg. Adj. Sales Price : 35,276
Avg. Assessed Value : 31,401

MEDIAN : 85
WGT. MEAN : 89
MEAN : 91
COD : 23.07
PRD : 102.16

COV : 36.50
STD : 33.19
Avg. Abs. Dev : 19.51
MAX Sales Ratio : 206.73
MIN Sales Ratio : 54.14

95% Median C.I. : 72.27 to 97.72
95% Wgt. Mean C.I. : 76.46 to 101.57
95% Mean C.I. : 74.93 to 106.93

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	72.27	72.27	72.27	00.00	100.00	72.27	72.27	N/A	3,000	2,168
Less Than 15,000	5	72.40	81.15	81.68	20.30	99.35	57.66	114.03	N/A	8,000	6,535
Less Than 30,000	10	86.20	94.69	96.56	28.02	98.06	57.66	206.73	65.99 to 114.03	14,000	13,518
Ranges Excl. Low \$											
Greater Than 4,999	18	84.76	91.97	89.09	23.49	103.23	54.14	206.73	72.40 to 97.72	37,069	33,025
Greater Than 14,999	14	84.76	94.43	89.48	24.01	105.53	54.14	206.73	70.68 to 110.78	45,018	40,282
Greater Than 29,999	9	84.56	86.76	87.02	16.96	99.70	54.14	119.22	70.68 to 110.78	58,917	51,271
Incremental Ranges											
0 TO 4,999	1	72.27	72.27	72.27	00.00	100.00	72.27	72.27	N/A	3,000	2,168
5,000 TO 14,999	4	80.90	83.37	82.45	22.67	101.12	57.66	114.03	N/A	9,250	7,626
15,000 TO 29,999	5	88.03	108.23	102.51	34.62	105.58	65.99	206.73	N/A	20,000	20,501
30,000 TO 59,999	4	84.76	87.74	86.76	11.94	101.13	70.68	110.78	N/A	41,438	35,951
60,000 TO 99,999	5	83.84	85.97	87.14	20.96	98.66	54.14	119.22	N/A	72,900	63,527
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	19	84.56	90.93	89.01	23.07	102.16	54.14	206.73	72.27 to 97.72	35,276	31,401

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	65.99	65.99	65.99	00.00	100.00	65.99	65.99	N/A	20,000	13,198
341	1	119.22	119.22	119.22	00.00	100.00	119.22	119.22	N/A	72,500	86,432
350	6	92.71	108.29	94.70	27.18	114.35	74.93	206.73	74.93 to 206.73	41,000	38,826
351	1	70.68	70.68	70.68	00.00	100.00	70.68	70.68	N/A	32,000	22,616
353	4	72.34	78.28	90.81	18.40	86.20	57.66	110.78	N/A	13,125	11,919
430	1	84.36	84.36	84.36	00.00	100.00	84.36	84.36	N/A	25,000	21,089
442	1	84.56	84.56	84.56	00.00	100.00	84.56	84.56	N/A	46,750	39,533
444	1	83.84	83.84	83.84	00.00	100.00	83.84	83.84	N/A	90,000	75,460
476	1	114.03	114.03	114.03	00.00	100.00	114.03	114.03	N/A	10,500	11,973
528	2	71.09	71.09	60.92	23.84	116.69	54.14	88.03	N/A	37,500	22,845
ALL	19	84.56	90.93	89.01	23.07	102.16	54.14	206.73	72.27 to 97.72	35,276	31,401

74 Richardson
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 64
Total Sales Price : 28,983,469
Total Adj. Sales Price : 29,183,469
Total Assessed Value : 19,837,956
Avg. Adj. Sales Price : 455,992
Avg. Assessed Value : 309,968

MEDIAN : 70
WGT. MEAN : 68
MEAN : 72
COD : 23.38
PRD : 105.69

COV : 32.79
STD : 23.56
Avg. Abs. Dev : 16.39
MAX Sales Ratio : 150.43
MIN Sales Ratio : 27.28

95% Median C.I. : 65.54 to 74.74
95% Wgt. Mean C.I. : 62.57 to 73.38
95% Mean C.I. : 66.08 to 77.62

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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-11 To 31-DEC-11	4	74.04	74.75	72.07	05.71	103.72	68.12	82.80	N/A	776,750	559,796
01-JAN-12 To 31-MAR-12	8	81.22	81.95	75.83	30.45	108.07	27.28	131.28	27.28 to 131.28	299,274	226,937
01-APR-12 To 30-JUN-12	8	69.71	69.35	67.91	14.92	102.12	44.84	88.31	44.84 to 88.31	299,000	203,038
01-JUL-12 To 30-SEP-12	5	66.47	63.63	70.66	30.60	90.05	33.89	89.63	N/A	649,190	458,689
01-OCT-12 To 31-DEC-12	12	68.29	72.99	68.44	22.61	106.65	44.74	150.43	57.65 to 77.17	538,817	368,752
01-JAN-13 To 31-MAR-13	1	133.73	133.73	133.73	00.00	100.00	133.73	133.73	N/A	105,120	140,581
01-APR-13 To 30-JUN-13	7	58.79	72.17	68.83	34.21	104.85	48.20	122.16	48.20 to 122.16	291,329	200,532
01-JUL-13 To 30-SEP-13	1	71.65	71.65	71.65	00.00	100.00	71.65	71.65	N/A	378,709	271,343
01-OCT-13 To 31-DEC-13	4	67.89	60.38	48.05	15.92	125.66	33.59	72.14	N/A	632,938	304,112
01-JAN-14 To 31-MAR-14	8	65.82	65.77	65.23	20.33	100.83	41.00	101.53	41.00 to 101.53	470,750	307,068
01-APR-14 To 30-JUN-14	2	63.29	63.29	66.15	10.51	95.68	56.64	69.94	N/A	489,500	323,793
01-JUL-14 To 30-SEP-14	4	77.54	72.63	73.33	14.61	99.05	47.14	88.29	N/A	444,663	326,069
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	25	72.91	73.10	71.57	22.49	102.14	27.28	131.28	66.47 to 82.80	445,566	318,897
01-OCT-12 To 30-SEP-13	21	69.01	75.55	69.43	27.85	108.81	44.74	150.43	57.65 to 84.63	428,044	297,175
01-OCT-13 To 30-SEP-14	18	68.82	65.82	62.12	18.12	105.96	33.59	101.53	56.64 to 75.46	503,078	312,492
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	33	70.61	72.86	70.07	25.04	103.98	27.28	150.43	64.09 to 77.17	439,332	307,826
01-JAN-13 To 31-DEC-13	13	70.24	73.24	59.98	28.52	122.11	33.59	133.73	51.72 to 86.81	388,837	233,238
<u>ALL</u>	64	70.10	71.85	67.98	23.38	105.69	27.28	150.43	65.54 to 74.74	455,992	309,968

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
50	64	70.10	71.85	67.98	23.38	105.69	27.28	150.43	65.54 to 74.74	455,992	309,968
<u>ALL</u>	64	70.10	71.85	67.98	23.38	105.69	27.28	150.43	65.54 to 74.74	455,992	309,968

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
<u>Dry</u>											
County	7	72.83	77.50	69.64	26.83	111.29	44.84	131.28	44.84 to 131.28	428,815	298,619
50	7	72.83	77.50	69.64	26.83	111.29	44.84	131.28	44.84 to 131.28	428,815	298,619
<u>Grass</u>											
County	5	47.14	44.48	41.89	16.42	106.18	27.28	58.79	N/A	297,768	124,741
50	5	47.14	44.48	41.89	16.42	106.18	27.28	58.79	N/A	297,768	124,741
<u>ALL</u>	64	70.10	71.85	67.98	23.38	105.69	27.28	150.43	65.54 to 74.74	455,992	309,968

74 Richardson
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 64
 Total Sales Price : 28,983,469
 Total Adj. Sales Price : 29,183,469
 Total Assessed Value : 19,837,956
 Avg. Adj. Sales Price : 455,992
 Avg. Assessed Value : 309,968

MEDIAN : 70
 WGT. MEAN : 68
 MEAN : 72
 COD : 23.38
 PRD : 105.69

COV : 32.79
 STD : 23.56
 Avg. Abs. Dev : 16.39
 MAX Sales Ratio : 150.43
 MIN Sales Ratio : 27.28

95% Median C.I. : 65.54 to 74.74
 95% Wgt. Mean C.I. : 62.57 to 73.38
 95% Mean C.I. : 66.08 to 77.62

Printed: 3/24/2015 10:24:32AM

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
<u> Dry </u>											
County	27	72.14	76.22	71.85	23.34	106.08	41.43	133.73	63.94 to 82.80	502,681	361,152
50	27	72.14	76.22	71.85	23.34	106.08	41.43	133.73	63.94 to 82.80	502,681	361,152
<u> Grass </u>											
County	6	47.67	51.54	44.45	27.40	115.95	27.28	86.81	27.28 to 86.81	263,140	116,971
50	6	47.67	51.54	44.45	27.40	115.95	27.28	86.81	27.28 to 86.81	263,140	116,971
<u> ALL </u>	64	70.10	71.85	67.98	23.38	105.69	27.28	150.43	65.54 to 74.74	455,992	309,968

Total Real Property Sum Lines 17, 25, & 30	Records : 8,998	Value : 1,306,870,452	Growth 4,099,544	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	774	2,697,499	12	39,209	20	182,849	806	2,919,557	
02. Res Improve Land	3,007	8,269,569	72	1,527,252	343	6,935,529	3,422	16,732,350	
03. Res Improvements	3,035	122,856,882	72	5,388,671	354	28,992,852	3,461	157,238,405	
04. Res Total	3,809	133,823,950	84	6,955,132	374	36,111,230	4,267	176,890,312	1,703,746
% of Res Total	89.27	75.65	1.97	3.93	8.76	20.41	47.42	13.54	41.56
05. Com UnImp Land	121	895,817	23	673,351	9	123,492	153	1,692,660	
06. Com Improve Land	397	3,217,139	22	690,891	19	343,294	438	4,251,324	
07. Com Improvements	410	19,537,949	23	1,851,524	23	1,243,743	456	22,633,216	
08. Com Total	531	23,650,905	46	3,215,766	32	1,710,529	609	28,577,200	765,976
% of Com Total	87.19	82.76	7.55	11.25	5.25	5.99	6.77	2.19	18.68
09. Ind UnImp Land	1	30,400	9	1,115,000	0	0	10	1,145,400	
10. Ind Improve Land	3	102,715	6	655,100	0	0	9	757,815	
11. Ind Improvements	4	1,213,022	6	3,121,445	0	0	10	4,334,467	
12. Ind Total	5	1,346,137	15	4,891,545	0	0	20	6,237,682	287,339
% of Ind Total	25.00	21.58	75.00	78.42	0.00	0.00	0.22	0.48	7.01
13. Rec UnImp Land	0	0	4	89,781	13	323,325	17	413,106	
14. Rec Improve Land	0	0	0	0	12	350,049	12	350,049	
15. Rec Improvements	0	0	0	0	14	824,454	14	824,454	
16. Rec Total	0	0	4	89,781	27	1,497,828	31	1,587,609	0
% of Rec Total	0.00	0.00	12.90	5.66	87.10	94.34	0.34	0.12	0.00
Res & Rec Total	3,809	133,823,950	88	7,044,913	401	37,609,058	4,298	178,477,921	1,703,746
% of Res & Rec Total	88.62	74.98	2.05	3.95	9.33	21.07	47.77	13.66	41.56
Com & Ind Total	536	24,997,042	61	8,107,311	32	1,710,529	629	34,814,882	1,053,315
% of Com & Ind Total	85.21	71.80	9.70	23.29	5.09	4.91	6.99	2.66	25.69
17. Taxable Total	4,345	158,820,992	149	15,152,224	433	39,319,587	4,927	213,292,803	2,757,061
% of Taxable Total	88.19	74.46	3.02	7.10	8.79	18.43	54.76	16.32	67.25

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	6	189,957	1,114,976	3	403,721	16,096,279
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	9	593,678	17,211,255
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	593,678	17,211,255

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	43	4,327,680	43	4,327,680	0
24. Non-Producing	0	0	5	0	89	3,410,930	94	3,410,930	0
25. Total	0	0	5	0	132	7,738,610	137	7,738,610	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	377	75	336	788

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,900	337	60,451,693	2,399	596,826,649	2,737	657,291,242
28. Ag-Improved Land	0	0	134	35,131,611	1,048	351,226,766	1,182	386,358,377
29. Ag Improvements	1	1,025	134	4,450,904	1,062	37,737,491	1,197	42,189,420
30. Ag Total							3,934	1,085,839,039

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	1.95	19,500	
32. HomeSite Improv Land	0	0.00	0	65	65.96	661,860	
33. HomeSite Improvements	0	0.00	0	66	62.96	2,700,245	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	17	30.57	75,836	
36. FarmSite Improv Land	0	0.00	0	108	225.22	695,429	
37. FarmSite Improvements	1	0.00	1,025	129	0.00	1,750,659	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	446.55	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	21	21.84	199,965	23	23.79	219,465	
32. HomeSite Improv Land	608	621.32	6,168,956	673	687.28	6,830,816	
33. HomeSite Improvements	596	557.24	21,522,220	662	620.20	24,222,465	1,342,483
34. HomeSite Total				685	711.07	31,272,746	
35. FarmSite UnImp Land	140	1,760.40	1,388,071	158	1,795.27	1,476,807	
36. FarmSite Improv Land	892	1,915.41	5,621,497	1,000	2,140.63	6,316,926	
37. FarmSite Improvements	999	0.00	16,215,271	1,129	0.00	17,966,955	0
38. FarmSite Total				1,287	3,935.90	25,760,688	
39. Road & Ditches	0	5,096.66	0	0	5,543.21	0	
40. Other- Non Ag Use	0	0.01	0	0	0.01	0	
41. Total Section VI				1,972	10,190.19	57,033,434	1,342,483

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	14	691.48	278,337	14	691.48	278,337

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 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,095.71	13.88%	5,796,306	15.99%	5,290.00
46. 1A	779.95	9.88%	4,032,343	11.12%	5,170.00
47. 2A1	1,261.43	15.98%	5,157,046	14.22%	4,088.25
48. 2A	1,248.81	15.82%	5,875,667	16.21%	4,705.01
49. 3A1	2,640.32	33.45%	12,092,664	33.35%	4,580.00
50. 3A	468.80	5.94%	2,100,222	5.79%	4,480.00
51. 4A1	371.84	4.71%	1,125,026	3.10%	3,025.56
52. 4A	25.38	0.32%	78,678	0.22%	3,100.00
53. Total	7,892.24	100.00%	36,257,952	100.00%	4,594.13
Dry					
54. 1D1	17,843.58	7.83%	81,021,199	9.05%	4,540.64
55. 1D	36,192.63	15.89%	161,058,063	18.00%	4,450.02
56. 2D1	15,613.93	6.85%	64,383,753	7.19%	4,123.48
57. 2D	14,523.70	6.38%	59,386,708	6.64%	4,088.95
58. 3D1	68,002.16	29.85%	268,066,726	29.95%	3,942.03
59. 3D	46,637.20	20.47%	179,553,789	20.06%	3,850.01
60. 4D1	25,092.41	11.01%	71,036,594	7.94%	2,831.00
61. 4D	3,903.48	1.71%	10,500,418	1.17%	2,690.01
62. Total	227,809.09	100.00%	895,007,250	100.00%	3,928.76
Grass					
63. 1G1	5,630.48	7.13%	7,304,223	7.57%	1,297.26
64. 1G	6,770.64	8.57%	9,945,411	10.30%	1,468.90
65. 2G1	3,213.02	4.07%	3,682,551	3.82%	1,146.13
66. 2G	3,111.35	3.94%	4,309,342	4.47%	1,385.04
67. 3G1	16,963.38	21.48%	23,601,644	24.45%	1,391.33
68. 3G	5,854.44	7.41%	7,624,311	7.90%	1,302.31
69. 4G1	12,725.77	16.11%	15,732,436	16.30%	1,236.27
70. 4G	24,720.50	31.30%	24,311,374	25.19%	983.45
71. Total	78,989.58	100.00%	96,511,292	100.00%	1,221.82
Irrigated Total					
	7,892.24	2.43%	36,257,952	3.52%	4,594.13
Dry Total					
	227,809.09	70.12%	895,007,250	86.99%	3,928.76
Grass Total					
	78,989.58	24.31%	96,511,292	9.38%	1,221.82
72. Waste	9,099.94	2.80%	909,321	0.09%	99.93
73. Other	1,099.05	0.34%	119,790	0.01%	108.99
74. Exempt	3,255.01	1.00%	0	0.00%	0.00
75. Market Area Total	324,889.90	100.00%	1,028,805,605	100.00%	3,166.63

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	424.03	2,040,080	7,468.21	34,217,872	7,892.24	36,257,952
77. Dry Land	0.00	0	20,983.74	82,719,186	206,825.35	812,288,064	227,809.09	895,007,250
78. Grass	0.00	0	7,388.63	9,295,067	71,600.95	87,216,225	78,989.58	96,511,292
79. Waste	0.00	0	660.11	66,011	8,439.83	843,310	9,099.94	909,321
80. Other	0.00	0	103.35	10,335	995.70	109,455	1,099.05	119,790
81. Exempt	0.00	0	27.96	0	3,227.05	0	3,255.01	0
82. Total	0.00	0	29,559.86	94,130,679	295,330.04	934,674,926	324,889.90	1,028,805,605

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	7,892.24	2.43%	36,257,952	3.52%	4,594.13
Dry Land	227,809.09	70.12%	895,007,250	86.99%	3,928.76
Grass	78,989.58	24.31%	96,511,292	9.38%	1,221.82
Waste	9,099.94	2.80%	909,321	0.09%	99.93
Other	1,099.05	0.34%	119,790	0.01%	108.99
Exempt	3,255.01	1.00%	0	0.00%	0.00
Total	324,889.90	100.00%	1,028,805,605	100.00%	3,166.63

2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

74 Richardson

	2014 CTL County Total	2015 Form 45 County Total	Value Difference (2015 form 45 - 2014 CTL)	Percent Change	2015 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	174,600,228	176,890,312	2,290,084	1.31%	1,703,746	0.34%
02. Recreational	1,587,609	1,587,609	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	29,407,143	31,272,746	1,865,603	6.34%	1,342,483	1.78%
04. Total Residential (sum lines 1-3)	205,594,980	209,750,667	4,155,687	2.02%	3,046,229	0.54%
05. Commercial	27,862,410	28,577,200	714,790	2.57%	765,976	-0.18%
06. Industrial	5,950,343	6,237,682	287,339	4.83%	287,339	0.00%
07. Ag-Farmsite Land, Outbuildings	25,350,280	25,760,688	410,408	1.62%	0	1.62%
08. Minerals	10,189,710	7,738,610	-2,451,100	-24.05	0	-24.05
09. Total Commercial (sum lines 5-8)	69,352,743	68,314,180	-1,038,563	-1.50%	1,053,315	-3.02%
10. Total Non-Agland Real Property	274,947,723	278,064,847	3,117,124	1.13%	4,099,544	-0.36%
11. Irrigated	17,901,384	36,257,952	18,356,568	102.54%		
12. Dryland	783,789,630	895,007,250	111,217,620	14.19%		
13. Grassland	82,676,924	96,511,292	13,834,368	16.73%		
14. Wasteland	904,593	909,321	4,728	0.52%		
15. Other Agland	10,000	119,790	109,790	1,097.90%		
16. Total Agricultural Land	885,282,531	1,028,805,605	143,523,074	16.21%		
17. Total Value of all Real Property (Locally Assessed)	1,160,230,254	1,306,870,452	146,640,198	12.64%	4,099,544	12.29%

Pamela G. Vice

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Falls City, NE 68355

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richcoassessor@sentco.net

2015

Reappraise residential properties in villages of Humboldt & Verdon – totaling approximately 661 properties.

Finish reappraisal of rural (4000 class) & rural-res (4500 class) in Barada, Ohio, Arago, Salem, Falls City, Jefferson, & Rulo townships – totaling approximately 864 properties.

Start reappraisal of rural (4000 class) & rural-res (4500 class) in Franklin, Porter, East & West Muddy, Humboldt, Grant, Liberty, Speiser, and Nemaha townships – totaling approximately 824 properties. NOTE: This will be done as time allows.

Review all classes for level of assessment.

Do all-county new construction (pick-up work) valuation.

Review commercial property in Falls City, Humboldt, & all villages.

Do sales review – all classes.

2016

Finish (if necessary) reappraisal of rural (4000 class) & rural-res (4500 class) in Franklin, Porter, East & West Muddy, Humboldt, Grant, Liberty, Speiser, and Nemaha townships – totaling approximately 824 properties.

Start reappraisal of all-county commercial and industrial properties.

Review all classes for level of assessment.

Do all-county new construction (pick-up work) valuation.

Do sales review – all classes.

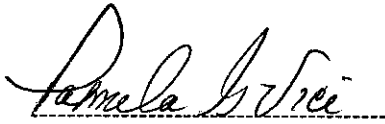
2017

Reappraise residential properties in villages of Dawson, Stella, & Shubert.

Review all classes for level of assessment.

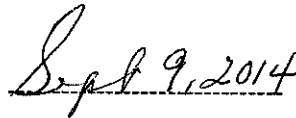
Do sales review – all classes.

Do all-county new construction (pick-up work) valuation.



Pamela G. Vice

Richardson County Assessor



Date

2015 Assessment Survey for Richardson 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:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	165,000
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	23,440 21,840 of this is the salary for one full time employee and 1,600 is for the Pritchard & Abbott for mineral appraisal.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	Data processing 7,200 web site 5,000 GIS 11,000
11.	Amount of the assessor's budget set aside for education/workshops:
	Funded out of County General
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thompsen Reuter
2.	CAMA software:
	Thompsen Reuter
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://www.richardson.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	Thompsen Reuter

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Falls City, and Humboldt
4.	When was zoning implemented?
	Unsure of date,

D. Contracted Services

1.	Appraisal Services:
	Prichard & Abbott- mineral interests
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thompsen Reuter

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for minerals.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	No requirement
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2015 Certification for Richardson County

This is to certify that the 2015 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 Richardson County Assessor.

Dated this 7th day of April, 2015.



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

Ruth A. Sorensen
Property Tax Administrator

