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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

GARFIELD COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 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,

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

cc: Kali Bolli, Garfield County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

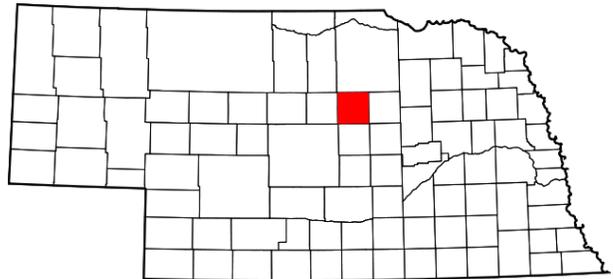
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

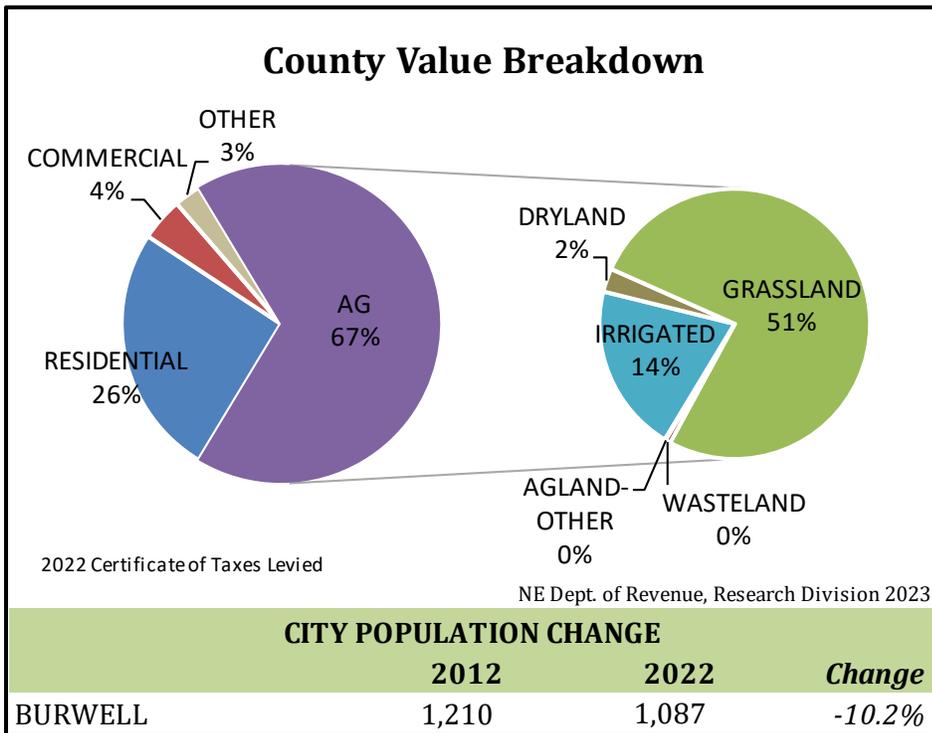
**Further information may be found in Exhibit 94*

County Overview

With a total area of 570 square miles, Garfield County has 1839 residents, per the Census Bureau Quick Facts for 2021, a 1% population decline from the 2020 U.S. Census. Reports indicate that 82% of county residents are homeowners and 85% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$113,977 (2022 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 98 employer establishments with total employment of 632, representing a 12% increase 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.

2023 Residential Correlation for Garfield County

Assessment Actions

A review of Burwell was completed. New costing and depreciation tables were implemented in Calamus and the rural valuation groups. Lot values in Calamus were increased. 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 sales and verification processes were reviewed with the county assessor. The sale usability rate for the residential class is above the statewide average. In addition, the county assessor provides documented reasons for all sales that are disqualified. It is believed that all arm's-length transactions have been made available for measurement purposes.

Three valuation groups are used to stratify the sales into cohesive economic brackets. The three valuation groups are defined by the assessor locations of Burwell, Calamus, and the remaining rural areas.

An examination of the six-year inspection and review cycle of the county indicates that the county assessor is compliant with the statutes. The review of Valuation Group 1 was completed for the 2023 assessment year.

The depreciation tables used are the 2018 tables, while the costing is still at 2008 levels. Lot values have been reviewed and updated within six years. The county assessor has a written valuation methodology on file.

Description of Analysis

Three valuation groups based on the assessor locations are used in analyzing the residential parcels in the county.

Valuation Groups	Description
1	Burwell
2	Calamus
3	Rural

The residential class consist of 71 qualified sales with all three measures of central tendency within the acceptable range. The qualitative measures produced an acceptable COD and a PRD above the

2023 Residential Correlation for Garfield County

range at 106%. The removal of the three lowest sales improves the PRD to 103% while an array of the sales by incremental ranges does not display a pattern of regressivity.

All three measures of central tendency and the qualitative statistics in Valuation Group 1 with 56 sales are in the acceptable range. Valuation Group 3 with nine sales has a median in range and a high PRD. A pattern of regressivity in the array of the sales by incremental ranges is not observed. Valuation Group 2 has six sales with all three measures of central tendency below the acceptable range. However, the COD at 10% indicates the ratios are tightly clustered indicating that the valuation group may be low. The valuation group is scheduled for an appraisal for the 2024 assessment cycle to address assessment concerns. The statistical sample and the 2023 County Abstract of Assessment Form 45 Compared with the 2022 Certified Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales. The overall changes to the population and sales reflect the stated assessment actions.

Equalization and Quality of Assessment

Using all information available and a review of statistics with sufficient sales, the assessment practices suggest that assessments within the county are valued within 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	56	96.39	97.80	96.34	10.14	101.52
2	6	84.50	84.81	78.99	10.26	107.37
3	9	95.61	122.13	97.26	37.36	125.57
<u>ALL</u>	71	95.71	99.78	94.07	13.91	106.07

Level of Value

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

2023 Commercial Correlation for Garfield County

Assessment Actions

New costing tables were implemented for the commercial class. Pick-up work and routine maintenance were completed and entered into the assessment rolls.

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 Garfield County Assessor uses only one valuation group attributable to the low number of commercial parcels in the county. The usability rate for the commercial class is above the statewide average. Further examination of the county's sales and verification process finds that the county assessor provides adequate explanation for all disqualified sales in the sales roster. The review indicates that all arm's-length transactions have been made available for measurement purposes.

The costing tables were updated to 2022, the depreciation tables being used are 2018. Lot values were last updated in 2016. The county assessor is compliant with the six-year inspection and review cycle.

Description of Analysis

The commercial class is analyzed within one valuation group with 14 sales during the study period. All three measures of central tendency are within the acceptable range. Only two occupancy codes have more than one sale, one with three sales and the other with two sales. A review of the historical charts demonstrate that the commercial class has kept pace with and slightly exceeded the residential class. Either the cost approach or the income approach is used in valuing commercial properties.

The statistical sample and the 2023 County Abstract of Assessment, Form 45 Compared with the 2022 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 all available information and the statistical profile, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

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.

2023 Agricultural Correlation for Garfield County

Assessment Actions

Irrigated land was increased 2% and grassland was increased 5%. Pick-up work and general maintenance were completed and placed on the assessment rolls.

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 usability rate of the agricultural class is above the statewide average. A review of the sales roster exhibits that sufficient reasons for all disqualified sales were provided. In addition, the sales verification and qualification processes were discussed with the county assessor supporting that all arm's-length transactions were made available for measurement.

One market area is used in Garfield County for analyzing agricultural sales. Information provided by the public and aerial imagery are used to keep land use up to date. The six-year inspection and review cycle is in compliance. Feedlots have been identified by the county assessor as intensive use. They are currently valued using a three-tiered approach ranging from \$500 per acre to \$1500 per acre. The county assessor currently has identified 84% of the acres in the Conservation Reserve Program (CRP). There are special valuation applications on file, however, the Garfield County Assessor does not currently recognize any special valuation in the county.

Description of Analysis

All three measures of central tendency are within the acceptable range with the 26 qualified sales. Stratifying the sales using the 80% Majority Land Use (MLU), grassland has 22 sales with a median of 72%. Only two sales are in the 80% subclass of irrigated land.

The agricultural land values in Garfield County are consistent with surrounding counties and are equalized. The overall trend in the agricultural market and the comparison to surrounding counties supports that Garfield County is assessed within the acceptable range.

A review of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report reflects the reported assessment actions.

Equalization and Quality of Assessment

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

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

2023 Agricultural Correlation for Garfield County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	66.58	66.58	62.99	19.68	105.70
1	2	66.58	66.58	62.99	19.68	105.70
<u>Grass</u>						
County	22	71.76	73.76	71.28	19.96	103.48
1	22	71.76	73.76	71.28	19.96	103.48
<u>ALL</u>						
	26	71.76	72.79	70.91	19.30	102.65

Level of Value

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

2023 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
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Garfield County

Residential Real Property - Current

Number of Sales	71	Median	95.71
Total Sales Price	\$10,717,625	Mean	99.78
Total Adj. Sales Price	\$10,717,625	Wgt. Mean	94.07
Total Assessed Value	\$10,081,750	Average Assessed Value of the Base	\$119,661
Avg. Adj. Sales Price	\$150,952	Avg. Assessed Value	\$141,996

Confidence Interval - Current

95% Median C.I	92.59 to 96.96
95% Wgt. Mean C.I	89.75 to 98.38
95% Mean C.I	92.95 to 106.61
% of Value of the Class of all Real Property Value in the County	22.99
% of Records Sold in the Study Period	7.55
% of Value Sold in the Study Period	8.95

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	75	92	92.06
2021	79	97	96.77
2020	65	94	93.75
2019	48	92	92.22

2023 Commission Summary for Garfield County

Commercial Real Property - Current

Number of Sales	14	Median	98.96
Total Sales Price	\$2,929,443	Mean	93.39
Total Adj. Sales Price	\$2,929,443	Wgt. Mean	96.20
Total Assessed Value	\$2,818,062	Average Assessed Value of the Base	\$159,743
Avg. Adj. Sales Price	\$209,246	Avg. Assessed Value	\$201,290

Confidence Interval - Current

95% Median C.I	57.45 to 125.64
95% Wgt. Mean C.I	80.67 to 111.73
95% Mean C.I	67.42 to 119.36
% of Value of the Class of all Real Property Value in the County	5.12
% of Records Sold in the Study Period	8.92
% of Value Sold in the Study Period	11.24

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	6	100	97.01
2021	8	100	95.85
2020	6	100	97.06
2019	8	100	97.27

**36 Garfield
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 71
 Total Sales Price : 10,717,625
 Total Adj. Sales Price : 10,717,625
 Total Assessed Value : 10,081,750
 Avg. Adj. Sales Price : 150,952
 Avg. Assessed Value : 141,996

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 100
 COD : 13.91
 PRD : 106.07

COV : 29.44
 STD : 29.38
 Avg. Abs. Dev : 13.31
 MAX Sales Ratio : 261.12
 MIN Sales Ratio : 60.67

95% Median C.I. : 92.59 to 96.96
 95% Wgt. Mean C.I. : 89.75 to 98.38
 95% Mean C.I. : 92.95 to 106.61

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	9	96.89	110.80	104.59	21.65	105.94	84.46	185.07	86.74 to 160.98	169,444	177,229	
01-JAN-21 To 31-MAR-21	2	168.23	168.23	82.13	55.22	204.83	75.33	261.12	N/A	273,500	224,618	
01-APR-21 To 30-JUN-21	11	96.31	95.46	93.76	04.86	101.81	81.20	106.86	88.60 to 100.61	171,457	160,765	
01-JUL-21 To 30-SEP-21	12	90.58	90.34	89.89	08.88	100.50	74.98	110.26	81.25 to 96.71	124,958	112,324	
01-OCT-21 To 31-DEC-21	4	106.66	129.97	109.88	31.31	118.28	95.90	210.66	N/A	61,500	67,578	
01-JAN-22 To 31-MAR-22	13	95.70	94.07	95.86	04.16	98.13	78.56	102.90	92.07 to 97.48	123,269	118,167	
01-APR-22 To 30-JUN-22	10	92.51	89.91	89.55	10.11	100.40	60.67	111.44	75.03 to 99.85	176,050	157,645	
01-JUL-22 To 30-SEP-22	10	95.66	97.49	93.16	13.01	104.65	71.84	141.65	83.82 to 110.03	165,110	153,823	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	34	96.01	101.99	94.56	16.32	107.86	74.98	261.12	88.82 to 97.39	160,515	151,782	
01-OCT-21 To 30-SEP-22	37	95.70	97.75	93.56	11.65	104.48	60.67	210.66	92.59 to 97.27	142,165	133,004	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	29	96.31	103.12	91.80	17.14	112.33	74.98	261.12	89.62 to 97.46	144,087	132,270	
<u>ALL</u>	71	95.71	99.78	94.07	13.91	106.07	60.67	261.12	92.59 to 96.96	150,952	141,996	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	56	96.39	97.80	96.34	10.14	101.52	60.67	210.66	93.19 to 97.07	131,638	126,824	
2	6	84.50	84.81	78.99	10.26	107.37	71.84	100.61	71.84 to 100.61	250,500	197,879	
3	9	95.61	122.13	97.26	37.36	125.57	78.22	261.12	81.20 to 185.07	204,767	199,151	
<u>ALL</u>	71	95.71	99.78	94.07	13.91	106.07	60.67	261.12	92.59 to 96.96	150,952	141,996	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	67	95.70	97.24	93.63	11.71	103.86	60.67	210.66	91.75 to 96.89	156,741	146,756	
06												
07	4	108.33	142.46	115.33	42.57	123.52	92.07	261.12	N/A	54,000	62,276	
<u>ALL</u>	71	95.71	99.78	94.07	13.91	106.07	60.67	261.12	92.59 to 96.96	150,952	141,996	

**36 Garfield
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 71
 Total Sales Price : 10,717,625
 Total Adj. Sales Price : 10,717,625
 Total Assessed Value : 10,081,750
 Avg. Adj. Sales Price : 150,952
 Avg. Assessed Value : 141,996

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 100
 COD : 13.91
 PRD : 106.07

COV : 29.44
 STD : 29.38
 Avg. Abs. Dev : 13.31
 MAX Sales Ratio : 261.12
 MIN Sales Ratio : 60.67

95% Median C.I. : 92.59 to 96.96
 95% Wgt. Mean C.I. : 89.75 to 98.38
 95% Mean C.I. : 92.95 to 106.61

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	210.66	185.41	187.52	27.95	98.87	84.46	261.12	N/A	20,000	37,504
Ranges Excl. Low \$											
Greater Than 4,999	71	95.71	99.78	94.07	13.91	106.07	60.67	261.12	92.59 to 96.96	150,952	141,996
Greater Than 14,999	71	95.71	99.78	94.07	13.91	106.07	60.67	261.12	92.59 to 96.96	150,952	141,996
Greater Than 29,999	68	95.71	96.01	93.54	10.04	102.64	60.67	185.07	92.59 to 96.89	156,730	146,606
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	210.66	185.41	187.52	27.95	98.87	84.46	261.12	N/A	20,000	37,504
30,000 TO 59,999	5	93.12	95.62	96.76	13.07	98.82	78.56	116.05	N/A	45,800	44,317
60,000 TO 99,999	22	95.81	98.20	99.16	08.67	99.03	78.22	185.07	91.54 to 97.26	80,574	79,894
100,000 TO 149,999	14	96.87	101.01	101.35	14.56	99.66	74.98	160.98	88.68 to 110.03	127,843	129,573
150,000 TO 249,999	17	96.59	93.79	93.67	07.58	100.13	60.67	111.44	87.75 to 101.11	201,553	188,792
250,000 TO 499,999	9	94.89	89.56	88.21	06.92	101.53	71.84	97.39	81.20 to 96.89	323,644	285,499
500,000 TO 999,999	1	75.33	75.33	75.33	00.00	100.00	75.33	75.33	N/A	527,000	397,011
1,000,000 +											
ALL	71	95.71	99.78	94.07	13.91	106.07	60.67	261.12	92.59 to 96.96	150,952	141,996

36 Garfield
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 14
Total Sales Price : 2,929,443
Total Adj. Sales Price : 2,929,443
Total Assessed Value : 2,818,062
Avg. Adj. Sales Price : 209,246
Avg. Assessed Value : 201,290

MEDIAN : 99
WGT. MEAN : 96
MEAN : 93
COD : 33.74
PRD : 97.08

COV : 48.16
STD : 44.98
Avg. Abs. Dev : 33.39
MAX Sales Ratio : 206.75
MIN Sales Ratio : 29.84

95% Median C.I. : 57.45 to 125.64
95% Wgt. Mean C.I. : 80.67 to 111.73
95% Mean C.I. : 67.42 to 119.36

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	3	103.75	92.01	88.23	11.60	104.28	68.08	104.20	N/A	196,648	173,502
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	125.64	125.64	125.64	00.00	100.00	125.64	125.64	N/A	75,000	94,232
01-JUL-21 To 30-SEP-21	2	155.90	155.90	126.46	32.62	123.28	105.05	206.75	N/A	95,000	120,139
01-OCT-21 To 31-DEC-21	5	94.16	89.79	99.74	27.49	90.02	40.95	126.76	N/A	374,400	373,436
01-JAN-22 To 31-MAR-22	1	29.84	29.84	29.84	00.00	100.00	29.84	29.84	N/A	75,000	22,377
01-APR-22 To 30-JUN-22	1	57.45	57.45	57.45	00.00	100.00	57.45	57.45	N/A	62,500	35,907
01-JUL-22 To 30-SEP-22	1	57.82	57.82	57.82	00.00	100.00	57.82	57.82	N/A	65,000	37,585
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	3	103.75	92.01	88.23	11.60	104.28	68.08	104.20	N/A	196,648	173,502
01-OCT-20 To 30-SEP-21	3	125.64	145.81	126.23	26.98	115.51	105.05	206.75	N/A	88,333	111,503
01-OCT-21 To 30-SEP-22	8	64.79	74.26	94.63	42.82	78.47	29.84	126.76	29.84 to 126.76	259,313	245,381
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20											
01-JAN-21 To 31-DEC-21	8	110.19	110.80	103.03	29.78	107.54	40.95	206.75	40.95 to 206.75	267,125	275,211
<u>ALL</u>	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290
<u>ALL</u>	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	12	82.96	89.75	95.18	42.72	94.30	29.84	206.75	57.45 to 115.32	232,287	221,085
04	2	115.26	115.26	116.22	09.99	99.17	103.75	126.76	N/A	71,000	82,519
<u>ALL</u>	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290

36 Garfield
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 14
Total Sales Price : 2,929,443
Total Adj. Sales Price : 2,929,443
Total Assessed Value : 2,818,062
Avg. Adj. Sales Price : 209,246
Avg. Assessed Value : 201,290

MEDIAN : 99
WGT. MEAN : 96
MEAN : 93
COD : 33.74
PRD : 97.08

COV : 48.16
STD : 44.98
Avg. Abs. Dev : 33.39
MAX Sales Ratio : 206.75
MIN Sales Ratio : 29.84

95% Median C.I. : 57.45 to 125.64
95% Wgt. Mean C.I. : 80.67 to 111.73
95% Mean C.I. : 67.42 to 119.36

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290	
Greater Than 14,999	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290	
Greater Than 29,999	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	1	206.75	206.75	206.75	00.00	100.00	206.75	206.75	N/A	40,000	82,701	
60,000 TO 99,999	6	80.79	83.54	84.66	43.53	98.68	29.84	126.76	29.84 to 126.76	69,917	59,190	
100,000 TO 149,999	2	56.35	56.35	58.20	27.33	96.82	40.95	71.75	N/A	125,000	72,747	
150,000 TO 249,999	1	105.05	105.05	105.05	00.00	100.00	105.05	105.05	N/A	150,000	157,576	
250,000 TO 499,999	2	86.14	86.14	86.31	20.97	99.80	68.08	104.20	N/A	262,472	226,535	
500,000 TO 999,999	2	104.74	104.74	105.12	10.10	99.64	94.16	115.32	N/A	772,500	812,042	
1,000,000 TO 1,999,999												
2,000,000 TO 4,999,999												
5,000,000 TO 9,999,999												
10,000,000 +												
___ALL___	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290	

36 Garfield
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 14
 Total Sales Price : 2,929,443
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 Avg. Assessed Value : 201,290

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 MEAN : 93
 COD : 33.74
 PRD : 97.08

COV : 48.16
 STD : 44.98
 Avg. Abs. Dev : 33.39
 MAX Sales Ratio : 206.75
 MIN Sales Ratio : 29.84

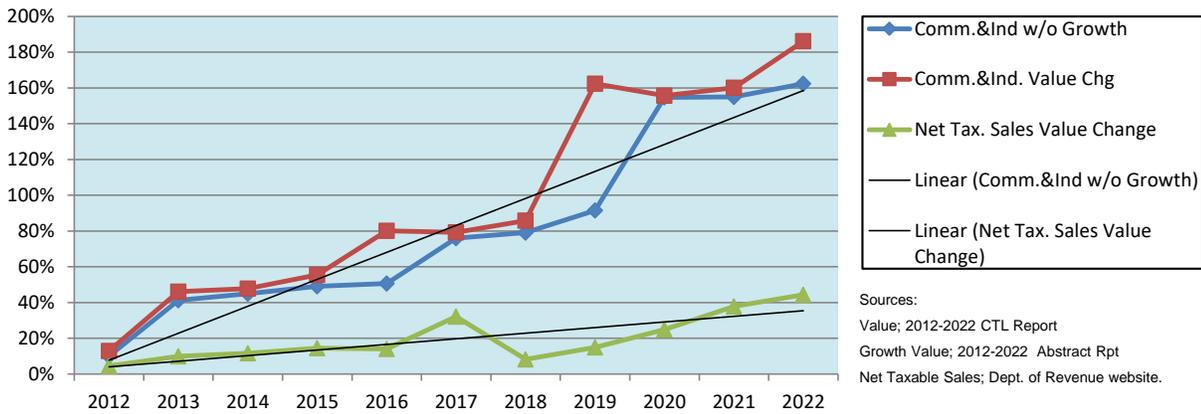
95% Median C.I. : 57.45 to 125.64
 95% Wgt. Mean C.I. : 80.67 to 111.73
 95% Mean C.I. : 67.42 to 119.36

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
202	1	105.05	105.05	105.05	00.00	100.00	105.05	105.05	N/A	150,000	157,576
204	1	68.08	68.08	68.08	00.00	100.00	68.08	68.08	N/A	260,000	177,003
302	2	77.74	77.74	77.74	61.62	100.00	29.84	125.64	N/A	75,000	58,305
303	1	40.95	40.95	40.95	00.00	100.00	40.95	40.95	N/A	110,000	45,047
353	1	57.82	57.82	57.82	00.00	100.00	57.82	57.82	N/A	65,000	37,585
511	1	71.75	71.75	71.75	00.00	100.00	71.75	71.75	N/A	140,000	100,447
602	1	126.76	126.76	126.76	00.00	100.00	126.76	126.76	N/A	77,000	97,602
612	1	94.16	94.16	94.16	00.00	100.00	94.16	94.16	N/A	745,000	701,505
701	3	104.20	138.23	115.21	32.95	119.98	103.75	206.75	N/A	123,314	142,068
702	1	115.32	115.32	115.32	00.00	100.00	115.32	115.32	N/A	800,000	922,578
851	1	57.45	57.45	57.45	00.00	100.00	57.45	57.45	N/A	62,500	35,907
<u>ALL</u>	14	98.96	93.39	96.20	33.74	97.08	29.84	206.75	57.45 to 125.64	209,246	201,290

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%
2022	\$ 19,834,420	\$ 1,644,024	8.29%	\$ 18,190,396	0.85%	\$ 25,813,170	4.76%
Ann %chg	9.74%			Average	2.76%	3.28%	3.74%

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%
2022	162.40%	186.11%	44.36%

County Number	36
County Name	Garfield

36 Garfield
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 26
Total Sales Price : 18,427,176
Total Adj. Sales Price : 18,427,176
Total Assessed Value : 13,067,364
Avg. Adj. Sales Price : 708,738
Avg. Assessed Value : 502,591

MEDIAN : 72
WGT. MEAN : 71
MEAN : 73
COD : 19.30
PRD : 102.65

COV : 26.57
STD : 19.34
Avg. Abs. Dev : 13.85
MAX Sales Ratio : 120.00
MIN Sales Ratio : 39.64

95% Median C.I. : 66.36 to 79.11
95% Wgt. Mean C.I. : 63.12 to 78.70
95% Mean C.I. : 64.98 to 80.60

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	2	76.42	76.42	76.15	04.28	100.35	73.15	79.68	N/A	479,250	364,936	
01-JAN-20 To 31-MAR-20	3	85.15	94.75	84.76	16.01	111.79	79.11	120.00	N/A	1,026,674	870,183	
01-APR-20 To 30-JUN-20	3	71.23	81.27	76.72	18.66	105.93	66.36	106.23	N/A	850,231	652,294	
01-JUL-20 To 30-SEP-20												
01-OCT-20 To 31-DEC-20	2	81.09	81.09	73.44	34.05	110.42	53.48	108.69	N/A	604,195	443,720	
01-JAN-21 To 31-MAR-21	4	67.45	65.83	66.89	05.99	98.42	56.24	72.18	N/A	534,250	357,384	
01-APR-21 To 30-JUN-21	3	76.53	74.49	73.36	05.91	101.54	66.69	80.26	N/A	455,333	334,014	
01-JUL-21 To 30-SEP-21	3	77.78	77.03	77.31	11.39	99.64	63.36	89.95	N/A	760,060	587,576	
01-OCT-21 To 31-DEC-21	2	50.37	50.37	44.82	17.15	112.38	41.73	59.00	N/A	670,000	300,287	
01-JAN-22 To 31-MAR-22	3	71.33	62.85	63.39	17.72	99.15	39.64	77.57	N/A	955,465	605,640	
01-APR-22 To 30-JUN-22	1	42.32	42.32	42.32	00.00	100.00	42.32	42.32	N/A	640,000	270,820	
01-JUL-22 To 30-SEP-22												
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	8	79.40	85.11	80.39	15.93	105.87	66.36	120.00	66.36 to 120.00	823,652	662,163	
01-OCT-20 To 30-SEP-21	12	69.87	73.34	72.68	15.59	100.91	53.48	108.69	63.36 to 80.26	582,631	423,479	
01-OCT-21 To 30-SEP-22	6	50.66	55.27	55.47	27.71	99.64	39.64	77.57	39.64 to 77.57	807,733	448,053	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	8	82.13	86.28	79.76	22.82	108.17	53.48	120.00	53.48 to 120.00	854,888	681,859	
01-JAN-21 To 31-DEC-21	12	67.45	68.22	67.31	13.58	101.35	41.73	89.95	59.00 to 77.78	593,598	399,573	
<u>ALL</u>	26	71.76	72.79	70.91	19.30	102.65	39.64	120.00	66.36 to 79.11	708,738	502,591	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	26	71.76	72.79	70.91	19.30	102.65	39.64	120.00	66.36 to 79.11	708,738	502,591	
<u>ALL</u>	26	71.76	72.79	70.91	19.30	102.65	39.64	120.00	66.36 to 79.11	708,738	502,591	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Grass</u>												
County	17	76.53	76.81	74.53	20.34	103.06	39.64	120.00	66.36 to 89.95	706,031	526,194	
1	17	76.53	76.81	74.53	20.34	103.06	39.64	120.00	66.36 to 89.95	706,031	526,194	
<u>ALL</u>	26	71.76	72.79	70.91	19.30	102.65	39.64	120.00	66.36 to 79.11	708,738	502,591	

36 Garfield
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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 Avg. Assessed Value : 502,591

MEDIAN : 72
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 MEAN : 73
 COD : 19.30
 PRD : 102.65

COV : 26.57
 STD : 19.34
 Avg. Abs. Dev : 13.85
 MAX Sales Ratio : 120.00
 MIN Sales Ratio : 39.64

95% Median C.I. : 66.36 to 79.11
 95% Wgt. Mean C.I. : 63.12 to 78.70
 95% Mean C.I. : 64.98 to 80.60

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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
Irrigated											
County	2	66.58	66.58	62.99	19.68	105.70	53.48	79.68	N/A	605,753	381,585
1	2	66.58	66.58	62.99	19.68	105.70	53.48	79.68	N/A	605,753	381,585
Grass											
County	22	71.76	73.76	71.28	19.96	103.48	39.64	120.00	66.36 to 80.26	728,440	519,257
1	22	71.76	73.76	71.28	19.96	103.48	39.64	120.00	66.36 to 80.26	728,440	519,257
ALL	26	71.76	72.79	70.91	19.30	102.65	39.64	120.00	66.36 to 79.11	708,738	502,591

36 Garfield County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garfield	1	3,475	3,475	3,475	2,950	2,950	2,625	2,625	2,250	3,021
Loup	1	3,045	3,045	3,045	3,045	2,685	2,685	2,685	1,790	2,818
Holt	4	n/a	n/a	n/a	2,325	n/a	2,225	2,100	2,100	2,207
Wheeler	1	4,395	4,395	4,395	4,360	4,340	4,340	4,340	4,340	4,343
Valley	1	3,960	3,960	3,960	3,405	3,220	3,220	2,835	2,835	3,584
Custer	3	3,700	3,700	3,692	3,450	3,225	3,225	2,450	2,450	3,161
Holt	3	2,400	2,400	2,325	2,325	2,147	2,225	2,100	2,100	2,208

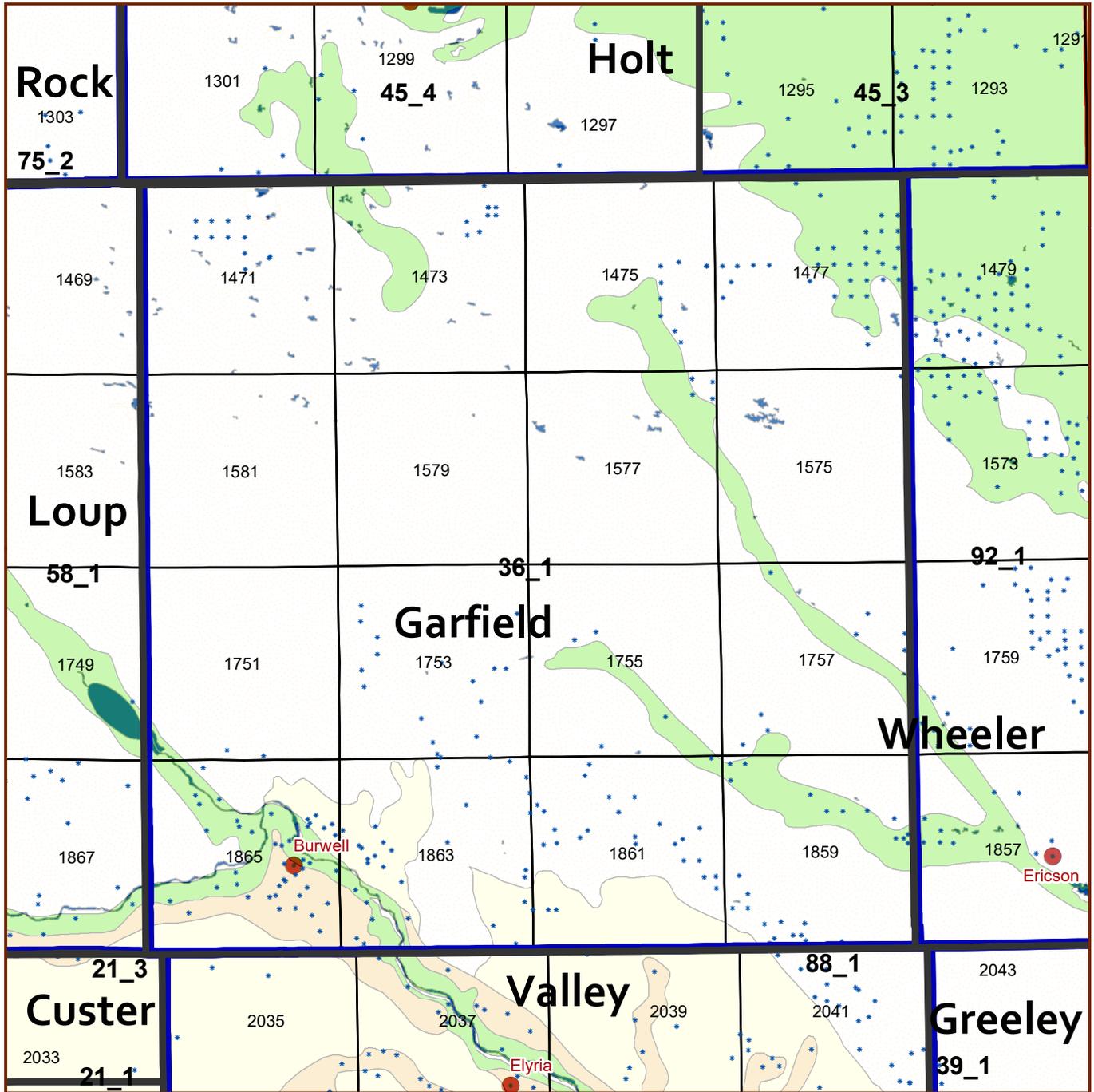
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garfield	1	n/a	1,450	1,450	1,270	1,270	1,060	1,051	981	1,224
Loup	1	n/a	830	830	830	775	700	700	700	768
Holt	4	n/a	n/a	n/a	2,400	2,200	2,200	2,000	2,000	2,192
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	1,608
Valley	1	n/a	1,860	1,860	1,860	1,825	1,825	1,825	1,705	1,812
Custer	3	n/a	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375
Holt	3	2,600	2,600	2,400	2,400	2,200	2,200	2,000	2,000	2,307

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garfield	1	850	n/a	808	850	740	740	841	741	770
Loup	1	660	n/a	660	660	660	660	660	660	660
Holt	4	680	738	511	500	500	500	n/a	501	573
Wheeler	1	1,117	1,120	1,109	1,104	1,110	1,110	1,075	987	1,108
Valley	1	1,200	1,200	1,090	1,085	1,090	1,087	690	723	1,080
Custer	3	855	961	800	752	796	634	n/a	1,281	758
Holt	3	1,346	1,581	1,168	1,288	982	967	952	1,065	1,215

County	Mkt Area	CRP	TIMBER	WASTE
Garfield	1	826	n/a	191
Loup	1	763	n/a	100
Holt	4	1,237	500	250
Wheeler	1	1,737	n/a	842
Valley	1	1,100	1,141	270
Custer	3	1,115	n/a	50
Holt	3	1,445	500	250

Source: 2023 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



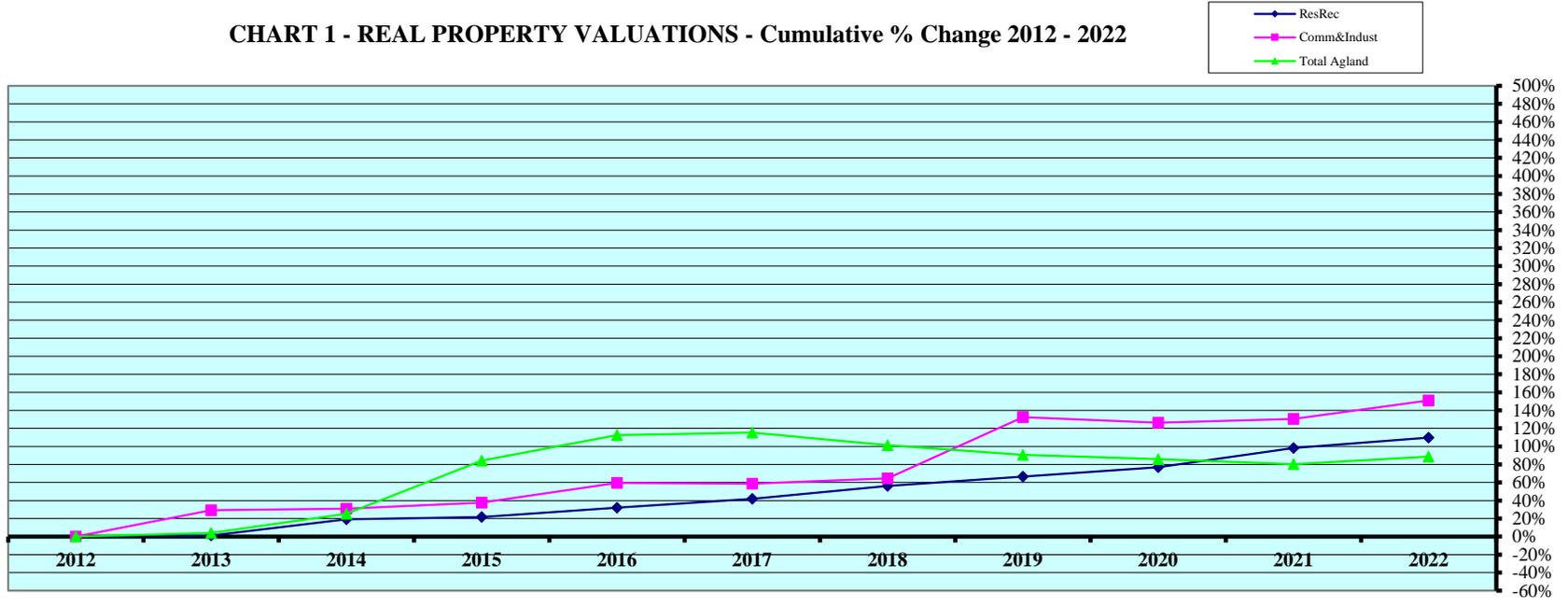
Legend

- 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 2012 - 2022



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	44,268,170	-	-	-	7,829,845	-	-	-	160,568,605	-	-	-
2013	44,860,170	592,000	1.34%	1.34%	10,123,995	2,294,150	29.30%	29.30%	166,807,655	6,239,050	3.89%	3.89%
2014	52,776,645	7,916,475	17.65%	19.22%	10,246,040	122,045	1.21%	30.86%	201,319,000	34,511,345	20.69%	25.38%
2015	53,857,120	1,080,475	2.05%	21.66%	10,775,321	529,281	5.17%	37.62%	295,584,900	94,265,900	46.82%	84.09%
2016	58,417,725	4,560,605	8.47%	31.96%	12,490,760	1,715,439	15.92%	59.53%	341,338,275	45,753,375	15.48%	112.58%
2017	62,798,729	4,381,004	7.50%	41.86%	12,429,337	-61,423	-0.49%	58.74%	345,776,198	4,437,923	1.30%	115.34%
2018	69,127,158	6,328,429	10.08%	56.16%	12,885,567	456,230	3.67%	64.57%	323,362,875	-22,413,323	-6.48%	101.39%
2019	73,687,378	4,560,220	6.60%	66.46%	18,192,497	5,306,930	41.19%	132.35%	305,983,600	-17,379,275	-5.37%	90.56%
2020	78,293,416	4,606,038	6.25%	76.86%	17,727,769	-464,728	-2.55%	126.41%	298,550,136	-7,433,464	-2.43%	85.93%
2021	87,703,200	9,409,784	12.02%	98.12%	18,037,608	309,839	1.75%	130.37%	289,472,854	-9,077,282	-3.04%	80.28%
2022	92,861,511	5,158,311	5.88%	109.77%	19,651,357	1,613,749	8.95%	150.98%	302,773,677	13,300,823	4.59%	88.56%

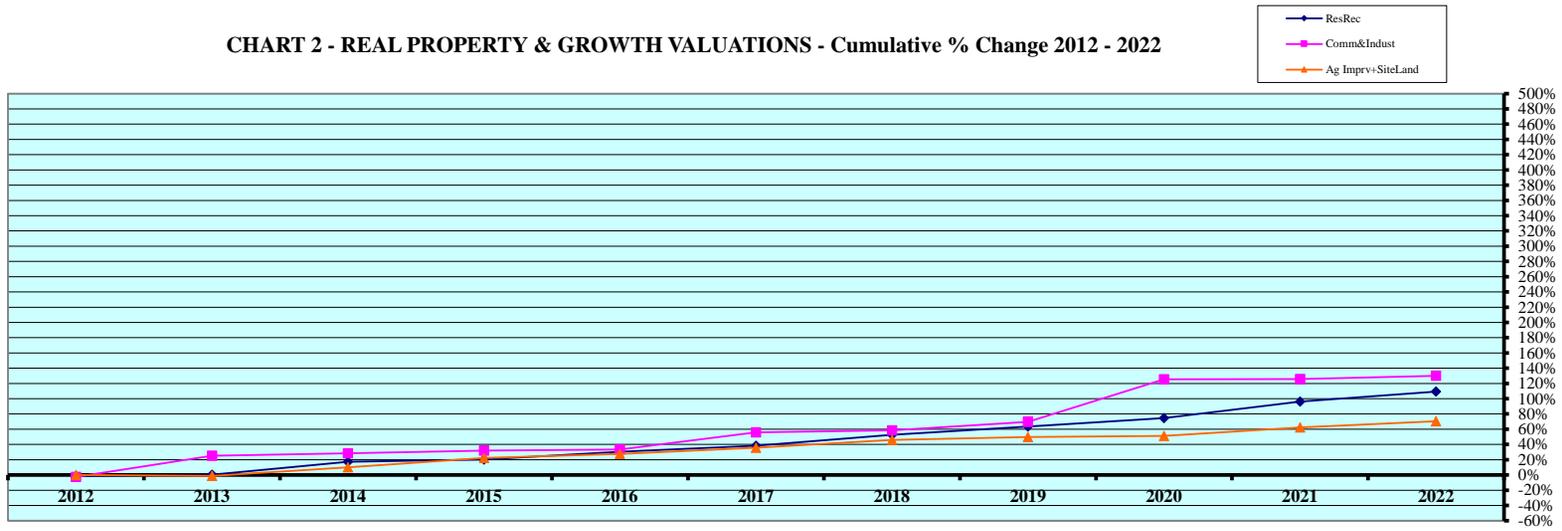
Rate Annual %chg: Residential & Recreational **7.69%** Commercial & Industrial **9.64%** Agricultural Land **6.55%**

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 2012 - 2022



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	44,268,170	582,780	1.32%	43,685,390	-	-1.32%	7,829,845	199,895	2.55%	7,629,950	-	-2.55%		
2013	44,860,170	387,580	0.86%	44,472,590	0.46%	0.46%	10,123,995	331,295	3.27%	9,792,700	25.07%	25.07%		
2014	52,776,645	878,885	1.67%	51,897,760	15.69%	17.23%	10,246,040	194,570	1.90%	10,051,470	-0.72%	28.37%		
2015	53,857,120	697,635	1.30%	53,159,485	0.73%	20.09%	10,775,321	437,440	4.06%	10,337,881	0.90%	32.03%		
2016	58,417,725	663,000	1.13%	57,754,725	7.24%	30.47%	12,490,760	2,050,716	16.42%	10,440,044	-3.11%	33.34%		
2017	62,798,729	1,515,227	2.41%	61,283,502	4.91%	38.44%	12,429,337	231,486	1.86%	12,197,851	-2.35%	55.79%		
2018	69,127,158	1,585,134	2.29%	67,542,024	7.55%	52.57%	12,885,567	472,282	3.67%	12,413,285	-0.13%	58.54%		
2019	73,687,378	1,285,623	1.74%	72,401,755	4.74%	63.55%	18,192,497	4,913,961	27.01%	13,278,536	3.05%	69.59%		
2020	78,293,416	1,050,638	1.34%	77,242,778	4.82%	74.49%	17,727,769	68,012	0.38%	17,659,757	-2.93%	125.54%		
2021	87,703,200	874,316	1.00%	86,828,884	10.90%	96.14%	18,037,608	362,702	2.01%	17,674,906	-0.30%	125.74%		
2022	92,861,511	210,052	0.23%	92,651,459	5.64%	109.30%	19,651,357	1,644,024	8.37%	18,007,333	-0.17%	129.98%		
Rate Ann%chg	7.69%						6.27%	9.64%						1.93%
	Resid & Recreat w/o growth							C & I w/o growth						

Tax Year	Ag Improvements & Site Land ⁽¹⁾												
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth					
2012	12,407,390	7,407,540	19,814,930	582,675	2.94%	19,232,255	-	-					
2013	12,466,460	7,531,960	19,998,420	430,305	2.15%	19,568,115	-1.25%	-1.25%					
2014	14,766,555	7,628,540	22,395,095	625,965	2.80%	21,769,130	8.85%	9.86%					
2015	16,027,170	8,719,075	24,746,245	493,460	1.99%	24,252,785	8.30%	22.40%					
2016	15,669,265	10,283,400	25,952,665	660,090	2.54%	25,292,575	2.21%	27.64%					
2017	16,476,855	11,063,480	27,540,335	639,667	2.32%	26,900,668	3.65%	35.76%					
2018	18,486,888	11,227,141	29,714,029	806,946	2.72%	28,907,083	4.96%	45.89%					
2019	19,248,321	10,688,183	29,936,504	293,387	0.98%	29,643,117	-0.24%	49.60%					
2020	19,457,496	11,337,691	30,795,187	826,186	2.68%	29,969,001	0.11%	51.24%					
2021	20,581,775	12,224,097	32,805,872	623,929	1.90%	32,181,943	4.50%	62.41%					
2022	22,495,763	12,152,244	34,648,007	874,076	2.52%	33,773,931	2.95%	70.45%					
Rate Ann%chg	6.13%							5.07%	5.75%	Ag Imprv+Site w/o growth			3.41%

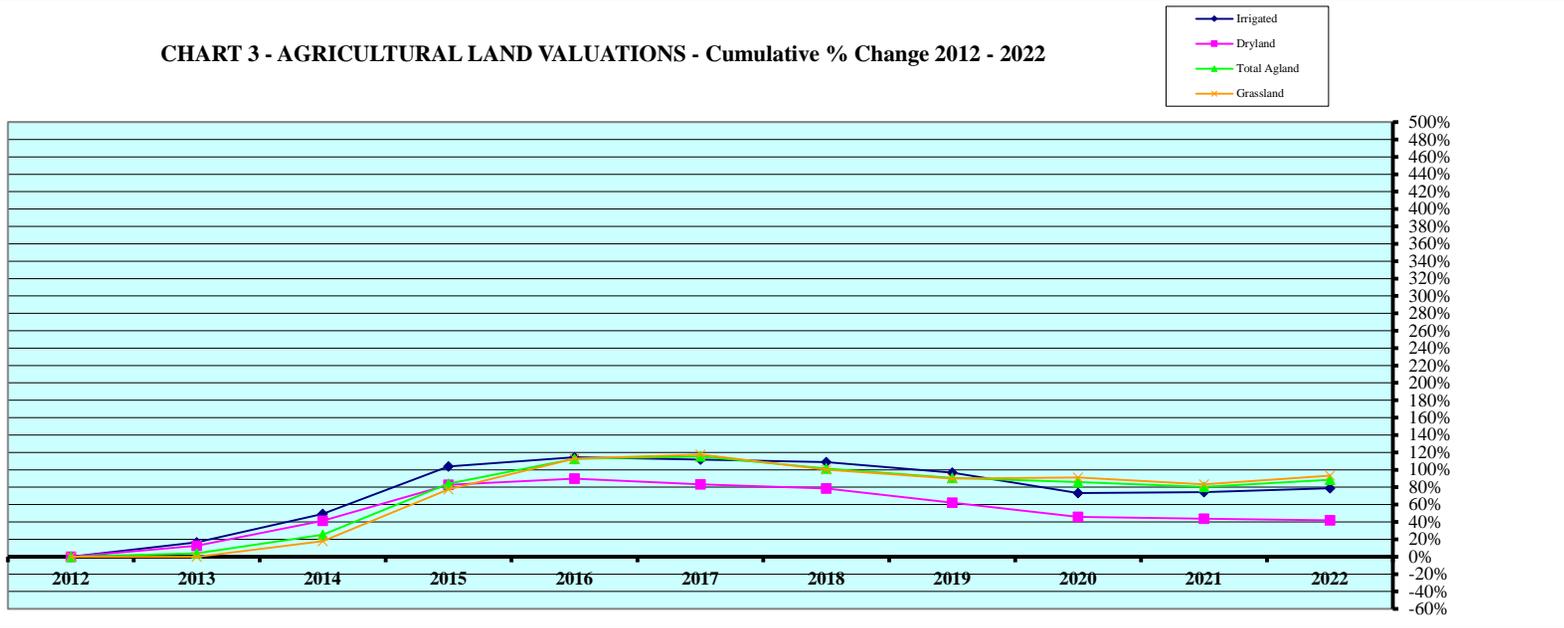
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 36
County GARFIELD

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	34,223,595	-	-	-	5,996,245	-	-	-	119,430,020	-	-	-
2013	39,925,470	5,701,875	16.66%	16.66%	6,747,535	751,290	12.53%	12.53%	119,241,125	-188,895	-0.16%	-0.16%
2014	51,108,010	11,182,540	28.01%	49.34%	8,475,085	1,727,550	25.60%	41.34%	140,657,335	21,416,210	17.96%	17.77%
2015	69,774,295	18,666,285	36.52%	103.88%	10,959,765	2,484,680	29.32%	82.78%	211,838,960	71,181,625	50.61%	77.37%
2016	73,393,685	3,619,390	5.19%	114.45%	11,382,410	422,645	3.86%	89.83%	254,303,360	42,464,400	20.05%	112.93%
2017	72,503,505	-890,180	-1.21%	111.85%	10,986,302	-396,108	-3.48%	83.22%	259,884,608	5,581,248	2.19%	117.60%
2018	71,485,069	-1,018,436	-1.40%	108.88%	10,707,842	-278,460	-2.53%	78.58%	239,002,320	-20,882,288	-8.04%	100.12%
2019	67,303,153	-4,181,916	-5.85%	96.66%	9,726,312	-981,530	-9.17%	62.21%	226,796,786	-12,205,534	-5.11%	89.90%
2020	59,256,905	-8,046,248	-11.96%	73.15%	8,749,146	-977,166	-10.05%	45.91%	228,339,038	1,542,252	0.68%	91.19%
2021	59,699,345	442,440	0.75%	74.44%	8,623,265	-125,881	-1.44%	43.81%	218,948,847	-9,390,191	-4.11%	83.33%
2022	61,180,161	1,480,816	2.48%	78.77%	8,506,107	-117,158	-1.36%	41.86%	230,893,453	11,944,606	5.46%	93.33%

Rate Ann.%chg: Irrigated **5.98%** Dryland **3.56%** Grassland **6.81%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	619,795	-	-	-	298,950	-	-	-	160,568,605	-	-	-
2013	615,685	-4,110	-0.66%	-0.66%	277,840	-21,110	-7.06%	-7.06%	166,807,655	6,239,050	3.89%	3.89%
2014	615,040	-645	-0.10%	-0.77%	463,530	185,690	66.83%	55.05%	201,319,000	34,511,345	20.69%	25.38%
2015	1,641,055	1,026,015	166.82%	164.77%	1,370,825	907,295	195.74%	358.55%	295,584,900	94,265,900	46.82%	84.09%
2016	1,882,430	241,375	14.71%	203.72%	376,390	-994,435	-72.54%	25.90%	341,338,275	45,753,375	15.48%	112.58%
2017	1,997,278	114,848	6.10%	222.25%	404,505	28,115	7.47%	35.31%	345,776,198	4,437,923	1.30%	115.34%
2018	1,855,394	-141,884	-7.10%	199.36%	312,250	-92,255	-22.81%	4.45%	323,362,875	-22,413,323	-6.48%	101.39%
2019	1,845,099	-10,295	-0.55%	197.70%	312,250	0	0.00%	4.45%	305,983,600	-17,379,275	-5.37%	90.56%
2020	1,879,177	34,078	1.85%	203.19%	325,870	13,620	4.36%	9.00%	298,550,136	-7,433,464	-2.43%	85.93%
2021	1,875,017	-4,160	-0.22%	202.52%	326,380	510	0.16%	9.18%	289,472,854	-9,077,282	-3.04%	80.28%
2022	1,867,576	-7,441	-0.40%	201.32%	326,380	0	0.00%	9.18%	302,773,677	13,300,823	4.59%	88.56%

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

Rate Ann.%chg: Total Agric Land **6.55%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	34,162,295	20,583	1,660			6,042,325	8,535	708			119,242,610	320,641	372		
2013	39,672,840	20,744	1,913	15.23%	15.23%	6,796,300	8,432	806	13.86%	13.86%	118,865,360	320,683	371	-0.33%	-0.33%
2014	51,025,145	20,891	2,442	27.71%	47.15%	8,529,595	8,305	1,027	27.42%	45.08%	140,207,135	320,583	437	17.99%	17.60%
2015	69,709,750	20,621	3,380	38.41%	103.67%	11,025,435	7,981	1,381	34.50%	95.13%	211,847,795	317,787	667	52.43%	79.26%
2016	73,512,140	20,763	3,541	4.74%	113.32%	11,477,960	7,985	1,437	4.06%	103.05%	254,534,920	317,637	801	20.21%	115.48%
2017	72,225,429	20,817	3,470	-2.00%	109.04%	11,139,952	7,852	1,419	-1.31%	100.40%	260,153,025	317,191	820	2.35%	120.54%
2018	71,520,242	21,041	3,399	-2.03%	104.79%	10,670,697	7,685	1,389	-2.13%	96.14%	238,811,908	316,946	753	-8.13%	102.61%
2019	67,133,631	20,753	3,235	-4.83%	94.91%	9,818,192	7,448	1,318	-5.07%	86.20%	227,211,602	317,462	716	-5.01%	92.45%
2020	59,193,347	20,602	2,873	-11.18%	73.11%	8,900,080	7,234	1,230	-6.67%	73.78%	228,235,473	317,500	719	0.44%	93.30%
2021	59,278,838	20,629	2,874	0.01%	73.13%	8,794,130	7,131	1,233	0.24%	74.20%	218,963,710	317,559	690	-4.08%	85.41%
2022	61,079,616	20,649	2,958	2.94%	78.22%	8,579,527	6,968	1,231	-0.16%	73.93%	230,917,396	317,651	727	5.43%	95.48%

Rate Annual %chg Average Value/Acre: 5.95%

5.69%

6.93%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	628,695	5,507	114			209,430	315	664			160,285,355	355,582	451		
2013	613,495	5,507	111	-2.42%	-2.42%	277,840	375	741	11.48%	11.48%	166,225,835	355,741	467	3.66%	3.66%
2014	613,415	5,262	117	4.65%	2.12%	474,745	424	1,120	51.25%	68.62%	200,850,035	355,464	565	20.92%	25.35%
2015	1,646,875	9,406	175	50.17%	53.36%	376,390	270	1,396	24.65%	110.19%	294,606,245	356,065	827	46.43%	83.55%
2016	1,880,635	9,420	200	14.03%	74.88%	376,390	270	1,396	0.00%	110.19%	341,782,045	356,074	960	16.01%	112.94%
2017	1,998,354	9,521	210	5.13%	83.86%	404,505	265	1,526	9.33%	129.80%	345,921,265	355,646	973	1.33%	115.78%
2018	1,848,751	9,516	194	-7.43%	70.19%	312,250	268	1,164	-23.75%	75.23%	323,163,848	355,456	909	-6.53%	101.69%
2019	1,845,912	9,538	194	-0.39%	69.53%	312,250	268	1,164	0.00%	75.23%	306,321,587	355,469	862	-5.22%	91.17%
2020	1,878,589	9,814	191	-1.10%	67.67%	325,870	290	1,122	-3.60%	68.92%	298,533,359	355,441	840	-2.53%	86.32%
2021	1,875,017	9,817	191	-0.22%	67.30%	326,380	290	1,124	0.16%	69.19%	289,238,075	355,427	814	-3.11%	80.53%
2022	1,867,405	9,797	191	-0.19%	66.98%	326,380	290	1,124	0.00%	69.19%	302,770,324	355,354	852	4.70%	89.02%

36
GARFIELD

Rate Annual %chg Average Value/Acre: 6.57%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 2,479	Value : 489,826,017	Growth 3,096,266	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	37	559,600	2	55,720	131	4,499,793	170	5,115,113	
02. Res Improve Land	524	8,899,589	27	1,166,896	183	8,339,981	734	18,406,466	
03. Res Improvements	525	56,392,329	27	3,807,310	219	28,879,487	771	89,079,126	
04. Res Total	562	65,851,518	29	5,029,926	350	41,719,261	941	112,600,705	633,499
% of Res Total	59.72	58.48	3.08	4.47	37.19	37.05	37.96	22.99	20.46
05. Com UnImp Land	8	89,095	2	46,877	1	139	11	136,111	
06. Com Improve Land	100	1,350,040	7	227,954	22	637,533	129	2,215,527	
07. Com Improvements	102	11,503,478	9	2,426,767	22	4,234,503	133	18,164,748	
08. Com Total	110	12,942,613	11	2,701,598	23	4,872,175	144	20,516,386	1,834,966
% of Com Total	76.39	63.08	7.64	13.17	15.97	23.75	5.81	4.19	59.26
09. Ind UnImp Land	0	0	1	38,329	0	0	1	38,329	
10. Ind Improve Land	7	119,880	4	152,467	1	42,568	12	314,915	
11. Ind Improvements	7	911,366	4	1,866,547	1	1,432,162	12	4,210,075	
12. Ind Total	7	1,031,246	5	2,057,343	1	1,474,730	13	4,563,319	340,262
% of Ind Total	53.85	22.60	38.46	45.08	7.69	32.32	0.52	0.93	10.99
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	562	65,851,518	29	5,029,926	350	41,719,261	941	112,600,705	633,499
% of Res & Rec Total	59.72	58.48	3.08	4.47	37.19	37.05	37.96	22.99	20.46
Com & Ind Total	117	13,973,859	16	4,758,941	24	6,346,905	157	25,079,705	2,175,228
% of Com & Ind Total	74.52	55.72	10.19	18.98	15.29	25.31	6.33	5.12	70.25
17. Taxable Total	679	79,825,377	45	9,788,867	374	48,066,166	1,098	137,680,410	2,808,727
% of Taxable Total	61.84	57.98	4.10	7.11	34.06	34.91	44.29	28.11	90.71

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	882,113	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	882,113
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	40,465	882,113

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	84	24	146	254

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	82,904	31	4,432,115	1,035	230,001,319	1,068	234,516,338
28. Ag-Improved Land	3	210,532	14	4,386,982	281	84,879,242	298	89,476,756
29. Ag Improvements	3	50,999	14	1,540,130	296	26,561,384	313	28,152,513

30. Ag Total				1,381	352,145,607
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	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	3	13.28	37,518	14	45.55	136,650	
37. FarmSite Improvements	3	0.00	50,999	14	0.00	789,867	
38. FarmSite Total							
39. Road & Ditches	0	0.51	0	0	47.77	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	194	215.00	3,285,000	204	225.00	3,435,000	
33. HomeSite Improvements	200	0.00	18,657,289	210	0.00	19,407,552	181,708
34. HomeSite Total				210	225.00	22,842,552	
35. FarmSite UnImp Land	17	28.17	61,035	19	63.63	160,653	
36. FarmSite Improv Land	253	675.88	2,011,540	270	734.71	2,185,708	
37. FarmSite Improvements	283	0.00	7,904,095	300	0.00	8,744,961	105,831
38. FarmSite Total				319	798.34	11,091,322	
39. Road & Ditches	0	1,806.43	0	0	1,854.71	0	
40. Other- Non Ag Use	0	2,291.55	1,145,775	0	2,291.55	1,145,775	
41. Total Section VI				529	5,169.60	35,079,649	287,539

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	4,176.79	20.43%	14,514,362	23.51%	3,475.00
46. 1A	3,908.82	19.12%	13,583,177	22.00%	3,475.01
47. 2A1	1,199.93	5.87%	4,169,766	6.75%	3,475.01
48. 2A	1,796.19	8.79%	5,298,787	8.58%	2,950.01
49. 3A1	1,451.31	7.10%	4,281,376	6.93%	2,950.01
50. 3A	1,919.96	9.39%	5,039,904	8.16%	2,625.00
51. 4A1	3,684.47	18.03%	9,671,761	15.67%	2,625.01
52. 4A	2,302.02	11.26%	5,179,595	8.39%	2,250.02
53. Total	20,439.49	100.00%	61,738,728	100.00%	3,020.56
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,469.55	21.18%	2,130,878	25.08%	1,450.02
56. 2D1	265.30	3.82%	384,698	4.53%	1,450.05
57. 2D	2,515.47	36.25%	3,194,655	37.60%	1,270.00
58. 3D1	256.67	3.70%	325,975	3.84%	1,270.02
59. 3D	177.68	2.56%	188,340	2.22%	1,060.00
60. 4D1	848.85	12.23%	892,562	10.51%	1,051.50
61. 4D	1,406.30	20.26%	1,378,904	16.23%	980.52
62. Total	6,939.82	100.00%	8,496,012	100.00%	1,224.24
Grass					
63. 1G1	46,861.54	14.74%	39,832,121	16.28%	850.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	40,725.56	12.81%	32,915,336	13.46%	808.22
66. 2G	12,718.53	4.00%	10,810,839	4.42%	850.01
67. 3G1	145,855.37	45.89%	107,932,980	44.12%	740.00
68. 3G	65,874.41	20.73%	48,747,068	19.93%	740.00
69. 4G1	1,076.16	0.34%	904,574	0.37%	840.56
70. 4G	4,709.42	1.48%	3,487,766	1.43%	740.59
71. Total	317,820.99	100.00%	244,630,684	100.00%	769.71
Irrigated Total					
	20,439.49	5.75%	61,738,728	19.47%	3,020.56
Dry Total					
	6,939.82	1.95%	8,496,012	2.68%	1,224.24
Grass Total					
	317,820.99	89.45%	244,630,684	77.15%	769.71
72. Waste	9,797.42	2.76%	1,868,049	0.59%	190.67
73. Other	294.49	0.08%	332,485	0.10%	1,129.02
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	355,292.21	100.00%	317,065,958	100.00%	892.41

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	63.02	217,316	2,288.46	7,526,833	18,088.01	53,994,579	20,439.49	61,738,728
77. Dry Land	5.10	7,325	172.89	206,821	6,761.83	8,281,866	6,939.82	8,496,012
78. Grass	36.80	31,277	791.43	658,129	316,992.76	243,941,278	317,820.99	244,630,684
79. Waste	0.00	0	96.97	18,426	9,700.45	1,849,623	9,797.42	1,868,049
80. Other	0.00	0	15.08	22,620	279.41	309,865	294.49	332,485
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	104.92	255,918	3,364.83	8,432,829	351,822.46	308,377,211	355,292.21	317,065,958

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	20,439.49	5.75%	61,738,728	19.47%	3,020.56
Dry Land	6,939.82	1.95%	8,496,012	2.68%	1,224.24
Grass	317,820.99	89.45%	244,630,684	77.15%	769.71
Waste	9,797.42	2.76%	1,868,049	0.59%	190.67
Other	294.49	0.08%	332,485	0.10%	1,129.02
Exempt	0.00	0.00%	0	0.00%	0.00
Total	355,292.21	100.00%	317,065,958	100.00%	892.41

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	37	559,600	524	8,899,589	526	56,417,679	563	65,876,868	181,514
83.2 Calamus	110	4,100,192	84	4,271,771	112	12,271,822	222	20,643,785	283,269
83.3 Rural	23	455,321	126	5,235,106	133	20,389,625	156	26,080,052	168,716
84 Residential Total	170	5,115,113	734	18,406,466	771	89,079,126	941	112,600,705	633,499

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	9	91,771	107	1,469,920	110	12,416,144	119	13,977,835	1,606,710
85.2	Calamus	0	0	6	180,104	6	901,995	6	1,082,099	0
85.3	Rural	3	82,669	28	880,418	29	9,056,684	32	10,019,771	568,518
86	Commercial Total	12	174,440	141	2,530,442	145	22,374,823	157	25,079,705	2,175,228

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	46,543.29	14.69%	39,561,608	16.22%	850.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	40,325.05	12.72%	32,574,902	13.36%	807.81
90. 2G	12,718.53	4.01%	10,810,839	4.43%	850.01
91. 3G1	145,725.17	45.98%	107,836,632	44.22%	740.00
92. 3G	65,802.12	20.76%	48,693,573	19.97%	740.00
93. 4G1	1,076.16	0.34%	904,574	0.37%	840.56
94. 4G	4,709.29	1.49%	3,487,670	1.43%	740.59
95. Total	316,899.61	100.00%	243,869,798	100.00%	769.55
CRP					
96. 1C1	318.25	34.54%	270,513	35.55%	850.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	400.51	43.47%	340,434	44.74%	850.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	130.20	14.13%	96,348	12.66%	740.00
101. 3C	72.29	7.85%	53,495	7.03%	740.01
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.13	0.01%	96	0.01%	738.46
104. Total	921.38	100.00%	760,886	100.00%	825.81
Timber					
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	316,899.61	99.71%	243,869,798	99.69%	769.55
CRP Total	921.38	0.29%	760,886	0.31%	825.81
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	317,820.99	100.00%	244,630,684	100.00%	769.71

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

36 Garfield

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	92,631,511	112,600,705	19,969,194	21.56%	633,499	20.87%
02. Recreational	230,000	0	-230,000	-100.00%	0	-100.00%
03. Ag-Homesite Land, Ag-Res Dwelling	22,495,763	22,842,552	346,789	1.54%	181,708	0.73%
04. Total Residential (sum lines 1-3)	115,357,274	135,443,257	20,085,983	17.41%	815,207	16.71%
05. Commercial	15,680,482	20,516,386	4,835,904	30.84%	1,834,966	19.14%
06. Industrial	3,970,875	4,563,319	592,444	14.92%	340,262	6.35%
07. Total Commercial (sum lines 5-6)	19,651,357	25,079,705	5,428,348	27.62%	2,175,228	16.55%
08. Ag-Farmsite Land, Outbuildings	11,006,469	11,091,322	84,853	0.77%	105,831	-0.19%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,145,775	1,145,775	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	12,152,244	12,237,097	84,853	0.70%	105,831	-0.17%
12. Irrigated	61,180,161	61,738,728	558,567	0.91%		
13. Dryland	8,506,107	8,496,012	-10,095	-0.12%		
14. Grassland	230,893,453	244,630,684	13,737,231	5.95%		
15. Wasteland	1,867,576	1,868,049	473	0.03%		
16. Other Agland	326,380	332,485	6,105	1.87%		
17. Total Agricultural Land	302,773,677	317,065,958	14,292,281	4.72%		
18. Total Value of all Real Property (Locally Assessed)	449,934,552	489,826,017	39,891,465	8.87%	3,096,266	8.18%

2023 Assessment Survey for Garfield County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$157,846
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$40,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$23,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

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

2023 Residential Assessment Survey for Garfield County

1.	Valuation data collection done by:												
	Appraiser												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>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 DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</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 DW	Agricultural dwellings	AG OB	Agricultural outbuildings
<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 DW	Agricultural dwellings												
AG OB	Agricultural outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach to value is applied using local depreciation derived from a market analysis.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	A depreciation study and tables are developed based on local market information.												
5.	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.												
	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.												
6.	Describe the methodology used to determine the residential lot values?												
	Vacant lot sales are based on the size of the parcel, the \$/sq ft or \$/acre was determined with consideration given to excess land.												
7.	How are rural residential site values developed?												
	Rural residential site values are developed based on sales studies and through local market information. Surrounding counties site values are also compared to.												
8.	Are there form 191 applications on file?												
	No												

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

Depreciation table for Valuation Group 1 was updated. New costing for VG1 as well.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2020	2020	2017	0202-2023
2	2018	2008	2020	2017
3	2018	2008	2017	2016-2021
AG DW	2018	2008	2022	2016-2021
AG OB	2018	2008	2022	2016-2021

Lot values in Burwell and Calamus were increased for 2022.

2023 Commercial Assessment Survey for Garfield County

1.	Valuation data collection done by:													
	Central Plains Valuation													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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 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>													
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	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.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	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.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	The depreciation study is based on local market information.													
5.	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.													
	At present the Marshall & Swift depreciation tables by occupancy code is used and then adjusted to local depreciation.													
6.	Describe the methodology used to determine the commercial lot values.													
	Vacant lot sales are used based on the size of the parcel, the \$/sq ft or acre.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><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 Tables</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 Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2018	2008	2016	2018										

2023 Agricultural Assessment Survey for Garfield County

1.	Valuation data collection done by:							
	Assessment Staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">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						
3.	Describe the process used to determine and monitor market areas.							
	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.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	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.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	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.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Feedlots are the only intensive use currently identified.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	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.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	Yes, a meadow spot adjustment is used.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	11							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

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

2022 PLAN OF ASSESSMENT FOR GARFIELD COUNTY

Assessment Years 2023, 2024 and 2025

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 2022 County Abstract, Garfield County consists of 2,466 taxable parcels with the following real property types:

Property Type	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	930	37.71%	20.48%
Commercial	138	5.60%	3.52%
Industrial	13	0.53%	0.88%
Recreational	15	0.60%	0.14%
Agricultural	1370	55.56%	74.98%
Totals	2466	100%	100%

Agricultural land - taxable acres: 337,800,890

Other pertinent facts: Approximately 75% of the county value is agricultural land and of that value 76% 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
- 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 1st 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 2022:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	92	NA	NA
Commercial	100	NA	NA
Agricultural Land	69	NA	NA

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2022 Reports & Opinions.

Assessment Actions planned for Assessment Year 2023:

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. 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. 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. 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.

Assessment Actions Planned for Assessment Year 2024:

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 Area 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. 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.

Assessment Actions Planned for Assessment Year 2025:

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. 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. Physical review of all commercial property. 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.

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

Garfield County Assessor's Office
Kali Bolli, Assessor
250 S 8th Ave
Burwell, Nebraska 68823
(308) 346-4045 Fax (308) 346-5536
assessor@garfieldcountyne.gov

February 22, 2023

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 2023 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