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DEPARTMENT OF REVENUE

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

HOWARD COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Howard 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 Howard County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Neal Dethlefs, Howard County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

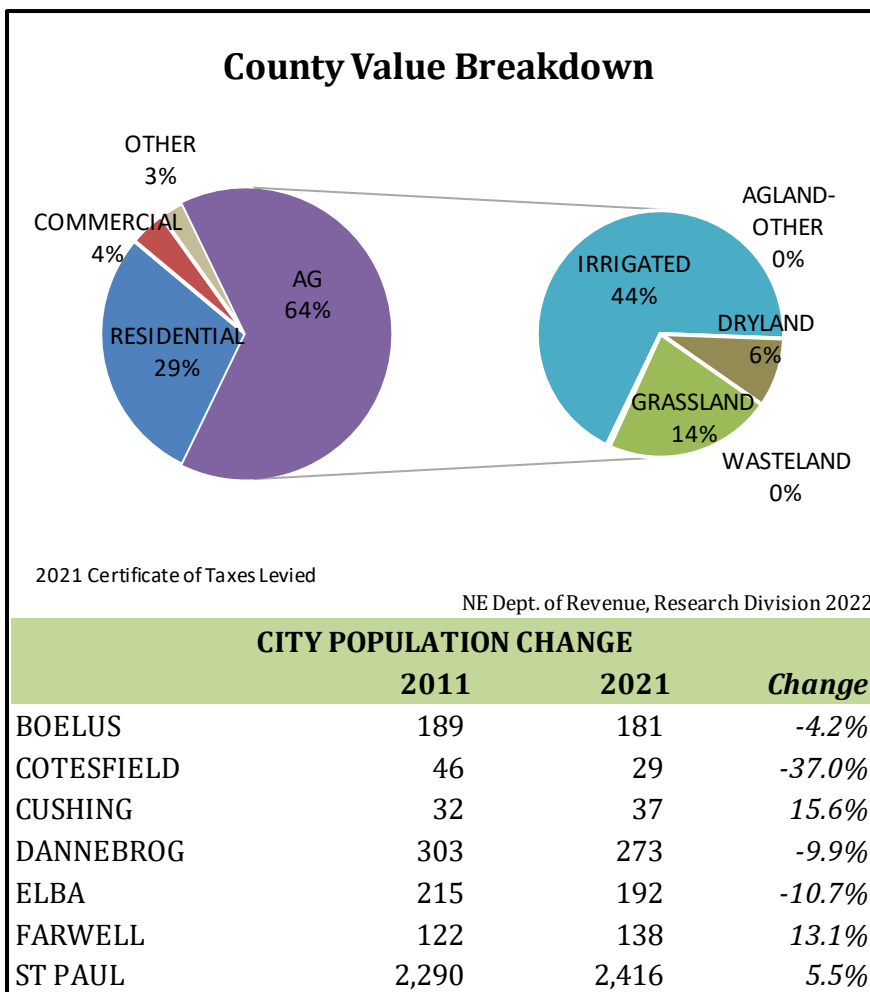
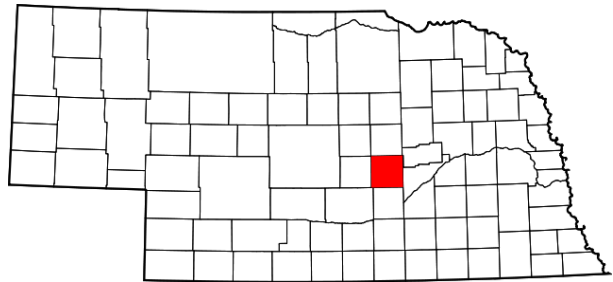
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 569 square miles, Howard County has 6,475 residents, per the Census Bureau Quick Facts for 2020, a 3% population increase over the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$127,292 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Howard County are located in and around the county seat of St. Paul. The most current information available from the U.S. Census Bureau shows there are 180 employer establishments with total employment of 1,135, for an 4% decrease in employment from 2019.

Agricultural land contributes the majority of value to the county's overall valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Howard County is included in both the Central Platte and Lower Loup Natural

Resource Districts (NRD). In top livestock inventory items, Howard County ranks fourth in sheep and lambs (USDA AgCensus).

2022 Residential Correlation for Howard County

Assessment Actions

For the 2022 assessment year, a physical review was completed for the city of St. Paul. This included updating the depreciation tables and completing a new lot study.

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.

Review of the sales verification and qualification processes was conducted. The county assessor's office utilizes sales qualification questionnaires. The sales usability rate was comparable to the statewide average. This indicated that all arm's-length transactions were made available for measurement.

Valuation groups were also evaluated and closely mimic the assessor locations. In the residential class, Howard has nine valuation groups. St. Paul is the largest, being the county seat, and is Valuation Group 1. Valuation Group 2 includes all the remaining small towns. Valuation Groups 7 through 12 include the rural residential in the county. Valuation Group 13 is all properties at the Lake of the Woods. The rural valuation groups typically contain too few sales for measurement and are combined in the Property Assessment Division's (Division's) analysis to ensure equalization.

Frequency of the six-year inspection and review cycle show that the county assessor complies with the requirements. All photos are correctly updated and include a date stamp. Residential costing and depreciation tables are between 2016-2020 depending on the valuation group. The Howard County Assessor has a current valuation methodology on file.

2022 Residential Correlation for Howard County

Description of Analysis

The residential class is analyzed utilizing nine valuation groups.

Valuation Group	Description
1	St. Paul
2	Small Town
7	Residential property on a single lot in Area 7100
8	Residential property in a Multiple Lot Subdivision in Area 7100
9	Residential property on a single lot in Area 7200
10	Residential property in a Multiple Lot Subdivision in Area 7200
11	Residential property on a single lot in Area 7300
12	Residential property in a Multiple Lot Subdivision in Area 7300
13	Lake of the Woods, a unique subdivision located north of St. Paul

The statistical profile consists of 158 qualified sales with two of the three measures of central tendency within the acceptable range. The mean is just above the upper limit of the range. Valuation Groups 1, 2, 7, and 13 all have a sufficient sample of sales for measurement purposes. The medians for these groups all fall into the acceptable range, while the mean and weighted mean are high in Valuation Group 1 due to one outlier. When removed from the statistics, the mean, weighted mean, COD, and PRD are all back in compliance.

Analysis of the 2022 County Abstract of Assessment for Real Property Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 11% to the residential class excluding growth, which closely correlates with changes in the sales file and supports the uniform application of the reported assessment actions.

Equalization and Quality of Assessment

Based on all relevant information, the quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

2022 Residential Correlation for Howard County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	90	98.70	108.35	100.51	14.59	107.80
2	23	92.31	92.33	84.87	22.78	108.79
5	1	77.02	77.02	77.02	00.00	100.00
7	14	92.12	91.57	90.75	11.40	100.90
8	4	90.32	90.00	87.27	13.21	103.13
9	8	92.42	90.04	88.54	16.20	101.69
10	5	98.82	86.42	83.48	15.64	103.52
11	2	130.44	130.44	100.47	35.37	129.83
13	11	93.40	91.70	92.10	10.03	99.57
____ALL____	158	97.28	101.37	94.52	16.00	107.25

Level of Value

Based on analysis of all available information, the level of value for the residential property in Howard County is 97%.

2022 Commercial Correlation for Howard County

Assessment Actions

For the 2022 assessment year, pick-up work and building permits were reviewed for Howard county commercial.

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 Howard County Assessor has qualified approximately 52% of all commercial sales to be used for measurement, which is near the average usability for the state. Examination of qualified and non-qualified sales revealed no bias in qualification determination.

The commercial costing and depreciation tables are from 2020. There are three commercial valuation groups for the county with one being St. Paul, one is all the small towns, and the third one is rural.

The county is up to date for the six-year inspection and a current valuation methodology is on file. The sales comparison method is used to value commercial lots.

Description of Analysis

There are three valuation groups for the commercial class in Howard County.

Valuation Group	Description
1	St. Paul
2	Small Towns - Cotesfield, Elba, Farwell, Dannebrog, St. Libory and Cushing
3	Rural

The commercial class consists of 20 qualified sales for the commercial class, with sales spread through all valuation groups. St. Paul has the most sales with just two located in the rural valuation group. A review of the statistical profile for the commercial property in Howard County shows that two of the three measures of central tendency are within the range, while the mean is slightly higher due to an outlier. If the sale with the maximum high ratio is removed from the statistics, the mean falls within the acceptable range. The COD is in the acceptable range while the PRD is only slightly high.

2022 Commercial Correlation for Howard County

A review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates a change in value of less than 1% excluding growth, supporting that minimal valuation changes occurred within the class.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments appear to be uniform and proportionate across the commercial class. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	98.94	100.91	97.03	05.26	104.00
2	8	98.39	101.57	97.77	11.93	103.89
3	2	97.11	97.11	96.58	01.11	100.55
____ALL____	20	98.53	100.79	97.10	07.58	103.80

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Howard County is 99%.

2022 Agricultural Correlation for Howard County

Assessment Actions

An agricultural sales study was performed for the 2022 assessment year with the irrigated values decreasing approximately 1%. Dryland and Grassland values remained the same. All property record cards were updated with necessary changes.

All pick-up work and permits were 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.

Sales verification and qualification is reviewed on a yearly basis to ensure that the county is using all available arm's-length transactions for measurement. Howard County is at 42% in the agricultural category which falls only slightly below the state average.

Howard County has three market areas, and these have been determined by the natural formations of the different Loup rivers that travel through the county. All three show different types of soil, characteristics, and markets.

The county has eight special value applications on file. The main type of intensive use in Howard County is feedlots. Howard County has identified about 34% of their acres enrolled in government programs. A goal for 2023 is to complete this identification. The county assessor has a written special value methodology on file.

All rural improvements are inspected and reviewed within the six-year cycle. The rural improvements including outbuildings are valued with the same cost index and the Computer-Assisted Mass Appraisal (CAMA) depreciation tables are updated when inspected. Home and farm site values are the same for both farm and rural residential dwellings.

Description of Analysis

A review of the overall statistical profile for the agricultural class revealed there were 33 qualified sales, and all measures of central tendency were within the acceptable range. The COD is within the IAAO recommended parameters.

There are three market areas in Howard County; however, the county assessor currently values land the same in all three market areas. In a study of the 80% Majority Land Use (MLU) by Market Area, irrigated land was the only category with a sufficient number of sales and the median fell in the acceptable range. Dryland was in range but only consisted of one sale during the study period. The grassland measures of central tendency are low in all three market areas, and due to the low number of sales it is hard to statistically analyze. Compared to surrounding counties, the grassland acre values are slightly lower. This will need to be addressed for 2023. However, an adjustment

2022 Agricultural Correlation for Howard County

based on the small sample of grassland sales would place Howard County’s grassland values higher than all surrounding counties, except Merrick and would not improve equalization.

The irrigated and dryland per acre value is comparable to the surrounding counties, and values appear to be equalized at the uniform portions of the market value.

Equalization and Quality of Assessment

Agricultural homes and outbuildings in Howard County are inspected and valued the same as rural residential. Howard County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	15	69.92	76.81	77.10	15.05	99.82
7100	10	70.14	78.88	80.10	18.48	98.48
7200	5	69.92	72.67	73.09	08.05	99.43
<u> Dry </u>						
County	1	71.96	71.96	71.96	00.00	100.00
7100	1	71.96	71.96	71.96	00.00	100.00
<u> Grass </u>						
County	6	56.80	62.64	61.35	16.31	102.10
7100	3	53.90	60.20	60.46	12.47	99.57
7200	1	82.88	82.88	82.88	00.00	100.00
7300	2	56.17	56.17	57.07	05.55	98.42
<u> ALL </u>	33	72.63	74.09	75.19	14.17	98.54

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Howard County is 73%.

2022 Opinions of the Property Tax Administrator for Howard 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Howard County

Residential Real Property - Current

Number of Sales	158	Median	97.28
Total Sales Price	\$30,594,479	Mean	101.37
Total Adj. Sales Price	\$30,594,479	Wgt. Mean	94.52
Total Assessed Value	\$28,917,500	Average Assessed Value of the Base	\$133,698
Avg. Adj. Sales Price	\$193,636	Avg. Assessed Value	\$183,022

Confidence Interval - Current

95% Median C.I	95.79 to 98.77
95% Wgt. Mean C.I	91.48 to 97.55
95% Mean C.I	93.15 to 109.59
% of Value of the Class of all Real Property Value in the County	25.24
% of Records Sold in the Study Period	6.08
% of Value Sold in the Study Period	8.33

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	148	93	92.78
2020	146	93	92.73
2019	140	97	96.84
2018	118	97	97.41

2022 Commission Summary for Howard County

Commercial Real Property - Current

Number of Sales	20	Median	98.53
Total Sales Price	\$2,565,100	Mean	100.79
Total Adj. Sales Price	\$2,565,100	Wgt. Mean	97.10
Total Assessed Value	\$2,490,713	Average Assessed Value of the Base	\$136,524
Avg. Adj. Sales Price	\$128,255	Avg. Assessed Value	\$124,536

Confidence Interval - Current

95% Median C.I	96.03 to 99.70
95% Wgt. Mean C.I	94.38 to 99.82
95% Mean C.I	93.79 to 107.79
% of Value of the Class of all Real Property Value in the County	3.86
% of Records Sold in the Study Period	5.14
% of Value Sold in the Study Period	4.69

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	29	99	99.01
2020	25	100	94.17
2019	24	100	91.21
2018	15	100	95.81

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RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 158
 Total Sales Price : 30,594,479
 Total Adj. Sales Price : 30,594,479
 Total Assessed Value : 28,917,500
 Avg. Adj. Sales Price : 193,636
 Avg. Assessed Value : 183,022

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 101
 COD : 16.00
 PRD : 107.25

COV : 51.99
 STD : 52.70
 Avg. Abs. Dev : 15.56
 MAX Sales Ratio : 718.14
 MIN Sales Ratio : 44.88

95% Median C.I. : 95.79 to 98.77
 95% Wgt. Mean C.I. : 91.48 to 97.55
 95% Mean C.I. : 93.15 to 109.59

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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-19 To 31-DEC-19	21	101.79	104.13	98.64	10.88	105.57	76.55	176.58	96.94 to 105.70	218,043	215,068
01-JAN-20 To 31-MAR-20	17	102.09	142.24	115.85	44.99	122.78	84.81	718.14	96.62 to 122.74	131,406	152,238
01-APR-20 To 30-JUN-20	19	96.42	93.98	93.92	10.55	100.06	53.66	124.04	92.52 to 99.68	173,082	162,564
01-JUL-20 To 30-SEP-20	27	97.97	98.06	93.60	13.68	104.76	63.44	157.71	90.92 to 103.65	173,562	162,452
01-OCT-20 To 31-DEC-20	15	98.18	94.95	94.27	15.04	100.72	55.68	153.26	77.54 to 104.82	202,860	191,233
01-JAN-21 To 31-MAR-21	9	95.84	104.80	97.54	11.17	107.44	90.53	162.42	93.88 to 110.82	145,933	142,347
01-APR-21 To 30-JUN-21	32	96.62	94.42	91.97	11.18	102.66	44.88	147.98	92.61 to 99.13	212,630	195,546
01-JUL-21 To 30-SEP-21	18	94.64	88.28	84.60	09.64	104.35	51.98	99.73	82.95 to 97.82	258,139	218,391
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	84	99.40	107.60	98.59	19.13	109.14	53.66	718.14	96.65 to 101.49	176,042	173,564
01-OCT-20 To 30-SEP-21	74	95.82	94.30	90.71	11.77	103.96	44.88	162.42	94.24 to 97.63	213,607	193,758
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	78	98.45	106.10	97.58	20.58	108.73	53.66	718.14	95.52 to 100.03	169,891	165,788
<u>ALL</u>	158	97.28	101.37	94.52	16.00	107.25	44.88	718.14	95.79 to 98.77	193,636	183,022

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	90	98.70	108.35	100.51	14.59	107.80	79.61	718.14	97.61 to 99.73	168,345	169,204
2	23	92.31	92.33	84.87	22.76	108.79	44.88	162.42	76.55 to 96.90	104,859	88,997
5	1	77.02	77.02	77.02	00.00	100.00	77.02	77.02	N/A	410,000	315,767
7	14	92.12	91.57	90.75	11.40	100.90	59.70	118.93	79.20 to 102.09	264,127	239,704
8	4	90.32	90.00	87.27	13.21	103.13	71.04	108.34	N/A	542,875	473,748
9	8	92.42	90.04	88.54	16.20	101.69	66.16	110.96	66.16 to 110.96	184,313	163,189
10	5	98.82	86.42	83.48	15.64	103.52	51.98	105.70	N/A	304,800	254,449
11	2	130.44	130.44	100.47	35.37	129.83	84.30	176.58	N/A	242,500	243,642
13	11	93.40	91.70	92.10	10.03	99.57	78.52	110.19	79.22 to 103.24	297,173	273,687
<u>ALL</u>	158	97.28	101.37	94.52	16.00	107.25	44.88	718.14	95.79 to 98.77	193,636	183,022

47 Howard
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 158
 Total Sales Price : 30,594,479
 Total Adj. Sales Price : 30,594,479
 Total Assessed Value : 28,917,500
 Avg. Adj. Sales Price : 193,636
 Avg. Assessed Value : 183,022

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 101
 COD : 16.00
 PRD : 107.25

COV : 51.99
 STD : 52.70
 Avg. Abs. Dev : 15.56
 MAX Sales Ratio : 718.14
 MIN Sales Ratio : 44.88

95% Median C.I. : 95.79 to 98.77
 95% Wgt. Mean C.I. : 91.48 to 97.55
 95% Mean C.I. : 93.15 to 109.59

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	157	96.94	101.33	94.48	16.08	107.25	44.88	718.14	95.79 to 98.77	194,274	183,547
06	1	107.56	107.56	107.56	00.00	100.00	107.56	107.56	N/A	93,500	100,572
07											
<u>ALL</u>	158	97.28	101.37	94.52	16.00	107.25	44.88	718.14	95.79 to 98.77	193,636	183,022

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	157.71	157.71	157.71	00.00	100.00	157.71	157.71	N/A	12,500	19,714
Less Than 30,000	4	138.03	136.20	130.20	17.29	104.61	106.34	162.42	N/A	21,625	28,155
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	158	97.28	101.37	94.52	16.00	107.25	44.88	718.14	95.79 to 98.77	193,636	183,022
Greater Than 14,999	157	96.94	101.01	94.49	15.75	106.90	44.88	718.14	95.79 to 98.77	194,790	184,062
Greater Than 29,999	154	96.91	100.46	94.42	15.42	106.40	44.88	718.14	95.62 to 98.69	198,104	187,045
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	157.71	157.71	157.71	00.00	100.00	157.71	157.71	N/A	12,500	19,714
15,000 TO 29,999	3	118.34	129.03	125.55	15.79	102.77	106.34	162.42	N/A	24,667	30,968
30,000 TO 59,999	10	120.35	171.35	168.05	68.00	101.96	63.44	718.14	77.54 to 153.26	44,125	74,150
60,000 TO 99,999	18	101.68	103.19	103.86	16.06	99.35	53.66	176.58	98.71 to 110.82	79,083	82,135
100,000 TO 149,999	29	97.61	98.76	98.67	10.83	100.09	44.88	140.74	95.57 to 103.95	124,872	123,209
150,000 TO 249,999	53	96.89	94.92	94.55	07.15	100.39	63.04	118.93	95.25 to 98.43	190,906	180,500
250,000 TO 499,999	42	93.64	91.11	90.71	09.76	100.44	51.98	110.42	92.10 to 98.69	322,236	292,292
500,000 TO 999,999	2	89.69	89.69	85.34	20.79	105.10	71.04	108.34	N/A	685,000	584,560
1,000,000 +											
<u>ALL</u>	158	97.28	101.37	94.52	16.00	107.25	44.88	718.14	95.79 to 98.77	193,636	183,022

47 Howard
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 20
Total Sales Price : 2,565,100
Total Adj. Sales Price : 2,565,100
Total Assessed Value : 2,490,713
Avg. Adj. Sales Price : 128,255
Avg. Assessed Value : 124,536

MEDIAN : 99
WGT. MEAN : 97
MEAN : 101
COD : 07.58
PRD : 103.80

COV : 14.83
STD : 14.95
Avg. Abs. Dev : 07.47
MAX Sales Ratio : 148.43
MIN Sales Ratio : 74.21

95% Median C.I. : 96.03 to 99.70
95% Wgt. Mean C.I. : 94.38 to 99.82
95% Mean C.I. : 93.79 to 107.79

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	2	86.61	86.61	98.59	14.32	87.85	74.21	99.01	N/A	203,500	200,627
01-JAN-19 To 31-MAR-19	2	97.49	97.49	97.21	00.35	100.29	97.15	97.83	N/A	137,500	133,666
01-APR-19 To 30-JUN-19	1	100.31	100.31	100.31	00.00	100.00	100.31	100.31	N/A	83,000	83,259
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	3	97.51	97.18	97.73	01.49	99.44	94.84	99.18	N/A	151,667	148,228
01-JAN-20 To 31-MAR-20	5	99.27	99.03	98.03	01.23	101.02	96.03	101.30	N/A	108,000	105,874
01-APR-20 To 30-JUN-20	2	95.85	95.85	94.98	02.43	100.92	93.52	98.18	N/A	132,500	125,847
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	2	91.96	91.96	91.28	00.84	100.74	91.19	92.73	N/A	239,800	218,884
01-JAN-21 To 31-MAR-21	1	131.32	131.32	131.32	00.00	100.00	131.32	131.32	N/A	39,000	51,216
01-APR-21 To 30-JUN-21	1	105.23	105.23	105.23	00.00	100.00	105.23	105.23	N/A	18,000	18,941
01-JUL-21 To 30-SEP-21	1	148.43	148.43	148.43	00.00	100.00	148.43	148.43	N/A	3,500	5,195
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	5	97.83	93.70	98.28	05.71	95.34	74.21	100.31	N/A	153,000	150,369
01-OCT-19 To 30-SEP-20	10	98.53	97.84	97.28	01.85	100.58	93.52	101.30	94.84 to 99.70	126,000	122,575
01-OCT-20 To 30-SEP-21	5	105.23	113.78	95.00	18.22	119.77	91.19	148.43	N/A	108,020	102,624
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	6	97.67	97.80	97.82	01.33	99.98	94.84	100.31	94.84 to 100.31	135,500	132,546
01-JAN-20 To 31-DEC-20	9	98.18	96.75	94.88	02.90	101.97	91.19	101.30	92.73 to 99.70	142,733	135,426
<u>ALL</u>	20	98.53	100.79	97.10	07.58	103.80	74.21	148.43	96.03 to 99.70	128,255	124,536

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	98.94	100.91	97.03	05.26	104.00	91.19	131.32	93.52 to 101.30	179,760	174,419
2	8	98.39	101.57	97.77	11.93	103.89	74.21	148.43	74.21 to 148.43	55,563	54,321
3	2	97.11	97.11	96.58	01.11	100.55	96.03	98.18	N/A	161,500	155,978
<u>ALL</u>	20	98.53	100.79	97.10	07.58	103.80	74.21	148.43	96.03 to 99.70	128,255	124,536

**47 Howard
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 20
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 Total Adj. Sales Price : 2,565,100
 Total Assessed Value : 2,490,713
 Avg. Adj. Sales Price : 128,255
 Avg. Assessed Value : 124,536

MEDIAN : 99
 WGT. MEAN : 97
 MEAN : 101
 COD : 07.58
 PRD : 103.80

COV : 14.83
 STD : 14.95
 Avg. Abs. Dev : 07.47
 MAX Sales Ratio : 148.43
 MIN Sales Ratio : 74.21

95% Median C.I. : 96.03 to 99.70
 95% Wgt. Mean C.I. : 94.38 to 99.82
 95% Mean C.I. : 93.79 to 107.79

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	99.18	99.18	99.18	00.00	100.00	99.18	99.18	N/A	181,500	180,004
03	19	98.18	100.88	96.94	07.95	104.06	74.21	148.43	94.84 to 100.31	125,453	121,616
04											
<u>ALL</u>	<u>20</u>	98.53	100.79	97.10	07.58	103.80	74.21	148.43	96.03 to 99.70	128,255	124,536

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	148.43	148.43	148.43	00.00	100.00	148.43	148.43	N/A	3,500	5,195
Less Than 15,000	2	111.32	111.32	98.95	33.34	112.50	74.21	148.43	N/A	5,250	5,195
Less Than 30,000	5	97.83	103.69	97.92	17.72	105.89	74.21	148.43	N/A	16,100	15,765
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	98.18	98.28	97.03	05.32	101.29	74.21	131.32	94.84 to 99.70	134,821	130,817
Greater Than 14,999	18	98.53	99.62	97.09	04.24	102.61	91.19	131.32	96.03 to 99.70	141,922	137,796
Greater Than 29,999	15	98.87	99.83	97.07	04.16	102.84	91.19	131.32	96.03 to 99.70	165,640	160,793
<u>Incremental Ranges</u>											
0 TO 4,999	1	148.43	148.43	148.43	00.00	100.00	148.43	148.43	N/A	3,500	5,195
5,000 TO 14,999	1	74.21	74.21	74.21	00.00	100.00	74.21	74.21	N/A	7,000	5,195
15,000 TO 29,999	3	97.83	98.60	97.76	04.26	100.86	92.73	105.23	N/A	23,333	22,812
30,000 TO 59,999	3	101.30	110.63	111.93	10.54	98.84	99.27	131.32	N/A	34,667	38,801
60,000 TO 99,999	4	98.53	98.05	98.10	01.56	99.95	94.84	100.31	N/A	77,750	76,270
100,000 TO 149,999											
150,000 TO 249,999	5	97.51	97.19	97.08	01.92	100.11	93.52	99.70	N/A	193,400	187,748
250,000 TO 499,999	3	97.15	95.78	95.38	02.69	100.42	91.19	99.01	N/A	367,533	350,554
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>20</u>	98.53	100.79	97.10	07.58	103.80	74.21	148.43	96.03 to 99.70	128,255	124,536

47 Howard
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 20
Total Sales Price : 2,565,100
Total Adj. Sales Price : 2,565,100
Total Assessed Value : 2,490,713
Avg. Adj. Sales Price : 128,255
Avg. Assessed Value : 124,536

MEDIAN : 99
WGT. MEAN : 97
MEAN : 101
COD : 07.58
PRD : 103.80

COV : 14.83
STD : 14.95
Avg. Abs. Dev : 07.47
MAX Sales Ratio : 148.43
MIN Sales Ratio : 74.21

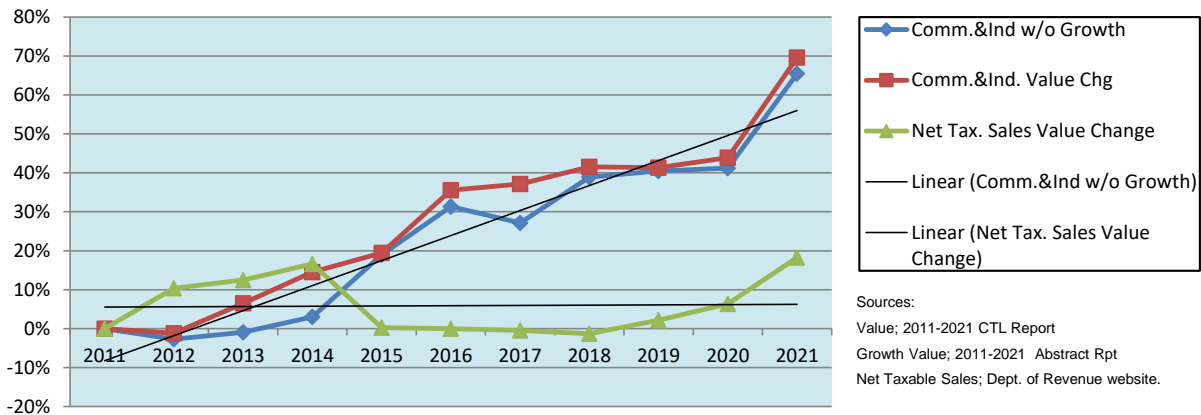
95% Median C.I. : 96.03 to 99.70
95% Wgt. Mean C.I. : 94.38 to 99.82
95% Mean C.I. : 93.79 to 107.79

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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
342	1	97.15	97.15	97.15	00.00	100.00	97.15	97.15	N/A	250,000	242,875
344	3	93.52	95.34	92.32	03.60	103.27	91.19	101.30	N/A	222,367	205,287
349	1	99.01	99.01	99.01	00.00	100.00	99.01	99.01	N/A	400,000	396,058
350	2	96.86	96.86	96.78	02.09	100.08	94.84	98.87	N/A	72,500	70,168
352	1	99.18	99.18	99.18	00.00	100.00	99.18	99.18	N/A	181,500	180,004
353	1	131.32	131.32	131.32	00.00	100.00	131.32	131.32	N/A	39,000	51,216
380	1	97.83	97.83	97.83	00.00	100.00	97.83	97.83	N/A	25,000	24,457
381	1	96.03	96.03	96.03	00.00	100.00	96.03	96.03	N/A	240,000	230,470
406	4	99.79	105.56	99.93	18.86	105.63	74.21	148.43	N/A	31,500	31,478
418	1	105.23	105.23	105.23	00.00	100.00	105.23	105.23	N/A	18,000	18,941
429	1	98.18	98.18	98.18	00.00	100.00	98.18	98.18	N/A	83,000	81,486
470	2	98.61	98.61	98.50	01.12	100.11	97.51	99.70	N/A	181,750	179,031
999	1	92.73	92.73	92.73	00.00	100.00	92.73	92.73	N/A	27,000	25,037
<u>ALL</u>	<u>20</u>	98.53	100.79	97.10	07.58	103.80	74.21	148.43	96.03 to 99.70	128,255	124,536

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	\$ 31,311,062	\$ 1,045,208	3.34%	\$ 30,265,854		\$ 34,579,090	
2012	\$ 30,940,991	\$ 478,739	1.55%	\$ 30,462,252	-2.71%	\$ 38,159,288	10.35%
2013	\$ 33,346,953	\$ 2,320,952	6.96%	\$ 31,026,001	0.27%	\$ 38,894,787	1.93%
2014	\$ 35,857,594	\$ 3,594,306	10.02%	\$ 32,263,288	-3.25%	\$ 40,332,970	3.70%
2015	\$ 37,395,066	\$ 148,974	0.40%	\$ 37,246,092	3.87%	\$ 34,660,599	-14.06%
2016	\$ 42,445,569	\$ 1,318,709	3.11%	\$ 41,126,860	9.98%	\$ 34,583,777	-0.22%
2017	\$ 42,935,611	\$ 3,134,538	7.30%	\$ 39,801,073	-6.23%	\$ 34,410,344	-0.50%
2018	\$ 44,308,548	\$ 815,533	1.84%	\$ 43,493,015	1.30%	\$ 34,129,680	-0.82%
2019	\$ 44,248,624	\$ 271,376	0.61%	\$ 43,977,248	-0.75%	\$ 35,319,560	3.49%
2020	\$ 45,052,230	\$ 846,064	1.88%	\$ 44,206,166	-0.10%	\$ 36,787,980	4.16%
2021	\$ 53,095,859	\$ 1,289,800	2.43%	\$ 51,806,059	14.99%	\$ 40,883,938	11.13%
Ann %chg	5.42%			Average	1.74%	1.69%	1.92%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-2.71%	-1.18%	10.35%
2013	-0.91%	6.50%	12.48%
2014	3.04%	14.52%	16.64%
2015	18.96%	19.43%	0.24%
2016	31.35%	35.56%	0.01%
2017	27.12%	37.13%	-0.49%
2018	38.91%	41.51%	-1.30%
2019	40.45%	41.32%	2.14%
2020	41.18%	43.89%	6.39%
2021	65.46%	69.58%	18.23%

County Number	47
County Name	Howard

47 Howard
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 33
Total Sales Price : 21,649,973
Total Adj. Sales Price : 21,649,973
Total Assessed Value : 16,279,113
Avg. Adj. Sales Price : 656,060
Avg. Assessed Value : 493,306

MEDIAN : 73
WGT. MEAN : 75
MEAN : 74
COD : 14.17
PRD : 98.54

COV : 18.40
STD : 13.63
Avg. Abs. Dev : 10.29
MAX Sales Ratio : 108.13
MIN Sales Ratio : 53.05

95% Median C.I. : 67.65 to 78.77
95% Wgt. Mean C.I. : 70.20 to 80.19
95% Mean C.I. : 69.44 to 78.74

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	2	87.20	87.20	83.02	19.20	105.03	70.46	103.94	N/A	1,333,334	1,106,919
01-JAN-19 To 31-MAR-19	4	73.17	74.59	72.70	07.91	102.60	67.68	84.33	N/A	379,419	275,848
01-APR-19 To 30-JUN-19	4	68.81	70.96	67.20	13.41	105.60	59.29	86.94	N/A	568,390	381,974
01-JUL-19 To 30-SEP-19	1	54.63	54.63	54.63	00.00	100.00	54.63	54.63	N/A	200,000	109,256
01-OCT-19 To 31-DEC-19	2	68.08	68.08	67.28	21.75	101.19	53.27	82.88	N/A	236,700	159,260
01-JAN-20 To 31-MAR-20	2	66.26	66.26	66.25	00.11	100.02	66.19	66.33	N/A	743,975	492,891
01-APR-20 To 30-JUN-20	2	87.26	87.26	87.08	01.41	100.21	86.03	88.49	N/A	674,063	586,981
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	4	90.44	88.19	85.80	16.93	102.79	63.74	108.13	N/A	905,680	777,114
01-JAN-21 To 31-MAR-21	6	70.43	68.35	70.30	06.91	97.23	53.90	73.90	53.90 to 73.90	754,267	530,249
01-APR-21 To 30-JUN-21	4	72.02	69.56	71.67	14.44	97.06	53.05	81.15	N/A	607,319	435,277
01-JUL-21 To 30-SEP-21	2	74.77	74.77	73.79	02.86	101.33	72.63	76.91	N/A	552,500	407,705
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	11	70.46	73.75	74.41	14.11	99.11	54.63	103.94	59.29 to 86.94	605,264	450,398
01-OCT-19 To 30-SEP-20	6	74.61	73.87	74.88	16.00	98.65	53.27	88.49	53.27 to 88.49	551,579	413,044
01-OCT-20 To 30-SEP-21	16	73.21	74.41	75.72	13.36	98.27	53.05	108.13	65.26 to 81.15	730,162	552,904
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	11	69.92	70.27	68.52	13.64	102.55	53.27	86.94	54.63 to 84.33	405,876	278,097
01-JAN-20 To 31-DEC-20	8	84.03	82.47	81.57	15.35	101.10	63.74	108.13	63.74 to 108.13	807,349	658,525
<u>ALL</u>	33	72.63	74.09	75.19	14.17	98.54	53.05	108.13	67.65 to 78.77	656,060	493,306

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7100	17	71.96	75.25	78.67	18.34	95.65	53.27	108.13	64.17 to 88.49	561,851	442,017
7200	13	73.90	75.12	73.70	07.67	101.93	63.74	86.94	68.90 to 82.02	833,039	613,927
7300	3	59.29	63.08	61.76	13.41	102.14	53.05	76.91	N/A	423,000	261,255
<u>ALL</u>	33	72.63	74.09	75.19	14.17	98.54	53.05	108.13	67.65 to 78.77	656,060	493,306

47 Howard
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 33
Total Sales Price : 21,649,973
Total Adj. Sales Price : 21,649,973
Total Assessed Value : 16,279,113
Avg. Adj. Sales Price : 656,060
Avg. Assessed Value : 493,306

MEDIAN : 73
WGT. MEAN : 75
MEAN : 74
COD : 14.17
PRD : 98.54

COV : 18.40
STD : 13.63
Avg. Abs. Dev : 10.29
MAX Sales Ratio : 108.13
MIN Sales Ratio : 53.05

95% Median C.I. : 67.65 to 78.77
95% Wgt. Mean C.I. : 70.20 to 80.19
95% Mean C.I. : 69.44 to 78.74

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	63.96	63.96	63.96	00.34	100.00	63.74	64.17	N/A	1,000,300	639,832
7100	1	64.17	64.17	64.17	00.00	100.00	64.17	64.17	N/A	1,056,000	677,613
7200	1	63.74	63.74	63.74	00.00	100.00	63.74	63.74	N/A	944,600	602,051
Dry											
County	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
7100	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
Grass											
County	6	56.60	62.64	61.35	16.31	102.10	53.05	82.88	53.05 to 82.88	325,243	199,542
7100	3	53.90	60.20	60.46	12.47	99.57	53.27	73.44	N/A	252,820	152,848
7200	1	82.88	82.88	82.88	00.00	100.00	82.88	82.88	N/A	224,000	185,662
7300	2	56.17	56.17	57.07	05.55	98.42	53.05	59.29	N/A	484,500	276,523
ALL	33	72.63	74.09	75.19	14.17	98.54	53.05	108.13	67.65 to 78.77	656,060	493,306

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	15	69.92	76.81	77.10	15.05	99.62	63.74	108.13	66.19 to 86.03	902,359	695,674
7100	10	70.14	78.88	80.10	18.48	98.48	64.17	108.13	65.26 to 103.94	773,351	619,461
7200	5	69.92	72.67	73.09	08.05	99.43	63.74	82.02	N/A	1,160,375	848,100
Dry											
County	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
7100	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
Grass											
County	6	56.60	62.64	61.35	16.31	102.10	53.05	82.88	53.05 to 82.88	325,243	199,542
7100	3	53.90	60.20	60.46	12.47	99.57	53.27	73.44	N/A	252,820	152,848
7200	1	82.88	82.88	82.88	00.00	100.00	82.88	82.88	N/A	224,000	185,662
7300	2	56.17	56.17	57.07	05.55	98.42	53.05	59.29	N/A	484,500	276,523
ALL	33	72.63	74.09	75.19	14.17	98.54	53.05	108.13	67.65 to 78.77	656,060	493,306

Howard County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Howard	7300	4,700	4,700	4,300	4,100	3,700	3,600	3,400	3,400	4,254
Greeley	2	5,090	4,700	4,490	4,375	4,260	4,230	4,210	3,750	4,339
Nance	1	4,099	4,094	3,989	3,985	3,979	3,899	3,900	3,797	3,996
Merrick	1	4,800	4,525	4,225	4,000	3,800	3,700	3,550	3,150	4,155
Howard	7100	4,700	4,700	4,300	4,100	3,700	3,600	3,400	3,400	3,950
Merrick	1	4,800	4,525	4,225	4,000	3,800	3,700	3,550	3,150	4,155
Hall	1	5,497	5,278	3,997	3,991	3,868	3,868	3,669	3,669	4,769
Buffalo	1	4,825	4,816	4,657	4,544	3,611	4,244	3,949	3,948	4,458
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	3,472
Howard	7200	4,700	4,700	4,300	4,100	3,700	3,600	3,400	3,400	4,257
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	3,472
Valley	1	3,635	3,635	3,635	3,125	2,955	2,955	2,600	2,600	3,291
Greeley	2	5,090	4,700	4,490	4,375	4,260	4,230	4,210	3,750	4,339

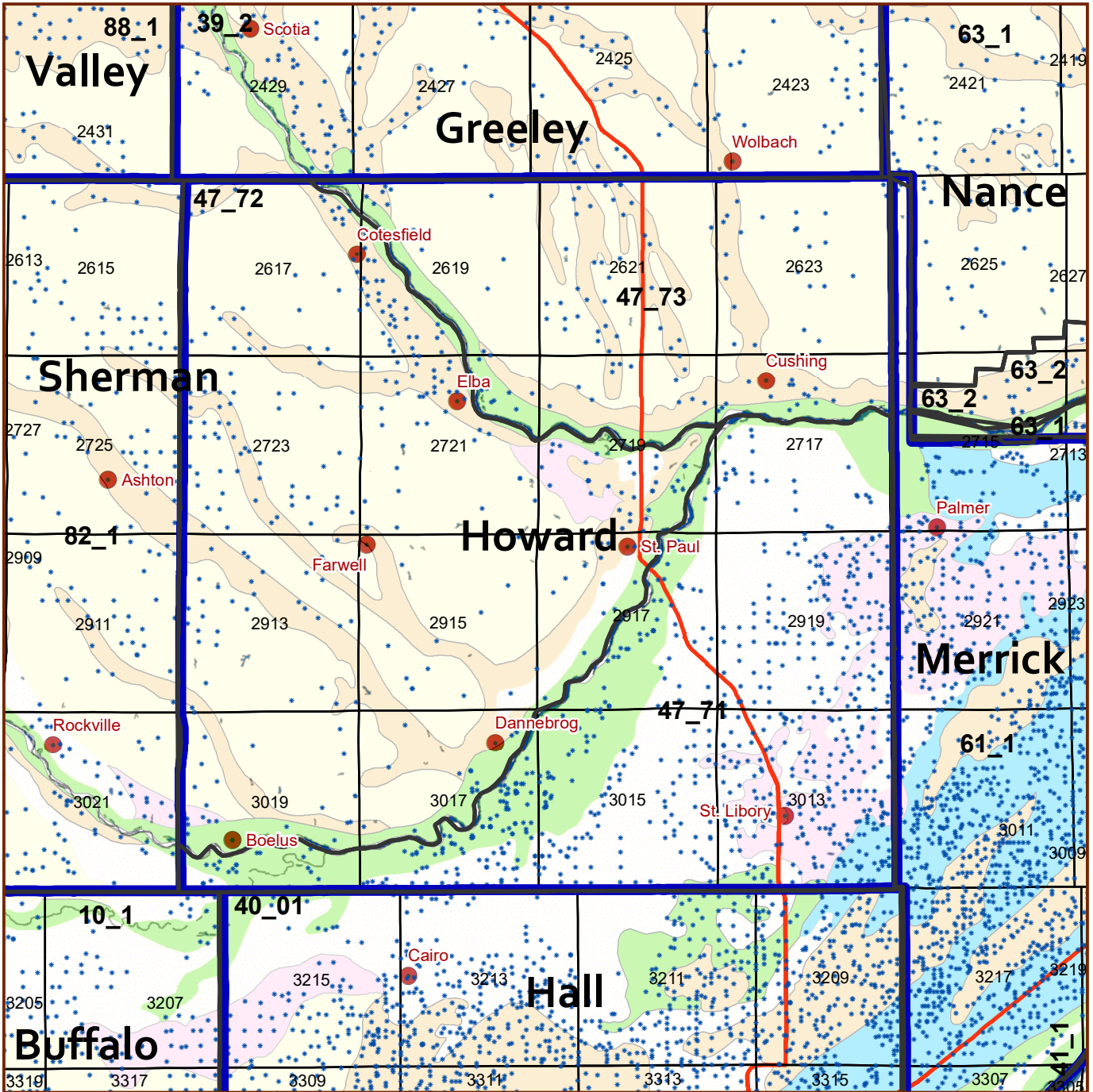
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Howard	7300	2,500	2,500	2,400	2,400	2,300	2,200	2,100	2,000	2,279
Greeley	2	n/a	2,165	2,165	2,165	2,075	2,050	1,800	1,715	1,993
Nance	1	2,399	2,400	2,294	2,293	2,288	2,196	2,200	2,200	2,300
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,313
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,200	2,100	2,000	2,273
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,313
Hall	1	2,719	2,729	2,328	2,328	2,052	2,052	1,888	1,897	2,391
Buffalo	1	2,260	2,259	2,105	2,105	1,960	1,950	1,830	1,830	2,012
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	1,711
Howard	7200	2,500	2,500	2,400	2,400	2,300	2,200	2,100	2,000	2,238
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	1,711
Valley	1	n/a	1,740	1,740	1,740	1,705	1,705	1,705	1,595	1,694
Greeley	2	n/a	2,165	2,165	2,165	2,075	2,050	1,800	1,715	1,993

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Howard	7300	1,275	1,175	1,175	1,175	1,150	1,150	1,150	n/a	1,173
Greeley	2	1,300	1,295	1,280	1,275	1,243	1,240	n/a	1,265	1,275
Nance	1	1,451	1,450	1,441	1,426	1,402	1,388	1,385	1,350	1,426
Merrick	1	1,765	1,650	1,656	1,577	1,535	n/a	1,342	1,200	1,683
Howard	7100	1,275	1,175	1,175	1,175	1,150	1,150	1,150	n/a	1,194
Merrick	1	1,765	1,650	1,656	1,577	1,535	n/a	1,342	1,200	1,683
Hall	1	1,410	1,412	1,346	1,351	1,274	1,275	1,275	1,275	1,378
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	1,257
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	1,337
Howard	7200	1,275	1,175	1,175	1,175	1,150	1,150	1,150	n/a	1,186
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	1,337
Valley	1	1,100	1,100	1,000	996	1,000	997	635	665	991
Greeley	2	1,300	1,295	1,280	1,275	1,243	1,240	n/a	1,265	1,275






County	Mkt Area	CRP	TIMBER	WASTE
Howard	7300	1,163	n/a	781
Greeley	2	1,307	n/a	200
Nance	1	1,603	0	278
Merrick	1	1,214	n/a	546
Howard	7100	1,188	n/a	750
Merrick	1	1,214	n/a	546
Hall	1	n/a	n/a	100
Buffalo	1	1,203	0	490
Sherman	1	1,430	n/a	90
Howard	7200	1,172	n/a	783
Sherman	1	1,430	n/a	90
Valley	1	1,010	n/a	250
Greeley	2	1,307	n/a	200

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

HOWARD COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

**Soils
CLASS**










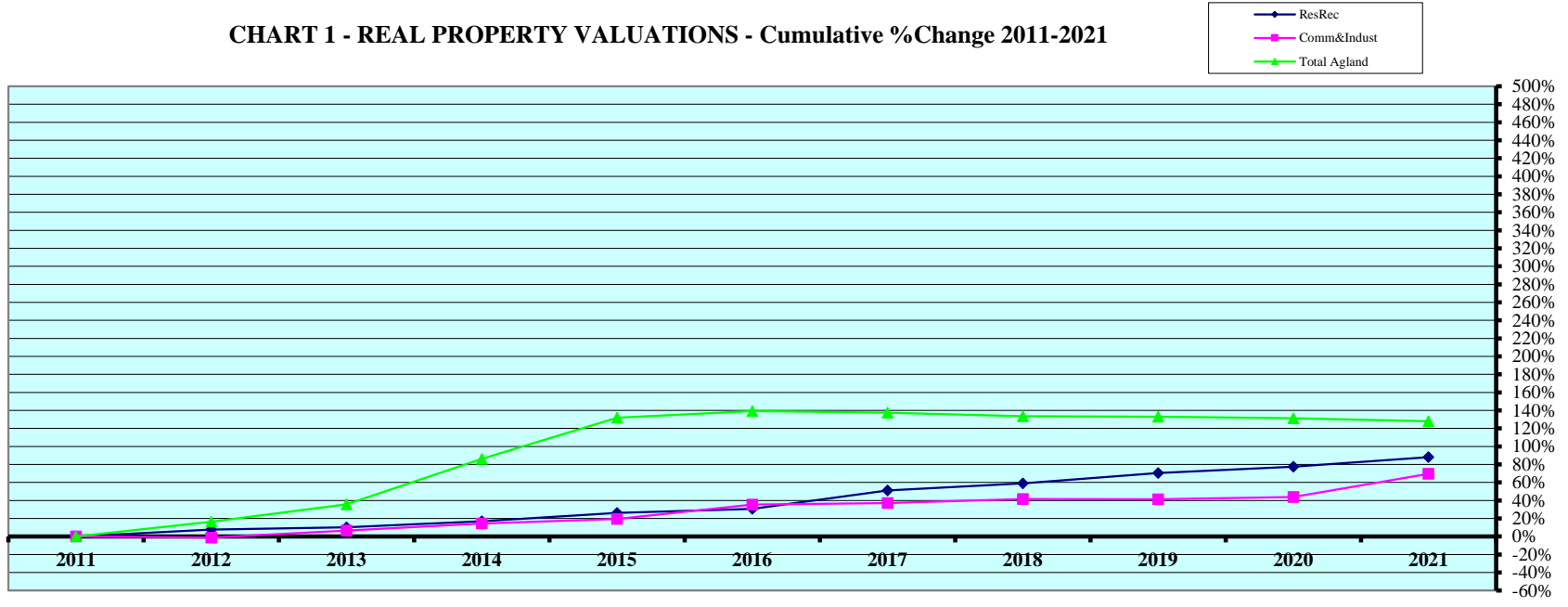
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed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

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



Tax Year	Residential & Recreational ⁽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
2011	161,901,694	-	-	-	31,311,062	-	-	-	374,007,369	-	-	-
2012	174,424,013	12,522,319	7.73%	7.73%	30,940,991	-370,071	-1.18%	-1.18%	435,090,320	61,082,951	16.33%	16.33%
2013	178,579,326	4,155,313	2.38%	10.30%	33,346,953	2,405,962	7.78%	6.50%	507,036,796	71,946,476	16.54%	35.57%
2014	189,176,901	10,597,575	5.93%	16.85%	35,857,594	2,510,641	7.53%	14.52%	696,405,034	189,368,238	37.35%	86.20%
2015	204,444,175	15,267,274	8.07%	26.28%	37,395,066	1,537,472	4.29%	19.43%	866,831,944	170,426,910	24.47%	131.77%
2016	211,522,217	7,078,042	3.46%	30.65%	42,445,569	5,050,503	13.51%	35.56%	894,949,900	28,117,956	3.24%	139.29%
2017	244,532,836	33,010,619	15.61%	51.04%	42,935,611	490,042	1.15%	37.13%	888,295,102	-6,654,798	-0.74%	137.51%
2018	257,600,841	13,068,005	5.34%	59.11%	44,308,548	1,372,937	3.20%	41.51%	873,283,535	-15,011,567	-1.69%	133.49%
2019	275,995,470	18,394,629	7.14%	70.47%	44,248,624	-59,924	-0.14%	41.32%	871,576,502	-1,707,033	-0.20%	133.04%
2020	287,531,968	11,536,498	4.18%	77.60%	45,052,230	803,606	1.82%	43.89%	864,756,150	-6,820,352	-0.78%	131.21%
2021	304,521,644	16,989,676	5.91%	88.09%	53,095,859	8,043,629	17.85%	69.58%	852,465,029	-12,291,121	-1.42%	127.93%

Rate Annual %chg: Residential & Recreational **6.52%**

Commercial & Industrial **5.42%**

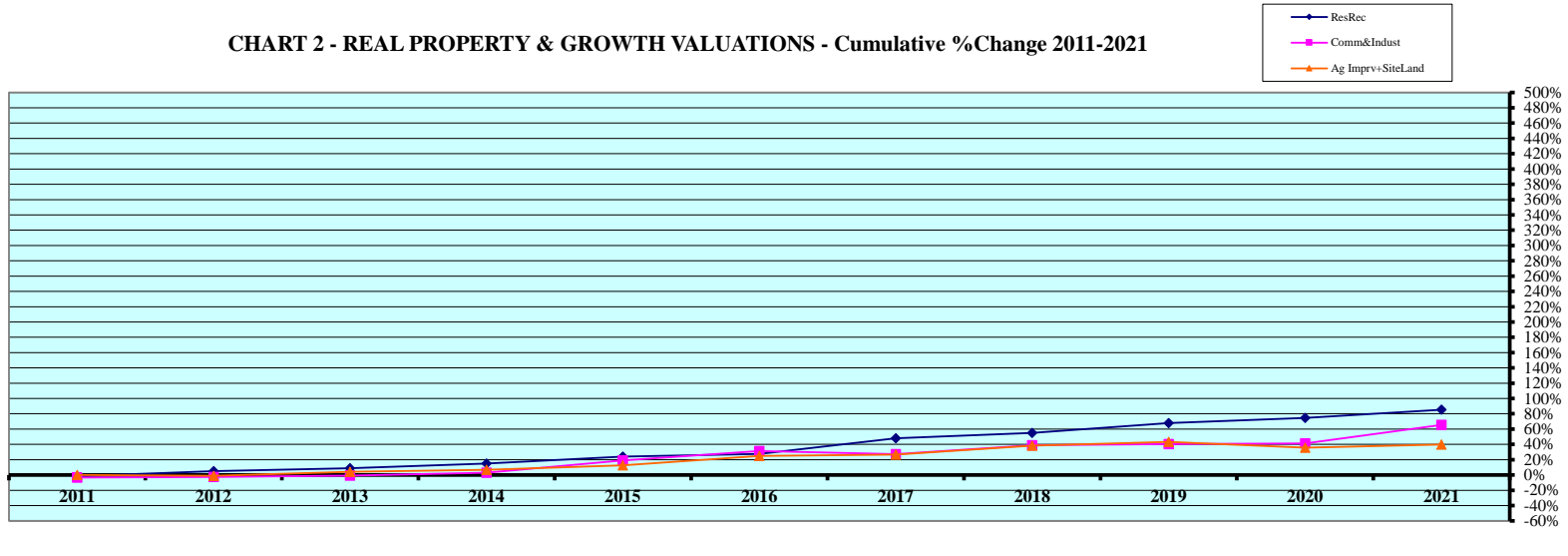
Agricultural Land **8.59%**

Cnty# **47**
County **HOWARD**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽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						
2011	161,901,694	2,656,395	1.64%	159,245,299	-	-1.64%	31,311,062	1,045,208	3.34%	30,265,854	-	-3.34%						
2012	174,424,013	4,264,008	2.44%	170,160,005	5.10%	5.10%	30,940,991	478,739	1.55%	30,462,252	-2.71%	-2.71%						
2013	178,579,326	2,438,651	1.37%	176,140,675	0.98%	8.79%	33,346,953	2,320,952	6.96%	31,026,001	0.27%	-0.91%						
2014	189,176,901	2,833,190	1.50%	186,343,711	4.35%	15.10%	35,857,594	3,594,306	10.02%	32,263,288	-3.25%	3.04%						
2015	204,444,175	3,712,607	1.82%	200,731,568	6.11%	23.98%	37,395,066	148,974	0.40%	37,246,092	3.87%	18.96%						
2016	211,522,217	4,853,424	2.29%	206,668,793	1.09%	27.65%	42,445,569	1,318,709	3.11%	41,126,860	9.98%	31.35%						
2017	244,532,836	4,891,657	2.00%	239,641,179	13.29%	48.02%	42,935,611	3,134,538	7.30%	39,801,073	-6.23%	27.12%						
2018	257,600,841	6,789,868	2.64%	250,810,973	2.57%	54.92%	44,308,548	815,533	1.84%	43,493,015	1.30%	38.91%						
2019	275,995,470	4,073,266	1.48%	271,922,204	5.56%	67.96%	44,248,624	271,376	0.61%	43,977,248	-0.75%	40.45%						
2020	287,531,968	4,942,872	1.72%	282,589,096	2.39%	74.54%	45,052,230	846,064	1.88%	44,206,166	-0.10%	41.18%						
2021	304,521,644	4,489,538	1.47%	300,032,106	4.35%	85.32%	53,095,859	1,289,800	2.43%	51,806,059	14.99%	65.46%						
Rate Ann%chg	6.52%			Resid & Recreat w/o growth			4.58%			5.42%			C & I w/o growth			1.74%		

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		
2011	54,904,083	24,089,259	78,993,342	1,779,800	2.25%	77,213,542	-	-		
2012	55,178,876	24,505,190	79,684,066	1,522,615	1.91%	78,161,451	-1.05%	-1.05%		
2013	55,655,280	28,649,847	84,305,127	1,969,154	2.34%	82,335,973	3.33%	4.23%		
2014	56,596,889	29,399,145	85,996,034	1,702,503	1.98%	84,293,531	-0.01%	6.71%		
2015	60,422,489	30,612,568	91,035,057	2,080,936	2.29%	88,954,121	3.44%	12.61%		
2016	66,436,653	35,119,980	101,556,633	2,837,793	2.79%	98,718,840	8.44%	24.97%		
2017	66,531,323	34,967,929	101,499,252	1,392,750	1.37%	100,106,502	-1.43%	26.73%		
2018	76,146,290	35,354,794	111,501,084	2,122,806	1.90%	109,378,278	7.76%	38.47%		
2019	79,474,142	35,782,607	115,256,749	2,103,044	1.82%	113,153,705	1.48%	43.24%		
2020	74,439,541	34,620,960	109,060,501	1,918,499	1.76%	107,142,002	-7.04%	35.63%		
2021	76,830,051	35,233,432	112,063,483	1,572,555	1.40%	110,490,928	1.31%	39.87%		
Rate Ann%chg	3.42%		3.88%		3.56%		Ag Imprv+Site w/o growth		1.62%	

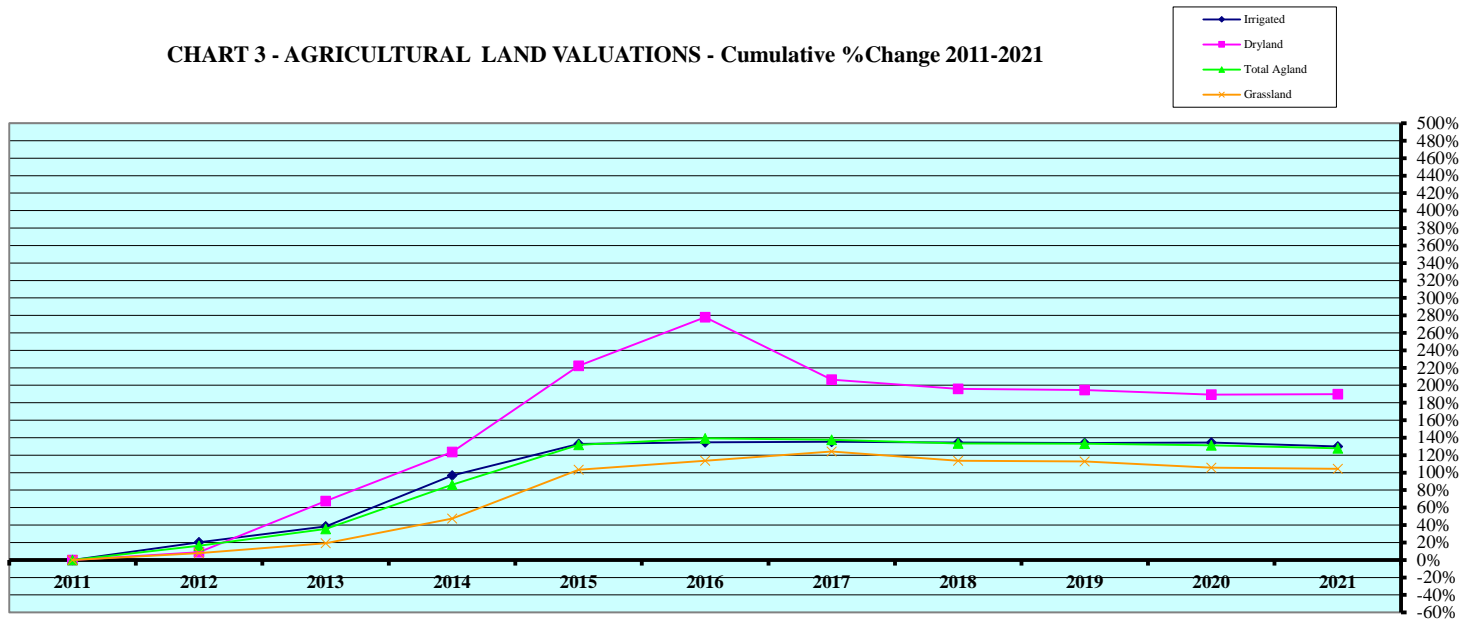
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 47
County HOWARD

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	253,640,437	-	-	-	26,757,080	-	-	-	92,039,923	-	-	-
2012	305,191,848	51,551,411	20.32%	20.32%	29,113,903	2,356,823	8.81%	8.81%	99,195,676	7,155,753	7.77%	7.77%
2013	350,969,293	45,777,445	15.00%	38.37%	44,826,167	15,712,264	53.97%	67.53%	109,802,599	10,606,923	10.69%	19.30%
2014	499,243,266	148,273,973	42.25%	96.83%	59,847,264	15,021,097	33.51%	123.67%	135,653,900	25,851,301	23.54%	47.39%
2015	590,929,597	91,686,331	18.37%	132.98%	86,263,975	26,416,711	44.14%	222.40%	187,217,417	51,563,517	38.01%	103.41%
2016	595,421,815	4,492,218	0.76%	134.75%	101,119,138	14,855,163	17.22%	277.92%	196,632,837	9,415,420	5.03%	113.64%
2017	596,946,008	1,524,193	0.26%	135.35%	82,000,812	-19,118,326	-18.91%	206.46%	206,348,232	9,715,395	4.94%	124.19%
2018	594,339,718	-2,606,290	-0.44%	134.32%	79,211,328	-2,789,484	-3.40%	196.04%	196,515,487	-9,832,745	-4.77%	113.51%
2019	593,663,937	-675,781	-0.11%	134.06%	78,834,496	-376,832	-0.48%	194.63%	195,861,740	-653,747	-0.33%	112.80%
2020	594,461,323	797,386	0.13%	134.37%	77,445,938	-1,388,558	-1.76%	189.44%	189,317,394	-6,544,346	-3.34%	105.69%
2021	583,279,300	-11,182,023	-1.88%	129.96%	77,578,998	133,060	0.17%	189.94%	188,200,980	-1,116,414	-0.59%	104.48%

Rate Ann.%chg: Irrigated **8.68%** Dryland **11.23%** Grassland **7.41%**

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
2011	1,387,977	-	-	-	181,952	-	-	-	374,007,369	-	-	-
2012	1,405,341	17,364	1.25%	1.25%	183,552	1,600	0.88%	0.88%	435,090,320	61,082,951	16.33%	16.33%
2013	1,260,473	-144,868	-10.31%	-9.19%	178,264	-5,288	-2.88%	-2.03%	507,036,796	71,946,476	16.54%	35.57%
2014	1,417,850	157,377	12.49%	2.15%	242,754	64,490	36.18%	33.42%	696,405,034	189,368,238	37.35%	86.20%
2015	2,075,534	657,684	46.39%	49.54%	345,421	102,667	42.29%	89.84%	866,831,944	170,426,910	24.47%	131.77%
2016	1,531,119	-544,415	-26.23%	10.31%	244,991	-100,430	-29.07%	34.65%	894,949,900	28,117,956	3.24%	139.29%
2017	1,388,259	-142,860	-9.33%	0.02%	1,611,791	1,366,800	557.90%	785.83%	888,295,102	-6,654,798	-0.74%	137.51%
2018	1,389,360	1,101	0.08%	0.10%	1,827,642	215,851	13.39%	904.46%	873,283,535	-15,011,567	-1.69%	133.49%
2019	1,389,850	490	0.04%	0.13%	1,826,429	-1,163	-0.06%	903.82%	871,576,502	-1,707,033	-0.20%	133.04%
2020	1,671,004	281,154	20.23%	20.39%	1,860,491	34,012	1.86%	922.52%	864,756,150	-6,820,352	-0.78%	131.21%
2021	1,558,634	-112,370	-6.72%	12.30%	1,847,117	-13,374	-0.72%	915.17%	852,465,029	-12,291,121	-1.42%	127.93%

Cnty# **47**
County **HOWARD**

Rate Ann.%chg: Total Agric Land **8.59%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
2011	231,481,824	133,178	1,738			25,698,171	38,436	669			81,700,995	133,333	613		
2012	253,537,927	133,712	1,896	9.09%	9.09%	26,759,948	38,032	704	5.24%	5.24%	89,688,965	135,300	663	8.18%	9.46%
2013	305,154,316	133,679	2,283	20.39%	31.33%	29,139,032	37,589	775	10.17%	15.95%	89,574,800	130,628	686	3.44%	13.24%
2014	351,066,456	135,663	2,588	13.36%	48.88%	44,986,700	37,180	1,210	56.08%	80.97%	97,239,960	127,646	762	11.09%	25.80%
2015	499,118,856	136,625	3,653	41.17%	110.18%	59,847,768	36,645	1,633	34.98%	144.27%	128,539,130	127,483	1,008	32.36%	66.50%
2016	590,882,003	137,029	4,312	18.04%	148.09%	86,822,326	37,766	2,299	40.77%	243.85%	149,636,865	127,257	1,176	16.62%	94.17%
2017	595,399,864	137,603	4,327	0.34%	148.94%	102,324,301	43,620	2,346	2.04%	250.86%	164,929,515	127,713	1,291	9.83%	113.25%
2018	596,812,268	137,979	4,325	-0.04%	148.85%	82,325,258	34,863	2,361	0.66%	253.19%	174,353,050	127,360	1,369	6.01%	126.06%
2019	594,364,306	138,224	4,300	-0.59%	147.39%	79,193,771	34,462	2,298	-2.68%	243.71%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	593,852,318	138,791	4,279	-0.49%	146.17%	78,774,117	34,293	2,297	-0.04%	243.58%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	596,941,405	138,859	4,299	0.47%	147.33%	77,525,501	34,289	2,261	-1.57%	238.17%	189,319,491	159,885	1,184	-8.16%	93.24%

Rate Annual %chg Average Value/Acre: **9.48%**

12.96%

6.81%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
2011	507,051	3,475	146			60,324	402	150			347,917,366	336,271	1,035		
2012	1,427,397	3,553	402	175.27%	175.27%	181,952	455	400	166.65%	166.65%	374,129,566	336,112	1,113	7.58%	7.58%
2013	1,396,451	3,476	402	0.00%	175.27%	179,952	450	400	0.00%	166.65%	435,086,749	335,816	1,296	16.40%	25.22%
2014	1,260,273	3,136	402	0.05%	175.40%	170,608	427	400	0.00%	166.65%	435,086,749	335,706	1,511	16.61%	46.02%
2015	1,441,000	2,865	503	25.14%	244.63%	200,220	400	500	25.00%	233.32%	696,261,558	336,024	2,072	37.15%	100.27%
2016	2,093,722	2,763	758	50.66%	419.23%	289,969	387	750	50.00%	399.98%	866,885,317	335,717	2,582	24.62%	149.57%
2017	1,529,521	1,993	768	1.31%	426.02%	238,241	318	750	0.00%	399.98%	895,361,625	336,244	2,663	3.12%	157.37%
2018	1,390,009	1,808	769	0.17%	426.93%	1,616,291	781	2,070	176.02%	1280.05%	888,230,892	336,139	2,642	-0.77%	155.40%
2019	1,381,112	1,790	772	0.33%	428.68%	1,827,641	757	2,414	16.60%	1509.15%	873,090,198	336,092	2,598	-1.69%	151.08%
2020	1,389,850	1,802	771	-0.02%	428.59%	1,826,479	756	2,417	0.14%	1511.42%	871,676,889	336,112	2,593	-0.17%	150.66%
2021	1,668,738	2,174	768	-0.47%	426.08%	1,860,491	762	2,440	0.95%	1526.68%	867,315,626	335,968	2,582	-0.46%	149.51%

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HOWARD

Rate Annual %chg Average Value/Acre: **9.57%**

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

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,475	HOWARD	43,175,236	8,762,268	23,799,072	294,643,134	53,095,859	0	9,878,510	852,465,029	78,336,059	36,367,486	0	1,400,522,653
cnty sectorvalue % of total value:		3.08%	0.63%	1.70%	21.04%	3.79%		0.71%	60.87%	5.59%	2.60%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
189	BOELUS	105,405	199,335	4,876	4,385,490	974,797	0	0	0	0	0	0	5,669,903
2.92%	%sector of county sector	0.24%	2.27%	0.02%	1.49%	1.84%							0.40%
	%sector of municipality	1.86%	3.52%	0.09%	77.35%	17.19%							100.00%
46	COTESFIELD	10,150	195,393	658,710	861,443	37,555	0	0	403,033	44,410	18,534	0	2,229,228
0.71%	%sector of county sector	0.02%	2.23%	2.77%	0.29%	0.07%			0.05%	0.06%	0.05%		0.16%
	%sector of municipality	0.46%	8.77%	29.55%	38.64%	1.68%			18.08%	1.99%	0.83%		100.00%
32	CUSHING	1,961	288	107	736,992	24,551	0	0	373,974	0	0	0	1,137,873
0.49%	%sector of county sector	0.00%	0.00%	0.00%	0.25%	0.05%			0.04%				0.08%
	%sector of municipality	0.17%	0.03%	0.01%	64.77%	2.16%			32.87%				100.00%
303	DANNEBROG	178,515	483,090	23,100	9,604,328	1,541,039	0	0	0	0	0	0	11,830,072
4.68%	%sector of county sector	0.41%	5.51%	0.10%	3.26%	2.90%							0.84%
	%sector of municipality	1.51%	4.08%	0.20%	81.19%	13.03%							100.00%
215	ELBA	427,128	282,597	439,829	5,375,973	1,235,671	0	0	215,060	0	13,300	0	7,989,558
3.32%	%sector of county sector	0.99%	3.23%	1.85%	1.82%	2.33%			0.03%		0.04%		0.57%
	%sector of municipality	5.35%	3.54%	5.51%	67.29%	15.47%			2.69%		0.17%		100.00%
122	FARWELL	1,134,104	46,908	17,455	3,007,577	1,517,061	0	0	0	0	0	0	5,723,105
1.88%	%sector of county sector	2.63%	0.54%	0.07%	1.02%	2.86%							0.41%
	%sector of municipality	19.82%	0.82%	0.30%	52.55%	26.51%							100.00%
2,299	ST PAUL	2,034,839	1,538,615	1,699,050	102,428,147	35,741,882	0	0	17,525	0	0	0	143,460,058
35.51%	%sector of county sector	4.71%	17.56%	7.14%	34.76%	67.32%			0.03%				270.19%
	%sector of municipality	1.42%	1.07%	1.18%	71.40%	24.91%			0.01%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
3,206	Total Municipalities	3,892,102	2,746,226	2,843,127	126,399,950	41,072,556	0	0	1,009,592	44,410	31,834	0	178,039,797
49.51%	%all municip.sectors of cnty	9.01%	31.34%	11.95%	42.90%	77.36%			0.12%	0.06%	0.09%		12.71%

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Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 5,692

Value : 1,375,889,969

Growth 7,062,546

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	158	1,818,817	0	0	139	4,205,661	297	6,024,478	
02. Res Improve Land	1,323	24,153,916	0	0	850	45,029,418	2,173	69,183,334	
03. Res Improvements	1,337	123,070,301	0	0	907	137,820,454	2,244	260,890,755	
04. Res Total	1,495	149,043,034	0	0	1,046	187,055,533	2,541	336,098,567	4,519,789
% of Res Total	58.84	44.35	0.00	0.00	41.16	55.65	44.64	24.43	64.00
05. Com UnImp Land	54	669,881	0	0	4	188,736	58	858,617	
06. Com Improve Land	279	4,499,800	0	0	38	2,921,805	317	7,421,605	
07. Com Improvements	283	35,395,924	0	0	48	9,431,524	331	44,827,448	
08. Com Total	337	40,565,605	0	0	52	12,542,065	389	53,107,670	71,166
% of Com Total	86.63	76.38	0.00	0.00	13.37	23.62	6.83	3.86	1.01
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	27	3,281,249	27	3,281,249	
14. Rec Improve Land	0	0	0	0	29	4,257,302	29	4,257,302	
15. Rec Improvements	0	0	0	0	29	3,576,243	29	3,576,243	
16. Rec Total	0	0	0	0	56	11,114,794	56	11,114,794	21,766
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.98	0.81	0.31
Res & Rec Total	1,495	149,043,034	0	0	1,102	198,170,327	2,597	347,213,361	4,541,555
% of Res & Rec Total	57.57	42.93	0.00	0.00	42.43	57.07	45.63	25.24	64.30
Com & Ind Total	337	40,565,605	0	0	52	12,542,065	389	53,107,670	71,166
% of Com & Ind Total	86.63	76.38	0.00	0.00	13.37	23.62	6.83	3.86	1.01
17. Taxable Total	1,832	189,608,639	0	0	1,154	210,712,392	2,986	400,321,031	4,612,721
% of Taxable Total	61.35	47.36	0.00	0.00	38.65	52.64	52.46	29.10	65.31

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	16	234,166	4,330,149	0	0	0
19. Commercial	1	10,846	220,312	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	16	234,166	4,330,149
19. Commercial	0	0	0	1	10,846	220,312
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				17	245,012	4,550,461

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	133	0	307	440

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	205,341	0	0	1,698	505,470,282	1,705	505,675,623
28. Ag-Improved Land	0	0	0	0	954	377,486,430	954	377,486,430
29. Ag Improvements	0	0	0	0	1,001	92,406,885	1,001	92,406,885

30. Ag Total					2,706	975,568,938
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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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.80	13,300	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	3	3.00	75,000	3	3.00	75,000	
32. HomeSite Improv Land	620	643.50	16,035,500	620	643.50	16,035,500	
33. HomeSite Improvements	642	627.50	68,098,306	642	627.50	68,098,306	2,449,825
34. HomeSite Total				645	646.50	84,208,806	
35. FarmSite UnImp Land	32	55.85	251,335	33	59.65	264,635	
36. FarmSite Improv Land	864	3,646.21	17,029,093	864	3,646.21	17,029,093	
37. FarmSite Improvements	954	0.00	24,308,579	954	0.00	24,308,579	0
38. FarmSite Total				987	3,705.86	41,602,307	
39. Road & Ditches	0	5,815.47	0	0	5,815.47	0	
40. Other- Non Ag Use	0	258.35	113,673	0	258.35	113,673	
41. Total Section VI				1,632	10,426.18	125,924,786	2,449,825

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	3	580.00	696,298	3	580.00	696,298

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	8	124.52	249,098	8	124.52	249,098
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,952.69	10.55%	23,277,643	12.55%	4,700.00
46. 1A	3,880.61	8.27%	18,238,867	9.84%	4,700.00
47. 2A1	3,026.37	6.45%	13,013,391	7.02%	4,300.00
48. 2A	14,876.18	31.69%	60,992,342	32.89%	4,100.00
49. 3A1	3,243.59	6.91%	12,001,283	6.47%	3,700.00
50. 3A	1,046.04	2.23%	3,765,744	2.03%	3,600.00
51. 4A1	12,302.45	26.20%	41,828,330	22.56%	3,400.00
52. 4A	3,622.03	7.71%	12,314,905	6.64%	3,400.00
53. Total	46,949.96	100.00%	185,432,505	100.00%	3,949.58
Dry					
54. 1D1	51.35	0.62%	128,375	0.68%	2,500.00
55. 1D	1,278.92	15.42%	3,197,305	16.96%	2,500.00
56. 2D1	766.41	9.24%	1,839,386	9.76%	2,400.00
57. 2D	2,051.82	24.74%	4,924,368	26.12%	2,400.00
58. 3D1	1,334.61	16.09%	3,069,603	16.28%	2,300.00
59. 3D	301.16	3.63%	662,552	3.51%	2,200.00
60. 4D1	141.62	1.71%	297,402	1.58%	2,100.00
61. 4D	2,368.17	28.55%	4,736,340	25.12%	2,000.00
62. Total	8,294.06	100.00%	18,855,331	100.00%	2,273.35
Grass					
63. 1G1	10,518.49	22.83%	13,411,194	24.39%	1,275.01
64. 1G	19,576.44	42.50%	23,002,443	41.83%	1,175.01
65. 2G1	4,282.80	9.30%	5,032,330	9.15%	1,175.01
66. 2G	4,494.95	9.76%	5,281,621	9.60%	1,175.01
67. 3G1	5,863.55	12.73%	6,743,151	12.26%	1,150.01
68. 3G	40.60	0.09%	46,692	0.08%	1,150.05
69. 4G1	1,286.37	2.79%	1,479,340	2.69%	1,150.01
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	46,063.20	100.00%	54,996,771	100.00%	1,193.94
Irrigated Total					
	46,949.96	45.72%	185,432,505	71.06%	3,949.58
Dry Total					
	8,294.06	8.08%	18,855,331	7.23%	2,273.35
Grass Total					
	46,063.20	44.85%	54,996,771	21.07%	1,193.94
72. Waste	954.89	0.93%	716,178	0.27%	750.01
73. Other	431.68	0.42%	959,288	0.37%	2,222.22
74. Exempt	393.81	0.38%	0	0.00%	0.00
75. Market Area Total	102,693.79	100.00%	260,960,073	100.00%	2,541.15

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	25,451.92	32.73%	119,624,024	36.13%	4,700.00
46. 1A	18,394.18	23.65%	86,452,646	26.11%	4,700.00
47. 2A1	3,532.32	4.54%	15,188,976	4.59%	4,300.00
48. 2A	7,013.05	9.02%	28,753,505	8.69%	4,100.00
49. 3A1	219.83	0.28%	813,371	0.25%	3,700.00
50. 3A	7,509.05	9.66%	27,032,580	8.17%	3,600.00
51. 4A1	9,644.90	12.40%	32,792,660	9.91%	3,400.00
52. 4A	5,997.30	7.71%	20,390,820	6.16%	3,400.00
53. Total	77,762.55	100.00%	331,048,582	100.00%	4,257.17
Dry					
54. 1D1	93.58	0.59%	233,950	0.66%	2,500.00
55. 1D	3,743.25	23.77%	9,358,125	26.55%	2,500.00
56. 2D1	595.85	3.78%	1,430,040	4.06%	2,400.00
57. 2D	1,377.80	8.75%	3,306,720	9.38%	2,400.00
58. 3D1	271.45	1.72%	624,335	1.77%	2,300.00
59. 3D	2,596.83	16.49%	5,713,026	16.21%	2,200.00
60. 4D1	4,444.40	28.22%	9,333,240	26.47%	2,100.00
61. 4D	2,627.01	16.68%	5,254,022	14.90%	2,000.00
62. Total	15,750.17	100.00%	35,253,458	100.00%	2,238.29
Grass					
63. 1G1	8,445.87	14.42%	10,767,293	15.50%	1,274.86
64. 1G	813.43	1.39%	955,804	1.38%	1,175.03
65. 2G1	19,720.62	33.68%	23,172,028	33.36%	1,175.02
66. 2G	21,981.35	37.54%	25,828,212	37.19%	1,175.01
67. 3G1	6,746.81	11.52%	7,758,941	11.17%	1,150.02
68. 3G	13.91	0.02%	16,001	0.02%	1,150.32
69. 4G1	831.74	1.42%	956,514	1.38%	1,150.02
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	58,553.73	100.00%	69,454,793	100.00%	1,186.17
Irrigated Total					
Irrigated Total	77,762.55	50.83%	331,048,582	75.77%	4,257.17
Dry Total					
Dry Total	15,750.17	10.29%	35,253,458	8.07%	2,238.29
Grass Total					
Grass Total	58,553.73	38.27%	69,454,793	15.90%	1,186.17
72. Waste	695.61	0.45%	544,965	0.12%	783.43
73. Other	228.27	0.15%	604,329	0.14%	2,647.43
74. Exempt	2,679.11	1.75%	0	0.00%	0.00
75. Market Area Total	152,990.33	100.00%	436,906,127	100.00%	2,855.78

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,878.89	37.91%	27,630,783	41.88%	4,700.00
46. 1A	2,755.75	17.77%	12,952,025	19.63%	4,700.00
47. 2A1	1,157.73	7.47%	4,978,239	7.55%	4,300.00
48. 2A	1,237.44	7.98%	5,073,504	7.69%	4,100.00
49. 3A1	58.59	0.38%	216,783	0.33%	3,700.00
50. 3A	503.35	3.25%	1,812,060	2.75%	3,600.00
51. 4A1	1,653.91	10.66%	5,623,294	8.52%	3,400.00
52. 4A	2,262.69	14.59%	7,693,146	11.66%	3,400.00
53. Total	15,508.35	100.00%	65,979,834	100.00%	4,254.47
Dry					
54. 1D1	34.44	0.35%	86,100	0.38%	2,500.00
55. 1D	4,206.64	42.15%	10,516,600	46.24%	2,500.00
56. 2D1	506.26	5.07%	1,215,024	5.34%	2,400.00
57. 2D	308.52	3.09%	740,448	3.26%	2,400.00
58. 3D1	89.02	0.89%	204,746	0.90%	2,300.00
59. 3D	495.08	4.96%	1,089,176	4.79%	2,200.00
60. 4D1	2,094.95	20.99%	4,399,395	19.34%	2,100.00
61. 4D	2,246.33	22.51%	4,492,660	19.75%	2,000.00
62. Total	9,981.24	100.00%	22,744,149	100.00%	2,278.69
Grass					
63. 1G1	3,856.08	7.23%	4,916,570	7.86%	1,275.02
64. 1G	195.23	0.37%	229,403	0.37%	1,175.04
65. 2G1	5,519.10	10.35%	6,485,026	10.37%	1,175.02
66. 2G	23,912.99	44.86%	28,097,818	44.94%	1,175.00
67. 3G1	18,891.94	35.44%	21,725,974	34.75%	1,150.01
68. 3G	905.39	1.70%	1,041,211	1.67%	1,150.01
69. 4G1	21.63	0.04%	24,876	0.04%	1,150.07
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	53,302.36	100.00%	62,520,878	100.00%	1,172.95
Irrigated Total	15,508.35	19.59%	65,979,834	43.47%	4,254.47
Dry Total	9,981.24	12.61%	22,744,149	14.99%	2,278.69
Grass Total	53,302.36	67.32%	62,520,878	41.19%	1,172.95
72. Waste	305.95	0.39%	239,091	0.16%	781.47
73. Other	84.00	0.11%	294,000	0.19%	3,500.00
74. Exempt	658.44	0.83%	0	0.00%	0.00
75. Market Area Total	79,181.90	100.00%	151,777,952	100.00%	1,916.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.40	165,899	0.00	0	140,185.46	582,295,022	140,220.86	582,460,921
77. Dry Land	9.50	23,750	0.00	0	34,015.97	76,829,188	34,025.47	76,852,938
78. Grass	3.00	2,392	0.00	0	157,916.29	186,970,050	157,919.29	186,972,442
79. Waste	0.00	0	0.00	0	1,956.45	1,500,234	1,956.45	1,500,234
80. Other	0.00	0	0.00	0	743.95	1,857,617	743.95	1,857,617
81. Exempt	33.66	0	0.00	0	3,697.70	0	3,731.36	0
82. Total	47.90	192,041	0.00	0	334,818.12	849,452,111	334,866.02	849,644,152

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	140,220.86	41.87%	582,460,921	68.55%	4,153.88
Dry Land	34,025.47	10.16%	76,852,938	9.05%	2,258.69
Grass	157,919.29	47.16%	186,972,442	22.01%	1,183.97
Waste	1,956.45	0.58%	1,500,234	0.18%	766.81
Other	743.95	0.22%	1,857,617	0.22%	2,496.96
Exempt	3,731.36	1.11%	0	0.00%	0.00
Total	334,866.02	100.00%	849,644,152	100.00%	2,537.27

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 7100	12	1,178,352	9	2,091,391	13	2,280,233	25	5,549,976	0
83.2 7200	13	1,945,826	9	949,090	11	827,279	24	3,722,195	21,766
83.3 7300	3	138,677	4	497,157	4	354,298	7	990,132	0
83.4 Lake Of The Woods	36	762,795	73	3,094,500	73	13,898,335	109	17,755,630	629,721
83.5 Multi Lot (7100)	15	853,315	46	2,911,500	46	10,460,231	61	14,225,046	657,870
83.6 Multi Lot (7200)	20	959,455	61	3,568,456	61	12,504,693	81	17,032,604	407,623
83.7 Multi Lot (7300)	0	0	4	216,355	4	1,012,361	4	1,228,716	0
83.8 Rural	0	0	2	343,720	39	1,078,717	39	1,422,437	203,840
83.9 Single Lot (7100)	12	462,007	263	16,252,663	267	43,552,591	279	60,267,261	1,109,536
83.10 Single Lot (7200)	33	976,403	240	13,923,378	246	34,754,899	279	49,654,680	734,804
83.11 Single Lot (7300)	3	48,745	56	3,481,524	60	7,682,470	63	11,212,739	155,642
83.12 Small Town	118	378,441	581	3,800,538	591	34,203,655	709	38,382,634	314,293
83.13 St Paul	59	1,601,711	854	22,310,364	858	101,857,236	917	125,769,311	306,460
84 Residential Total	324	9,305,727	2,202	73,440,636	2,273	264,466,998	2,597	347,213,361	4,541,555

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
			<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1		7100	0	0	1	1,216,607	1	298,214	1	1,514,821	0
85.2		7200	1	141,200	2	563,025	2	675,077	3	1,379,302	17,727
85.3		Rural	2	46,970	23	1,004,099	28	6,164,875	30	7,215,944	14,566
85.4		Small Town	29	55,366	128	356,559	135	7,024,312	164	7,436,237	7,418
85.5		St Paul	26	615,081	163	4,281,315	165	30,664,970	191	35,561,366	31,455
86		Commercial Total	58	858,617	317	7,421,605	331	44,827,448	389	53,107,670	71,166

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

Market Area 7100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,418.57	22.96%	13,283,793	24.51%	1,275.01
88. 1G	19,135.97	42.16%	22,484,891	41.49%	1,175.01
89. 2G1	4,250.38	9.37%	4,994,236	9.22%	1,175.01
90. 2G	4,425.47	9.75%	5,199,980	9.60%	1,175.01
91. 3G1	5,829.11	12.84%	6,703,543	12.37%	1,150.01
92. 3G	40.60	0.09%	46,692	0.09%	1,150.05
93. 4G1	1,284.62	2.83%	1,477,327	2.73%	1,150.01
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	45,384.72	100.00%	54,190,462	100.00%	1,194.02
CRP					
96. 1C1	99.92	14.73%	127,401	15.80%	1,275.03
97. 1C	440.47	64.92%	517,552	64.19%	1,175.00
98. 2C1	32.42	4.78%	38,094	4.72%	1,175.02
99. 2C	69.48	10.24%	81,641	10.13%	1,175.03
100. 3C1	34.44	5.08%	39,608	4.91%	1,150.06
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1.75	0.26%	2,013	0.25%	1,150.29
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	678.48	100.00%	806,309	100.00%	1,188.40
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	45,384.72	98.53%	54,190,462	98.53%	1,194.02
CRP Total	678.48	1.47%	806,309	1.47%	1,188.40
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	46,063.20	100.00%	54,996,771	100.00%	1,193.94

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

Market Area 7200

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8,426.71	14.47%	10,742,863	15.55%	1,274.86
88. 1G	813.18	1.40%	955,510	1.38%	1,175.03
89. 2G1	19,605.34	33.67%	23,036,572	33.35%	1,175.02
90. 2G	21,904.87	37.62%	25,738,347	37.26%	1,175.01
91. 3G1	6,628.99	11.39%	7,623,446	11.04%	1,150.02
92. 3G	13.91	0.02%	16,001	0.02%	1,150.32
93. 4G1	831.74	1.43%	956,514	1.38%	1,150.02
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	58,224.74	100.00%	69,069,253	100.00%	1,186.25
CRP					
96. 1C1	19.16	5.82%	24,430	6.34%	1,275.05
97. 1C	0.25	0.08%	294	0.08%	1,176.00
98. 2C1	115.28	35.04%	135,456	35.13%	1,175.02
99. 2C	76.48	23.25%	89,865	23.31%	1,175.01
100. 3C1	117.82	35.81%	135,495	35.14%	1,150.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	328.99	100.00%	385,540	100.00%	1,171.89
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	58,224.74	99.44%	69,069,253	99.44%	1,186.25
CRP Total	328.99	0.56%	385,540	0.56%	1,171.89
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	58,553.73	100.00%	69,454,793	100.00%	1,186.17

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

Market Area 7300

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,856.08	7.25%	4,916,570	7.88%	1,275.02
88. 1G	155.62	0.29%	182,861	0.29%	1,175.05
89. 2G1	5,508.01	10.36%	6,471,995	10.38%	1,175.02
90. 2G	23,898.48	44.94%	28,080,768	45.02%	1,175.00
91. 3G1	18,828.77	35.41%	21,653,327	34.72%	1,150.01
92. 3G	905.39	1.70%	1,041,211	1.67%	1,150.01
93. 4G1	21.63	0.04%	24,876	0.04%	1,150.07
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	53,173.98	100.00%	62,371,608	100.00%	1,172.97
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	39.61	30.85%	46,542	31.18%	1,175.01
98. 2C1	11.09	8.64%	13,031	8.73%	1,175.02
99. 2C	14.51	11.30%	17,050	11.42%	1,175.05
100. 3C1	63.17	49.21%	72,647	48.67%	1,150.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	128.38	100.00%	149,270	100.00%	1,162.72
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	53,173.98	99.76%	62,371,608	99.76%	1,172.97
CRP Total	128.38	0.24%	149,270	0.24%	1,162.72
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	53,302.36	100.00%	62,520,878	100.00%	1,172.95

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

47 Howard

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	294,643,134	336,098,567	41,455,433	14.07%	4,519,789	12.54%
02. Recreational	9,878,510	11,114,794	1,236,284	12.51%	21,766	12.29%
03. Ag-Homesite Land, Ag-Res Dwelling	78,336,059	84,208,806	5,872,747	7.50%	2,449,825	4.37%
04. Total Residential (sum lines 1-3)	382,857,703	431,422,167	48,564,464	12.68%	6,991,380	10.86%
05. Commercial	53,095,859	53,107,670	11,811	0.02%	71,166	-0.11%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	53,095,859	53,107,670	11,811	0.02%	71,166	-0.11%
08. Ag-Farmsite Land, Outbuildings	36,253,693	41,602,307	5,348,614	14.75%	0	14.75%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	113,793	113,673	-120	-0.11%		
11. Total Non-Agland (sum lines 8-10)	36,367,486	41,715,980	5,348,494	14.71%	0	14.71%
12. Irrigated	583,279,300	582,460,921	-818,379	-0.14%		
13. Dryland	77,578,998	76,852,938	-726,060	-0.94%		
14. Grassland	188,200,980	186,972,442	-1,228,538	-0.65%		
15. Wasteland	1,558,634	1,500,234	-58,400	-3.75%		
16. Other Agland	1,847,117	1,857,617	10,500	0.57%		
17. Total Agricultural Land	852,465,029	849,644,152	-2,820,877	-0.33%		
18. Total Value of all Real Property (Locally Assessed)	1,324,786,077	1,375,889,969	51,103,892	3.86%	7,062,546	3.32%

2022 Assessment Survey for Howard County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - summer help to assist with property reviews
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$163,968
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:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,700
12.	Amount of last year's assessor's budget not used:
	\$9,127

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Personal Property software:
	TerraScan
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	None
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes howard.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks, assessor, and staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	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, adopted 2015

3.	What municipalities in the county are zoned?
	St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell are zoned.
4.	When was zoning implemented?
	1973 for St. Paul and Boelus. 2015 for everything else

D. Contracted Services

1.	Appraisal Services:
	Yes, as needed.
2.	GIS Services:
	gWorks Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Will try and have Stanard do some commercial for 2021.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, on the properties they reviewed.

2022 Residential Assessment Survey for Howard County

1.	Valuation data collection done by:																								
	Assessor and staff																								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																								
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AG OB	Agricultural Outbuildings																								
3.	List and describe the approach(es) used to estimate the market value of residential properties.																								
	Cost and sales comparison approaches are used to value the residential class in the county.																								
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 combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used.																								
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.																								
	Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups.																								
6.	Describe the methodology used to determine the residential lot values?																								
	Sales comparison and availability determine residential lot values.																								

7. How are rural residential site values developed?

A land value is developed with the cost of each of the amenities studied and applied to the land value.

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?

All lots are treated the same; no applications to combine lots have been received.

<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	2021	2020	2021	2021
2	2018	2016	2018	2018
7	2020	2016	2019	2020
8	2020	2016	2019	2020
9	2019	2016	2019	2018
10	2019	2016	2019	2018
11	2018	2016	2018	2017
12	2018	2016	2018	2017
13	2019	2016	2019	2018
AG DW	2019	2016	2019	2018
AG OB	2019	2016	2019	2018

2022 Commercial Assessment Survey for Howard County

1.	Valuation data collection done by:																							
	Assessor and staff																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3	Rural - all commercial parcels not located within the boundaries of a town																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	All three approaches to value are used for commercial property: sales comparison, income, and cost approaches.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Physical inspection, joint review with commercial appraiser, and state sales file query.																							
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 combination of tables provided by the CAMA vendor and depreciation studies 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.																							
	Depreciation tables are developed on a county-wide bases and modified with economic depreciation developed for each valuation group																							
6.	Describe the methodology used to determine the commercial lot values.																							
	Sales comparison																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2020	2020	2020	2	2020	2020	2020	2020	3	2020	2020	2020	2020
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1	2020	2020	2020	2020																				
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3	2020	2020	2020	2020																				

2022 Agricultural Assessment Survey for Howard County

1.	Valuation data collection done by:	
	Assessor and staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes	
3.	Describe the process used to determine and monitor market areas.	
	River boundaries, common geographic characteristics, topography, and market characteristics	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Through review of 521's, questionnaires and discussions with owner help differentiate agricultural land from recreational and residential 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?	
	Yes	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	

	Feedlots are valued the same as farm sites based on a sales study that was done involving three feedlot sales that took place in Howard County.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Through review of questionnaires, discussions with sellers, buyers, and real estate agents. It is now valued as a flat rate, 1500 per acre based on sales outside of the county, but in the surrounding area.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	8
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. 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.
	There are no areas of influence.
8d.	Where is the influenced area located within the county?
	The parcels with applications on file are scattered throughout the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market.

2021 Plan of Assessment for Howard County

Assessment years 2022, 2023, 2024

Date: June 15, 2021

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, 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 and 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 the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation 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.”

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 horticulture land

General Description of Real Property in Howard County

Per the 2021 County Abstract, Howard County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2580	45%	23%
Commercial	386	7%	4%
Agricultural	2706	48%	73%

Agricultural land – value for taxable acres for 2021 assessment was \$852,447,445

Agricultural land is 64% of the real property valuation base in Howard County and of that 68.4% is assessed as irrigated, 22% is assessed as grass and 9.1% is assessed as dry.

For assessment year 2021, an estimated 140 permits were filed for new property construction/additions in the county.

For more information see 2021 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

There are currently three full time employees on staff including the assessor. Also, there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.gworks.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2020 – June 30, 2021 was \$158,301. Office Budget for July 1, 2021 –June 30, 2022 is approximately \$163,968.

Terra Scan is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Six-year cycle review and building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2020 Marshall & Swift costing was implemented for 2021 for Residential properties.

It is the goal of the office to review at approximately 20 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

Level of Value, Quality, and Uniformity for assessment year 2021:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	93	13.87	102.24
Commercial	99	9.72	102.22
Agricultural Land	71	13.63	97.16

For more information regarding statistical measures see 2021 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2022:

Residential:

A physical review will be completed for the city of St. Paul. A sales study will be completed for the land and improvements. All residential pick-up work and building permits will be reviewed and completed by March 1, 2022. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A ratio study will be completed for 2022 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2022. Commercial appraisal was done for 2021 by Stanard Appraisal and Assessor's staff.

Agricultural Land:

A market analysis will be conducted for 2022 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also, with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. Land use and acres were reviewed and updated for 2021. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2023:

Residential:

A physical review will be completed for all improved parcels in Market Area 7300 and all of the small towns in the county. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2023. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2023 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2023.

Agricultural:

A market analysis will be conducted for 2023 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2024:

Residential:

A physical review will be completed for all improved parcels in Market Area 7200. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2024. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2024 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2024.

Agricultural Land:

A market analysis will be conducted for 2024 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the sales are worked and forwarded to the property tax division electronically on a monthly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated daily by gWorks.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract for Real & Personal property
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 720 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 approximately 285 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The staff of the assessor's office with an assessor's certificate will meet their 60 hours of education in the 4-year period to maintain it.

Conclusion:

The Howard County Assessor's Office will strive for a uniform and proportionate valuing of property throughout the county.

Amendment

Neal Dethlefs
Howard County Assessor
(308)754-4261

March 7, 2022

Re: Special Value for 2022

I have reviewed the Special Valuation parcels for Howard County for the 2022 tax year. We currently have eight parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs
Howard County Assessor