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**2022 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**GARFIELD COUNTY**



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Garfield County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Garfield County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Kali Bolli, Garfield County Assessor

# Table of Contents

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## **2022 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

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

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

- Market Area Map
- Valuation History Charts

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

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

## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

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

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

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

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

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

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

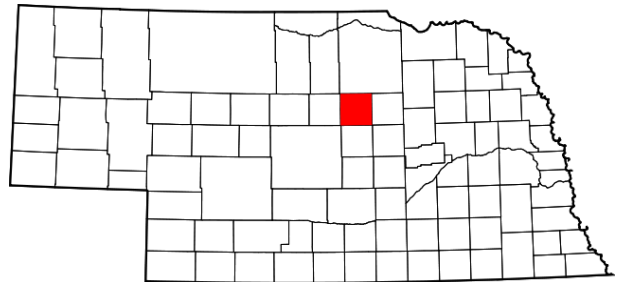
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

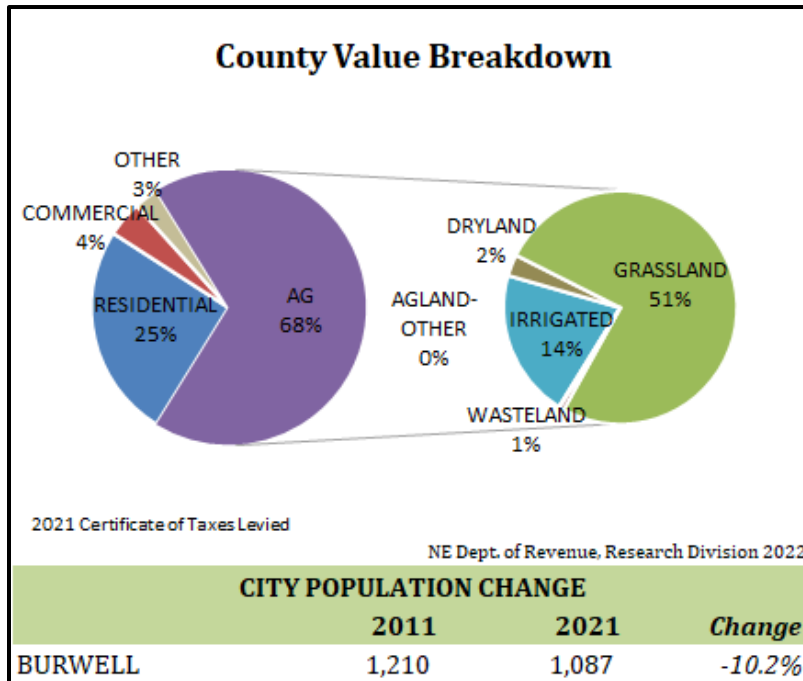


## County Overview

With a total area of 570 square miles, Garfield County has 1813 residents, per the Census Bureau Quick Facts for 2020, a 12% population decline from the 2010 U.S. Census. Reports indicate that 78% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$108,106 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Garfield County are located in and around Burwell, the county seat. According information available from the U.S. Census Bureau, there are 100 employer establishments with total employment of 563, representing an 8% decrease from 2019.



Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. Grassland makes up a majority of the land in the county. Garfield County is included in the Lower Loup Natural Resources District (NRD).

A small portion of Calamus Lake is located on the western edge of Garfield County. The Lake offers some of the state's finest recreational opportunities including camping, fishing, boating, and hunting.

## 2022 Residential Correlation for Garfield County

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### *Assessment Actions*

In the residential class of property, a lot study was performed in Burwell and the Calamus Lake area with adjusted lot values applied.

A sales analysis was performed on the rural residential sales. Through the analysis it was determined rural residential parcels within a 3 to 5 mile radius of Burwell are selling for a higher value than parcels further out of town. From the analysis it was determined the first acre home site for the parcels in the radius of Burwell will have a higher value.

All pick-up work was completed and placed on the assessment roll.

### *Assessment Practice Review*

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

The county's sales and verification processes are reviewed. It is believed that all arm's-length transactions have been made available for measurement purposes. The usability rate for the residential class meets the statewide average.

Valuation groups within Garfield County are identified in three separate groups. Valuation Group 1, 2 and 3 align with the assessor locations of Burwell, Calamus Lake and the rural area.

The currency of the appraisal tables are reviewed. Lot values have been reviewed and updated within six years. The depreciation tables have been adjusted while the Vanguard costing is still dated 2008.

Frequency of the six-year inspection and review cycle of the county is also evaluated. The county assessor has a systematic plan in place to maintain compliance. Valuation Group 1 is scheduled for a physical review and inspection for 2023. The county assessor has a written valuation methodology on file.

## 2022 Residential Correlation for Garfield County

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### *Description of Analysis*

The residential parcels are analyzed utilizing three valuation groups based on the assessor locations in the county.

| Valuation Groups | Description |
|------------------|-------------|
| 1                | Burwell     |
| 2                | Calamus     |
| 3                | Rural       |

The qualified statistical profile for the residential class indicates 75 sales with all three valuation groups represented. Both the median and weighted mean measures are within the acceptable range, while the mean is above but can be attributed to outlier sales. The COD and PRD do improve with removing outlier sales; however, they are above the prescribed parameters and do indicate a regressive pattern. Valuation Group 1 is scheduled for a physical inspection and review with updated costing and depreciation for assessment year 2023.

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certified Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales. Changes to the population and sales reflect the stated assessment actions.

### *Equalization and Quality of Assessment*

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

| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 1               | 58    | 92.46  | 109.59 | 91.53    | 36.92 | 119.73 |
| 2               | 6     | 93.23  | 92.91  | 99.53    | 16.13 | 93.35  |
| 3               | 11    | 92.06  | 113.10 | 92.69    | 31.01 | 122.02 |
| ____ ALL ____   | 75    | 92.06  | 108.77 | 92.75    | 34.53 | 117.27 |

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Garfield County is 92%.

# 2022 Commercial Correlation for Garfield County

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## *Assessment Actions*

Pick-up work was the only assessment action in the commercial class of property for 2022.

## *Assessment Practice Review*

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

The county's sales and verification processes are reviewed. All arm's-length transactions have been made available for measurement purposes. The usability rate for the commercial class meets the statewide average.

The Vanguard costing is 2008 with adjustments to the manual level each year. Lot values were last updated in 2016 with the depreciation tables in 2018.

The commercial class contains one valuation group which consists of all improved and unimproved properties located within the City of Burwell, the Calamus Lake and rural commercial area within Garfield County.

The six-year plan is current, and the county assessor has a plan in place going forward. A valuation methodology has also been submitted.

## *Description of Analysis*

One valuation group is utilized when analyzing the commercial class of property. The statistical profile has six qualified sales involving four different occupancy codes. All commercial properties are valued using the cost approach or income approach. A historical review of the assessment practices supports that the county has kept the costing and depreciation tables current. When comparing Garfield County to similar counties, it appears the historical valuation changes have changed over time at a similar rate.

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales.

## *Equalization and Quality of Assessment*

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

## **2022 Commercial Correlation for Garfield County**

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### *Level of Value*

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

## 2022 Agricultural Correlation for Garfield County

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### *Assessment Actions*

The county assessor performed a market analysis on the qualified agricultural sales. Through the analysis it was determined to remove the spot adjustment for the sandy soils and to value all sand the same. From the analysis it was determined irrigated land increased approximately 2% and grassland approximately 5%.

Through a sales analysis it was determined the first acre home site value for parcels located within a 3 to 5 mile radius of Burwell would have a higher value than those further out.

Pick-up work in the agricultural class was also put on the assessment roll.

### *Assessment Practice Review*

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

Sales verification and qualification processes are discussed. Review of the qualified and non-qualified sales rosters indicate that sales are adequately qualified. The usability rate is similar to counties statewide, further supporting that all arm's-length transactions are available for measurement.

Garfield County has one market area that is studied each year for any changes that may be needed. Land use is kept up to date by using aerial imagery comparisons with property records as well as information from the public.

The requirements of the six-year inspection and review cycle for the agricultural class have been met. The Vanguard costing is dated 2008 for the agricultural improvements and Computer-Assisted Mass Appraisal System (CAMA) derived depreciation is updated when properties are inspected and reviewed.

Feedlots are the only intensive use identified in the county. A valuation methodology has also been submitted.

### *Description of Analysis*

The agricultural sample consists of 22 qualified sales. All three measures of central tendency are within the acceptable ranges. When looking at the 80% Majority Land Use (MLU) grassland there are 19 sales with a median of 69%. The irrigated land 80% subclass only has two sales.

In comparison to adjoining counties, Garfield County's agricultural land values are equalized and are consistent with the region. Comparison to the surrounding counties and the trends in the agricultural market, support that Garfield County is assessed within the acceptable range.

A review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report reflects the assessment actions reported.

## 2022 Agricultural Correlation for Garfield County

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### *Equalization and Quality of Assessment*

The analysis of the available information indicates that agricultural land values in Garfield County are uniformly applied and in accordance with generally accepted mass appraisal techniques.

A review of the agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for the rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level. The quality of assessment of agricultural land complies with generally accepted mass appraisal techniques.

| 80%MLU By Market Area    |       |        |       |          |       |        |
|--------------------------|-------|--------|-------|----------|-------|--------|
| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| <u>    Irrigated    </u> |       |        |       |          |       |        |
| County                   | 2     | 65.13  | 65.13 | 61.63    | 19.67 | 105.68 |
| 1                        | 2     | 65.13  | 65.13 | 61.63    | 19.67 | 105.68 |
| <u>    Grass    </u>     |       |        |       |          |       |        |
| County                   | 19    | 69.09  | 73.10 | 70.70    | 17.44 | 103.39 |
| 1                        | 19    | 69.09  | 73.10 | 70.70    | 17.44 | 103.39 |
| <u>    ALL    </u>       |       |        |       |          |       |        |
|                          | 22    | 69.43  | 72.52 | 70.34    | 17.14 | 103.10 |

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Garfield County is 69%.

## 2022 Opinions of the Property Tax Administrator for Garfield County

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

| Class                            | Level of Value | Quality of Assessment                               | Non-binding recommendation |
|----------------------------------|----------------|---|----------------------------|
| <b>Residential Real Property</b> | <b>92</b>      | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |
| <b>Agricultural Land</b>         | <b>69</b>      | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |

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

Dated this 7th day of April, 2022.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2022 Commission Summary for Garfield County

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### Residential Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 75           | Median                             | 92.06     |
| Total Sales Price      | \$10,176,553 | Mean                               | 108.77    |
| Total Adj. Sales Price | \$10,176,553 | Wgt. Mean                          | 92.75     |
| Total Assessed Value   | \$9,438,728  | Average Assessed Value of the Base | \$98,339  |
| Avg. Adj. Sales Price  | \$135,687    | Avg. Assessed Value                | \$125,850 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 85.26 to 99.35  |
| 95% Wgt. Mean C.I  | 86.89 to 98.60  |
| 95% Mean C.I   | 95.48 to 122.06 |
| % of Value of the Class of all Real Property Value in the County | 20.63           |
| % of Records Sold in the Study Period                            | 7.94            |
| % of Value Sold in the Study Period                              | 10.16           |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2021 | 79              | 97  | 96.77  |
| 2020 | 65              | 94  | 93.75  |
| 2019 | 48              | 92  | 92.22  |
| 2018 | 43              | 94  | 94.30  |

## 2022 Commission Summary for Garfield County

### Commercial Real Property - Current

|                        |           |                                    |           |
|------------------------|-----------|------------------------------------|-----------|
| Number of Sales        | 6         | Median                             | 97.01     |
| Total Sales Price      | \$854,943 | Mean                               | 112.37    |
| Total Adj. Sales Price | \$854,943 | Wgt. Mean                          | 89.61     |
| Total Assessed Value   | \$766,129 | Average Assessed Value of the Base | \$131,354 |
| Avg. Adj. Sales Price  | \$142,491 | Avg. Assessed Value                | \$127,688 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 63.19 to 231.52 |
| 95% Wgt. Mean C.I  | 59.64 to 119.59 |
| 95% Mean C.I   | 49.11 to 175.63 |
| % of Value of the Class of all Real Property Value in the County | 4.40            |
| % of Records Sold in the Study Period                            | 3.97            |
| % of Value Sold in the Study Period                              | 3.86            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2021 | 8               | 100 | 95.85  |
| 2020 | 6               | 100 | 97.06  |
| 2019 | 8               | 100 | 97.27  |
| 2018 | 5               | 100 | 82.51  |

**36 Garfield**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 75  
Total Sales Price : 10,176,553  
Total Adj. Sales Price : 10,176,553  
Total Assessed Value : 9,438,728  
Avg. Adj. Sales Price : 135,687  
Avg. Assessed Value : 125,850

MEDIAN : 92  
WGT. MEAN : 93  
MEAN : 109  
COD : 34.53  
PRD : 117.27

COV : 53.98  
STD : 58.71  
Avg. Abs. Dev : 31.79  
MAX Sales Ratio : 428.57  
MIN Sales Ratio : 51.29

95% Median C.I. : 85.26 to 99.35  
95% Wgt. Mean C.I. : 86.89 to 98.60  
95% Mean C.I. : 95.48 to 122.06

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |        |        |                 |            | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| <u>Qrtrs</u>           |       |        |        |          |       |        |        |        |                 |            |           |      |
| 01-OCT-19 To 31-DEC-19 | 5     | 115.73 | 136.91 | 118.77   | 26.92 | 115.27 | 96.75  | 234.18 | N/A             | 64,000     | 76,012    |      |
| 01-JAN-20 To 31-MAR-20 | 4     | 99.02  | 118.56 | 108.59   | 41.04 | 109.18 | 73.44  | 202.76 | N/A             | 73,750     | 80,086    |      |
| 01-APR-20 To 30-JUN-20 | 15    | 96.48  | 96.87  | 91.37    | 13.22 | 106.02 | 60.26  | 143.17 | 87.10 to 104.27 | 181,629    | 165,962   |      |
| 01-JUL-20 To 30-SEP-20 | 13    | 101.39 | 109.31 | 105.80   | 25.88 | 103.32 | 71.90  | 192.03 | 81.37 to 141.32 | 136,327    | 144,231   |      |
| 01-OCT-20 To 31-DEC-20 | 10    | 89.42  | 123.03 | 95.98    | 53.79 | 128.18 | 53.45  | 301.06 | 69.88 to 155.79 | 148,150    | 142,196   |      |
| 01-JAN-21 To 31-MAR-21 | 1     | 276.52 | 276.52 | 276.52   | 00.00 | 100.00 | 276.52 | 276.52 | N/A             | 20,000     | 55,303    |      |
| 01-APR-21 To 30-JUN-21 | 12    | 85.94  | 113.62 | 84.81    | 46.03 | 133.97 | 51.29  | 428.57 | 73.88 to 102.53 | 158,002    | 134,008   |      |
| 01-JUL-21 To 30-SEP-21 | 15    | 78.83  | 83.62  | 77.28    | 19.10 | 108.20 | 61.72  | 132.82 | 66.30 to 91.65  | 111,155    | 85,902    |      |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |            |           |      |
| 01-OCT-19 To 30-SEP-20 | 37    | 97.74  | 109.00 | 99.08    | 24.88 | 110.01 | 60.26  | 234.18 | 93.48 to 109.77 | 138,154    | 136,887   |      |
| 01-OCT-20 To 30-SEP-21 | 38    | 85.42  | 108.54 | 86.36    | 42.91 | 125.68 | 51.29  | 428.57 | 78.60 to 91.65  | 133,286    | 115,102   |      |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |            |           |      |
| 01-JAN-20 To 31-DEC-20 | 42    | 96.08  | 109.02 | 97.35    | 29.57 | 111.99 | 53.45  | 301.06 | 87.10 to 106.43 | 149,362    | 145,399   |      |
| <u>ALL</u>             | 75    | 92.06  | 108.77 | 92.75    | 34.53 | 117.27 | 51.29  | 428.57 | 85.26 to 99.35  | 135,687    | 125,850   |      |

| <b>VALUATION GROUP</b> |       |        |        |          |       |        |       |        |                 |            | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| 1                      | 58    | 92.46  | 109.59 | 91.53    | 36.92 | 119.73 | 51.29 | 428.57 | 84.55 to 99.35  | 107,167    | 98,090    |      |
| 2                      | 6     | 93.23  | 92.91  | 99.53    | 16.13 | 93.35  | 71.90 | 119.94 | 71.90 to 119.94 | 190,750    | 189,847   |      |
| 3                      | 11    | 92.06  | 113.10 | 92.69    | 31.01 | 122.02 | 73.88 | 276.52 | 78.60 to 153.33 | 256,031    | 237,309   |      |
| <u>ALL</u>             | 75    | 92.06  | 108.77 | 92.75    | 34.53 | 117.27 | 51.29 | 428.57 | 85.26 to 99.35  | 135,687    | 125,850   |      |

| <b>PROPERTY TYPE *</b> |       |        |        |          |       |        |       |        |                 |            | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| 01                     | 71    | 92.06  | 107.34 | 92.65    | 33.09 | 115.86 | 51.29 | 428.57 | 85.26 to 99.35  | 138,902    | 128,699   |      |
| 06                     |       |        |        |          |       |        |       |        |                 |            |           |      |
| 07                     | 4     | 93.80  | 134.00 | 95.74    | 59.19 | 139.96 | 71.90 | 276.52 | N/A             | 78,625     | 75,272    |      |
| <u>ALL</u>             | 75    | 92.06  | 108.77 | 92.75    | 34.53 | 117.27 | 51.29 | 428.57 | 85.26 to 99.35  | 135,687    | 125,850   |      |

**36 Garfield  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 75  
 Total Sales Price : 10,176,553  
 Total Adj. Sales Price : 10,176,553  
 Total Assessed Value : 9,438,728  
 Avg. Adj. Sales Price : 135,687  
 Avg. Assessed Value : 125,850

MEDIAN : 92  
 WGT. MEAN : 93  
 MEAN : 109  
 COD : 34.53  
 PRD : 117.27

COV : 53.98  
 STD : 58.71  
 Avg. Abs. Dev : 31.79  
 MAX Sales Ratio : 428.57  
 MIN Sales Ratio : 51.29

95% Median C.I. : 85.26 to 99.35  
 95% Wgt. Mean C.I. : 86.89 to 98.60  
 95% Mean C.I. : 95.48 to 122.06

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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            |       |        |        |          |       |        |        |        |                 |            |           |      |
| Less Than 15,000           | 1     | 428.57 | 428.57 | 428.57   | 00.00 | 100.00 | 428.57 | 428.57 | N/A             | 10,000     | 42,857    |      |
| Less Than 30,000           | 8     | 194.72 | 209.67 | 196.07   | 51.57 | 106.94 | 81.85  | 428.57 | 81.85 to 428.57 | 19,354     | 37,946    |      |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |            |           |      |
| Greater Than 4,999         | 75    | 92.06  | 108.77 | 92.75    | 34.53 | 117.27 | 51.29  | 428.57 | 85.26 to 99.35  | 135,687    | 125,850   |      |
| Greater Than 14,999        | 74    | 91.86  | 104.44 | 92.42    | 30.13 | 113.01 | 51.29  | 301.06 | 85.26 to 98.23  | 137,386    | 126,971   |      |
| Greater Than 29,999        | 67    | 91.43  | 96.72  | 91.15    | 22.89 | 106.11 | 51.29  | 202.76 | 84.82 to 97.74  | 149,578    | 136,346   |      |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |            |           |      |
| 0 TO 4,999                 |       |        |        |          |       |        |        |        |                 |            |           |      |
| 5,000 TO 14,999            | 1     | 428.57 | 428.57 | 428.57   | 00.00 | 100.00 | 428.57 | 428.57 | N/A             | 10,000     | 42,857    |      |
| 15,000 TO 29,999           | 7     | 155.25 | 178.40 | 180.01   | 48.77 | 99.11  | 81.85  | 301.06 | 81.85 to 301.06 | 20,690     | 37,245    |      |
| 30,000 TO 59,999           | 11    | 126.08 | 130.08 | 128.43   | 21.12 | 101.28 | 85.26  | 202.76 | 96.55 to 192.03 | 45,909     | 58,963    |      |
| 60,000 TO 99,999           | 18    | 86.60  | 93.63  | 93.30    | 24.30 | 100.35 | 53.45  | 153.94 | 71.21 to 102.53 | 76,132     | 71,033    |      |
| 100,000 TO 149,999         | 13    | 81.37  | 87.10  | 87.25    | 21.59 | 99.83  | 61.72  | 155.79 | 67.13 to 99.35  | 120,977    | 105,550   |      |
| 150,000 TO 249,999         | 12    | 92.49  | 91.10  | 91.60    | 13.80 | 99.45  | 51.29  | 114.96 | 78.83 to 106.43 | 183,950    | 168,506   |      |
| 250,000 TO 499,999         | 13    | 87.76  | 87.57  | 87.35    | 14.37 | 100.25 | 60.26  | 119.94 | 73.88 to 99.65  | 335,865    | 293,366   |      |
| 500,000 TO 999,999         |       |        |        |          |       |        |        |        |                 |            |           |      |
| 1,000,000 +                |       |        |        |          |       |        |        |        |                 |            |           |      |
| <u>ALL</u>                 | 75    | 92.06  | 108.77 | 92.75    | 34.53 | 117.27 | 51.29  | 428.57 | 85.26 to 99.35  | 135,687    | 125,850   |      |

**36 Garfield**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 6  
Total Sales Price : 854,943  
Total Adj. Sales Price : 854,943  
Total Assessed Value : 766,129  
Avg. Adj. Sales Price : 142,491  
Avg. Assessed Value : 127,688

MEDIAN : 97  
WGT. MEAN : 90  
MEAN : 112  
COD : 34.61  
PRD : 125.40

COV : 53.64  
STD : 60.27  
Avg. Abs. Dev : 33.58  
MAX Sales Ratio : 231.52  
MIN Sales Ratio : 63.19

95% Median C.I. : 63.19 to 231.52  
95% Wgt. Mean C.I. : 59.64 to 119.59  
95% Mean C.I. : 49.11 to 175.63

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |        |        |                 | 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-18 To 31-DEC-18 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-19 To 31-MAR-19 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-APR-19 To 30-JUN-19 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JUL-19 To 30-SEP-19 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-19 To 31-DEC-19 | 3     | 91.41  | 86.12  | 80.33    | 14.79 | 107.21 | 63.19  | 103.75 | N/A             | 196,648              | 157,975        |
| 01-JAN-20 To 31-MAR-20 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-APR-20 To 30-JUN-20 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JUL-20 To 30-SEP-20 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-20 To 31-DEC-20 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-21 To 31-MAR-21 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-APR-21 To 30-JUN-21 | 1     | 102.60 | 102.60 | 102.60   | 00.00 | 100.00 | 102.60 | 102.60 | N/A             | 75,000               | 76,947         |
| 01-JUL-21 To 30-SEP-21 | 2     | 156.65 | 156.65 | 113.29   | 47.80 | 138.27 | 81.77  | 231.52 | N/A             | 95,000               | 107,628        |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-18 To 30-SEP-19 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-19 To 30-SEP-20 | 3     | 91.41  | 86.12  | 80.33    | 14.79 | 107.21 | 63.19  | 103.75 | N/A             | 196,648              | 157,975        |
| 01-OCT-20 To 30-SEP-21 | 3     | 102.60 | 138.63 | 110.27   | 48.65 | 125.72 | 81.77  | 231.52 | N/A             | 88,333               | 97,401         |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-19 To 31-DEC-19 | 3     | 91.41  | 86.12  | 80.33    | 14.79 | 107.21 | 63.19  | 103.75 | N/A             | 196,648              | 157,975        |
| 01-JAN-20 To 31-DEC-20 |       |        |        |          |       |        |        |        |                 |                      |                |
| <u>ALL</u>             | 6     | 97.01  | 112.37 | 89.61    | 34.61 | 125.40 | 63.19  | 231.52 | 63.19 to 231.52 | 142,491              | 127,688        |

| <b>VALUATION GROUP</b> |       |        |        |          |       |        |       |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |                      |                |
| 1                      | 6     | 97.01  | 112.37 | 89.61    | 34.61 | 125.40 | 63.19 | 231.52 | 63.19 to 231.52 | 142,491              | 127,688        |
| <u>ALL</u>             | 6     | 97.01  | 112.37 | 89.61    | 34.61 | 125.40 | 63.19 | 231.52 | 63.19 to 231.52 | 142,491              | 127,688        |

| <b>PROPERTY TYPE *</b> |       |        |        |          |       |        |        |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                      |                |
| 02                     |       |        |        |          |       |        |        |        |                 |                      |                |
| 03                     | 5     | 91.41  | 114.10 | 88.45    | 41.38 | 129.00 | 63.19  | 231.52 | N/A             | 157,989              | 139,739        |
| 04                     | 1     | 103.75 | 103.75 | 103.75   | 00.00 | 100.00 | 103.75 | 103.75 | N/A             | 65,000               | 67,435         |
| <u>ALL</u>             | 6     | 97.01  | 112.37 | 89.61    | 34.61 | 125.40 | 63.19  | 231.52 | 63.19 to 231.52 | 142,491              | 127,688        |

**36 Garfield**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 6  
Total Sales Price : 854,943  
Total Adj. Sales Price : 854,943  
Total Assessed Value : 766,129  
Avg. Adj. Sales Price : 142,491  
Avg. Assessed Value : 127,688

MEDIAN : 97  
WGT. MEAN : 90  
MEAN : 112  
COD : 34.61  
PRD : 125.40

COV : 53.64  
STD : 60.27  
Avg. Abs. Dev : 33.58  
MAX Sales Ratio : 231.52  
MIN Sales Ratio : 63.19

95% Median C.I. : 63.19 to 231.52  
95% Wgt. Mean C.I. : 59.64 to 119.59  
95% Mean C.I. : 49.11 to 175.63

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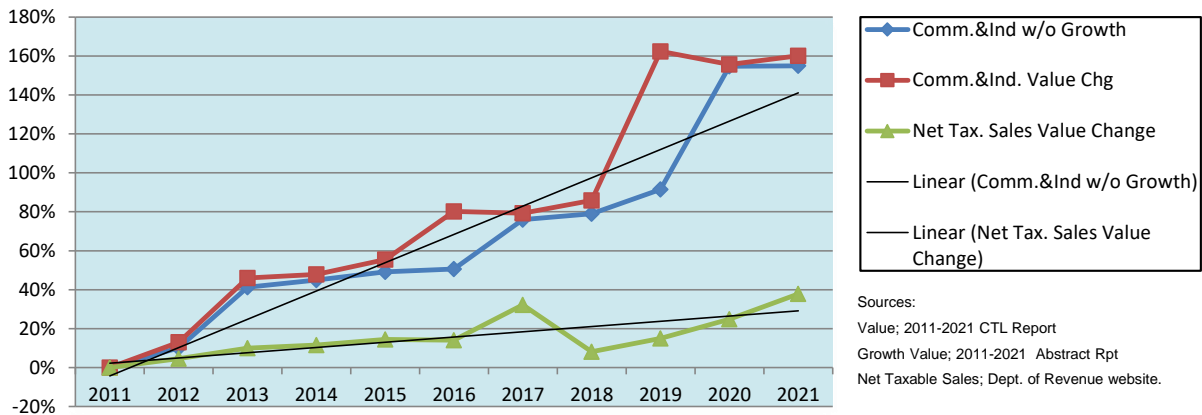
**SALE PRICE \***

| RANGE                      | COUNT    | MEDIAN       | MEAN          | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.        | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|----------|--------------|---------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| <b>Low \$ Ranges</b>       |          |              |               |              |              |               |              |               |                        |                      |                |
| Less Than 5,000            |          |              |               |              |              |               |              |               |                        |                      |                |
| Less Than 15,000           |          |              |               |              |              |               |              |               |                        |                      |                |
| Less Than 30,000           |          |              |               |              |              |               |              |               |                        |                      |                |
| <b>Ranges Excl. Low \$</b> |          |              |               |              |              |               |              |               |                        |                      |                |
| Greater Than 4,999         | 6        | 97.01        | 112.37        | 89.61        | 34.61        | 125.40        | 63.19        | 231.52        | 63.19 to 231.52        | 142,491              | 127,688        |
| Greater Than 14,999        | 6        | 97.01        | 112.37        | 89.61        | 34.61        | 125.40        | 63.19        | 231.52        | 63.19 to 231.52        | 142,491              | 127,688        |
| Greater Than 29,999        | 6        | 97.01        | 112.37        | 89.61        | 34.61        | 125.40        | 63.19        | 231.52        | 63.19 to 231.52        | 142,491              | 127,688        |
| <b>Incremental Ranges</b>  |          |              |               |              |              |               |              |               |                        |                      |                |
| 0 TO 4,999                 |          |              |               |              |              |               |              |               |                        |                      |                |
| 5,000 TO 14,999            |          |              |               |              |              |               |              |               |                        |                      |                |
| 15,000 TO 29,999           |          |              |               |              |              |               |              |               |                        |                      |                |
| 30,000 TO 59,999           | 1        | 231.52       | 231.52        | 231.52       | 00.00        | 100.00        | 231.52       | 231.52        | N/A                    | 40,000               | 92,608         |
| 60,000 TO 99,999           | 2        | 103.18       | 103.18        | 103.13       | 00.56        | 100.05        | 102.60       | 103.75        | N/A                    | 70,000               | 72,191         |
| 100,000 TO 149,999         |          |              |               |              |              |               |              |               |                        |                      |                |
| 150,000 TO 249,999         | 1        | 81.77        | 81.77         | 81.77        | 00.00        | 100.00        | 81.77        | 81.77         | N/A                    | 150,000              | 122,648        |
| 250,000 TO 499,999         | 2        | 77.30        | 77.30         | 77.44        | 18.25        | 99.82         | 63.19        | 91.41         | N/A                    | 262,472              | 203,246        |
| 500,000 TO 999,999         |          |              |               |              |              |               |              |               |                        |                      |                |
| 1,000,000 TO 1,999,999     |          |              |               |              |              |               |              |               |                        |                      |                |
| 2,000,000 TO 4,999,999     |          |              |               |              |              |               |              |               |                        |                      |                |
| 5,000,000 TO 9,999,999     |          |              |               |              |              |               |              |               |                        |                      |                |
| 10,000,000 +               |          |              |               |              |              |               |              |               |                        |                      |                |
| <b>ALL</b>                 | <b>6</b> | <b>97.01</b> | <b>112.37</b> | <b>89.61</b> | <b>34.61</b> | <b>125.40</b> | <b>63.19</b> | <b>231.52</b> | <b>63.19 to 231.52</b> | <b>142,491</b>       | <b>127,688</b> |

**OCCUPANCY CODE**

| RANGE      | COUNT    | MEDIAN       | MEAN          | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.        | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|----------|--------------|---------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| 202        | 1        | 81.77        | 81.77         | 81.77        | 00.00        | 100.00        | 81.77        | 81.77         | N/A                    | 150,000              | 122,648        |
| 204        | 1        | 63.19        | 63.19         | 63.19        | 00.00        | 100.00        | 63.19        | 63.19         | N/A                    | 260,000              | 164,304        |
| 302        | 1        | 102.60       | 102.60        | 102.60       | 00.00        | 100.00        | 102.60       | 102.60        | N/A                    | 75,000               | 76,947         |
| 701        | 3        | 103.75       | 142.23        | 108.73       | 45.01        | 130.81        | 91.41        | 231.52        | N/A                    | 123,314              | 134,077        |
| <b>ALL</b> | <b>6</b> | <b>97.01</b> | <b>112.37</b> | <b>89.61</b> | <b>34.61</b> | <b>125.40</b> | <b>63.19</b> | <b>231.52</b> | <b>63.19 to 231.52</b> | <b>142,491</b>       | <b>127,688</b> |

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



| Tax Year        | Value         | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|-----------------|---------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2011            | \$ 6,932,405  | \$ 48,330    | 0.70%             | \$ 6,884,075         |                    | \$ 17,881,289           |                      |
| 2012            | \$ 7,829,845  | \$ 199,895   | 2.55%             | \$ 7,629,950         | 10.06%             | \$ 18,692,083           | 4.53%                |
| 2013            | \$ 10,123,995 | \$ 331,295   | 3.27%             | \$ 9,792,700         | 25.07%             | \$ 19,660,359           | 5.18%                |
| 2014            | \$ 10,246,040 | \$ 194,570   | 1.90%             | \$ 10,051,470        | -0.72%             | \$ 19,952,959           | 1.49%                |
| 2015            | \$ 10,775,321 | \$ 437,440   | 4.06%             | \$ 10,337,881        | 0.90%              | \$ 20,473,515           | 2.61%                |
| 2016            | \$ 12,490,760 | \$ 2,050,716 | 16.42%            | \$ 10,440,044        | -3.11%             | \$ 20,390,786           | -0.40%               |
| 2017            | \$ 12,429,337 | \$ 231,486   | 1.86%             | \$ 12,197,851        | -2.35%             | \$ 23,636,292           | 15.92%               |
| 2018            | \$ 12,885,567 | \$ 472,282   | 3.67%             | \$ 12,413,285        | -0.13%             | \$ 19,339,823           | -18.18%              |
| 2019            | \$ 18,192,497 | \$ 4,913,961 | 27.01%            | \$ 13,278,536        | 3.05%              | \$ 20,555,877           | 6.29%                |
| 2020            | \$ 17,727,769 | \$ 68,012    | 0.38%             | \$ 17,659,757        | -2.93%             | \$ 22,319,796           | 8.58%                |
| 2021            | \$ 18,037,608 | \$ 362,702   | 2.01%             | \$ 17,674,906        | -0.30%             | \$ 24,640,605           | 10.40%               |
| <b>Ann %chg</b> | <b>10.03%</b> |              |                   | <b>Average</b>       | <b>2.95%</b>       | 3.26%                   | <b>3.64%</b>         |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011     | -                   | -               | -                   |
| 2012     | 10.06%              | 12.95%          | 4.53%               |
| 2013     | 41.26%              | 46.04%          | 9.95%               |
| 2014     | 44.99%              | 47.80%          | 11.59%              |
| 2015     | 49.12%              | 55.43%          | 14.50%              |
| 2016     | 50.60%              | 80.18%          | 14.03%              |
| 2017     | 75.95%              | 79.29%          | 32.18%              |
| 2018     | 79.06%              | 85.87%          | 8.16%               |
| 2019     | 91.54%              | 162.43%         | 14.96%              |
| 2020     | 154.74%             | 155.72%         | 24.82%              |
| 2021     | 154.96%             | 160.19%         | 37.80%              |

|               |          |
|---------------|----------|
| County Number | 36       |
| County Name   | Garfield |



**36 Garfield**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 22  
Total Sales Price : 16,166,390  
Total Adj. Sales Price : 16,166,390  
Total Assessed Value : 11,371,751  
Avg. Adj. Sales Price : 734,836  
Avg. Assessed Value : 516,898

MEDIAN : 69  
WGT. MEAN : 70  
MEAN : 73  
COD : 17.14  
PRD : 103.10

COV : 22.52  
STD : 16.33  
Avg. Abs. Dev : 11.90  
MAX Sales Ratio : 113.32  
MIN Sales Ratio : 49.61

95% Median C.I. : 62.68 to 77.94  
95% Wgt. Mean C.I. : 64.13 to 76.55  
95% Mean C.I. : 65.28 to 79.76

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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-18 To 31-DEC-18 | 2     | 55.12  | 55.12 | 57.28    | 10.00 | 96.23  | 49.61 | 60.63  | N/A             | 1,292,805            | 740,521        |
| 01-JAN-19 To 31-MAR-19 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-APR-19 To 30-JUN-19 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-JUL-19 To 30-SEP-19 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-19 To 31-DEC-19 | 2     | 73.52  | 73.52 | 73.15    | 06.03 | 100.51 | 69.09 | 77.94  | N/A             | 479,250              | 350,575        |
| 01-JAN-20 To 31-MAR-20 | 3     | 80.51  | 89.53 | 80.08    | 15.97 | 111.80 | 74.75 | 113.32 | N/A             | 1,026,674            | 822,197        |
| 01-APR-20 To 30-JUN-20 | 3     | 69.76  | 77.60 | 73.64    | 18.00 | 105.38 | 62.68 | 100.36 | N/A             | 850,231              | 626,077        |
| 01-JUL-20 To 30-SEP-20 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-20 To 31-DEC-20 | 2     | 77.54  | 77.54 | 70.55    | 32.53 | 109.91 | 52.32 | 102.75 | N/A             | 604,195              | 426,272        |
| 01-JAN-21 To 31-MAR-21 | 4     | 64.12  | 62.35 | 63.38    | 06.04 | 98.37  | 53.18 | 67.99  | N/A             | 534,250              | 338,590        |
| 01-APR-21 To 30-JUN-21 | 3     | 72.41  | 70.46 | 69.39    | 05.90 | 101.54 | 63.08 | 75.88  | N/A             | 455,333              | 315,956        |
| 01-JUL-21 To 30-SEP-21 | 3     | 76.22  | 73.62 | 74.12    | 10.78 | 99.33  | 59.99 | 84.66  | N/A             | 760,060              | 563,322        |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-18 To 30-SEP-19 | 2     | 55.12  | 55.12 | 57.28    | 10.00 | 96.23  | 49.61 | 60.63  | N/A             | 1,292,805            | 740,521        |
| 01-OCT-19 To 30-SEP-20 | 8     | 76.35  | 81.05 | 76.58    | 15.69 | 105.84 | 62.68 | 113.32 | 62.68 to 113.32 | 823,652              | 630,747        |
| 01-OCT-20 To 30-SEP-21 | 12    | 66.22  | 69.73 | 69.29    | 15.49 | 100.64 | 52.32 | 102.75 | 59.99 to 76.22  | 582,631              | 403,728        |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-JAN-19 To 31-DEC-19 | 2     | 73.52  | 73.52 | 73.15    | 06.03 | 100.51 | 69.09 | 77.94  | N/A             | 479,250              | 350,575        |
| 01-JAN-20 To 31-DEC-20 | 8     | 77.63  | 82.06 | 75.99    | 22.13 | 107.99 | 52.32 | 113.32 | 52.32 to 113.32 | 854,888              | 649,671        |
| <u>ALL</u>             | 22    | 69.43  | 72.52 | 70.34    | 17.14 | 103.10 | 49.61 | 113.32 | 62.68 to 77.94  | 734,836              | 516,898        |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1          | 22    | 69.43  | 72.52 | 70.34    | 17.14 | 103.10 | 49.61 | 113.32 | 62.68 to 77.94  | 734,836              | 516,898        |
| <u>ALL</u> | 22    | 69.43  | 72.52 | 70.34    | 17.14 | 103.10 | 49.61 | 113.32 | 62.68 to 77.94  | 734,836              | 516,898        |

**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>Grass</u> |       |        |       |          |       |        |       |        |                 |                      |                |
| County       | 14    | 73.58  | 76.86 | 73.51    | 18.29 | 104.56 | 53.18 | 113.32 | 62.68 to 100.36 | 735,438              | 540,610        |
| 1            | 14    | 73.58  | 76.86 | 73.51    | 18.29 | 104.56 | 53.18 | 113.32 | 62.68 to 100.36 | 735,438              | 540,610        |
| <u>ALL</u>   | 22    | 69.43  | 72.52 | 70.34    | 17.14 | 103.10 | 49.61 | 113.32 | 62.68 to 77.94  | 734,836              | 516,898        |

**36 Garfield**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 22  
 Total Sales Price : 16,166,390  
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 Total Assessed Value : 11,371,751  
 Avg. Adj. Sales Price : 734,836  
 Avg. Assessed Value : 516,898

MEDIAN : 69  
 WGT. MEAN : 70  
 MEAN : 73  
 COD : 17.14  
 PRD : 103.10

COV : 22.52  
 STD : 16.33  
 Avg. Abs. Dev : 11.90  
 MAX Sales Ratio : 113.32  
 MIN Sales Ratio : 49.61

95% Median C.I. : 62.68 to 77.94  
 95% Wgt. Mean C.I. : 64.13 to 76.55  
 95% Mean C.I. : 65.28 to 79.76

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**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 |
|------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>Irrigated</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 2         | 65.13        | 65.13        | 61.63        | 19.67        | 105.68        | 52.32        | 77.94         | N/A                   | 605,753              | 373,301        |
| 1                | 2         | 65.13        | 65.13        | 61.63        | 19.67        | 105.68        | 52.32        | 77.94         | N/A                   | 605,753              | 373,301        |
| <b>Grass</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 19        | 69.09        | 73.10        | 70.70        | 17.44        | 103.39        | 49.61        | 113.32        | 62.68 to 80.51        | 737,099              | 521,106        |
| 1                | 19        | 69.09        | 73.10        | 70.70        | 17.44        | 103.39        | 49.61        | 113.32        | 62.68 to 80.51        | 737,099              | 521,106        |
| <b>ALL</b>       | <b>22</b> | <b>69.43</b> | <b>72.52</b> | <b>70.34</b> | <b>17.14</b> | <b>103.10</b> | <b>49.61</b> | <b>113.32</b> | <b>62.68 to 77.94</b> | <b>734,836</b>       | <b>516,898</b> |

## Garfield County 2022 Average Acre Value Comparison

| County   | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Garfield | 1        | 3,400 | 3,400 | 3,400 | 2,900 | 2,900 | 2,575 | 2,575 | 2,200 | <b>2,958</b>     |
| Loup     | 1        | 3,045 | 3,045 | 3,045 | 3,045 | 2,685 | 2,685 | 2,685 | 1,790 | <b>2,816</b>     |
| Holt     | 4        | n/a   | n/a   | n/a   | 2,200 | n/a   | 2,100 | 2,000 | 2,000 | <b>2,087</b>     |
| Wheeler  | 1        | 3,725 | 3,725 | 3,695 | 3,695 | 3,680 | 3,680 | 3,670 | 3,670 | <b>3,675</b>     |
| Valley   | 1        | 3,635 | 3,635 | 3,635 | 3,125 | 2,955 | 2,955 | 2,600 | 2,600 | <b>3,291</b>     |
| Custer   | 3        | 3,700 | 3,700 | 3,692 | 3,450 | 3,225 | 3,225 | 2,450 | 2,450 | <b>3,159</b>     |
| Holt     | 3        | 2,300 | 2,300 | 2,200 | 2,200 | 2,038 | 2,100 | 2,000 | 2,000 | <b>2,094</b>     |

| County   | Mkt Area | 1D1   | 1D    | 2D1   | 2D    | 3D1   | 3D    | 4D1   | 4D    | WEIGHTED AVG DRY |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Garfield | 1        | n/a   | 1,450 | 1,450 | 1,270 | 1,270 | 1,060 | 1,050 | 995   | <b>1,231</b>     |
| Loup     | 1        | n/a   | 830   | 830   | 830   | 775   | 700   | 700   | 700   | <b>769</b>       |
| Holt     | 4        | n/a   | n/a   | n/a   | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | <b>2,000</b>     |
| Wheeler  | 1        | 1,820 | 1,730 | 1,570 | 1,500 | 1,440 | 1,380 | 1,295 | 1,230 | <b>1,366</b>     |
| Valley   | 1        | n/a   | 1,740 | 1,740 | 1,740 | 1,705 | 1,705 | 1,705 | 1,595 | <b>1,694</b>     |
| Custer   | 3        | n/a   | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | <b>1,375</b>     |
| Holt     | 3        | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | <b>2,000</b>     |

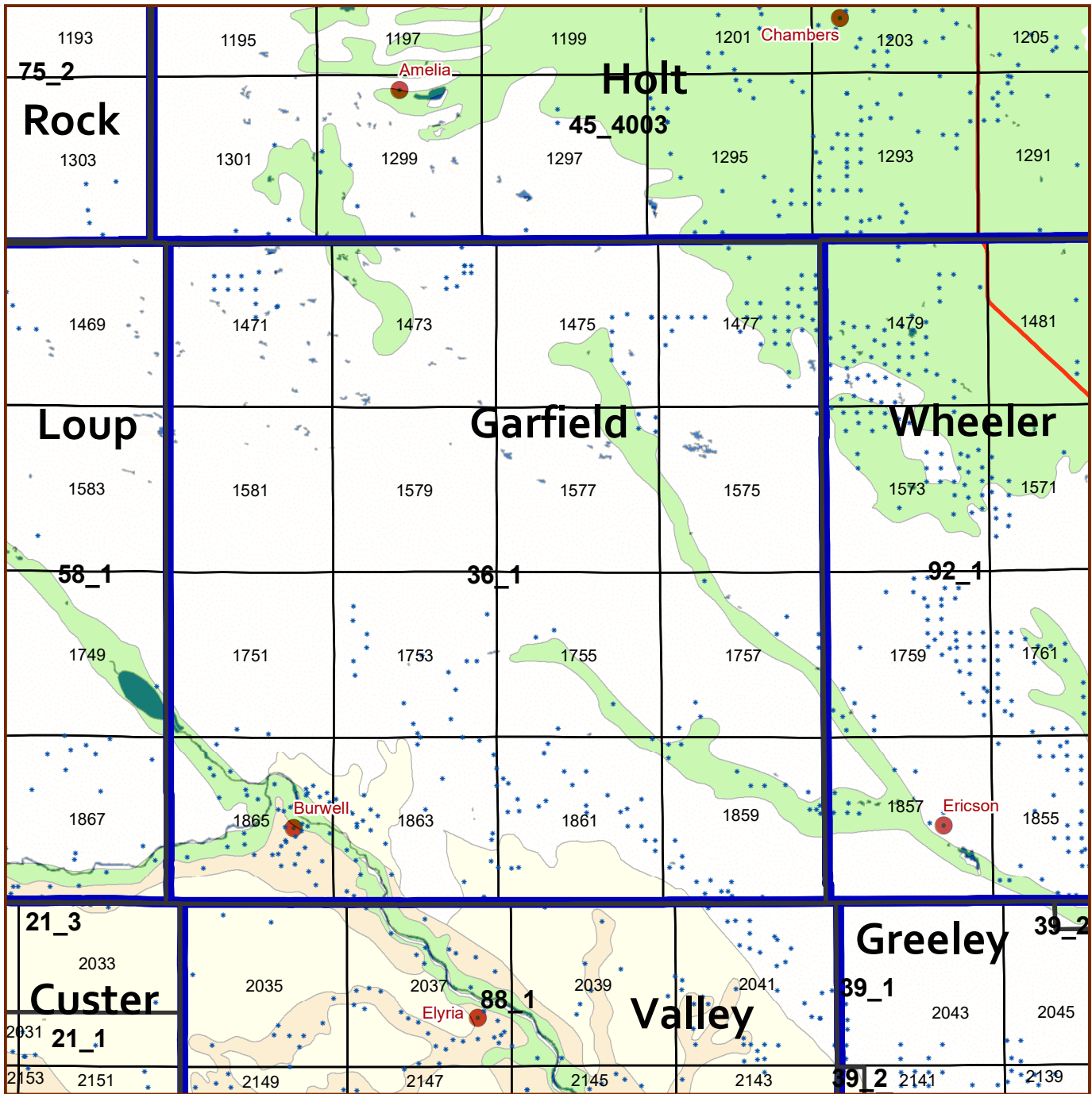
| County   | Mkt Area | 1G1   | 1G    | 2G1   | 2G    | 3G1   | 3G  | 4G1 | 4G    | WEIGHTED AVG GRASS |
|----------|----------|-------|-------|-------|-------|-------|-----|-----|-------|--------------------|
| Garfield | 1        | 800   | n/a   | 761   | 800   | 700   | 700 | 790 | 701   | <b>727</b>         |
| Loup     | 1        | 630   | n/a   | 630   | 630   | 630   | 630 | 630 | 630   | <b>630</b>         |
| Holt     | 4        | 680   | 737   | 511   | 1,200 | 500   | 500 | n/a | 501   | <b>577</b>         |
| Wheeler  | 1        | 997   | 1,000 | 989   | 985   | 990   | 990 | 960 | 892   | <b>989</b>         |
| Valley   | 1        | 1,100 | 1,100 | 1,000 | 996   | 1,000 | 997 | 635 | 665   | <b>991</b>         |
| Custer   | 3        | 848   | 961   | 800   | 752   | 796   | 632 | n/a | 1,281 | <b>757</b>         |
| Holt     | 3        | 1,223 | 1,475 | 1,036 | 1,339 | 839   | 819 | 802 | 951   | <b>1,093</b>       |

| County   | Mkt Area | CRP   | TIMBER | WASTE |
|----------|----------|-------|--------|-------|
| Garfield | 1        | 778   | n/a    | 191   |
| Loup     | 1        | 787   | n/a    | 100   |
| Holt     | 4        | 1,237 | 0      | 250   |
| Wheeler  | 1        | 1,737 | n/a    | 795   |
| Valley   | 1        | 1,010 | n/a    | 250   |
| Custer   | 3        | 1,115 | n/a    | 50    |

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

# GARFIELD COUNTY



**Legend**

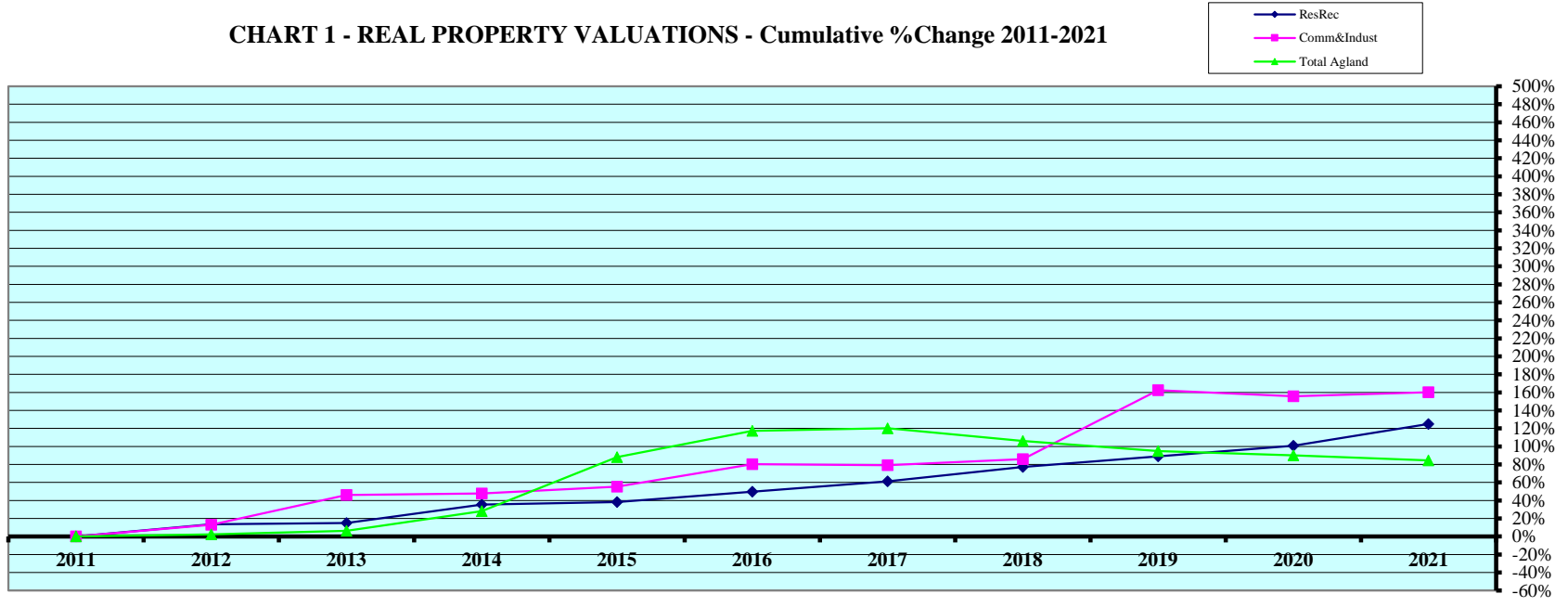
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils**

**CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



| Tax Year | Residential & Recreational <sup>(1)</sup> |                |          |           | Commercial & Industrial <sup>(1)</sup> |                |          |           | Total Agricultural Land <sup>(1)</sup> |                |          |           |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
|          | Value                                     | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2011     | 38,982,680                                | -              | -        | -         | 6,932,405                              | -              | -        | -         | 157,003,280                            | -              | -        | -         |
| 2012     | 44,268,170                                | 5,285,490      | 13.56%   | 13.56%    | 7,829,845                              | 897,440        | 12.95%   | 12.95%    | 160,568,605                            | 3,565,325      | 2.27%    | 2.27%     |
| 2013     | 44,860,170                                | 592,000        | 1.34%    | 15.08%    | 10,123,995                             | 2,294,150      | 29.30%   | 46.04%    | 166,807,655                            | 6,239,050      | 3.89%    | 6.24%     |
| 2014     | 52,776,645                                | 7,916,475      | 17.65%   | 35.38%    | 10,246,040                             | 122,045        | 1.21%    | 47.80%    | 201,319,000                            | 34,511,345     | 20.69%   | 28.23%    |
| 2015     | 53,857,120                                | 1,080,475      | 2.05%    | 38.16%    | 10,775,321                             | 529,281        | 5.17%    | 55.43%    | 295,584,900                            | 94,265,900     | 46.82%   | 88.27%    |
| 2016     | 58,417,725                                | 4,560,605      | 8.47%    | 49.86%    | 12,490,760                             | 1,715,439      | 15.92%   | 80.18%    | 341,338,275                            | 45,753,375     | 15.48%   | 117.41%   |
| 2017     | 62,798,729                                | 4,381,004      | 7.50%    | 61.09%    | 12,429,337                             | -61,423        | -0.49%   | 79.29%    | 345,776,198                            | 4,437,923      | 1.30%    | 120.24%   |
| 2018     | 69,127,158                                | 6,328,429      | 10.08%   | 77.33%    | 12,885,567                             | 456,230        | 3.67%    | 85.87%    | 323,362,875                            | -22,413,323    | -6.48%   | 105.96%   |
| 2019     | 73,687,378                                | 4,560,220      | 6.60%    | 89.03%    | 18,192,497                             | 5,306,930      | 41.19%   | 162.43%   | 305,983,600                            | -17,379,275    | -5.37%   | 94.89%    |
| 2020     | 78,293,416                                | 4,606,038      | 6.25%    | 100.84%   | 17,727,769                             | -464,728       | -2.55%   | 155.72%   | 298,550,136                            | -7,433,464     | -2.43%   | 90.16%    |
| 2021     | 87,703,200                                | 9,409,784      | 12.02%   | 124.98%   | 18,037,608                             | 309,839        | 1.75%    | 160.19%   | 289,472,854                            | -9,077,282     | -3.04%   | 84.37%    |

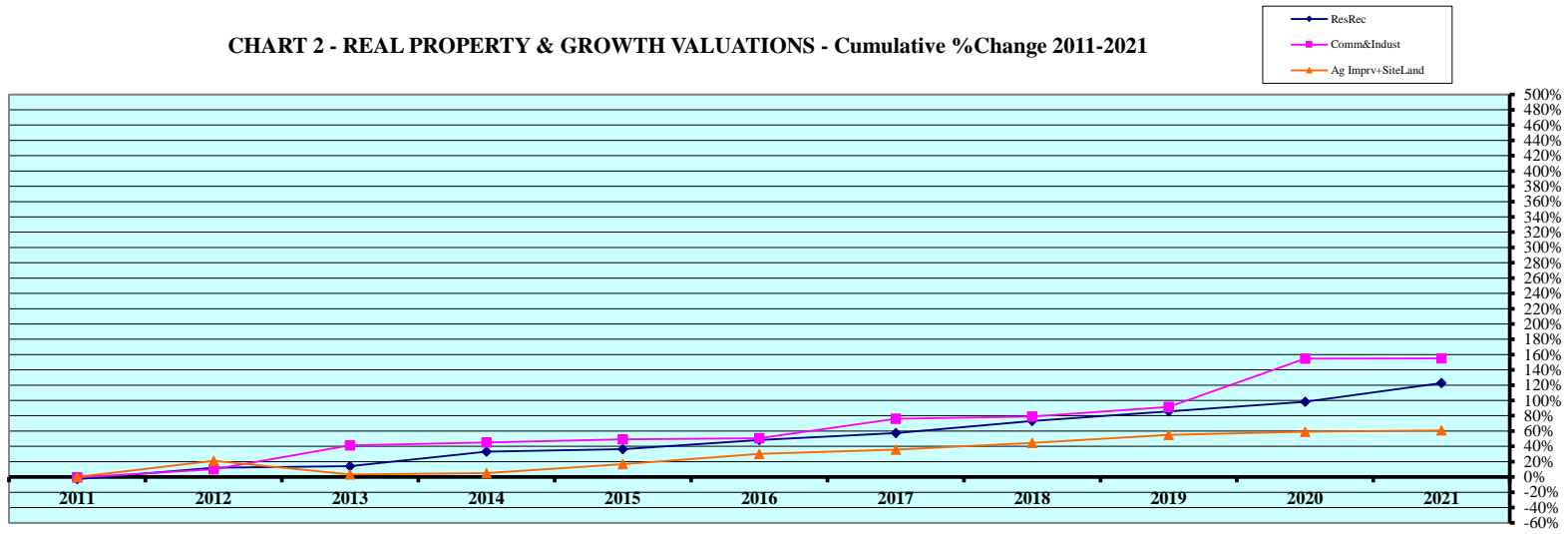
Rate Annual %chg: Residential & Recreational **8.45%**      Commercial & Industrial **10.03%**      Agricultural Land **6.31%**

Cnty# **36**  
County **GARFIELD**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



| Tax Year     | Residential & Recreational <sup>(1)</sup> |              |                   |                            |                    |                     | Commercial & Industrial <sup>(1)</sup> |              |                   |                      |                    |                     |                  |  |  |       |  |  |
|--------------|---|--------------|-------------------|----------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|------------------|--|--|-------|--|--|
|              | Value                                     | Growth Value | % growth of value | Value Exclud. Growth       | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value                                  | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |                  |  |  |       |  |  |
| 2011         | 38,982,680                                | 1,105,580    | 2.84%             | 37,877,100                 | -                  | -2.84%              | 6,932,405                              | 48,330       | 0.70%             | 6,884,075            | -                  | -0.70%              |                  |  |  |       |  |  |
| 2012         | 44,268,170                                | 582,780      | 1.32%             | 43,685,390                 | 12.06%             | 12.06%              | 7,829,845                              | 199,895      | 2.55%             | 7,629,950            | 10.06%             | 10.06%              |                  |  |  |       |  |  |
| 2013         | 44,860,170                                | 387,580      | 0.86%             | 44,472,590                 | 0.46%              | 14.08%              | 10,123,995                             | 331,295      | 3.27%             | 9,792,700            | 25.07%             | 41.26%              |                  |  |  |       |  |  |
| 2014         | 52,776,645                                | 878,885      | 1.67%             | 51,897,760                 | 15.69%             | 33.13%              | 10,246,040                             | 194,570      | 1.90%             | 10,051,470           | -0.72%             | 44.99%              |                  |  |  |       |  |  |
| 2015         | 53,857,120                                | 697,635      | 1.30%             | 53,159,485                 | 0.73%              | 36.37%              | 10,775,321                             | 437,440      | 4.06%             | 10,337,881           | 0.90%              | 49.12%              |                  |  |  |       |  |  |
| 2016         | 58,417,725                                | 663,000      | 1.13%             | 57,754,725                 | 7.24%              | 48.15%              | 12,490,760                             | 2,050,716    | 16.42%            | 10,440,044           | -3.11%             | 50.60%              |                  |  |  |       |  |  |
| 2017         | 62,798,729                                | 1,515,227    | 2.41%             | 61,283,502                 | 4.91%              | 57.21%              | 12,429,337                             | 231,486      | 1.86%             | 12,197,851           | -2.35%             | 75.95%              |                  |  |  |       |  |  |
| 2018         | 69,127,158                                | 1,585,134    | 2.29%             | 67,542,024                 | 7.55%              | 73.26%              | 12,885,567                             | 472,282      | 3.67%             | 12,413,285           | -0.13%             | 79.06%              |                  |  |  |       |  |  |
| 2019         | 73,687,378                                | 1,285,623    | 1.74%             | 72,401,755                 | 4.74%              | 85.73%              | 18,192,497                             | 4,913,961    | 27.01%            | 13,278,536           | 3.05%              | 91.54%              |                  |  |  |       |  |  |
| 2020         | 78,293,416                                | 1,050,638    | 1.34%             | 77,242,778                 | 4.82%              | 98.15%              | 17,727,769                             | 68,012       | 0.38%             | 17,659,757           | -2.93%             | 154.74%             |                  |  |  |       |  |  |
| 2021         | 87,703,200                                | 874,316      | 1.00%             | 86,828,884                 | 10.90%             | 122.74%             | 18,037,608                             | 362,702      | 2.01%             | 17,674,906           | -0.30%             | 154.96%             |                  |  |  |       |  |  |
| Rate Ann%chg | 8.45%                                     |              |                   | Resid & Recreat w/o growth |                    |                     | 6.91%                                  |              |                   | 10.03%               |                    |                     | C & I w/o growth |  |  | 2.95% |  |  |

| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                             |                           |              |                   |                      |                          |                     |       |  |
|--------------|--|-----------------------------|---------------------------|--------------|-------------------|----------------------|--------------------------|---------------------|-------|--|
|              | Agric. Dwelling & Homesite Value           | Ag Outblgd & Farmsite Value | Ag Imprv+Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth       | Cmltv%chg w/o grwth |       |  |
| 2011         | 12,305,235                                 | 6,327,415                   | 18,632,650                | 473,730      | 2.54%             | 18,158,920           | -                        | -                   |       |  |
| 2012         | 14,964,670                                 | 7,966,320                   | 22,930,990                | 359,570      | 1.57%             | 22,571,420           | 21.14%                   | 21.14%              |       |  |
| 2013         | 12,407,390                                 | 7,407,540                   | 19,814,930                | 582,675      | 2.94%             | 19,232,255           | -16.13%                  | 3.22%               |       |  |
| 2014         | 12,466,460                                 | 7,531,960                   | 19,998,420                | 430,305      | 2.15%             | 19,568,115           | -1.25%                   | 5.02%               |       |  |
| 2015         | 14,766,555                                 | 7,628,540                   | 22,395,095                | 625,965      | 2.80%             | 21,769,130           | 8.85%                    | 16.83%              |       |  |
| 2016         | 16,027,170                                 | 8,719,075                   | 24,746,245                | 493,460      | 1.99%             | 24,252,785           | 8.30%                    | 30.16%              |       |  |
| 2017         | 15,669,265                                 | 10,283,400                  | 25,952,665                | 660,090      | 2.54%             | 25,292,575           | 2.21%                    | 35.74%              |       |  |
| 2018         | 16,476,855                                 | 11,063,480                  | 27,540,335                | 639,667      | 2.32%             | 26,900,668           | 3.65%                    | 44.37%              |       |  |
| 2019         | 18,486,888                                 | 11,227,141                  | 29,714,029                | 806,946      | 2.72%             | 28,907,083           | 4.96%                    | 55.14%              |       |  |
| 2020         | 19,248,321                                 | 10,688,183                  | 29,936,504                | 293,387      | 0.98%             | 29,643,117           | -0.24%                   | 59.09%              |       |  |
| 2021         | 19,457,496                                 | 11,337,691                  | 30,795,187                | 826,186      | 2.68%             | 29,969,001           | 0.11%                    | 60.84%              |       |  |
| Rate Ann%chg | 4.69%                                      |                             | 6.01%                     |              | 5.15%             |                      | Ag Imprv+Site w/o growth |                     | 3.16% |  |

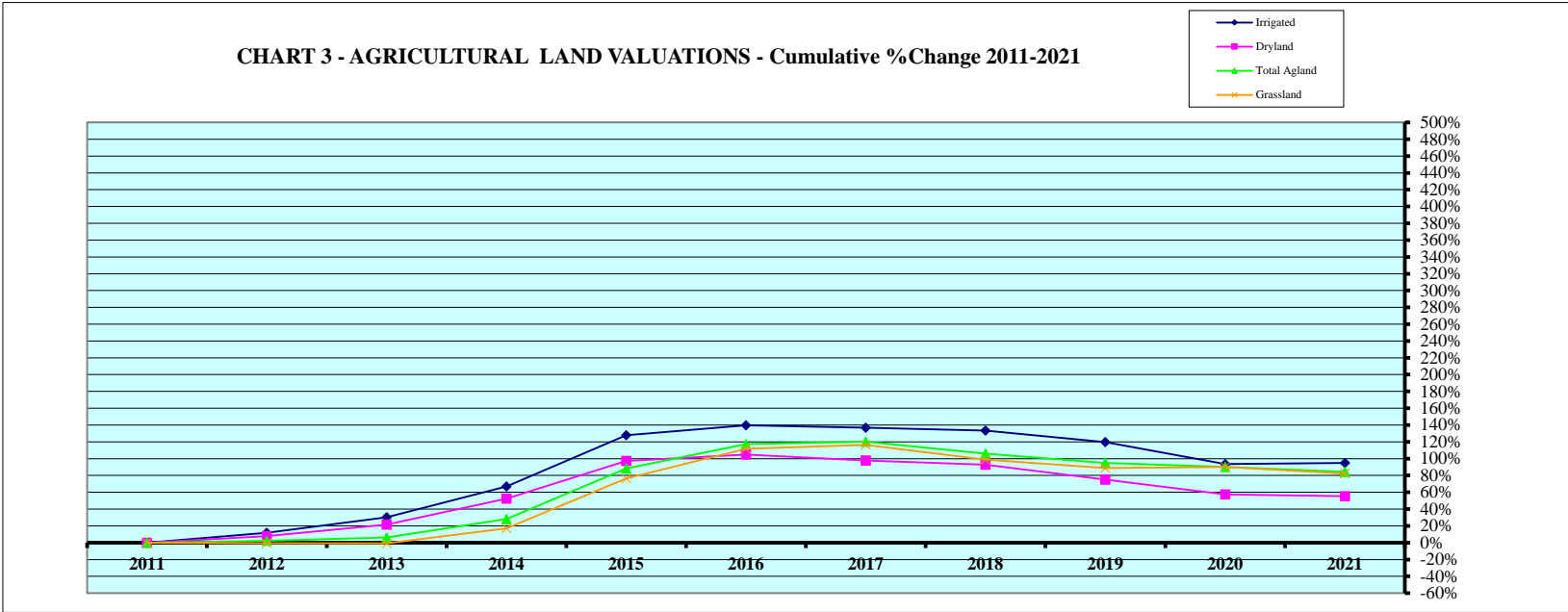
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 36  
County GARFIELD

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



| Tax Year | Irrigated Land |            |         |           | Dryland    |           |         |           | Grassland   |             |         |           |
|----------|----------------|------------|---------|-----------|------------|-----------|---------|-----------|-------------|-------------|---------|-----------|
|          | Value          | Value Chg  | Ann%chg | Cmltv%chg | Value      | Value Chg | Ann%chg | Cmltv%chg | Value       | Value Chg   | Ann%chg | Cmltv%chg |
| 2011     | 30,620,235     | -          | -       | -         | 5,555,540  | -         | -       | -         | 120,117,490 | -           | -       | -         |
| 2012     | 34,223,595     | 3,603,360  | 11.77%  | 11.77%    | 5,996,245  | 440,705   | 7.93%   | 7.93%     | 119,430,020 | -687,470    | -0.57%  | -0.57%    |
| 2013     | 39,925,470     | 5,701,875  | 16.66%  | 30.39%    | 6,747,535  | 751,290   | 12.53%  | 21.46%    | 119,241,125 | -188,895    | -0.16%  | -0.73%    |
| 2014     | 51,108,010     | 11,182,540 | 28.01%  | 66.91%    | 8,475,085  | 1,727,550 | 25.60%  | 52.55%    | 140,657,335 | 21,416,210  | 17.96%  | 17.10%    |
| 2015     | 69,774,295     | 18,666,285 | 36.52%  | 127.87%   | 10,959,765 | 2,484,680 | 29.32%  | 97.28%    | 211,838,960 | 71,181,625  | 50.61%  | 76.36%    |
| 2016     | 73,393,685     | 3,619,390  | 5.19%   | 139.69%   | 11,382,410 | 422,645   | 3.86%   | 104.88%   | 254,303,360 | 42,464,400  | 20.05%  | 111.71%   |
| 2017     | 72,503,505     | -890,180   | -1.21%  | 136.78%   | 10,986,302 | -396,108  | -3.48%  | 97.75%    | 259,884,608 | 5,581,248   | 2.19%   | 116.36%   |
| 2018     | 71,485,069     | -1,018,436 | -1.40%  | 133.46%   | 10,707,840 | -278,460  | -2.53%  | 92.74%    | 239,002,320 | -20,882,288 | -8.04%  | 98.97%    |
| 2019     | 67,303,153     | -4,181,916 | -5.85%  | 119.80%   | 9,726,312  | -981,530  | -9.17%  | 75.07%    | 226,796,786 | -12,205,534 | -5.11%  | 88.81%    |
| 2020     | 59,256,905     | -8,046,248 | -11.96% | 93.52%    | 8,749,146  | -977,166  | -10.05% | 57.49%    | 228,339,038 | 1,542,252   | 0.68%   | 90.10%    |
| 2021     | 59,699,345     | 442,440    | 0.75%   | 94.97%    | 8,623,265  | -125,881  | -1.44%  | 55.22%    | 218,948,847 | -9,390,191  | -4.11%  | 82.28%    |

Rate Ann.%chg: Irrigated **6.90%** Dryland **4.49%** Grassland **6.19%**

| Tax Year | Waste Land <sup>(1)</sup> |           |         |           | Other Agland <sup>(1)</sup> |           |         |           | Total Agricultural |             |         |           |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|---------|-----------|--------------------|-------------|---------|-----------|
|          | Value                     | Value Chg | Ann%chg | Cmltv%chg | Value                       | Value Chg | Ann%chg | Cmltv%chg | Value              | Value Chg   | Ann%chg | Cmltv%chg |
| 2011     | 710,015                   | -         | -       | -         | 0                           | -         | -       | -         | 157,003,280        | -           | -       | -         |
| 2012     | 619,795                   | -90,220   | -12.71% | -12.71%   | 298,950                     | 298,950   | -       | -         | 160,568,605        | 3,565,325   | 2.27%   | 2.27%     |
| 2013     | 615,685                   | -4,110    | -0.66%  | -13.29%   | 277,840                     | -21,110   | -7.06%  | -         | 166,807,655        | 6,239,050   | 3.89%   | 6.24%     |
| 2014     | 615,040                   | -645      | -0.10%  | -13.38%   | 463,530                     | 185,690   | 66.83%  | -         | 201,319,000        | 34,511,345  | 20.69%  | 28.23%    |
| 2015     | 1,641,055                 | 1,026,015 | 166.82% | 131.13%   | 1,370,825                   | 907,295   | 195.74% | -         | 295,584,900        | 94,265,900  | 46.82%  | 88.27%    |
| 2016     | 1,882,430                 | 241,375   | 14.71%  | 165.13%   | 376,390                     | -994,435  | -72.54% | -         | 341,338,275        | 45,753,375  | 15.48%  | 117.41%   |
| 2017     | 1,997,278                 | 114,848   | 6.10%   | 181.30%   | 404,505                     | 28,115    | 7.47%   | -         | 345,776,198        | 4,437,923   | 1.30%   | 120.24%   |
| 2018     | 1,855,394                 | -141,884  | -7.10%  | 161.32%   | 312,250                     | -92,255   | -22.81% | -         | 323,362,875        | -22,413,323 | -6.48%  | 105.96%   |
| 2019     | 1,845,099                 | -10,295   | -0.55%  | 159.87%   | 312,250                     | 0         | 0.00%   | -         | 305,983,600        | -17,379,275 | -5.37%  | 94.89%    |
| 2020     | 1,879,177                 | 34,078    | 1.85%   | 164.67%   | 325,870                     | 13,620    | 4.36%   | -         | 298,550,136        | -7,433,464  | -2.43%  | 90.16%    |
| 2021     | 1,875,017                 | -4,160    | -0.22%  | 164.08%   | 326,380                     | 510       | 0.16%   | -         | 289,472,854        | -9,077,282  | -3.04%  | 84.37%    |

Cnty# **36**  
County **GARFIELD**

Rate Ann.%chg: Total Agric Land **6.31%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

| Tax Year | IRRIGATED LAND |        |                    |                     |                       | DRYLAND    |       |                    |                     |                       | GRASSLAND   |         |                    |                     |                       |
|----------|----------------|--------|--------------------|---------------------|-----------------------|------------|-------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres  | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value      | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2011     | 21,900,790     | 20,135 | 1,088              |                     |                       | 4,526,640  | 8,765 | 516                |                     |                       | 81,700,995  | 133,333 | 613                |                     |                       |
| 2012     | 30,836,540     | 20,400 | 1,512              | 38.97%              | 38.97%                | 5,558,355  | 8,650 | 643                | 24.41%              | 24.41%                | 89,688,965  | 135,300 | 663                | 8.18%               | 9.46%                 |
| 2013     | 34,162,295     | 20,583 | 1,660              | 9.80%               | 52.60%                | 6,042,325  | 8,535 | 708                | 10.17%              | 37.07%                | 89,574,800  | 130,628 | 686                | 3.44%               | 13.24%                |
| 2014     | 39,672,840     | 20,744 | 1,913              | 15.23%              | 75.83%                | 6,796,300  | 8,432 | 806                | 13.86%              | 56.06%                | 97,239,960  | 127,646 | 762                | 11.09%              | 25.80%                |
| 2015     | 51,025,145     | 20,891 | 2,442              | 27.71%              | 124.55%               | 8,529,595  | 8,305 | 1,027              | 27.42%              | 98.86%                | 128,539,130 | 127,483 | 1,008              | 32.36%              | 66.50%                |
| 2016     | 69,709,750     | 20,621 | 3,380              | 38.41%              | 210.80%               | 11,025,435 | 7,981 | 1,381              | 34.50%              | 167.47%               | 149,636,865 | 127,257 | 1,176              | 16.62%              | 94.17%                |
| 2017     | 73,512,140     | 20,763 | 3,541              | 4.74%               | 225.51%               | 11,477,960 | 7,985 | 1,437              | 4.06%               | 178.32%               | 164,929,515 | 127,713 | 1,291              | 9.83%               | 113.25%               |
| 2018     | 72,225,429     | 20,817 | 3,470              | -2.00%              | 218.99%               | 11,139,952 | 7,852 | 1,419              | -1.31%              | 174.69%               | 174,353,050 | 127,360 | 1,369              | 6.01%               | 126.06%               |
| 2019     | 71,520,242     | 21,041 | 3,399              | -2.03%              | 212.51%               | 10,670,697 | 7,685 | 1,389              | -2.13%              | 168.85%               | 167,960,980 | 130,138 | 1,291              | -5.72%              | 113.13%               |
| 2020     | 67,133,631     | 20,753 | 3,235              | -4.83%              | 197.42%               | 9,818,192  | 7,448 | 1,318              | -5.07%              | 155.23%               | 167,183,410 | 129,675 | 1,289              | -0.11%              | 112.90%               |
| 2021     | 59,193,347     | 20,602 | 2,873              | -11.18%             | 164.16%               | 8,900,080  | 7,234 | 1,230              | -6.67%              | 138.20%               | 228,235,473 | 317,500 | 719                | -44.24%             | 17.31%                |

Rate Annual %chg Average Value/Acre: **10.20%**

**9.07%**

**1.61%**

| Tax Year | WASTE LAND <sup>(2)</sup> |       |                    |                     |                       | OTHER AGLAND <sup>(2)</sup> |       |                    |                     |                       | TOTAL AGRICULTURAL LAND <sup>(1)</sup> |         |                    |                     |                       |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
|          | Value                     | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value                       | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value                                  | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2011     | 728,300                   | 5,453 | 134                |                     |                       | 0                           | 0     |                    |                     |                       | 155,306,925                            | 357,323 | 435                |                     |                       |
| 2012     | 707,055                   | 5,512 | 128                | -3.95%              | -3.95%                | 0                           | 0     |                    |                     |                       | 157,121,375                            | 357,328 | 440                | 1.17%               | 1.17%                 |
| 2013     | 628,695                   | 5,507 | 114                | -11.01%             | -14.52%               | 209,430                     | 315   | 664                |                     |                       | 160,285,355                            | 355,582 | 451                | 2.51%               | 3.71%                 |
| 2014     | 613,495                   | 5,507 | 111                | -2.42%              | -16.59%               | 277,840                     | 375   | 741                | 11.48%              |                       | 160,285,355                            | 355,741 | 467                | 3.66%               | 7.51%                 |
| 2015     | 613,415                   | 5,262 | 117                | 4.65%               | -12.71%               | 474,745                     | 424   | 1,120              | 51.25%              |                       | 200,850,035                            | 355,464 | 565                | 20.92%              | 30.00%                |
| 2016     | 1,646,875                 | 9,406 | 175                | 50.17%              | 31.09%                | 376,390                     | 270   | 1,396              | 24.65%              |                       | 294,606,245                            | 356,065 | 827                | 46.43%              | 90.36%                |
| 2017     | 1,880,635                 | 9,420 | 200                | 14.03%              | 49.49%                | 376,390                     | 270   | 1,396              | 0.00%               |                       | 341,782,045                            | 356,074 | 960                | 16.01%              | 120.84%               |
| 2018     | 1,998,354                 | 9,521 | 210                | 5.13%               | 57.16%                | 404,505                     | 265   | 1,526              | 9.33%               |                       | 345,921,265                            | 355,646 | 973                | 1.33%               | 123.78%               |
| 2019     | 1,848,751                 | 9,516 | 194                | -7.43%              | 45.48%                | 312,250                     | 268   | 1,164              | -23.75%             |                       | 323,163,848                            | 355,456 | 909                | -6.53%              | 109.17%               |
| 2020     | 1,845,912                 | 9,538 | 194                | -0.39%              | 44.91%                | 312,250                     | 268   | 1,164              | 0.00%               |                       | 306,321,587                            | 355,469 | 862                | -5.22%              | 98.27%                |
| 2021     | 1,878,589                 | 9,814 | 191                | -1.10%              | 43.32%                | 325,870                     | 290   | 1,122              | -3.60%              |                       | 298,533,359                            | 355,441 | 840                | -2.53%              | 93.24%                |

**36**  
**GARFIELD**

Rate Annual %chg Average Value/Acre: **6.81%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**





|  |                        |                            |                         |                                   |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 2,466</b> | <b>Value : 450,565,467</b> | <b>Growth 2,728,152</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |            | SubUrban |           | Rural   |            | Total   |             | Growth    |
|---------------------------------|---------|------------|----------|-----------|---------|------------|---------|-------------|-----------|
|                                 | Records | Value      | Records  | Value     | Records | Value      | Records | Value       |           |
| <b>01. Res UnImp Land</b>       | 40      | 482,848    | 2        | 55,720    | 120     | 2,476,115  | 162     | 3,014,683   |           |
| <b>02. Res Improve Land</b>     | 524     | 7,089,709  | 27       | 1,163,343 | 179     | 7,745,497  | 730     | 15,998,549  |           |
| <b>03. Res Improvements</b>     | 525     | 44,946,275 | 27       | 3,365,453 | 216     | 24,970,197 | 768     | 73,281,925  |           |
| <b>04. Res Total</b>            | 565     | 52,518,832 | 29       | 4,584,516 | 336     | 35,191,809 | 930     | 92,295,157  | 210,052   |
| <b>% of Res Total</b>           | 60.75   | 56.90      | 3.12     | 4.97      | 36.13   | 38.13      | 37.71   | 20.48       | 7.70      |
| <b>05. Com UnImp Land</b>       | 6       | 86,245     | 2        | 46,877    | 1       | 45,835     | 9       | 178,957     |           |
| <b>06. Com Improve Land</b>     | 97      | 1,271,614  | 7        | 227,954   | 21      | 604,733    | 125     | 2,104,301   |           |
| <b>07. Com Improvements</b>     | 99      | 7,952,958  | 9        | 2,169,302 | 21      | 3,458,027  | 129     | 13,580,287  |           |
| <b>08. Com Total</b>            | 105     | 9,310,817  | 11       | 2,444,133 | 22      | 4,108,595  | 138     | 15,863,545  | 1,052,729 |
| <b>% of Com Total</b>           | 76.09   | 58.69      | 7.97     | 15.41     | 15.94   | 25.90      | 5.60    | 3.52        | 38.59     |
| <b>09. Ind UnImp Land</b>       | 0       | 0          | 1        | 38,329    | 0       | 0          | 1       | 38,329      |           |
| <b>10. Ind Improve Land</b>     | 7       | 119,880    | 4        | 152,467   | 1       | 42,568     | 12      | 314,915     |           |
| <b>11. Ind Improvements</b>     | 7       | 764,542    | 4        | 1,431,573 | 1       | 1,421,516  | 12      | 3,617,631   |           |
| <b>12. Ind Total</b>            | 7       | 884,422    | 5        | 1,622,369 | 1       | 1,464,084  | 13      | 3,970,875   | 591,295   |
| <b>% of Ind Total</b>           | 53.85   | 22.27      | 38.46    | 40.86     | 7.69    | 36.87      | 0.53    | 0.88        | 21.67     |
| <b>13. Rec UnImp Land</b>       | 0       | 0          | 0        | 0         | 0       | 0          | 0       | 0           |           |
| <b>14. Rec Improve Land</b>     | 0       | 0          | 0        | 0         | 0       | 0          | 0       | 0           |           |
| <b>15. Rec Improvements</b>     | 0       | 0          | 0        | 0         | 15      | 635,000    | 15      | 635,000     |           |
| <b>16. Rec Total</b>            | 0       | 0          | 0        | 0         | 15      | 635,000    | 15      | 635,000     | 0         |
| <b>% of Rec Total</b>           | 0.00    | 0.00       | 0.00     | 0.00      | 100.00  | 100.00     | 0.61    | 0.14        | 0.00      |
| <b>Res &amp; Rec Total</b>      | 565     | 52,518,832 | 29       | 4,584,516 | 351     | 35,826,809 | 945     | 92,930,157  | 210,052   |
| <b>% of Res &amp; Rec Total</b> | 59.79   | 56.51      | 3.07     | 4.93      | 37.14   | 38.55      | 38.32   | 20.63       | 7.70      |
| <b>Com &amp; Ind Total</b>      | 112     | 10,195,239 | 16       | 4,066,502 | 23      | 5,572,679  | 151     | 19,834,420  | 1,644,024 |
| <b>% of Com &amp; Ind Total</b> | 74.17   | 51.40      | 10.60    | 20.50     | 15.23   | 28.10      | 6.12    | 4.40        | 60.26     |
| <b>17. Taxable Total</b>        | 677     | 62,714,071 | 45       | 8,651,018 | 374     | 41,399,488 | 1,096   | 112,764,577 | 1,854,076 |
| <b>% of Taxable Total</b>       | 61.77   | 55.62      | 4.11     | 7.67      | 34.12   | 36.71      | 44.44   | 25.03       | 67.96     |

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   | 1       | 40,465     | 693,481      | 0        | 0          | 0            |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
|                  | Rural   |            |              | Total    |            |              |
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 0       | 0          | 0            | 0        | 0          | 0            |
| 19. Commercial   | 0       | 0          | 0            | 1        | 40,465     | 693,481      |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
| 22. Total Sch II |         |            |              | 1        | 40,465     | 693,481      |

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 | 0             | 0                | 1             | 1             |

Schedule V : Agricultural Records

|                      | Urban   |         | SubUrban |           | Rural   |             | Total   |             |
|----------------------|---------|---------|----------|-----------|---------|-------------|---------|-------------|
|                      | Records | Value   | Records  | Value     | Records | Value       | Records | Value       |
| 27. Ag-Vacant Land   | 2       | 81,167  | 31       | 4,259,172 | 1,021   | 217,444,398 | 1,054   | 221,784,737 |
| 28. Ag-Improved Land | 3       | 282,908 | 14       | 4,309,565 | 283     | 83,349,092  | 300     | 87,941,565  |
| 29. Ag Improvements  | 3       | 50,999  | 14       | 1,594,585 | 299     | 26,429,004  | 316     | 28,074,588  |

|              |  |  |  |       |             |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total |  |  |  | 1,370 | 337,800,890 |
|--------------|--|--|--|-------|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban |          |            | Growth  |
|---------------------------|---------|----------|------------|----------|----------|------------|---------|
|                           | Records | Acres    | Value      | Records  | Acres    | Value      |         |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 0        | 0.00     | 0          |         |
| 32. HomeSite Improv Land  | 0       | 0.00     | 0          | 10       | 10.00    | 150,000    |         |
| 33. HomeSite Improvements | 0       | 0.00     | 0          | 10       | 0.00     | 750,263    |         |
| 34. HomeSite Total        |         |          |            |          |          |            |         |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          | 2        | 35.46    | 99,618     |         |
| 36. FarmSite Improv Land  | 2       | 1.67     | 5,010      | 14       | 45.55    | 136,650    |         |
| 37. FarmSite Improvements | 3       | 0.00     | 50,999     | 14       | 0.00     | 844,322    |         |
| 38. FarmSite Total        |         |          |            |          |          |            |         |
| 39. Road & Ditches        | 0       | 0.51     | 0          | 0        | 48.42    | 0          |         |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0        | 0.00     | 0          |         |
|                           | Rural   |          |            | Total    |          |            |         |
|                           | Records | Acres    | Value      | Records  | Acres    | Value      |         |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 0        | 0.00     | 0          |         |
| 32. HomeSite Improv Land  | 198     | 219.00   | 3,345,000  | 208      | 229.00   | 3,495,000  |         |
| 33. HomeSite Improvements | 205     | 0.00     | 18,551,113 | 215      | 0.00     | 19,301,376 | 758,008 |
| 34. HomeSite Total        |         |          |            | 215      | 229.00   | 22,796,376 |         |
| 35. FarmSite UnImp Land   | 15      | 27.94    | 60,345     | 17       | 63.40    | 159,963    |         |
| 36. FarmSite Improv Land  | 255     | 676.56   | 2,013,580  | 271      | 723.78   | 2,155,240  |         |
| 37. FarmSite Improvements | 286     | 0.00     | 7,877,891  | 303      | 0.00     | 8,773,212  | 116,068 |
| 38. FarmSite Total        |         |          |            | 320      | 787.18   | 11,088,415 |         |
| 39. Road & Ditches        | 0       | 1,806.25 | 0          | 0        | 1,855.18 | 0          |         |
| 40. Other- Non Ag Use     | 0       | 2,291.55 | 1,145,775  | 0        | 2,291.55 | 1,145,775  |         |
| 41. Total Section VI      |         |          |            | 535      | 5,162.91 | 35,030,566 | 874,076 |

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated              | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1                | 4,215.96   | 20.42%      | 14,334,264  | 23.47%      | 3,400.00                |
| 46. 1A                 | 3,891.85   | 18.85%      | 13,232,290  | 21.66%      | 3,400.00                |
| 47. 2A1                | 1,171.56   | 5.67%       | 3,983,304   | 6.52%       | 3,400.00                |
| 48. 2A                 | 1,800.15   | 8.72%       | 5,220,435   | 8.55%       | 2,900.00                |
| 49. 3A1                | 1,678.52   | 8.13%       | 4,867,708   | 7.97%       | 2,900.00                |
| 50. 3A                 | 1,908.34   | 9.24%       | 4,913,983   | 8.05%       | 2,575.00                |
| 51. 4A1                | 3,641.30   | 17.63%      | 9,376,376   | 15.35%      | 2,575.01                |
| 52. 4A                 | 2,341.48   | 11.34%      | 5,151,256   | 8.43%       | 2,200.00                |
| 53. Total              | 20,649.16  | 100.00%     | 61,079,616  | 100.00%     | 2,957.97                |
| <b>Dry</b>             |            |             |             |             |                         |
| 54. 1D1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 55. 1D                 | 1,517.58   | 21.78%      | 2,200,522   | 25.65%      | 1,450.02                |
| 56. 2D1                | 282.00     | 4.05%       | 408,914     | 4.77%       | 1,450.05                |
| 57. 2D                 | 2,524.03   | 36.22%      | 3,205,526   | 37.36%      | 1,270.00                |
| 58. 3D1                | 273.64     | 3.93%       | 347,527     | 4.05%       | 1,270.02                |
| 59. 3D                 | 180.12     | 2.59%       | 190,926     | 2.23%       | 1,059.99                |
| 60. 4D1                | 854.13     | 12.26%      | 896,438     | 10.45%      | 1,049.53                |
| 61. 4D                 | 1,336.32   | 19.18%      | 1,329,674   | 15.50%      | 995.03                  |
| 62. Total              | 6,967.82   | 100.00%     | 8,579,527   | 100.00%     | 1,231.31                |
| <b>Grass</b>           |            |             |             |             |                         |
| 63. 1G1                | 46,862.99  | 14.75%      | 37,489,939  | 16.24%      | 799.99                  |
| 64. 1G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 65. 2G1                | 40,528.75  | 12.76%      | 30,872,732  | 13.37%      | 761.75                  |
| 66. 2G                 | 12,718.31  | 4.00%       | 10,174,648  | 4.41%       | 800.00                  |
| 67. 3G1                | 145,856.85 | 45.92%      | 102,099,795 | 44.21%      | 700.00                  |
| 68. 3G                 | 65,872.79  | 20.74%      | 46,110,953  | 19.97%      | 700.00                  |
| 69. 4G1                | 1,095.89   | 0.34%       | 866,089     | 0.38%       | 790.31                  |
| 70. 4G                 | 4,714.95   | 1.48%       | 3,303,240   | 1.43%       | 700.59                  |
| 71. Total              | 317,650.53 | 100.00%     | 230,917,396 | 100.00%     | 726.95                  |
| <b>Irrigated Total</b> |            |             |             |             |                         |
|                        | 20,649.16  | 5.81%       | 61,079,616  | 20.17%      | 2,957.97                |
| <b>Dry Total</b>       |            |             |             |             |                         |
|                        | 6,967.82   | 1.96%       | 8,579,527   | 2.83%       | 1,231.31                |
| <b>Grass Total</b>     |            |             |             |             |                         |
|                        | 317,650.53 | 89.39%      | 230,917,396 | 76.27%      | 726.95                  |
| 72. Waste              | 9,796.52   | 2.76%       | 1,867,405   | 0.62%       | 190.62                  |
| 73. Other              | 290.42     | 0.08%       | 326,380     | 0.11%       | 1,123.82                |
| 74. Exempt             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 75. Market Area Total  | 355,354.45 | 100.00%     | 302,770,324 | 100.00%     | 852.02                  |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban         |                | SubUrban        |                  | Rural             |                    | Total             |                    |
|----------------------|---------------|----------------|-----------------|------------------|-------------------|--------------------|-------------------|--------------------|
|                      | Acres         | Value          | Acres           | Value            | Acres             | Value              | Acres             | Value              |
| <b>76. Irrigated</b> | 101.72        | 343,972        | 2,246.08        | 7,253,741        | 18,301.36         | 53,481,903         | 20,649.16         | 61,079,616         |
| <b>77. Dry Land</b>  | 5.10          | 7,325          | 202.40          | 244,772          | 6,760.32          | 8,327,430          | 6,967.82          | 8,579,527          |
| <b>78. Grass</b>     | 9.71          | 7,768          | 819.81          | 642,700          | 316,821.01        | 230,266,928        | 317,650.53        | 230,917,396        |
| <b>79. Waste</b>     | 0.00          | 0              | 96.97           | 18,426           | 9,699.55          | 1,848,979          | 9,796.52          | 1,867,405          |
| <b>80. Other</b>     | 0.00          | 0              | 15.22           | 22,830           | 275.20            | 303,550            | 290.42            | 326,380            |
| <b>81. Exempt</b>    | 0.00          | 0              | 0.00            | 0                | 0.00              | 0                  | 0.00              | 0                  |
| <b>82. Total</b>     | <b>116.53</b> | <b>359,065</b> | <b>3,380.48</b> | <b>8,182,469</b> | <b>351,857.44</b> | <b>294,228,790</b> | <b>355,354.45</b> | <b>302,770,324</b> |

|                  | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| <b>Irrigated</b> | 20,649.16         | 5.81%          | 61,079,616         | 20.17%         | 2,957.97                |
| <b>Dry Land</b>  | 6,967.82          | 1.96%          | 8,579,527          | 2.83%          | 1,231.31                |
| <b>Grass</b>     | 317,650.53        | 89.39%         | 230,917,396        | 76.27%         | 726.95                  |
| <b>Waste</b>     | 9,796.52          | 2.76%          | 1,867,405          | 0.62%          | 190.62                  |
| <b>Other</b>     | 290.42            | 0.08%          | 326,380            | 0.11%          | 1,123.82                |
| <b>Exempt</b>    | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| <b>Total</b>     | <b>355,354.45</b> | <b>100.00%</b> | <b>302,770,324</b> | <b>100.00%</b> | <b>852.02</b>           |

Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|                                       | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 83.1 Burwell                          | 40                     | 482,848      | 524                  | 7,089,709    | 526                 | 44,990,939   | 566            | 52,563,496   | 35,313        |
| 83.2 Calamus                          | 99                     | 2,100,856    | 83                   | 3,752,495    | 127                 | 11,690,784   | 226            | 17,544,135   | 77,961        |
| 83.3 Rural                            | 23                     | 430,979      | 123                  | 5,156,345    | 130                 | 17,235,202   | 153            | 22,822,526   | 96,778        |
| 84 Residential Total                  | 162                    | 3,014,683    | 730                  | 15,998,549   | 783                 | 73,916,925   | 945            | 92,930,157   | 210,052       |



Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|              |                          | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 85.1         | Burwell                  | 7                      | 88,921       | 104                  | 1,391,494    | 107                 | 8,718,410    | 114            | 10,198,825   | 400,023       |
| 85.2         | Calamus                  | 0                      | 0            | 6                    | 180,104      | 6                   | 746,458      | 6              | 926,562      | 44,416        |
| 85.3         | Rural                    | 3                      | 128,365      | 27                   | 847,618      | 28                  | 7,733,050    | 31             | 8,709,033    | 1,199,585     |
| 86           | Commercial Total         | 10                     | 217,286      | 137                  | 2,419,216    | 141                 | 17,197,918   | 151            | 19,834,420   | 1,644,024     |

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

Market Area 1

| Pure Grass             | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 87. 1G1                | 46,544.74  | 14.70%      | 37,235,339  | 16.18%      | 799.99                  |
| 88. 1G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 89. 2G1                | 40,128.24  | 12.67%      | 30,552,324  | 13.27%      | 761.37                  |
| 90. 2G                 | 12,718.31  | 4.02%       | 10,174,648  | 4.42%       | 800.00                  |
| 91. 3G1                | 145,726.65 | 46.01%      | 102,008,655 | 44.31%      | 700.00                  |
| 92. 3G                 | 65,800.50  | 20.78%      | 46,060,350  | 20.01%      | 700.00                  |
| 93. 4G1                | 1,095.89   | 0.35%       | 866,089     | 0.38%       | 790.31                  |
| 94. 4G                 | 4,714.82   | 1.49%       | 3,303,149   | 1.43%       | 700.59                  |
| 95. Total              | 316,729.15 | 100.00%     | 230,200,554 | 100.00%     | 726.81                  |
| <b>CRP</b>             |            |             |             |             |                         |
| 96. 1C1                | 318.25     | 34.54%      | 254,600     | 35.52%      | 800.00                  |
| 97. 1C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 98. 2C1                | 400.51     | 43.47%      | 320,408     | 44.70%      | 800.00                  |
| 99. 2C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 100. 3C1               | 130.20     | 14.13%      | 91,140      | 12.71%      | 700.00                  |
| 101. 3C                | 72.29      | 7.85%       | 50,603      | 7.06%       | 700.00                  |
| 102. 4C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 103. 4C                | 0.13       | 0.01%       | 91          | 0.01%       | 700.00                  |
| 104. Total             | 921.38     | 100.00%     | 716,842     | 100.00%     | 778.01                  |
| <b>Timber</b>          |            |             |             |             |                         |
| 105. 1T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 106. 1T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 107. 2T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 108. 2T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 109. 3T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 110. 3T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 111. 4T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 112. 4T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 113. Total             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <hr/>                  |            |             |             |             |                         |
| Grass Total            | 316,729.15 | 99.71%      | 230,200,554 | 99.69%      | 726.81                  |
| CRP Total              | 921.38     | 0.29%       | 716,842     | 0.31%       | 778.01                  |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <hr/>                  |            |             |             |             |                         |
| 114. Market Area Total | 317,650.53 | 100.00%     | 230,917,396 | 100.00%     | 726.95                  |

**2022 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

36 Garfield

|   | 2021 CTL<br>County Total | 2022 Form 45<br>County Total | Value Difference<br>(2022 form 45 - 2021 CTL) | Percent<br>Change | 2022 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 87,073,200               | 92,295,157                   | 5,221,957                                     | 6.00%             | 210,052                                 | 5.76%                          |
| 02. Recreational  | 630,000                  | 635,000                      | 5,000   | 0.79%             | 0                                       | 0.79%                          |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 20,581,775               | 22,796,376                   | 2,214,601                                     | 10.76%            | 758,008                                 | 7.08%                          |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>108,284,975</b>       | <b>115,726,533</b>           | <b>7,441,558</b>                              | <b>6.87%</b>      | <b>968,060</b>                          | <b>5.98%</b>                   |
| 05. Commercial  | 14,651,314               | 15,863,545                   | 1,212,231                                     | 8.27%             | 1,052,729                               | 1.09%                          |
| 06. Industrial  | 3,386,294                | 3,970,875                    | 584,581                                       | 17.26%            | 591,295                                 | -0.20%                         |
| <b>07. Total Commercial (sum lines 5-6)</b>                       | <b>18,037,608</b>        | <b>19,834,420</b>            | <b>1,796,812</b>                              | <b>9.96%</b>      | <b>1,644,024</b>                        | <b>0.85%</b>                   |
| 08. Ag-Farmsite Land, Outbuildings                                | 11,078,322               | 11,088,415                   | 10,093  | 0.09%             | 116,068                                 | -0.96%                         |
| 09. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 10. Non Ag Use Land   | 1,145,775                | 1,145,775                    | 0   | 0.00%             |   |                                |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                      | <b>12,224,097</b>        | <b>12,234,190</b>            | <b>10,093</b>                                 | <b>0.08%</b>      | <b>116,068</b>                          | <b>-0.87%</b>                  |
| 12. Irrigated   | 59,699,345               | 61,079,616                   | 1,380,271                                     | 2.31%             |   |                                |
| 13. Dryland   | 8,623,265                | 8,579,527                    | -43,738                                       | -0.51%            |   |                                |
| 14. Grassland   | 218,948,847              | 230,917,396                  | 11,968,549                                    | 5.47%             |   |                                |
| 15. Wasteland   | 1,875,017                | 1,867,405                    | -7,612  | -0.41%            |   |                                |
| 16. Other Agland  | 326,380                  | 326,380                      | 0   | 0.00%             |   |                                |
| <b>17. Total Agricultural Land</b>                                | <b>289,472,854</b>       | <b>302,770,324</b>           | <b>13,297,470</b>                             | <b>4.59%</b>      |   |                                |
| <b>18. Total Value of all Real Property</b><br>(Locally Assessed) | <b>428,019,534</b>       | <b>450,565,467</b>           | <b>22,545,933</b>                             | <b>5.27%</b>      | <b>2,728,152</b>                        | <b>4.63%</b>                   |

## 2022 Assessment Survey for Garfield County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | One  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | None   |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | None   |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | None   |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | None   |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|            | \$152,270  |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|            | Same as above  |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|            | \$42,000   |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|            | N/A  |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|            | \$23,000   |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|            | \$2,500  |
| <b>12.</b> | <b>Amount of last year's assessor's budget not used:</b>                               |
|            | None   |

**B. Computer, Automation Information and GIS**

|     |  |
|-----|--|
| 1.  | <b>Administrative software:</b>  |
|     | Vanguard Appraisals Inc.   |
| 2.  | <b>CAMA software:</b>  |
|     | Vanguard Appraisals Inc.   |
| 3.  | <b>Personal Property software:</b>   |
|     | Vanguard Appraisals Inc.   |
| 4.  | <b>Are cadastral maps currently being used?</b>                                  |
|     | Yes  |
| 5.  | <b>If so, who maintains the Cadastral Maps?</b>                                  |
|     | Assessment Staff   |
| 6.  | <b>Does the county have GIS software?</b>  |
|     | Yes  |
| 7.  | <b>Is GIS available to the public? If so, what is the web address?</b>           |
|     | Yes, <a href="https://garfield.gworks.com">https://garfield.gworks.com</a>       |
| 8.  | <b>Who maintains the GIS software and maps?</b>                                  |
|     | Assessment Staff and gWorks  |
| 9.  | <b>What type of aerial imagery is used in the cyclical review of properties?</b> |
|     | Google Earth and gworks  |
| 10. | <b>When was the aerial imagery last updated?</b>                                 |
|     | 2020   |

**C. Zoning Information**

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>     |
|    | Yes                                     |
| 2. | <b>If so, is the zoning countywide?</b> |
|    | Yes                                     |
|    |   |

|           |   |
|-----------|---|
| <b>3.</b> | <b>What municipalities in the county are zoned?</b> |
|           | Burwell   |
| <b>4.</b> | <b>When was zoning implemented?</b>                 |
|           | Burwell-1970; County-2000                           |

**D. Contracted Services**

|           |                            |
|-----------|----------------------------|
| <b>1.</b> | <b>Appraisal Services:</b> |
|           | Central Plains Valuation   |
| <b>2.</b> | <b>GIS Services:</b>       |
|           | gWorks                     |
| <b>3.</b> | <b>Other services:</b>     |
|           | N/A                        |

**E. Appraisal /Listing Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>List any outside appraisal or listing services employed by the county for the current assessment year</b> |
|           | Yes, Central Plains Valuation for commercial pick up work.   |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>                                  |
|           | Yes  |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>                              |
|           | Certified General Appraiser  |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | Yes  |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>             |
|           | Appraiser provides a value subject to assessor's opinion.  |

## 2022 Residential Assessment Survey for Garfield County

| <b>1.</b>              | <b>Valuation data collection done by:</b>  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|------------------------|--|------------------------|--|---|--|---|---|---|--|-------|---------------------------|-------|------------------------|
|                        | Assessment Staff   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| <b>2.</b>              | <b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Burwell is all improved and unimproved properties located within the City of Burwell. Population of approximately 1,210 located on State Highway 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Burwell is all improved and unimproved properties located within the City of Burwell. Population of approximately 1,210 located on State Highway 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area. | 2 | Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County. | 3 | Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell. | AG OB | Agricultural outbuildings | AG DW | Agricultural dwellings |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| 1                      | Burwell is all improved and unimproved properties located within the City of Burwell. Population of approximately 1,210 located on State Highway 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| 2                      | Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County.  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| 3                      | Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell.   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| AG OB                  | Agricultural outbuildings  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| AG DW                  | Agricultural dwellings   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|                        | The cost approach to value is applied using local depreciation derived from a market analysis.   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|                        | A depreciation study and tables are developed based on local market information.   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>   |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|                        | No, they are all on the same table however for each valuation group economic depreciation is added based on the sales study for that group.  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| <b>6.</b>              | <b>Describe the methodology used to determine the residential lot values?</b>  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|                        | Vacant lot sales are based on the size of the parcel, the \$/sq ft or \$/acre was determined with consideration given to excess land.  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| <b>7.</b>              | <b>How are rural residential site values developed?</b>  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|                        | Rural residential site values are developed based on sales studies and through local market information. Surrounding counties site values are also compared to.  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
| <b>8.</b>              | <b>Are there form 191 applications on file?</b>  |                        |  |   |  |   |   |   |  |       |                           |       |                        |
|                        | No   |                        |  |   |  |   |   |   |  |       |                           |       |                        |

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

All lots are treated the same, currently there is no difference.

|            |                        |                                    |                        |                                |                                |
|------------|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| <b>10.</b> | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|            | 1                      | 2018                               | 2008                   | 2017                           | 2015-2016                      |
|            | 2                      | 2018                               | 2008                   | 2020                           | 2017                           |
|            | 3                      | 2018                               | 2008                   | 2017                           | 2016-2021                      |
|            | AG OB                  | 2018                               | 2008                   | 2022                           | 2016-2021                      |
|            | AG DW                  | 2018                               | 2008                   | 2022                           | 2016-2021                      |

Lot values in Burwell and Calamus were increased for 2022.



## 2022 Commercial Assessment Survey for Garfield County

| <b>1.</b>              | <b>Valuation data collection done by:</b>   |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
|------------------------|---|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|---|--------------------------------|---|------|------|------|------|
|                        | Central Plains Valuation  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| <b>2.</b>              | <b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>   |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Burwell is all improved and unimproved properties located within the corporate limits of the city of Burwell. Population of approximately 1,210 located on State Highways 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area. Calamus and Rural commercial are also included in this valuation group.</td> </tr> </tbody> </table> |                        |                                |                                | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1                      | Burwell is all improved and unimproved properties located within the corporate limits of the city of Burwell. Population of approximately 1,210 located on State Highways 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area. Calamus and Rural commercial are also included in this valuation group. |                                |   |      |      |      |      |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| 1                      | Burwell is all improved and unimproved properties located within the corporate limits of the city of Burwell. Population of approximately 1,210 located on State Highways 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area. Calamus and Rural commercial are also included in this valuation group.   |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
|                        | The cost approach to value is applied using Marshall & Swift pricing and depreciation tables based on a market study by the contract appraiser. The income approach is utilized with rental information that is gathered.   |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| <b>3a.</b>             | <b>Describe the process used to determine the value of unique commercial properties.</b>  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
|                        | The contracted appraisal company has a very good working knowledge of unique properties as they work in several counties in the state. The state sales file query function is also used when needed.  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>   |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
|                        | The depreciation study is based on local market information.  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
|                        | At present the Marshall & Swift depreciation tables by occupancy code is used and then adjusted to local depreciation.  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| <b>6.</b>              | <b>Describe the methodology used to determine the commercial lot values.</b>  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
|                        | Vacant lot sales are used based on the size of the parcel, the \$/sq ft or acre.  |                        |                                |                                |                        |  |                        |   |                                |   |      |      |      |      |
| <b>7.</b>              | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>   |                        |                                |                                | <u>Valuation Group</u> | <u>Date of Depreciation</u>                  | <u>Date of Costing</u> | <u>Date of Lot Value Study</u>  | <u>Date of Last Inspection</u> | 1 | 2018 | 2008 | 2016 | 2018 |
| <u>Valuation Group</u> | <u>Date of Depreciation</u>   | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |                        |  |                        |   |                                |   |      |      |      |      |
| 1                      | 2018  | 2008                   | 2016                           | 2018                           |                        |  |                        |   |                                |   |      |      |      |      |

## 2022 Agricultural Assessment Survey for Garfield County

| <b>1.</b>          | <b>Valuation data collection done by:</b>   |                                |                    |  |                                |   |  |           |
|--------------------|---|--------------------------------|--------------------|--|--------------------------------|---|--|-----------|
|                    | Assessment Staff.   |                                |                    |  |                                |   |  |           |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>   |                                |                    |  |                                |   |  |           |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The specific characteristics for the non-influenced area are soils, land use and land enrolled in federal programs in which payments are received for removing such land from agricultural production.</td> <td style="text-align: center;">2016-2021</td> </tr> </tbody> </table> |                                | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | The specific characteristics for the non-influenced area are soils, land use and land enrolled in federal programs in which payments are received for removing such land from agricultural production. | 2016-2021 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>  | <u>Year Land Use Completed</u> |                    |  |                                |   |  |           |
| 1                  | The specific characteristics for the non-influenced area are soils, land use and land enrolled in federal programs in which payments are received for removing such land from agricultural production.  | 2016-2021                      |                    |  |                                |   |  |           |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>   |                                |                    |  |                                |   |  |           |
|                    | Each year sales are studied to determine if additional market areas are needed. At this time the sales only show the need for one area.   |                                |                    |  |                                |   |  |           |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |                                |                    |  |                                |   |  |           |
|                    | Rural residential/recreational land is identified by the primary use of the parcel. Also used are questionnaires from buyer/sellers as to their purpose for the land.   |                                |                    |  |                                |   |  |           |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>  |                                |                    |  |                                |   |  |           |
|                    | No, through a sales analysis it was determined rural residential parcels within a 3-5 mile radius of Burwell are selling at a higher rate than parcels further out. From the analysis it was determined the first acre home site for those rural residential parcels will have a different value than those outside that radius.  |                                |                    |  |                                |   |  |           |
| <b>6.</b>          | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>  |                                |                    |  |                                |   |  |           |
|                    | Feedlots are the only intensive use currently identified.   |                                |                    |  |                                |   |  |           |
| <b>7.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>   |                                |                    |  |                                |   |  |           |
|                    | The state sales file query is used with WRP sales being borrowed from neighboring counties to determine an appropriate market value. Fee appraisers are also willing to share sales. Sales are reviewed as to what actually sold. Currently WRP is valued at \$500/acre based on sales.   |                                |                    |  |                                |   |  |           |
| <b>7a.</b>         | <b>Are any other agricultural subclasses used? If yes, please explain.</b>  |                                |                    |  |                                |   |  |           |
|                    | Yes, a meadow spot adjustment is used.  |                                |                    |  |                                |   |  |           |
|                    | <b><i><u>If your county has special value applications, please answer the following</u></i></b>   |                                |                    |  |                                |   |  |           |
| <b>8a.</b>         | <b>How many parcels have a special valuation application on file?</b>   |                                |                    |  |                                |   |  |           |
|                    | 11  |                                |                    |  |                                |   |  |           |
| <b>8b.</b>         | <b>What process was used to determine if non-agricultural influences exist in the county?</b>   |                                |                    |  |                                |   |  |           |
|                    |   |                                |                    |  |                                |   |  |           |

|            |  |
|------------|--|
|            | No information exists that would meet the need for special value at this time. All sales and surrounding areas are reviewed. |
|            | <b><u>If your county recognizes a special value, please answer the following</u></b>   |
| <b>8c.</b> | <b>Describe the non-agricultural influences recognized within the county.</b>  |
|            | N/A  |
| <b>8d.</b> | <b>Where is the influenced area located within the county?</b>   |
|            | N/A  |
| <b>8e.</b> | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b>                                  |
|            | N/A  |

## **2021 PLAN OF ASSESSMENT FOR GARFIELD COUNTY Assessment Years 2022, 2023 and 2024**

### **Plan of Assessment Requirements:**

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after any changes are made by either the assessor or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

### **Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb. Rev. Stat. §77-112 (2003).

Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. §77-201 (2009).

## General Description of Real Property in Garfield County:

Per the 2021 County Abstract, Garfield County consists of 2,410 taxable parcels with the following real property types:

| Property Type | Parcels | % of Total Parcels | % of Taxable Value Base |
|---------------|---------|--------------------|-------------------------|
| Residential   | 882     | 36.60%             | 20.41%                  |
| Commercial    | 137     | 5.68%              | 3.43%                   |
| Industrial    | 13      | 0.54%              | 0.79%                   |
| Recreational  | 14      | 0.58%              | 0.15%                   |
| Agricultural  | 1353    | 56.14%             | 74.98%                  |
| Special Value | 11      | 0.46%              | 0.24%                   |
| Totals        | 2410    | 100%               | 100%                    |

Agricultural land - taxable acres: 355,426.81

Other pertinent facts: Approximately 75% of the county value is agricultural land and of that value 74% is primarily grassland.

### Current Resources:

- A. Staff: County Assessor and Deputy Assessor  
The Assessor and Deputy Assessor are required to obtain 60 hours of continuing education every four years to maintain certification. The Assessor Certificate holders which include the Deputy Assessor attend workshops and meetings to further their knowledge of the assessment field. The Assessor and Deputy Assessor have taken classes provided by Property Assessment Division, CAMA user education, as well as IAAO classes.
- B. Cadastral Maps  
The Garfield County cadastral maps were originally completed in 1969. Additional pages have been added to show changes such as annexation and new subdivisions. The assessment staff maintains the cadastral maps. All new subdivision and parcel splits are kept up to date, as well as ownership transfers.
- C. Property Record Cards - Property information, photo, sketches, etc.  
A concentrated effort towards a "paperless" property record card is in effect. Garfield County Assessment Office went on-line July, 2006 with the property record information.
- D. Software for CAMA and Assessment Administration.  
Garfield County uses the Vanguard software for CAMA and Assessment Administration. Garfield County has implemented the GIS system. We continue to correct inaccuracies as found.
- E. Web based – property record information access  
Property record information is available at: [www.garfield.gworks.com](http://www.garfield.gworks.com)

F. GIS system is used to measure new field certifications and splits of real property.

### **Current Assessment Procedures for Real Property:**

- A. Discover, List & Inventory all property – Assessment staff processes sales transactions in the computer system, this process changes the ownership in the CAMA System and ownership changes are recorded on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are made to realtors, attorneys and brokers when further information is needed. The assessment staff reviews the sales, checks the accuracy of the data, and visits with property owners whenever possible. Building permits and information statements are received from city and county zoning offices, and individual taxpayers of changes to a property. The permits are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each assessor location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary, a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit review process offers opportunity for individual property reviews. We annually review properties of owners or tenants who have land certification requirements, working in conjunction with the Farm Service Agency and the Natural Resource District which provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. For each assessor location and market area consideration is given to the number of sales in the study and the time frame of the parcel data. This information is reviewed several times throughout the year. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.
- D. Approaches to Value
- 1) Market Approach; sales comparisons, - Similar properties are studied to determine if and what actions will be necessary for adjustments for the upcoming year. Comparable sales are used when valuing property or during valuation protest hearings.
  - 2) Cost Approach; cost manual used, date of manual and latest depreciation study Garfield County currently uses Vanguard with Vanguard costing (2008). Marshall & Swift cost manuals (September 2015) are used for Commercial properties. The Department of Revenue controls when the manuals are updated. Currently we are using 2008 costing which will be used until there are economic conditions that indicate the costing should be changed. Local/market depreciation is developed and utilized. The latest depreciation study varies by assessor location and property class.

- 3) Income Approach; income and expense data collection/analysis from the market- Gather income/rental information as available for commercial properties. The income approach is used when available on the commercial properties. Garfield County does not use the income approach to value residential properties.
  - 4) Land valuation studies, establish market areas, special value for agricultural land- Residential vacant land sales are entered in a spreadsheet for further review to be sure our land values stay current with market activity. Agricultural land sales are plotted on a map indicative to the land use of each class i.e. irrigation, dry cropland, grassland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, Time frame of sales, and Number of acres sold. With our Liaison's help, sales are borrowed from neighboring counties to balance all aspects of the sales. The special value area is reviewed annually in an attempt to determine if there are additional areas that reflect non-agricultural influences affecting the market.
- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to valuation with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions. – Sales assessment ratios are reviewed prior to any assessment actions and after final values are applied to the sales within all classes and subclasses of properties. Then any changes needed are applied to the entire population of properties within the subclasses and classes of property within the county. Finally, a unit of comparison analysis is completed to insure uniformity within the class or sub-class.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1<sup>st</sup> of each year. These are mailed to the last known address of property owners as of May 20th. After notices have been mailed the assessment staff is available to answer any questions or concerns from the taxpayers. Personal Property and Homestead Exemption notices are printed with staff assisting in the filing of these documents.

## Level of Value, Quality, and Uniformity for Assessment Year 2021:

| <u>Property Class</u> | <u>Median</u> | <u>COD*</u> | <u>PRD*</u> |
|-----------------------|---------------|-------------|-------------|
| Residential           | 97            | NA          | NA          |
| Commercial            | 96            | NA          | NA          |
| Agricultural Land     | 73            | NA          | NA          |
| Special Value Agland  | 73            | NA          | NA          |

\*COD means coefficient of dispersion and PRD means price related differential.  
For more information regarding statistical measures see 2020 Reports & Opinions.

## Assessment Actions planned for Assessment Year 2022:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Review statistics for any needed changes to remain in compliance for the coming year. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue reviewing/correcting parcel information on the GIS System.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. A Commercial Appraiser will complete an on-site review if needed. Continue reviewing/correcting parcel information on the GIS System.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Sales will be plotted on the soil topographical map indicative to the land use at 80+% of each subclass of irrigation, grassland, or dry cropland with the price per acre listed. Market area boundaries, if deemed appropriate will be scrutinized for proportionality of number of sales and timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties. Physically review improved parcels in Township 23 & 24 Range 13-16, correcting parcel information and adjusting to new depreciation as needed. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Continue to make any necessary changes/corrections to the GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.



## **Assessment Actions Planned for Assessment Year 2023:**

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year review in the city of Burwell. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Review statistics for any needed changes to remain in compliance for the coming year. A Commercial Appraiser will complete an on-site review if needed. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales. Adjustments to class and subclass values will be analyzed and applied as necessary. The unimproved parcels will have the GIS soils implemented; also, the irrigated acres will be compared to the NRD certifications. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make necessary changes/corrections to GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.

## **Assessment Actions Planned for Assessment Year 2023:**

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Physical review of the Lake subdivisions. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. The Commercial Appraiser will complete an onsite review if needed. Review statistics for any needed changes to remain in compliance for the coming year. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales. Adjustments to class and subclass values will be analyzed and

applied as necessary. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make necessary changes/corrections to GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.

### **Other functions performed by the assessor’s office, but not limited to:**

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Real Property Abstract
  - b. Assessor Survey
  - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
  - d. Annual Plan of Assessment
  - e. Personal Property Abstract
  - f. Certification of Value to Political Subdivisions
  - g. School District Taxable Value Report
  - h. Average Assessed Residential Value Report (for homestead exemptions)
  - i. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - j. Certificate of Taxes Levied Report
  - k. Report of current values for properties owned by Board of Education Lands & Funds
  - l. Report of Permissive Exempt Property (to County Clerk for publication)
3. Personal Property: administer annual filing of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed: review of valuations as certified by Department of Revenue for public service entities, establish assessment records and tax billing for tax list.
8. 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.

9. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
10. Tax List Corrections: prepare tax list correction documents for county board approval.
11. County Board of Equalization: attend County Board of Equalization meetings for valuation protests – assemble and provide information
12. Tax Equalization and Review Appeals: staff prepares information and Assessor attends taxpayer appeal hearings before the Commission to defend valuation.
13. Tax Equalization and Review Appeals Statewide Equalization: Assessor attends hearings if applicable to county, defend values, and/or implement orders from the Commission.
14. Education: Assessor, Deputy Assessors and/or Administrative Assistants: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. Retention of the assessor certification requires 60 hours of approved continuing education every four years.

### **Conclusion:**

With all the entities of county government that utilize the assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

The continual review of all properties will cause the assessment records to be more accurate and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales reviews will continue to be important in order to adjust for market areas or trends within the county.

Respectfully submitted:

Kali Bolli  
Garfield County Assessor

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February 22, 2022

Nebraska Department of Revenue  
Property Assessment Division  
301 Centennial Mall South  
PO Box 98919  
Lincoln, NE 68508

I have reviewed the Special Valuation parcels for Garfield County for the 2022 tax year. We currently have 11 parcels on file. The highest and best use for these parcels is agricultural.

The values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

Kali Bolli  
Garfield County Assessor